



1304 5TH ST

GLENDALE, CA 91201

MULTIFAMILY PROPERTY FOR SALE



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



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| 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

| DRE# 01875861

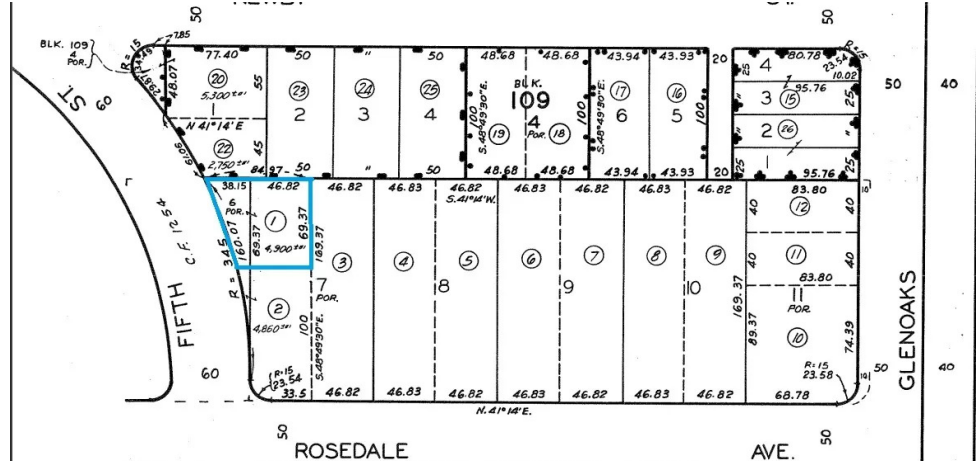
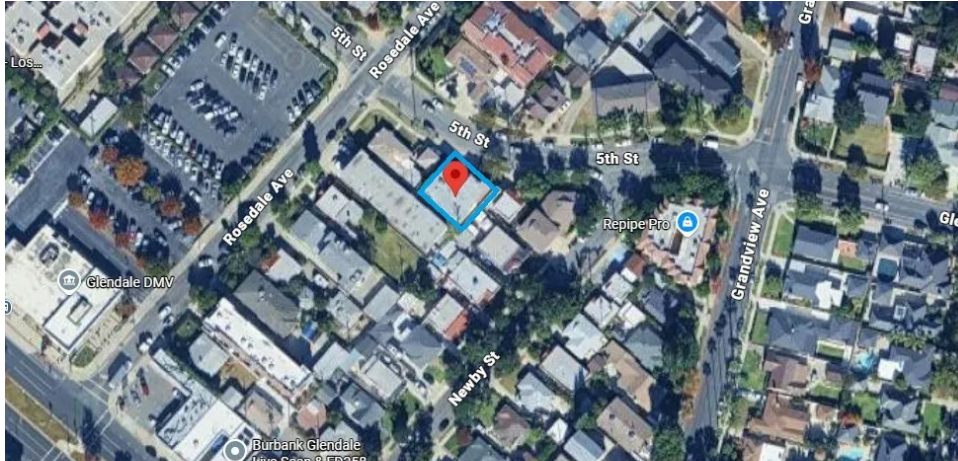
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OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	4,107 SF
Lot Size:	4,897 SF
Cap Rate:	4.16%
Year Built:	1964
Zoning:	R-2250

PROPERTY OVERVIEW

Systems Real Estate is pleased to present 1304 5th Street, a four-unit multifamily investment property located in the desirable Grandview neighborhood of Northwest Glendale. Offered at \$1,650,000, the property consists of approximately 4,107 square feet of building area on an approximately 4,898-square-foot lot. The well-maintained two-story building features attractive landscaping, strong curb appeal and on-site garage parking.

The property is conveniently located near shopping, dining and everyday services along Glenoaks Boulevard and in Kenneth Village. Residents also enjoy proximity to Brand Park, Downtown Glendale, Downtown Burbank and major employment centers, with convenient access to the 5 and 134 freeways. Its established residential setting and central location make 1304 5th Street an appealing acquisition opportunity for multifamily investors.

PLEASE DO NOT DISTURB OCCUPANTS. CONTACT BROKERS BELOW FOR ALL SHOWINGS.

