



215 N CENTRAL AVE., GLENDALE, CA 91203

RETAIL / MEDICAL OFFICE / SURGERY CENTER
CONVERSION

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AMERICANA AT BRAND - 0.3 MILES FROM SUBJECT PROPERTY

PROPERTY DETAILS

Hudson Partners Inc as exclusive listing agent, is pleased to present the opportunity to purchase 215 Central Ave, 313 W Wilson Ave and 318 Salem St, Glendale, CA. The improvements include approximately 4,790 Square feet of retail restaurant on approximately 19,809 SF lot (total of three parcels which includes two surface parking lots 313 W Wilson & 318 Salem St).

The subject property is located within epicenter of the urban infill core of Glendale. A wide variety of alternative uses including medical office, surgery center, service restaurant, hospitality and multifamily are supported under the DSP (Downtown specific plan). In addition, the subject property provides the ability for an investor or an owner user to reposition the property with above standard surface level parking.

The building has exceptional efficiency, flexibility and scalability for many different uses including a conversion to medical due to the generous amount of parking ratio. Increase land values and construction costs, coupled with lack of available land in downtown Glendale, have created barrier to new development.

The success of high-density residential development in the Glendale is driving the value of retail and office upwards. There have been over 5,000 luxury apartments units recently completed or under construction with the downtown Glendale market. Furthermore, Glendale currently commands the highest multi-family rents in the San Gabriel valley where occupancy is currently at 95% and new units are quickly being absorbed.

HIGHLIGHTS

- The offering provides an exceptional urban infill-located property within the Glendale downtown specific plan (DSP)
- Ability for an investor or an owner user to reposition the property with above standard surface level parking
- The building has exceptional efficiency, flexibility and scalability for many different uses
- Opportunity to reposition the property to medical or surgery center due to the generous amount of parking to building ratio (10/1000)



SITE DESCRIPTION

DESCRIPTION	SPECIFICATION
TOTAL PRICE	\$4,750,000
TOTAL BUILDING SIZE	4,790 SF
PRICE PER SQUARE FEET	\$991.64
TOTAL PARCEL AREA	19,602 SF
PRICE PER FOOT ON LAND	\$242.32
APN	5637-008-004, 5637-008-080, 5637-008-081
ZONING	Downtown Specific Plan Transitional R1250 - High Density Residential
NUMBER OF FLOORS	1
YEAR BUILT	1950
TENANCY	Single
CROSS STREET	W Wilson Avenue & Salem Street

SITE DESCRIPTION

DESCRIPTION	SPECIFICATION
CONSTRUCTION	Brick & Wood Fram Stucco
ROOF TYPE	Flat deck, wood structural with composition built up roofing system
OCCUPANCY	Vacant
FRONTAGE	150.81 Feet on N Central Avenue
ACCESS	134 & 5 Freeways
PARKING	48 Spaces
PARKING RATIO	10/1000
WALK SCORE	93 (Walkers Paradise)
TRAFFIC COUNT	± 32,479 Vehicles Per Day
HVAC SYSTEM	Individual Rooftop Package Units



**CITY OF GLENDALE
ZONING ATLAS MAP
MAP LEGEND**

Zone District Boundary		Downtown Specific Plan		Index Map Tile Number: F-23	
ROS - Residential Open Space	DSP/AT - Area Theater	DSP/M - Mixed Use	01	02	03
RW - Restricted Residential	DSP/CC - Community Center	DSP/MC - Mid-Career	04	05	06
RL - Low Density Residential	DSP/CC - Civic Center	DSP/OC - Office Center	07	08	09
R350 - Medium Density Residential	DSP/EB - East Broadway	DSP/TC - Town Center	10	11	12
R250 - Medium Density Residential	DSP/GA - Gateway	DSP/TC - Traditional	13	14	15
R250P - Medium Density Res. Parking Overlay	DSP/GAT - Gateway		16	17	18
R150 - Medium High Density Res.			19	20	21
R150P - Medium High Density Res. Parking Overlay			22	23	24
R100 - High Density Residential			25	26	27
C1 - Neighborhood Commercial			28	29	30
C2 - Community Commercial			31	32	33
C3 - Commercial Service			34	35	36
CH - Commercial Hotels			37	38	39
CA - Commercial Auto			40	41	42
CR - Commercial Retail			43	44	45
CPD - Commercial Planned Development			46	47	48
CE - Commercial Entertainment			49	50	51
IFMU - Industrial/Commercial/Mixed Use			52	53	54
IMU - Industrial/Commercial/Mixed Use			55	56	57
IND - Industrial			58	59	60
T - Transportation			61	62	63
SR - Special Recreation			64	65	66
CCM - Community			67	68	69

Overlay Zones		Cadastral Basemap	
HO - Historic District	City Boundary	City Lot Split Lines	County Lot Split Lines
Parking	ROW - Right of Way Lines	Other	
PRD - Planned Residential Development			
PPD - Precise Plan of Design			
PS - Parking Structure			



