

OFFICE BUILDING FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1461 EAST CHEVY CHASE DRIVE

GLENDALE, CA 91206

DAVID "RANDY" STEVENSON

PRESIDENT
O: 818.956.7001 X155 C: 818.634.3281
RANDYS@STEVENSONREALESTATE.COM
CALDRE #01228475

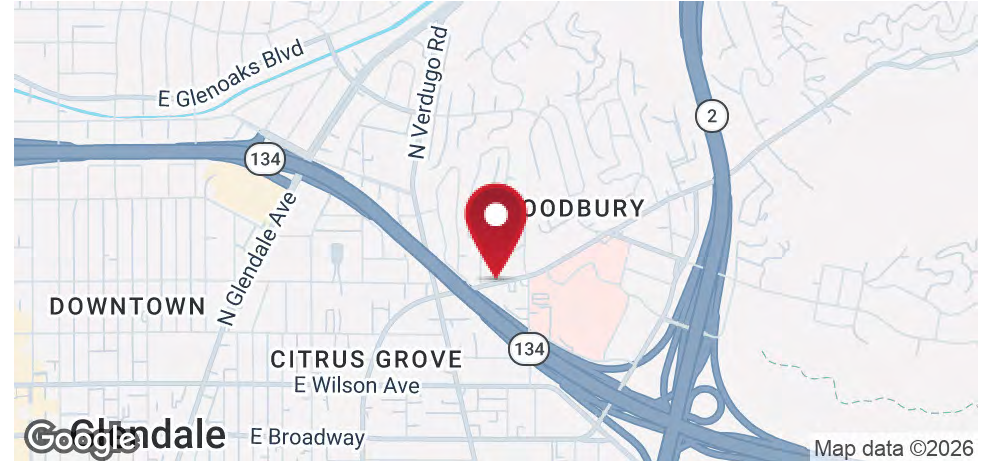
KRIS HONS

CHIEF OPERATING OFFICER
O: 818.956.7001 X127 C: 626.826.2431
