

OFFICE/WAREHOUSE PROPERTY FOR SALE OR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1114 NORTH SAN FERNANDO ROAD

LOS ANGELES, CA 90065

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SUITE 250
GLENDALE, CA 91202
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CALDRE #00983560

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Property Type	Office/Warehouse
Sales Price	\$3,495,000
Price/SF	\$458
Unit A Size (2-Story Office)	3,922 SF
Unit A Lease Rate	\$1.50/SF/MO, MG
Unit B Size (Warehouse)	1,856 SF
Unit B Lease Rate	\$2.25/SF/MO, MG
Unit C Size (Warehouse)	1,856 SF
Unit C Lease Rate	\$2.25/SF/MO, MG
Units A, B & C Size (Total Building)	7,634 SF
Units A, B & C Lease Rate	\$1.95/SF/MO, MG
Term	3 - 5 Years
Lot Size	11,787 SF
Parking	16 Spaces (2 Spaces/1,000 SF)
Year Built	1987
Ceiling Height	16' in the Warehouse
Loading Doors	2 GL

This is a rare freestanding, Glassell Park office/industrial building. The property is a total of 7,634 square feet and consists of a 3,922 square foot, two-story office unit (lower level could be converted to additional warehouse), and 3,712 square feet of warehouse space. The parking is gated with great curb appeal. This building also has tremendous access to the 5, 110 and 2 freeways.

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.

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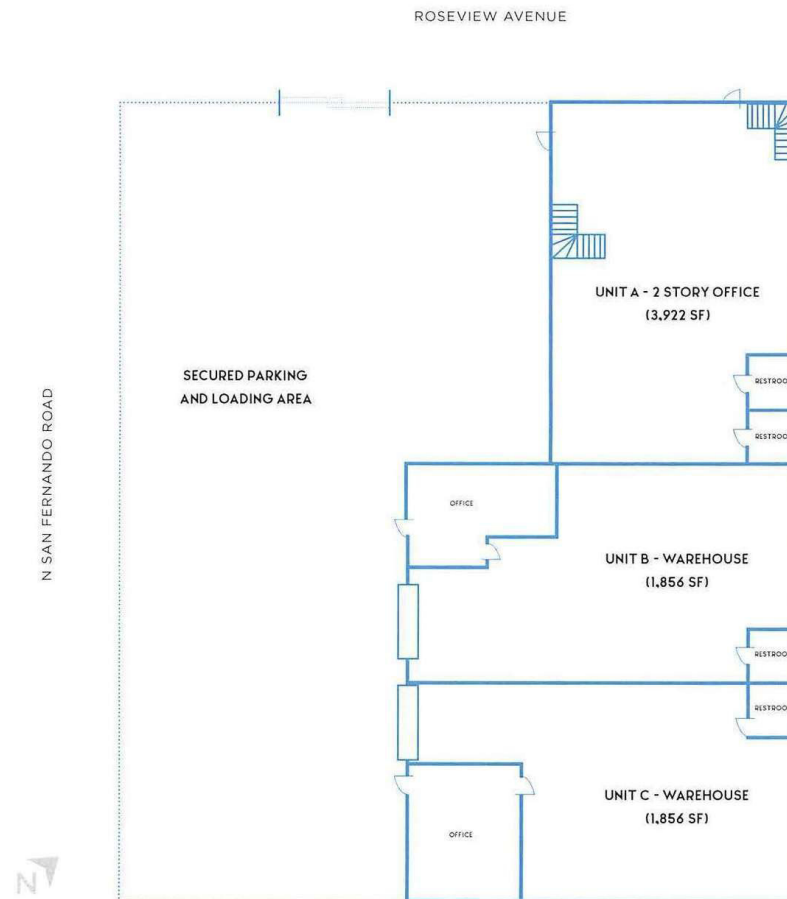
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SITE PLAN