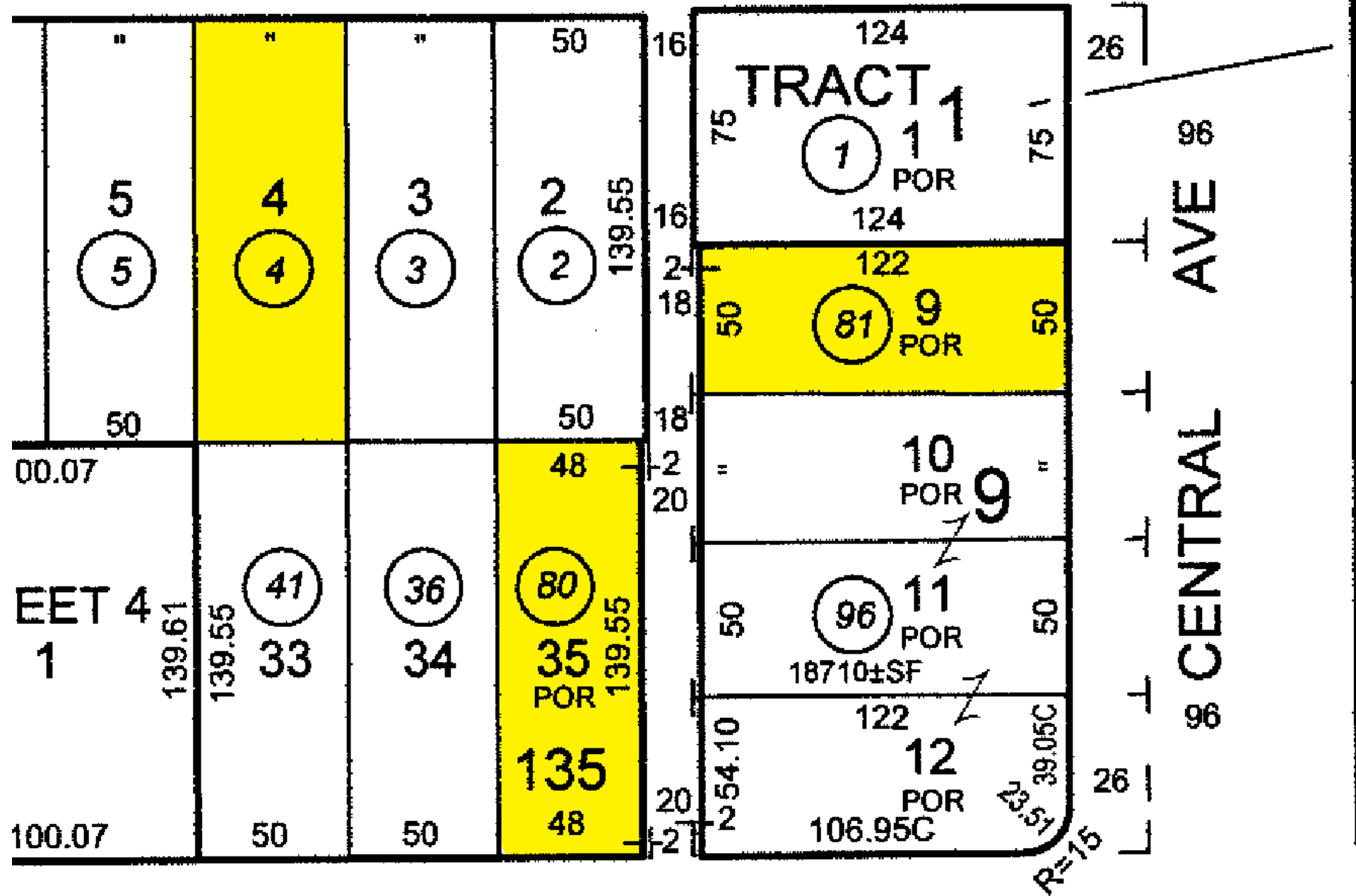
REGIONAL AERIAL



GLENDALE APARTMENT SUBMARKET OVERVIEW



PROPERTY	UNITS
SUBJECT PROPERTY	N/A
1 The Americana at Brand	242
2 Modera Glendale	235
3 Altana	507
4 Onyx Glendale	183
5 NEXT on Lex	494
6 Camden Glendale	303
7 AMLI Lex on Orange	310
8 The Brand	401
9 The Griffith	220
10 Brio	200
11 Vestalia	180
12 The Harrison	164
13 Avalon Glendale	223
14 Towne at Glendale	126
15 416 on Broadway	115
16 The Henley	215
17 Prado	264
18 Eleve Lofts & Skydeck	208
19 Hotel Development	109



SUBJECT PROPERTY
215 N CENTRAL AVE., GLENDALE, CA 91203



GLENDALE MARKET PLACE - 0.4 MILES FROM SUBJECT PROPERTY



5

TOP ATTRACTIONS

- 1 Glendale Galleria
- 2 The Americana at Brand
- 3 Alex Theatre
- 4 Roslin Art Gallery
- 5 Verdugo Mountains

DISTANCE TO

LOS ANGELES	ANAHEIM	PALM SPRINGS	SAN DIEGO	LAS VEGAS	SAN FRANCISCO	SACRAMENTO
6 MILES	29 MILES	100 MILES	117 MILES	224 MILES	341 MILES	355 MILES

SUBJECT PROPERTY

DOWNTOWN GLENDALE

134 (232,329 CPD)

BROADWAY (20,208 CPD)

1 BRAND BLVD (23,851 CPD)

E COLORADO ST

S CENTRAL AVE

GLLENDALE GALLERIA

- TARGET
- blommingdale's
- CHAMPS SPORTS
- GAP
- Farmer Boys
- jcpenny
- macy's
- RED BULL
- IN-N-OUT BURGER
- Chipotle

GLLENDALE FASHION CENTER

- Sears
- BIG B
- Sit 'n Sleep
- Olive Garden
- Starbucks
- Marshalls
- King of Taco
- FIVE STAR CINEMA
- WHOLE FOODS
- LA FITNESS
- ROSS DRESS FOR LESS
- NORDSTROM
- rack
- PETCO
- HomeGoods
- DSW
- Michaels
- Ralphs
- OUTBACK STEAKHOUSE
- WILD WINGS
- STAPLES
- TJ-MAXX
- Vegas
- at&t
- ROSS DRESS FOR LESS
- WORLD MARKET
- BevMo!
- L-L
- GLLENDALE CENTRAL LIBRARY
- GLLENDALE CENTRAL PARK

THE AMERICANA AT BRAND

- PACIFIC THEATRE
- NORDSTROM
- CHRIS OUTFITTERS
- AMERICAN EAGLE OUTFITTERS
- BARNES & NOBLE BOOKSELLERS
- BARNEYS NEW YORK
- Sprinkles
- lemonade