KHONS@STEVENSONREALESTATE.COM
CALDRE #01807261

1111 NORTH BRAND BOULEVARD
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**OFFERING SUMMARY**

Sales Price:	\$5,250,000
Building Size:	8,008 SF
Lot Size:	15,815 SF
Parking:	24 Spaces (3 Spaces/1,000 SF)
Zoning:	C3 1 (Commercial Service Height District I)
Price/SF:	\$655.59
APN:	5661-005-020

PROPERTY OVERVIEW

Outstanding opportunity to purchase an office building located less than 500 feet from the Adventist Health Glendale campus; excellent potential for a medical building conversion with all spaces having grade level access; the two-story, walk-up office building is available for an owner-user to immediately occupy over 1/2 of the gross building square footage; the entire building can be available for occupancy in less than one (1) year; there are two existing tenants, one tenant is month-to-month paying \$2,076.18 per month and the other tenant has a lease that expires January 31, 2027 and is paying \$4,096.32 per month (including CAM and utility costs); twenty-four (24) parking spaces on-site; please do not disturb tenants and do not visit the property without listing agent

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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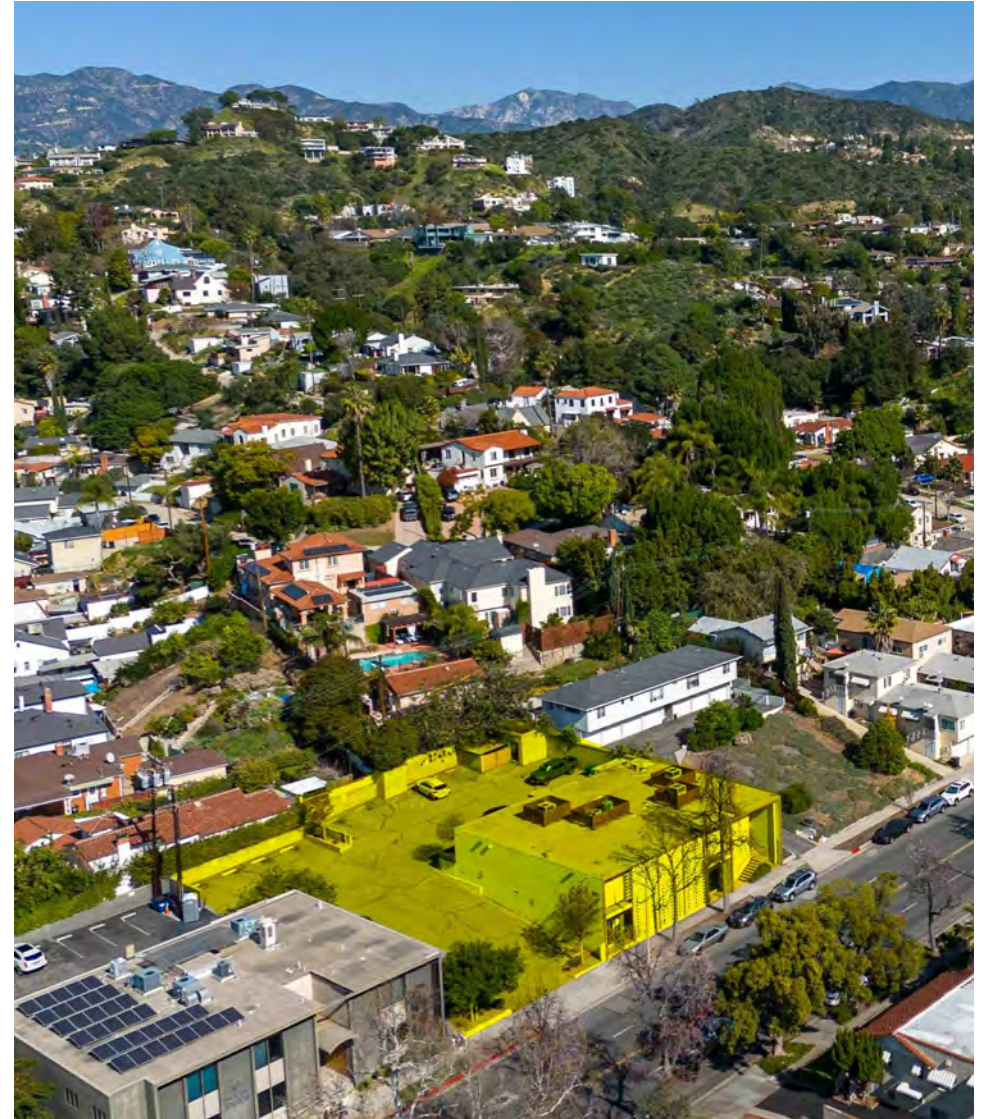
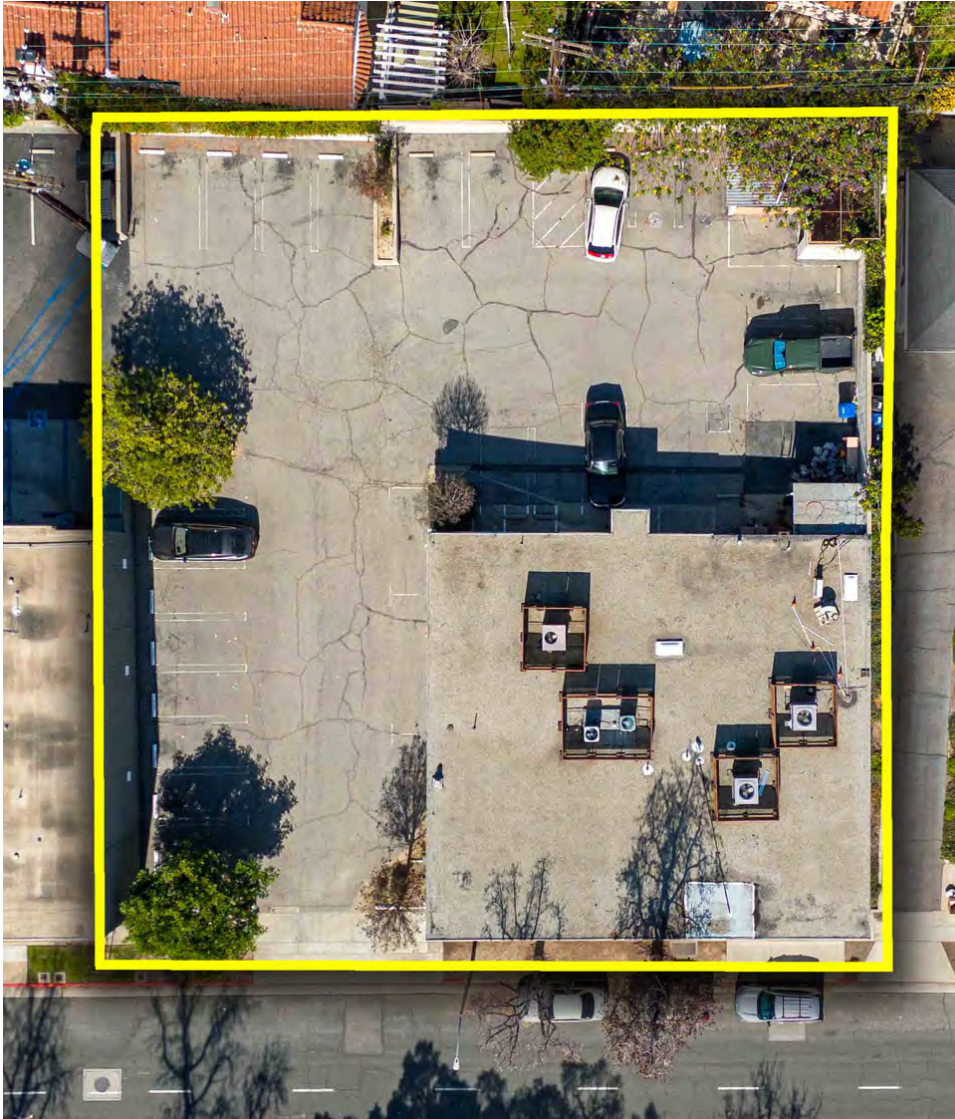
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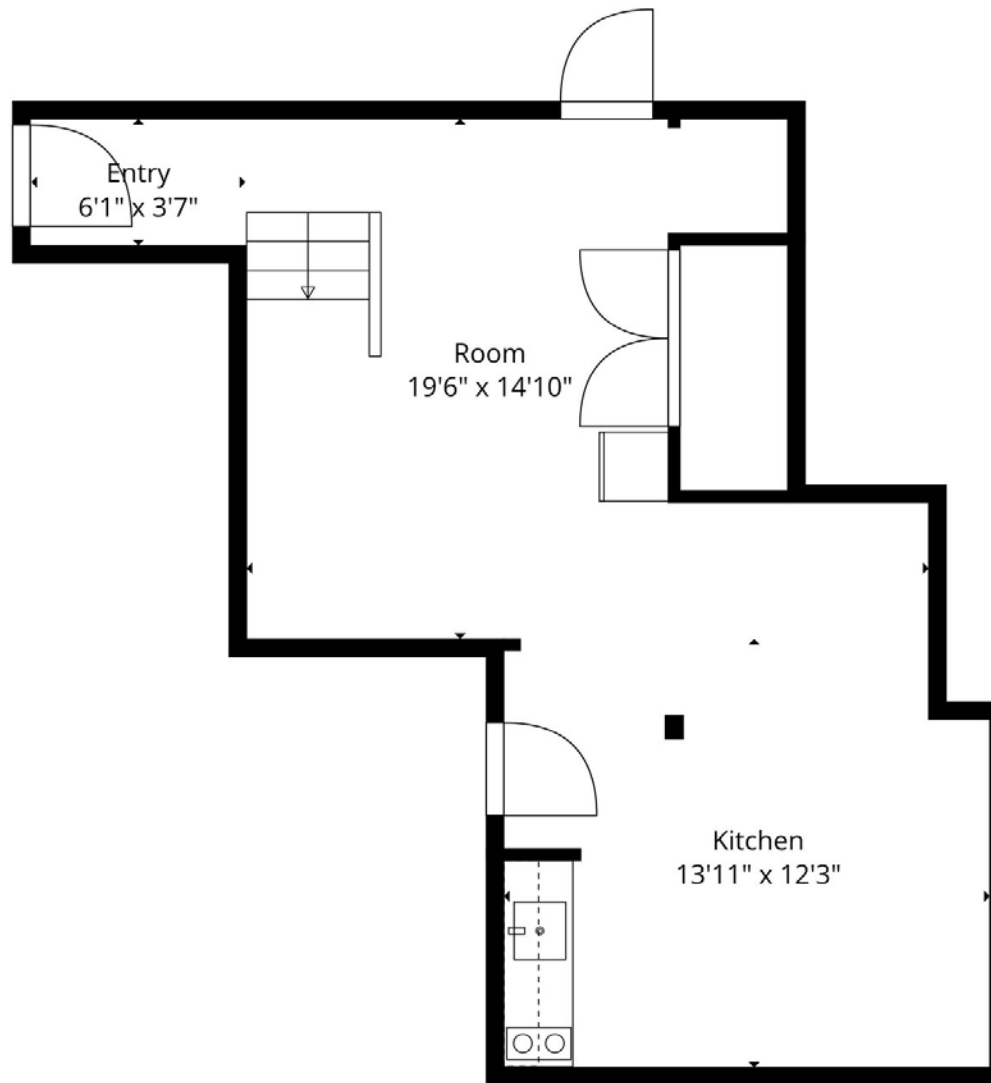
