

# INDUSTRIAL SPACE FOR LEASE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

## 1819 DANA STREET, UNIT D GLENDALE, CA 91201

### KRIS HONS

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

### DAVID "RANDY" STEVENSON

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

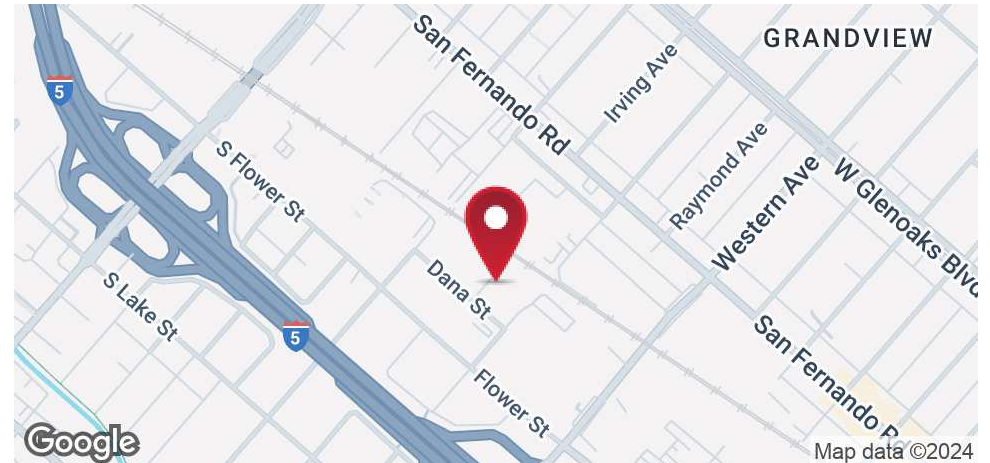
### RORY CAMERON

SALES ASSOCIATE  
O: 818.956.7001 X152  
RCAMERON@STEVENSONREALESTATE.COM  
CALDRE #02134664

1111 NORTH BRAND BOULEVARD  
SUITE 250  
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STEVENSONREALESTATE.COM  
CALDRE #00983560

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**OFFERING SUMMARY**

Available Space:	2,587 SF
Lease Rate:	\$2.50/SF/MO, MG plus \$0.20/SF/MO CAM
Term:	3 - 5 Years
Power:	200 a, 120-208 v 3 p, 4w
Parking Spaces:	5
Year Built:	1991
Building Size:	13,870 SF
Lot Size:	33,236 SF
Zoning:	IND

**PROPERTY OVERVIEW**

Outstanding opportunity to lease a unit in a multi-tenant industrial park located in the popular media district of Glendale. This industrial/flex space is fully air-conditioned and includes one (1) private office with a reception area, and a private restroom in the unit. The space also has a 10' x 10' ground-level loading door.

**DISCLAIMER:** All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.

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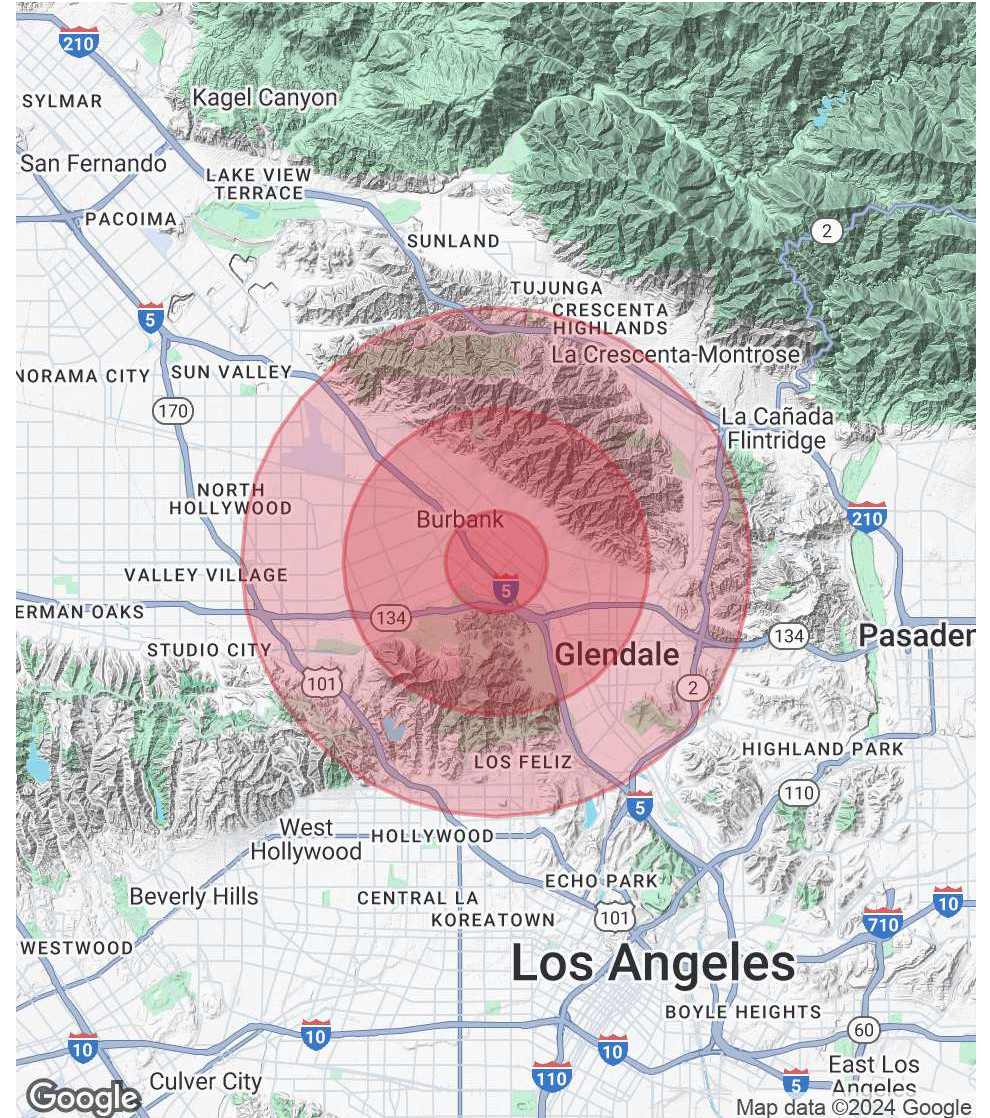
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	34,707	169,753	511,642
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	44	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	14,216	69,695	224,653
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$95,797	\$120,732	\$118,934
Average House Value	\$1,026,514	\$1,054,189	\$1,145,515

Demographics data derived from AlphaMap



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