

COMMERCIAL PROPERTY FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1818 GLENDALE BOULEVARD

LOS ANGELES, CA 90026

KRIS HONS

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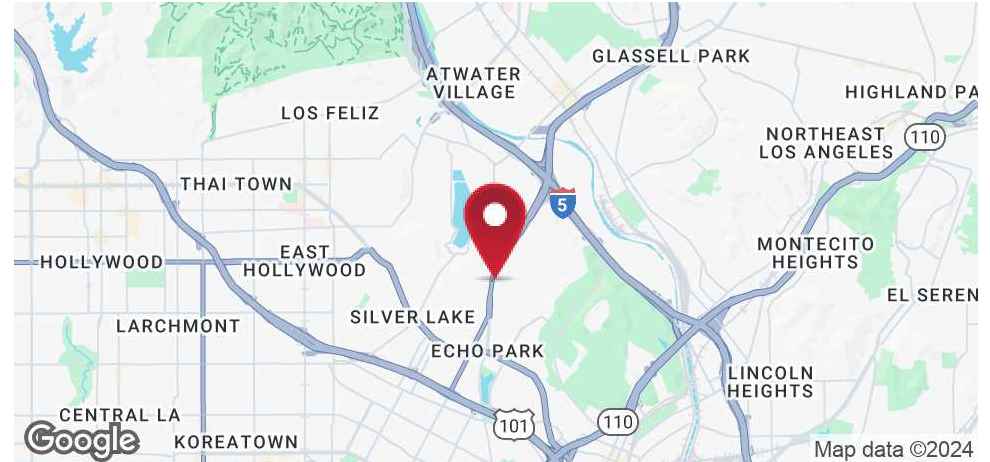
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SUITE 250
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CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	\$3,795,000
Building Size:	6,385 SF
Price/SF:	\$594.36
Land Size:	7,611 SF
Zoning:	[Q]CM-1VL
APN:	5423-004-004

PROPERTY OVERVIEW

Artists' colony available for sale! 1818 Glendale Boulevard consists of eleven (11) artists' studios that range from 250 square feet to 1,700 square feet. All studios have abundant natural light and 14-foot ceilings. All tenants are month to month, and there is a street facing, 1,300 square foot unit that is vacant. Located in the heart of Echo Park, the property has excellent visibility and benefits from a high traffic count of almost 65,000 cars per day (per MPSI estimate) on Glendale Boulevard. Amenities in the area include Erewhon, Whole Foods, Trader Joe's, Starbucks, Silverlake Ramen, Van Leeuwen Ice Cream, Vons, CVS and King Taco.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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Studio #	Rent
1+5	\$1,242.00
2	\$552.58
3	\$656.20
4	\$638.00
6	\$638.00
7	\$720.00
8	\$710.00
9	\$534.74
10	\$2,625.00
TOTAL	\$8,316.52