THE AMERICANA AT BRAND

- H&M
- AMERICAN EAGLE OUTFITTERS
- Dr. Oetker Factory

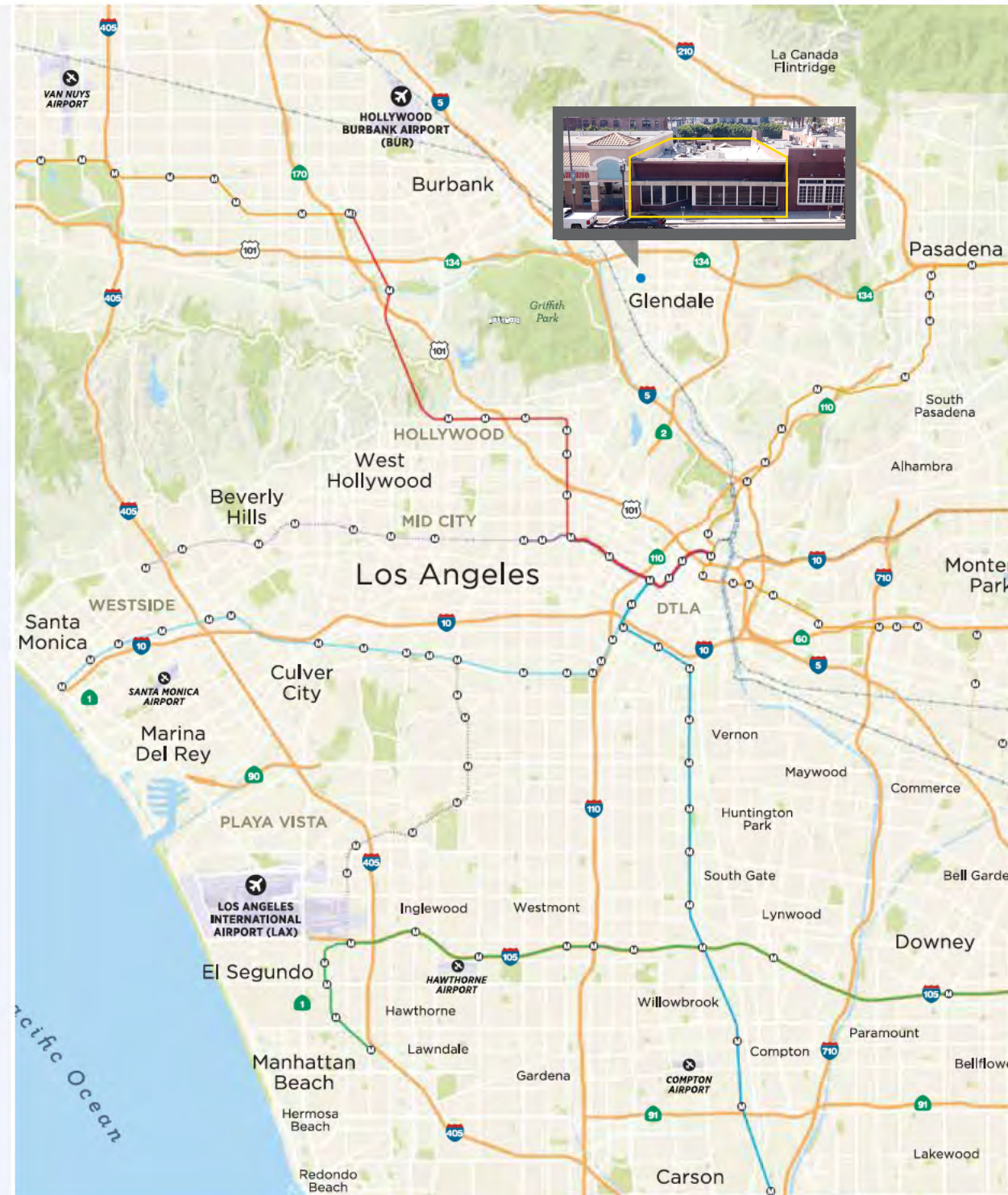
AREA OVERVIEW

GLENDALE "URBANIZATION"

The influx of a massive amount of retail, multi-family, hospitality and mixed-use projects in Glendale has been a significant contributor to the office market's resurgence in the current cycle. Glendale's proactive city government was on the leading edge in recognizing the positive impacts of promoting high density residential projects in its CBD with more than 4,000 new multifamily units (many with mixed-use components) completed and/or approved. The construction is changing the face of Glendale, particularly the area immediately surrounding 425 West Broadway.

GLENDALE TOP DEVELOPERS *SINCE 2006

Company Name	Market Share	RBA
Carmel Partners	15.3%	985,630
Donahue Schriber Commercial Real Estate	13.7%	885,000
Caruso Affiliated	8.0%	515,629
Holland Partner Group	7.9%	510,587
Fifield Capital Partners	7.1%	458,600
Mill Creek Residential Trust LLC	7.1%	454,780
Camden Property Trust	6.8%	434,987
Crown Acquisition Associates, LLC	5.5%	357,180
Vestar	4.3%	278,062
Brio Apartment Homes	3.7%	237,267
MacroCons	3.2%	208,600
Regent Properties, Inc.	2.4%	152,672
Pacific Development Partners LLC	2.3%	150,000
Legendary Tower Glendale LLC	2.1%	134,262
The Molasky Group of Companies	2.1%	133,600
Equity Residential	2.0%	128,323
Chandler Pratt & Partners	1.2%	76,898
Gary Eshgian	1.0%	65,975
Meta Housing Corporation	0.9%	56,000
LaTerra Development	0.9%	55,050
Salim Karimi	0.8%	54,180
Serrano Development Group	0.5%	33,600
Dorn Platz & Company	0.5%	30,250
J P Allen Co	0.2%	15,000
Turian Properties LLC	0.2%	14,606
Erna Mamikonyan	0.2%	10,000



The urban residential development is redefining the central business district of Glendale, creating what the city's Economic Development Department calls an "18-Hour City." The 18-Hour City is business-friendly and provides a vibrant environment for people to live, work and be entertained. Glendale has also become an attractive alternative for renters over more expensive nearby areas such as Hollywood, Downtown Los Angeles and Pasadena.