*Not to scale - For discussion purposes only

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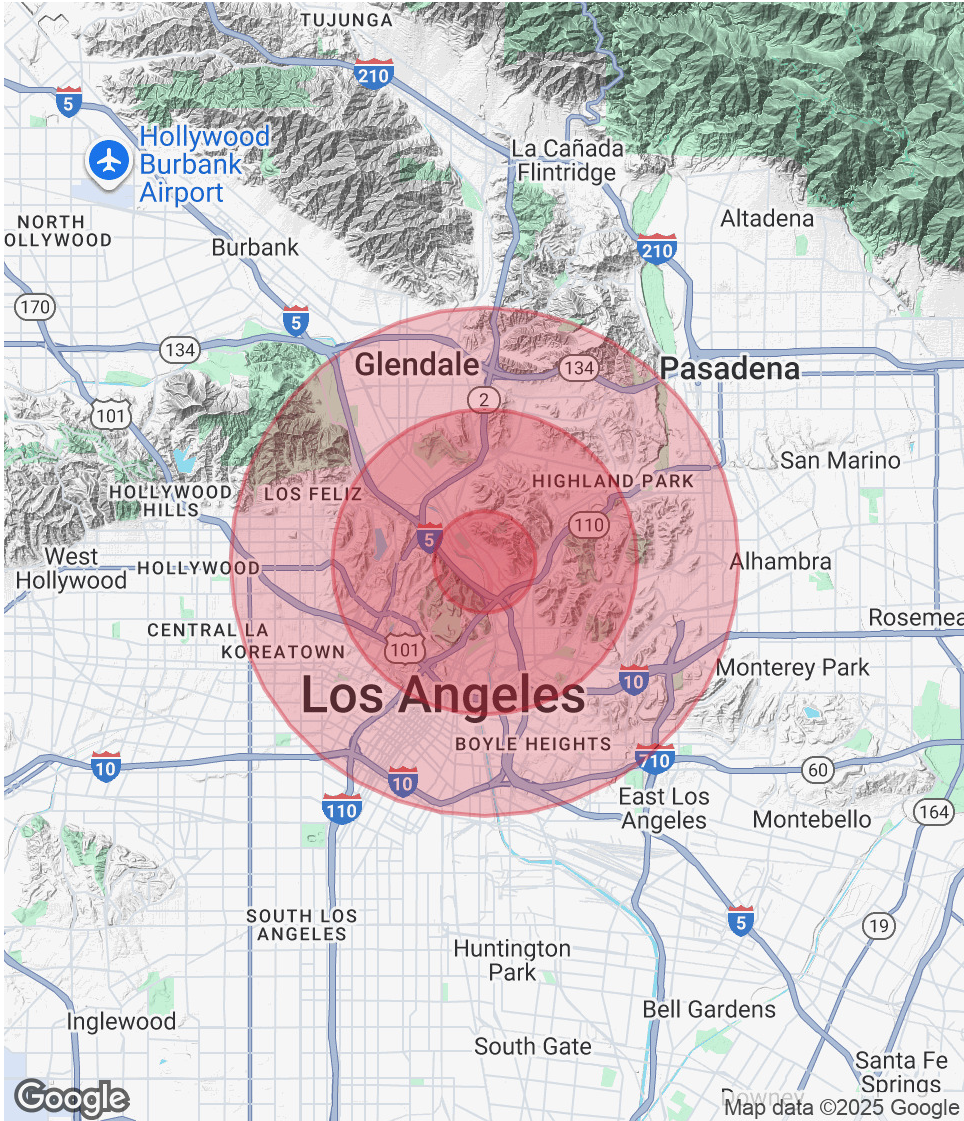
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,657	282,564	910,648
Average Age	41	40	40
Average Age (Male)	40	40	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,734	105,245	355,685
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$117,001	\$113,551	\$100,235
Average House Value	\$1,096,528	\$1,079,648	\$1,023,968

Demographics data derived from AlphaMap



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