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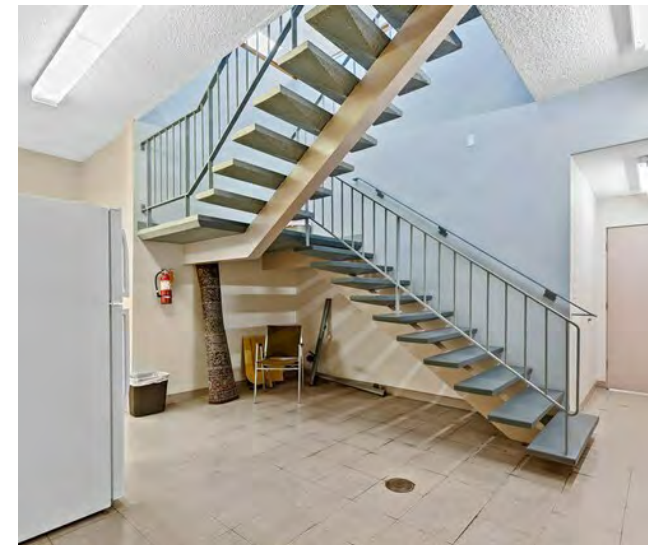
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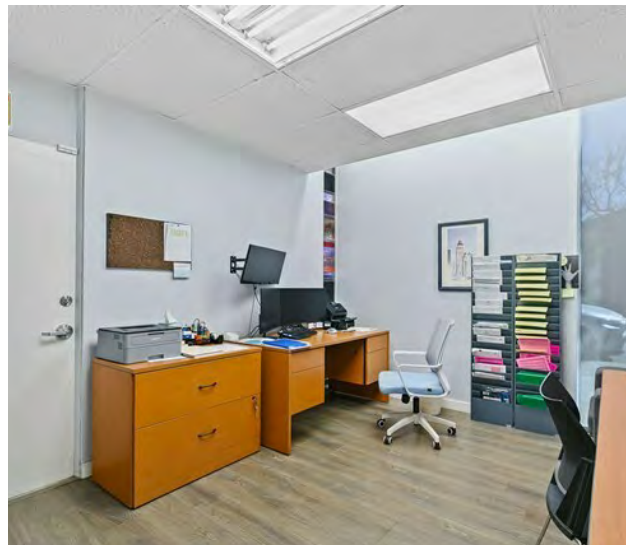
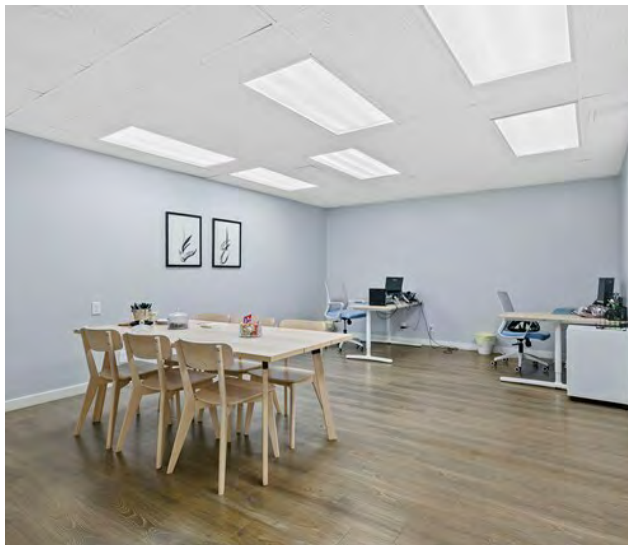
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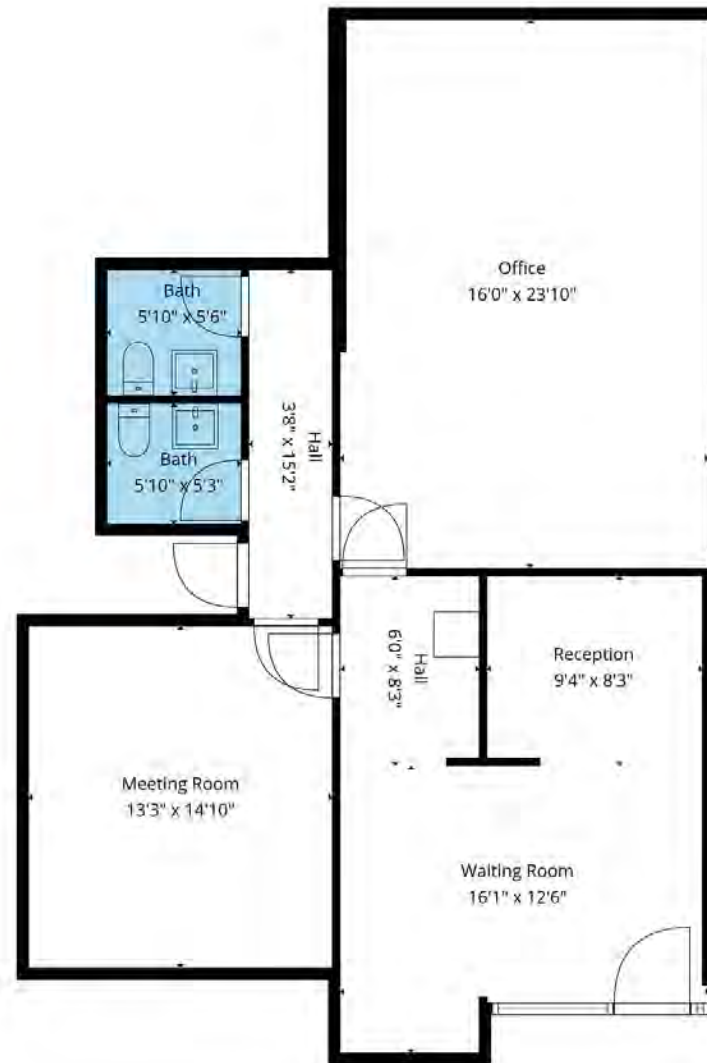
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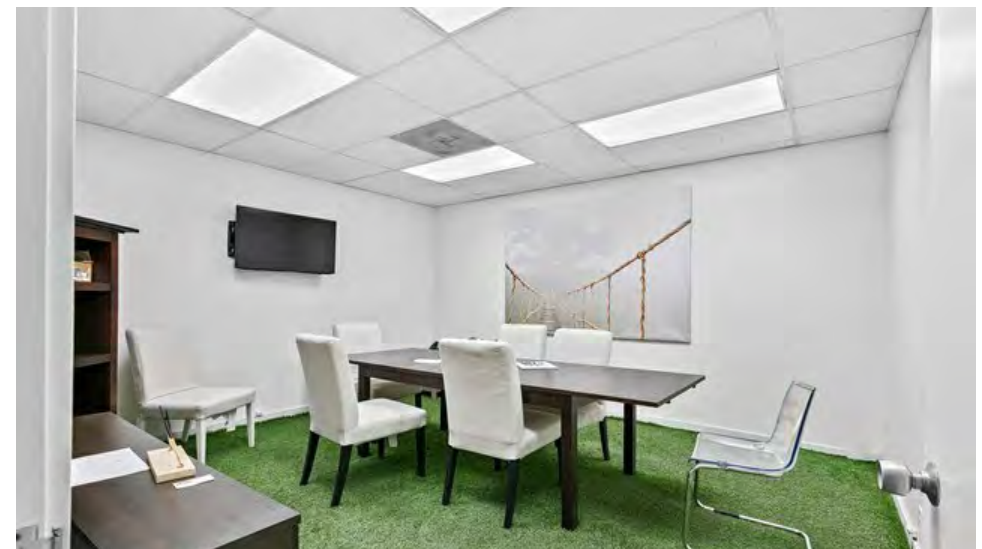