GLENDALE

RESIDENTIAL/MIXED-USE DEVELOPMENTS

Completed Since 2006

- 1 ELEV / 200 E BROADWAY 5-STORY, 208-UNIT MIXED USE
- 2 THE LEX ON ORANGE SITES A & B 6-STORY, 307-UNIT MIXED USE
- 3 LEGENDARY TOWER / 300 N CENTRAL 6-STORY, 72-UNIT MIXED USE
- 4 MODERA 6-STORY, 235-UNIT RESIDENTIAL
- 5 BRAND + WILSON 6-STORY, 235-UNIT MIXED USE
- 6 KENWOOD TERRACE / 118 S KENWOOD 5-STORY, 35-UNIT RESIDENTIAL
- 7 ORANGE + WILSON 6-STORY, 166-UNIT RESIDENTIAL
- 8 CARMEL PARTNERS SITE B 5-STORY, 192-UNIT RESIDENTIAL
- 9 ONYX GLENDALE 6-STORY, 84-UNIT MIXED USE
- 10 CARMEL PARTNERS SITE A 5-STORY, 315-UNIT RESIDENTIAL
- 11 319 N CENTRAL 6-STORY, 94-UNIT MIXED USE
- 12 NEXT ON LEX 6-STORY, 494-UNIT MIXED USE
- * CAMDEN GLENDALE (NOT SHOWN) 5-STORY, 288-UNIT MIXED USE

Under Construction

- 13 LAEMMLE CINEMA LOFTS 4-STORY, 42-UNIT MIXED USE
- 14 GLENDALE ART COLONY 5-STORY, 70-UNIT AFFORDABLE RESIDENTIAL
- 15 125 N CENTRAL 6-STORY, 164-UNIT RESIDENTIAL
- 16 LOUISE GARDENS / 115 N LOUISE 6-STORY, 61 UNIT RESIDENTIAL
- 17 COLORADO GARDENS / 124 W COLORADO 5-STORY, 50-UNIT RESIDENTIAL

Entitled Projects

- 18 CENTRAL + WILSON 6-STORY, 153 UNIT RESIDENTIAL
- 19 THE CAMPUS / 415 N BRAND 8-STORY, 228-UNIT MIXED USE

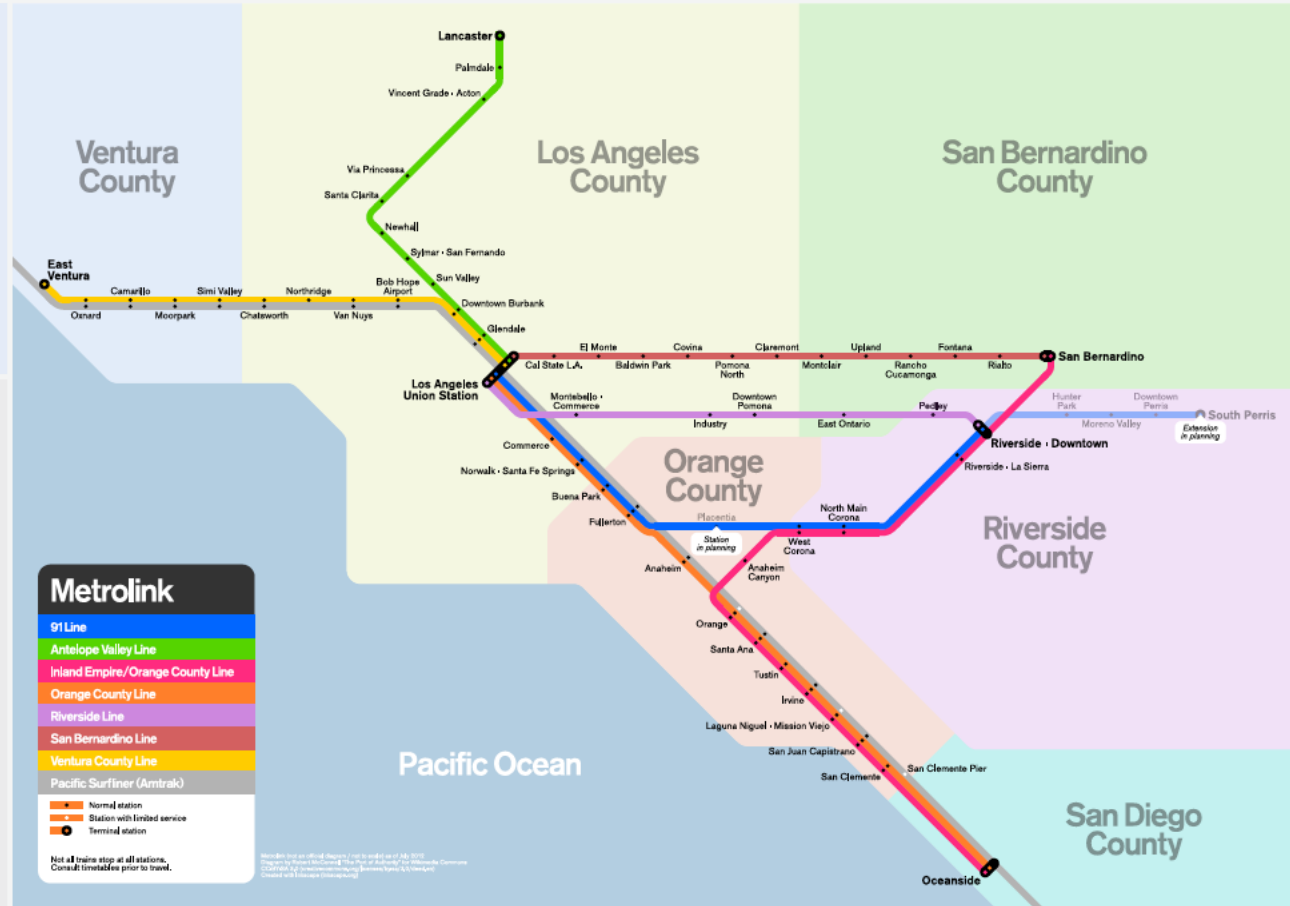


TRANSIT-ORIENTED MARKET

Glendale's central regional location and proximity to the Ventura (134), Glendale (2), and Golden State (5) freeways provides exceptional access the region's enormous employee base.