PROPERTY HIGHLIGHTS

- Four-unit multifamily investment property - Three (3) 2bd+2ba | One (1) 1bd+1ba
- On-site garage parking
- Excellent Owner Occupancy Opportunity

All information provided herein (including but not limited to square footage calculations and zoning) 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 (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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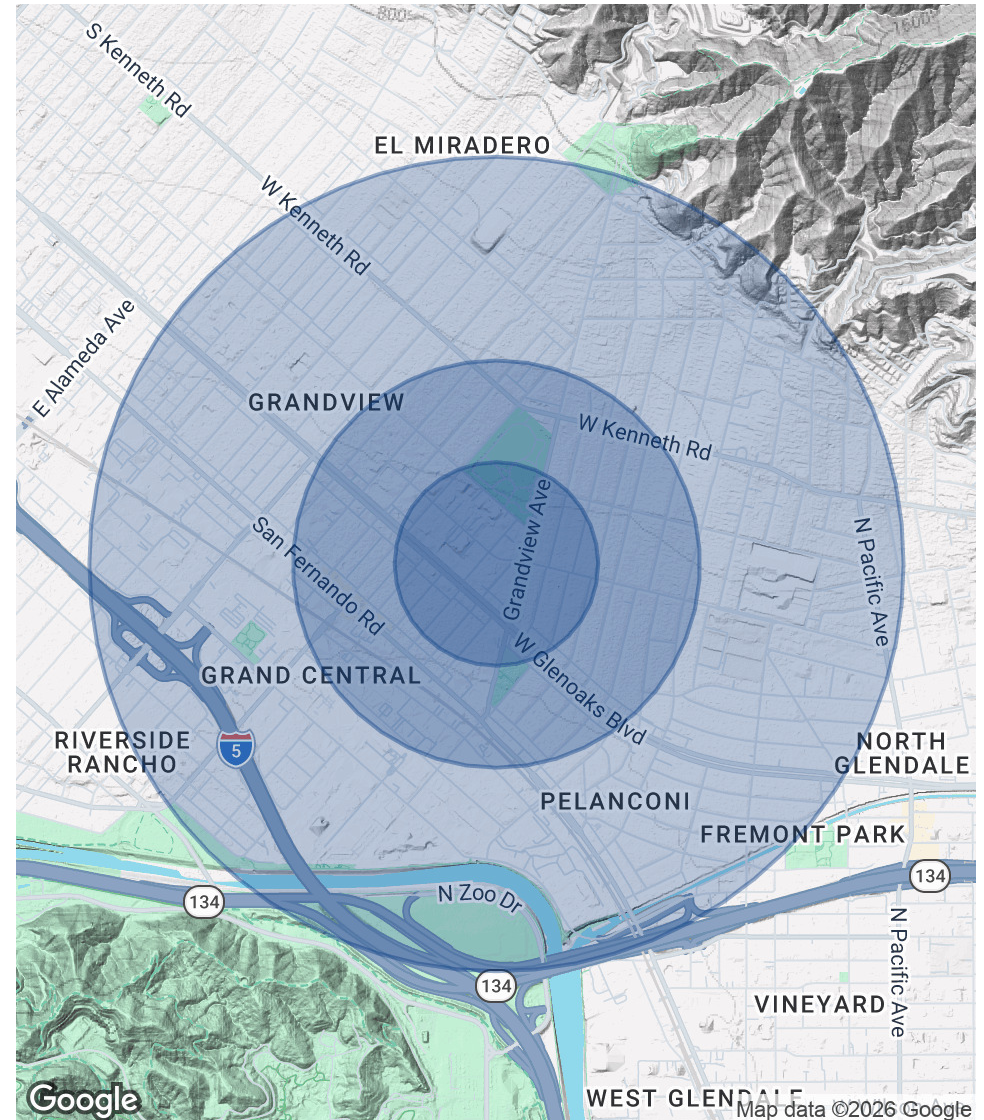
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,698	7,122	27,366
Average Age	40.2	44.1	42.3
Average Age (Male)	39.9	43.8	41.5
Average Age (Female)	40.9	45.2	44.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	925	2,579	9,805
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$108,308	\$113,040	\$118,556
Average House Value	\$1,020,929	\$1,086,730	\$1,126,188

2023 American Community Survey (ACS)



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