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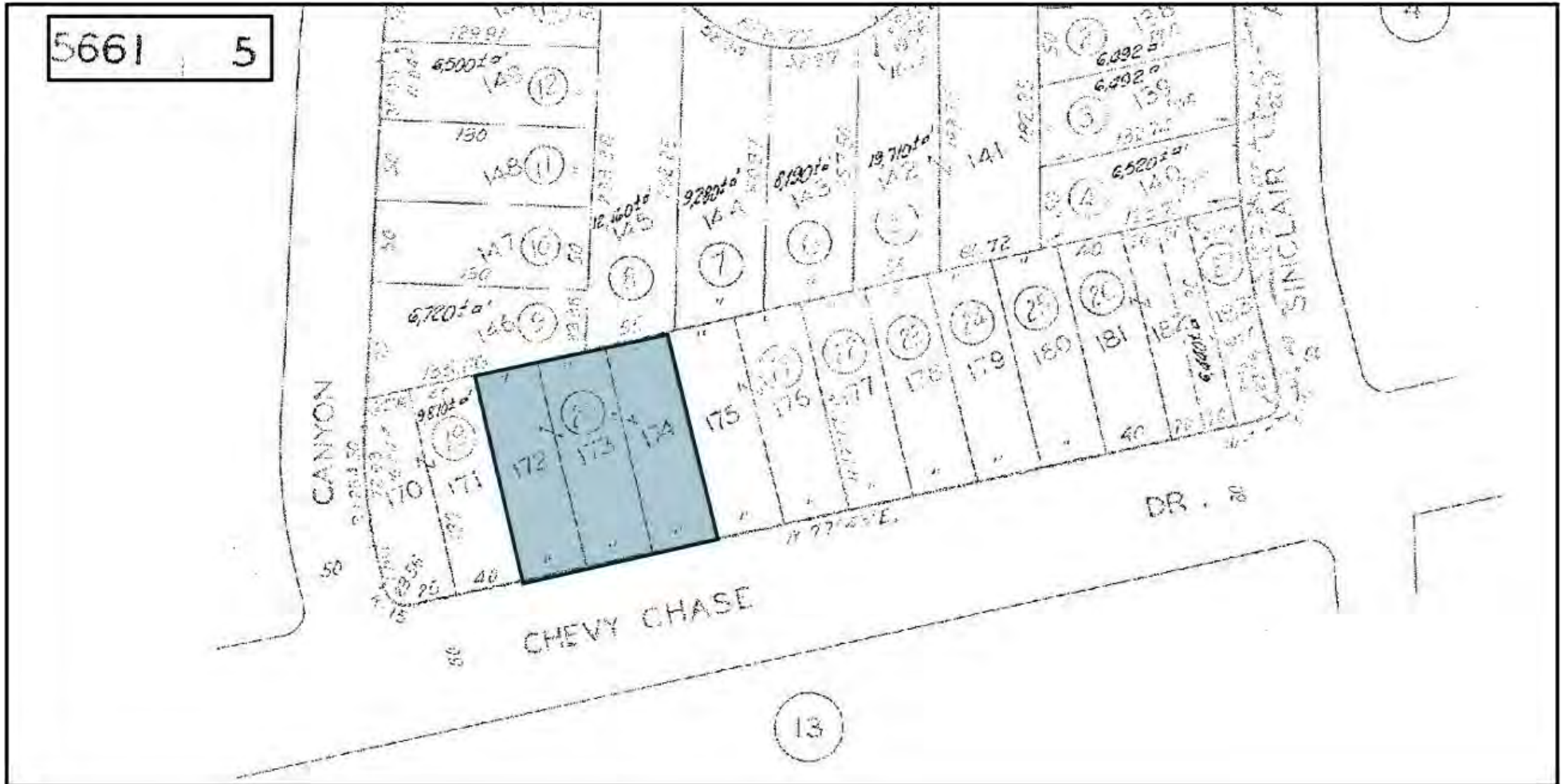
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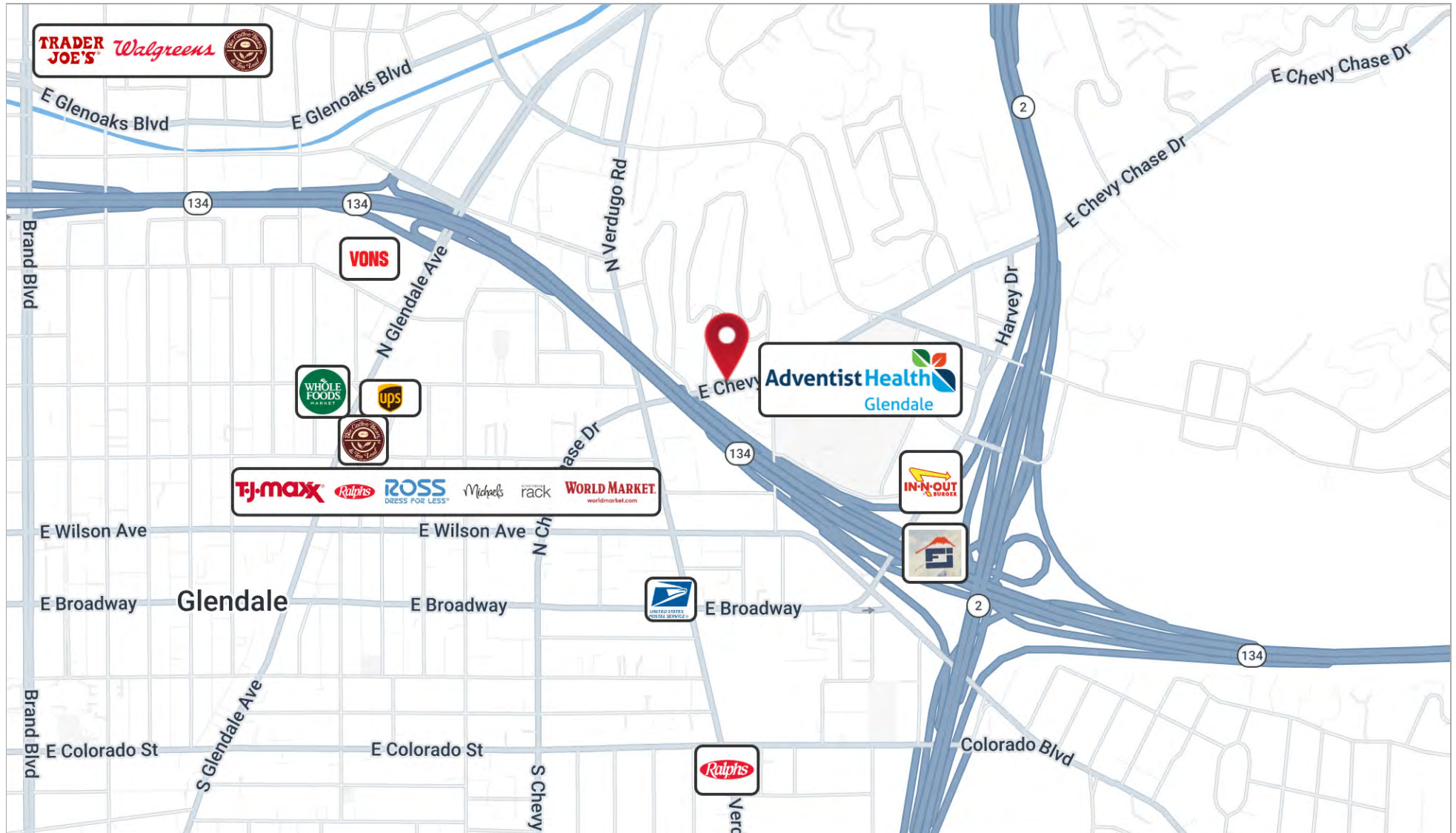
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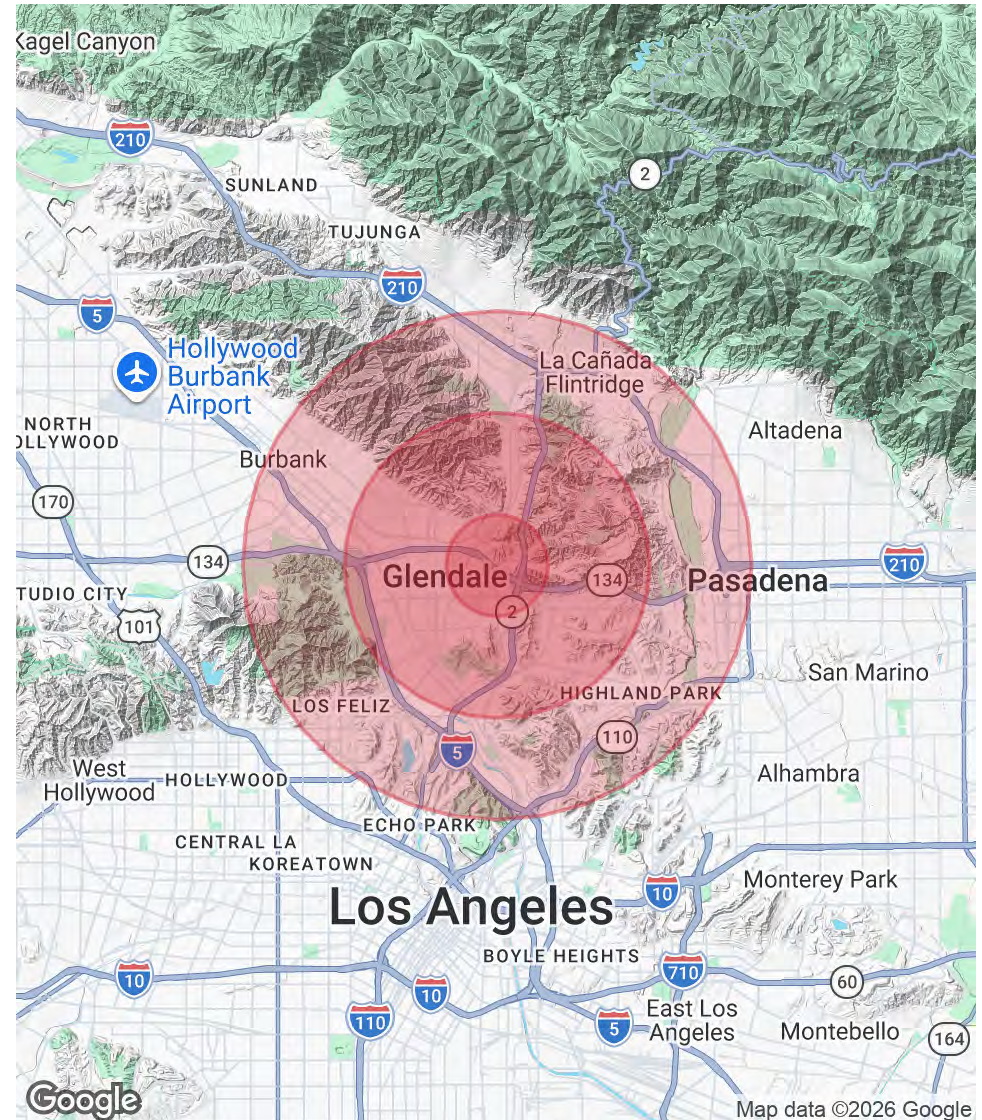
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	37,542	211,864	497,563
Average Age	44	43	43
Average Age (Male)	42	42	41
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,990	83,222	199,215
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$105,357	\$121,921	\$134,328
Average House Value	\$1,037,786	\$1,083,436	\$1,177,171

Demographics data derived from AlphaMap



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