In addition, Glendale is:

- Located less than **ten miles** from downtown **Los Angeles**;
- Approximately **nine miles** from Hollywood **Burbank Airport**;
- A hub for **Southern California's Amtrak Pacific Surfliner** and **Metrolink** commuter rail systems, which link Glendale with the major population centers in the San Fernando Valley and Ventura County to the east, the Antelope Valley and Inland Empire to the east, the San Gabriel Valley and Orange County and San Diego to the south;
- Served by the **Glendale Beeline** bus network, with two primary lines that serve the business district and Glendale Plaza which depart from the Glendale transit station (Amtrak and Metrolink) every ten minutes.



Metrolink

- 91 Line
- Antelope Valley Line
- Inland Empire/Orange County Line
- Orange County Line
- Riverside Line
- San Bernardino Line
- Ventura County Line
- Pacific Surfliner (Amtrak)

Legend:
 - Normal station
 - Station with limited service
 - Terminal station

Metrolink and its related services are subject to change without notice. Please check the Metrolink website for the most current information. © 2015 Metrolink. All rights reserved.



RETAIL AMENITIES

Within walking distance of 425 West Broadway is over two million square feet of lifestyle retail amenities, including Caruso's upscale Americana at Brand and the Glendale Galleria. Office tenants and visitors to the area can dine at stylish, hip eateries such as Katsuya, Shake Shack, Eggslut and Din Tai Fung.

THE AMERICANA AT BRAND (0.4 MILES)

Caruso Affiliated's Americana at Brand is a 900,000 square foot luxury shopping, entertainment and living center that attracts more than 20 million visitors annually and boasts rents that rival Santa Monica's Third Street Promenade



GLENDALE GALLERIA (0.4 MILES)

The Glendale Galleria boasts more than \$500 million in annual sales and recently completed a \$58 million expansion that included a new 120,000 square foot Bloomingdale's. Famously, the Galleria was home to the first Apple store in the world.

SPACE 134 (0.9 MILES)

In March 2016, Glendale's Community Development Department unveiled designs for Space 134, a proposed 24-acre park "capping" a 0.7 mile span of the 134 Freeway beginning at Central Avenue adjacent to Glendale Plaza. The project was awarded two separate grants (\$325,000 combined) from the Southern California Association of Governments for community outreach, planning studies and developing the vision plan. In 2013, the vision plan was endorsed by the Glendale City Council and the \$150 million project is slated for final design, funding and construction after 2020. While not yet fully funded or entitled, the project is another example of the City's proactive commitment to creating and maintaining a vibrant central business district.



BRAND AVENUE RETAIL

A one mile stretch down Glendale's CBD contains an unparalleled concentration of upscale shopping and dining amenities in the Tri-Cities region.



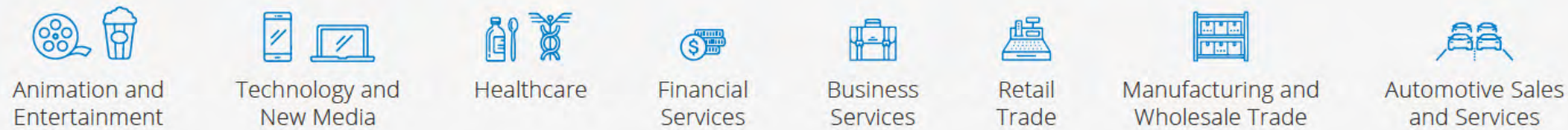
TENANT MIGRATION AND ABSORPTION

The Glendale submarket has been at the epicenter of tenant demand during this expansion cycle, having experienced 948,951 square feet of positive net absorption since 2011. This represents 52% of the total net absorption in the Tri-Cities during this period, despite Glendale only containing 25% of the market's total office base. The vacancy rate in the submarket has fallen to 10.0% as of the second quarter 2017, and is anticipated to reach single digits by year-end. There are no office projects currently entitled or planned in the Glendale CBD, which should result in favorable dynamics for office landlords going forward.

Glendale is home to a diverse group of corporate headquarters including:

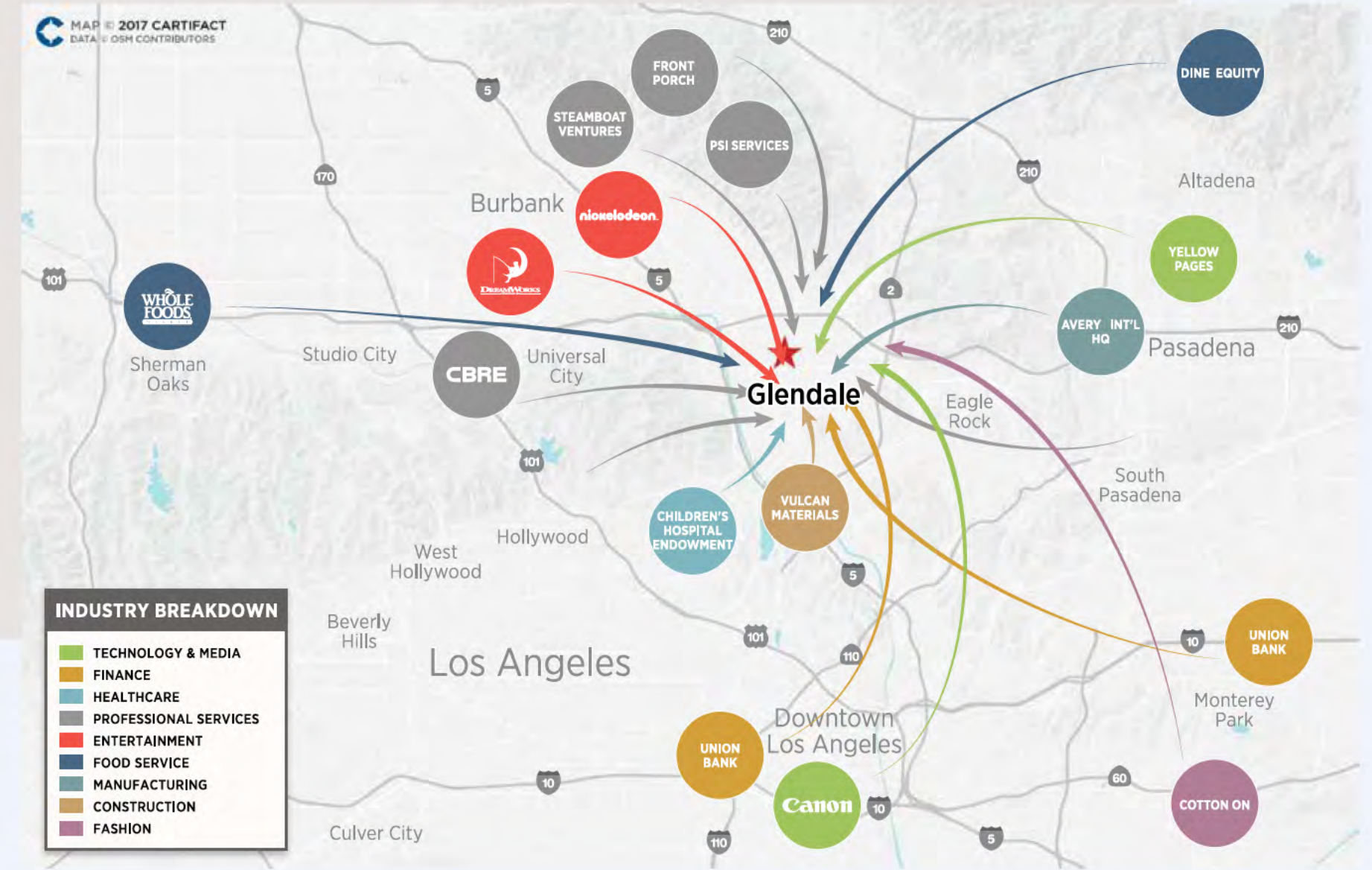


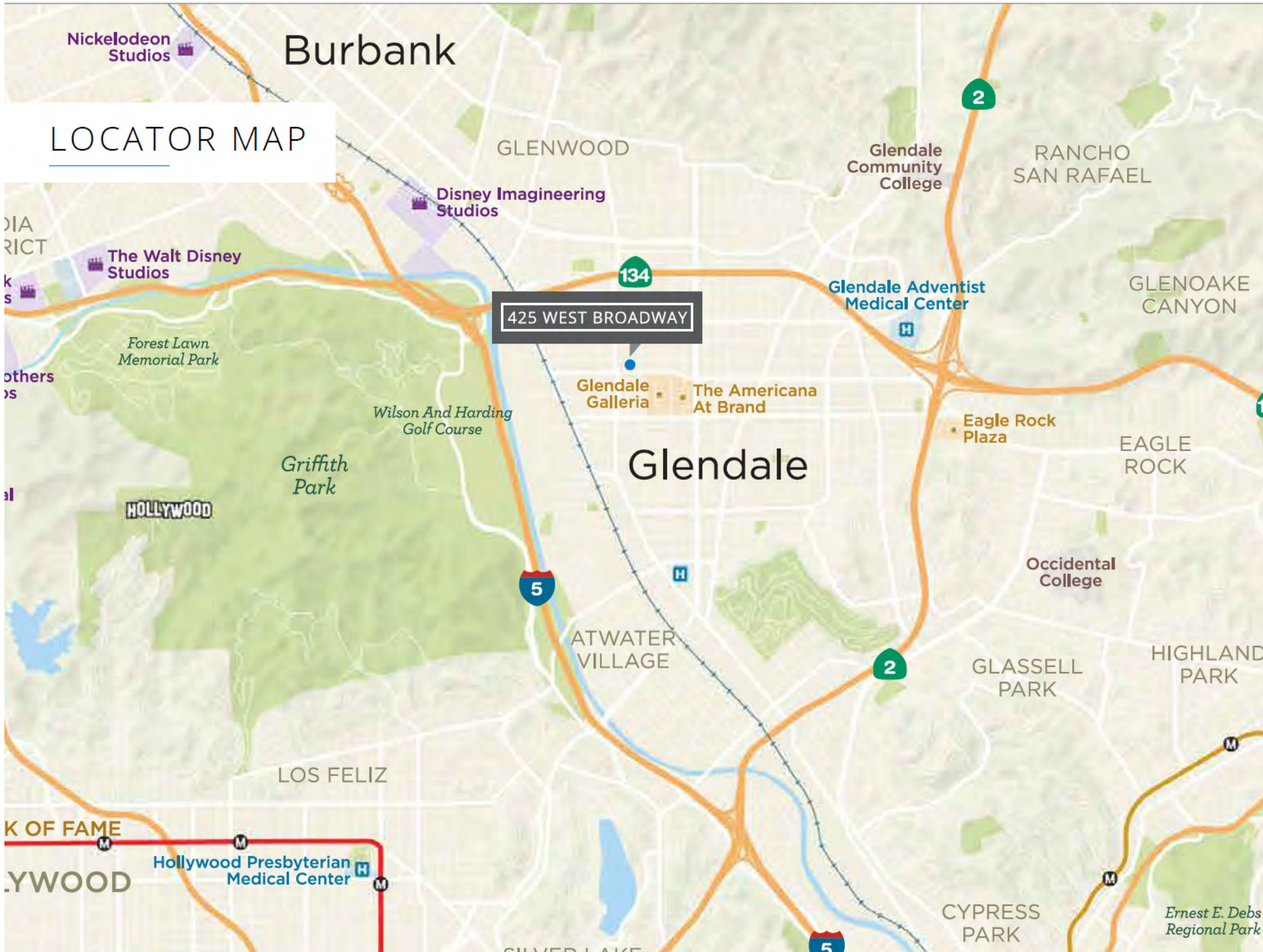
MAJOR INDUSTRY TYPES IN GLENDALE INCLUDE:



CORPORATE RELOCATIONS

Tenants from Downtown Los Angeles, Pasadena, Burbank, Hollywood and the San Fernando Valley are increasingly migrating to Glendale, drawn by the City's exceptional amenities, urban housing and youthful demographics, accessibility and the city's low cost of doing business (no gross receipts tax).