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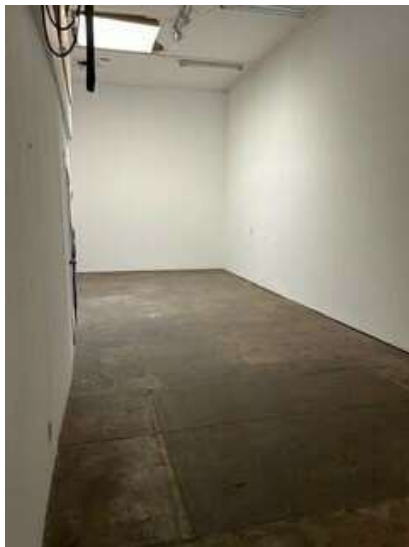
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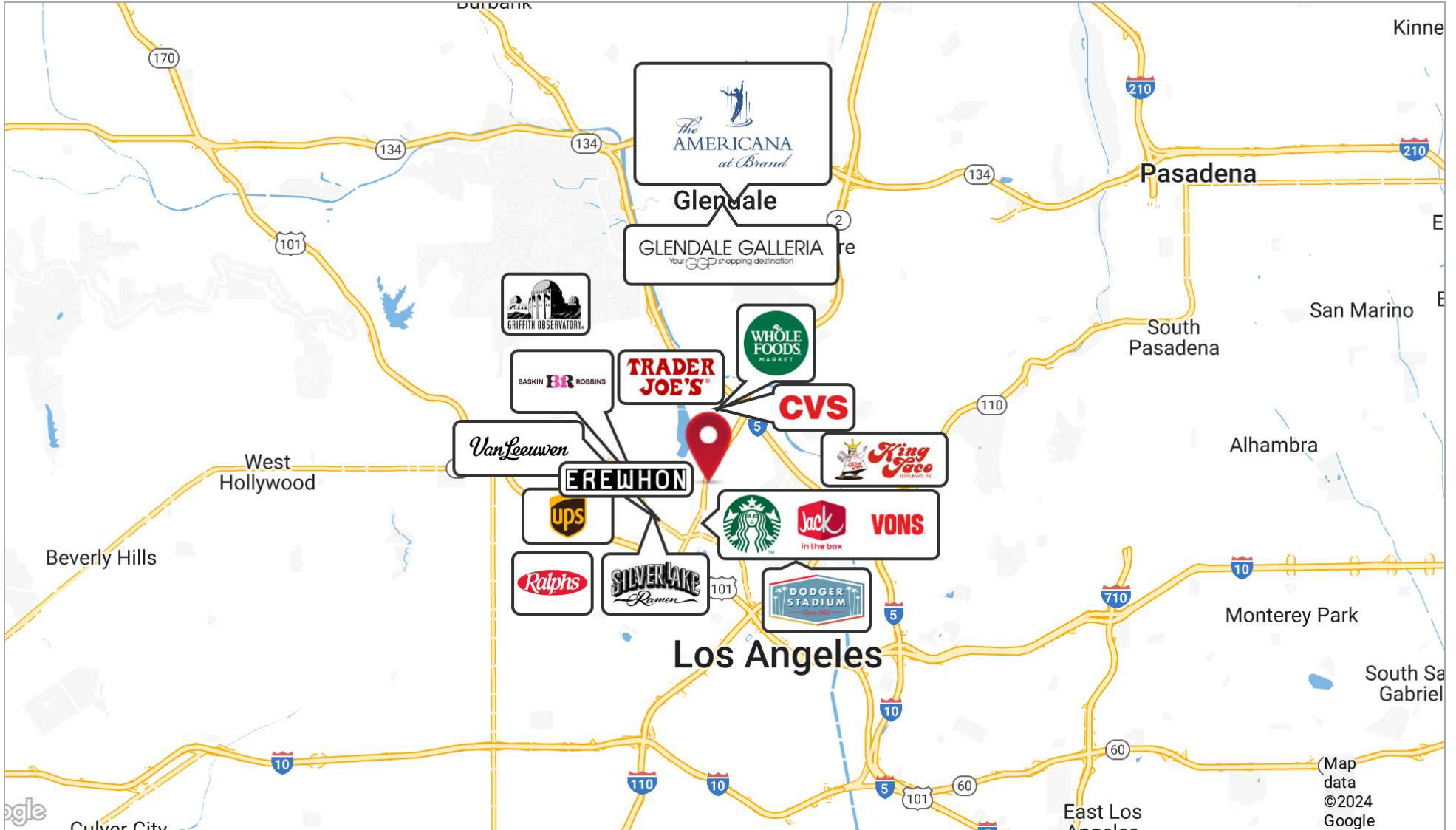
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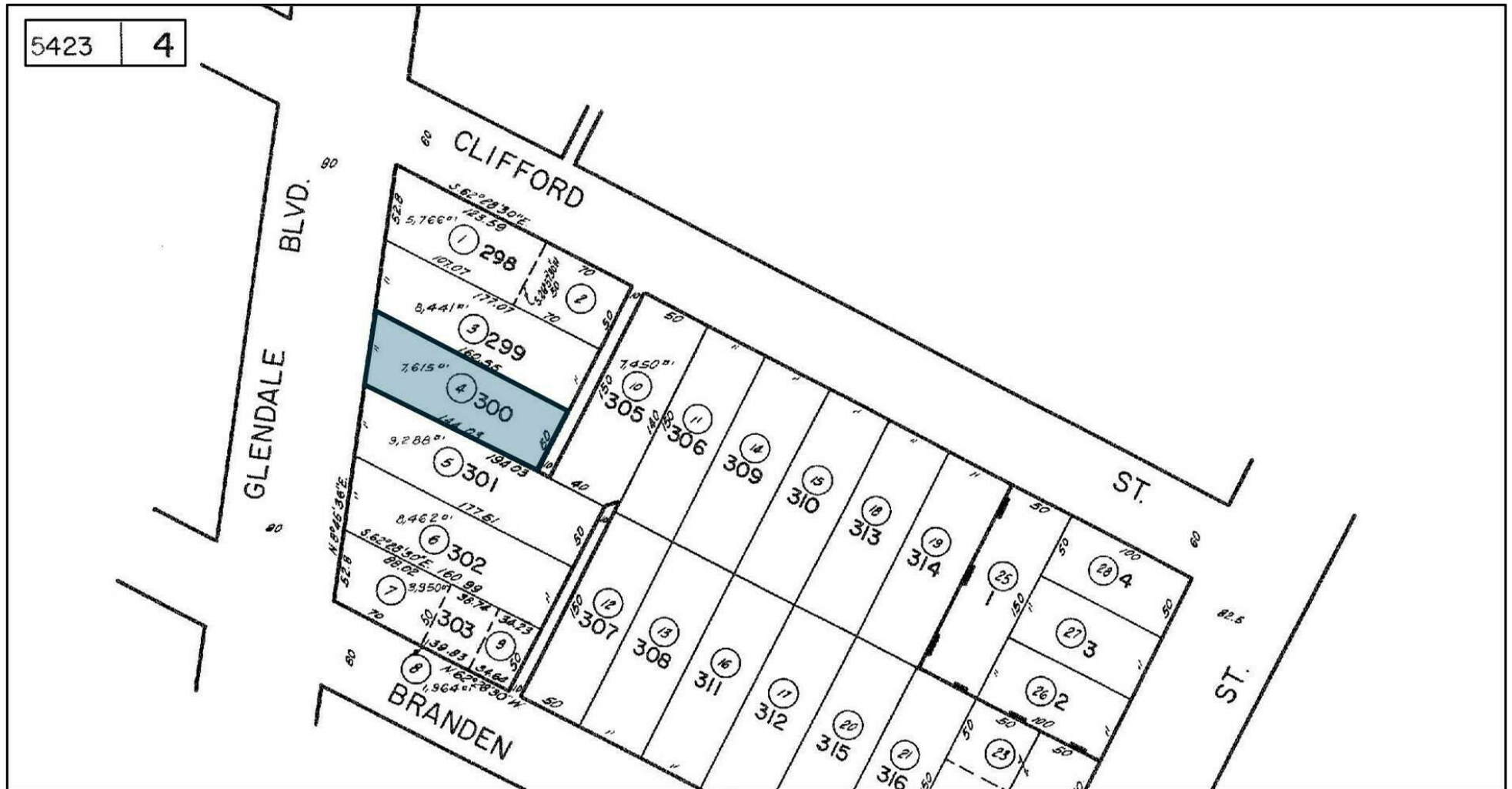
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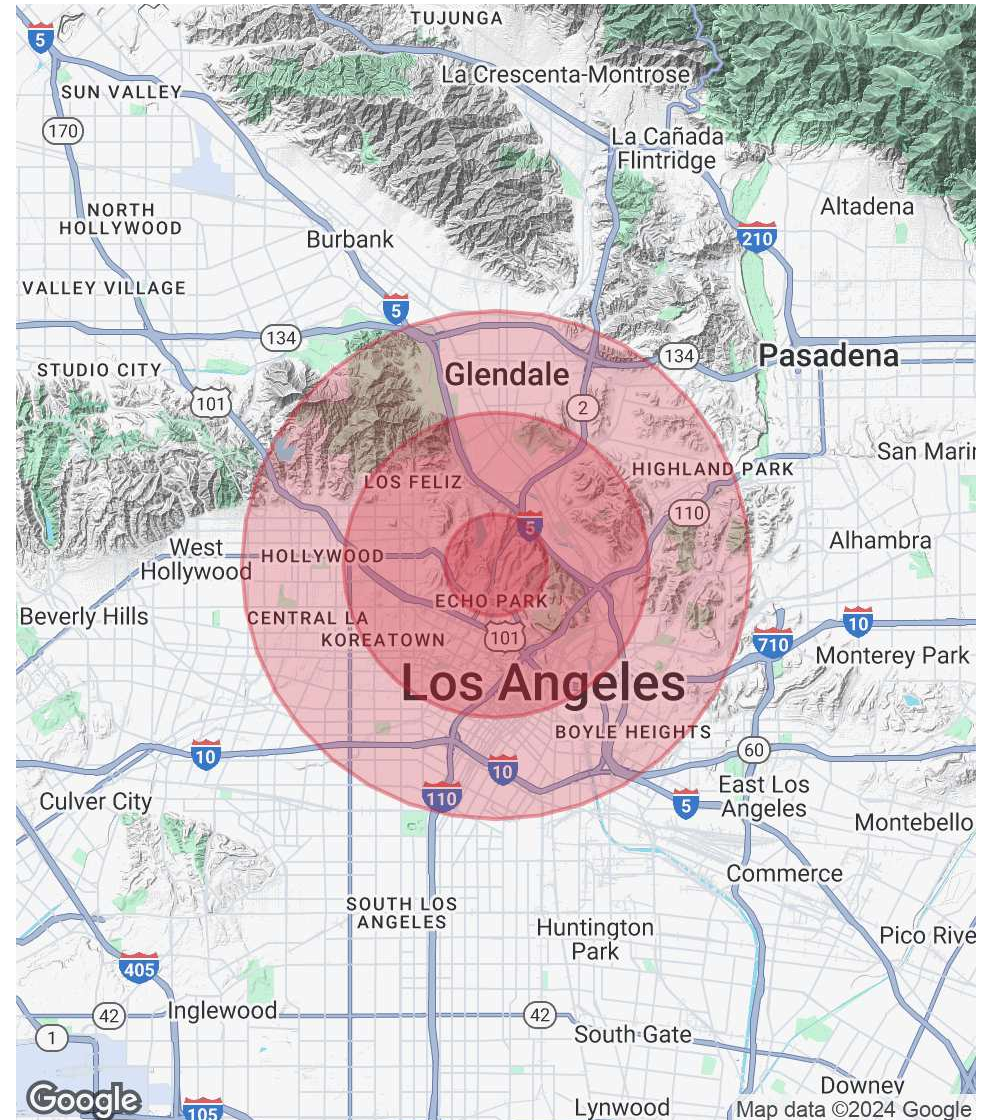
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,187	432,559	1,046,361
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,139	180,363	419,453
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$141,155	\$95,231	\$94,444
Average House Value	\$1,397,687	\$1,095,740	\$1,059,386

Demographics data derived from AlphaMap



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