GLENDALE MARKETPLACE

Eateries Mediterranean Delight Buffalo Wild Wings	Asian Japanese Bobatime	Outback Steakhouse Vegas Seafood Buffet
Shopping AT&T DSW	Homegoods Sally Beauty	Max Muscle Nutrition

AMERICANA AT BRAND

Eateries Bacari G.D.L. - Coming Soon Bar Verde at Nordstrom Bourbon Steak by Michael Mina Delfuca's Italian Deli Din Tai Fung Frida Mexican Cuisine Gramville Cafe K Ramen, Burger, Beer. Katsuya Le Pain Quotidien Lemonade	Ray-Ban NYC Schott NYC SEE Eyewear JCrew Kailiyn Kate Spade Kiehl's Since 1851 Lacoste Lululemon Athletica MAC Cosmetics Madewell Marciano Nordstrom & Other Stories	Sephora Sur La Table The Art of Shaving Tiffany & Co. TOMS TOPSHOP TOPMAN Tory Burch Tumi UGG Australia Under Armour Brand House Urban Outfitters XXI Forever
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GLENDALE GALLERIA

Eateries Bento Box Bibigo Blaze Pizza Charley's Philly Steaks Chipotle Cinnabon Earthbar Enjoyer Farmer Boys Giggles N' Hugs Godiva Chocolatier Green Crush Haagen-Dazs ICE N' CREAM In-N-Out Burger La Italian Kitchen La Vaca Brazilian Grill Leilani Hawaiian Shave Ice Massis Kabob Mcdonald's North Pole Snow Cream Inc. Panda Express Peet's Coffee & Tea Poke N Roll Maui Mix Red Robin Sizzlin Steak Stone Oven Gourmet SUBWAY TEAWANA Tokyo Grill Urban Cafe Waba Grill Teriyaki House Wetzel's Pretzels	Shopping Bloomingdale's JCPenney Macy's Target Apple AT&T Bose Microsoft Abercrombie & Fitch Adopostale Angl Ann Taylor April Snow Armani Jeans Banana Republic BCBGMAXAZRIA bebe Charlotte Russe Claire's Coach Express Gap Guess Gymboree Hollister Co. Hot Topic Justice Kevin Jewelers The Limited Loft Lucy Brand Jeans MICHAEL KORS Original Penguin	Shopping Cont. Pacsun Pandora Papaya Porsche Design Swarovski Swatch Swimsport Tadashi Shoji Ted Baker London Tilly's Torrid Uniqlo Victoria's Secret White House Black Market Zales Jewelers ZARA Zumiez Disney Store The LEGO Store Adidas Dick's Sporting Goods Oakley Pirch Aveda L'Occitane LUSH M.A.C Alo Balil London ECCO Foot Locker Skechers Vans
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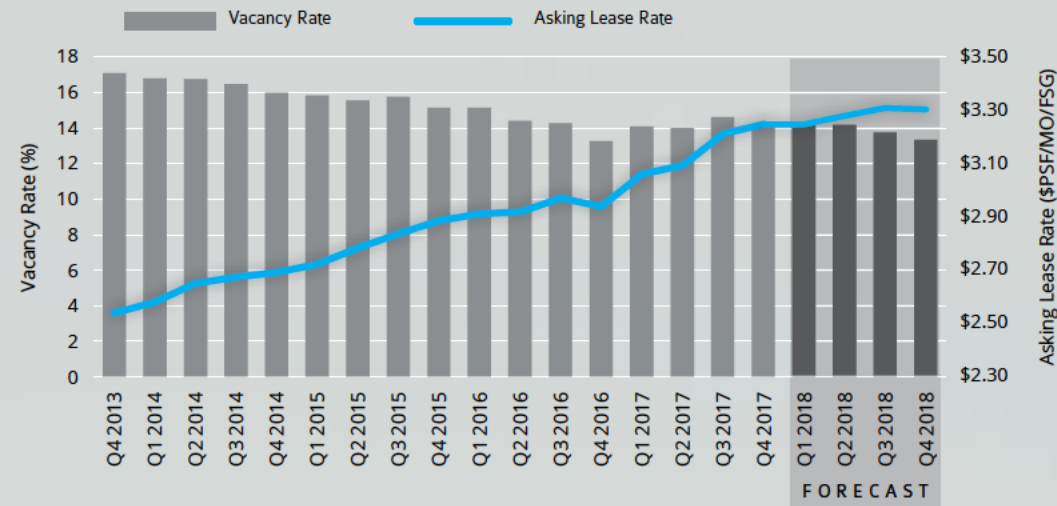
MARKET OVERVIEW

LOS ANGELES COUNTY

Los Angeles County contains the largest commercial office market on the West Coast, including eight major markets and more than 205 million square feet. The County is the largest in the United States, and is driven by an incredibly diverse and entrepreneurial economy. The County spans more than 4,000 square miles, with 10 million residents and generates economic activity of nearly \$600 billion each year. By measure of GDP, Los Angeles County is larger than Norway, Poland, Belgium and Taiwan. Most notably, Los Angeles is home to the nation's largest seaports (Ports of Los Angeles and Long Beach) and is the media capital of the world, including filmed entertainment, broadcast radio and television and music. Los Angeles County accounts for approximately 75% of the entertainment industry nationwide.

From YE 2016 to YE 2017, asking lease rates increased an impressive 11%. The unemployment rate continues to decrease on a year-over-year basis. CBRE EA projects that office employment will continue to increase steadily through 2018. Even with recent construction deliveries, CBRE EA projects the vacancy rate to decline 50 bps, while rents will increase 3.1% in 2018.

VACANCY RATE VS. ASKING LEASE RATE, 12-MONTH FORECAST



Source: CBRE Econometrics Advisors, Q4 2017.

Glendale sits at the center of Los Angeles' Tri-Cities submarket, a region that touches on some of the Southern California's most important industries. In 2017, Tri-Cities continued its positive trends with net absorption of 252,096 square feet and an overall vacancy rate of 11.7% ranking it second best in Los Angeles. Tri-Cities investment sales totaled \$3.66 billion in 2017, displacing West LA for the first time in over a decade as the Greater Los Angeles submarket with the highest annual office sales volume.

LOS ANGELES OFFICE MARKET STATISTICS

Submarket	Building SF	Direct Vacancy (%)	Overall Vacancy (%)	Current Net Absorption	YTD Net Absorption	Under Construction	Construction Deliveries	Avg. Asking Lease Rates (\$PSF/MO/FSG)
Tri-Cities/Glendale	26,856,759	10.6	11.7	207,366	250,239	218,267	0	\$3.04
Los Angeles Downtown	31,373,885	17.7	18.3	77,289	(2,366)	0	0	\$3.51
Hollywood/Wilshire Corridor	20,602,203	16.1	16.6	71,788	423,536	381,008	0	\$3.08
San Fernando Valley	20,500,673	11.4	11.7	69,060	285,096	0	0	\$2.49
San Gabriel Valley	13,650,718	12.8	13.1	(45,842)	(223,869)	77,250	0	\$2.01
Mid-Counties	6,187,835	8.5	9.0	99,217	43,994	0	0	\$2.24
South Bay	31,857,917	15.2	15.2	(107,028)	(318,900)	0	0	\$2.59
West Los Angeles	55,021,377	11.2	12.3	279,668	(163,654)	1,196,481	0	\$5.02
Los Angeles County	206,051,367	13.0	13.9	651,515	294,076	1,873,006	0	\$3.37

Source: CBRE Research, Q4 2017.

TRI-CITIES

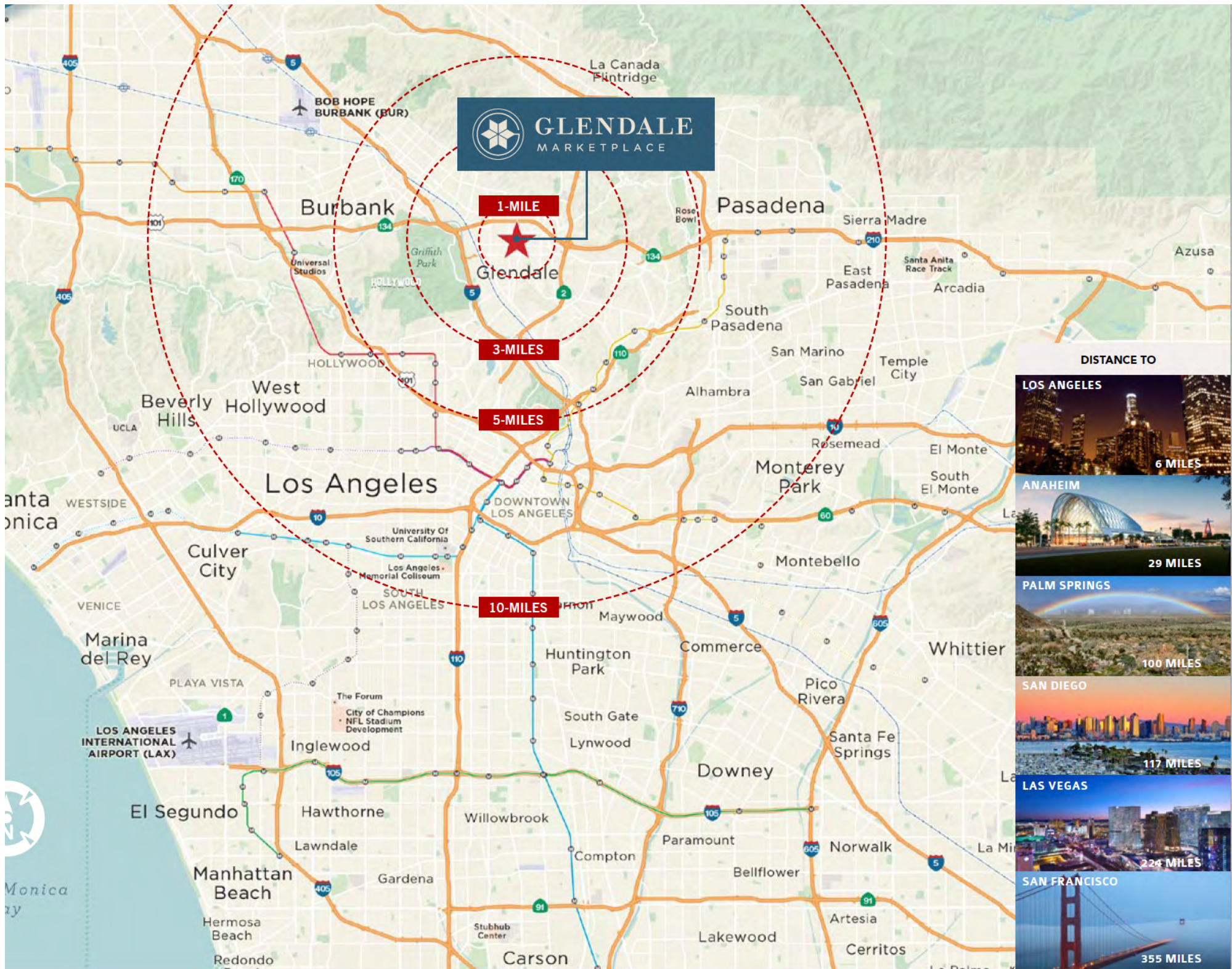
The Tri-Cities office market is consistently one of the strongest performing markets in Los Angeles County. Encompassing nearly 27 million square feet, the Tri-Cities market includes the cities of Burbank, Glendale and Pasadena, plus four other adjacent, smaller submarkets. This diverse, dynamic and infill market is located approximately 10 miles north of Downtown Los Angeles and is home to more than 2.25 million residents. The Tri-Cities' submarkets attract entertainment powerhouses, financial institutions, technology companies, educational facilities as well as leading insurance and engineering firms.

Over 1.8 million square feet of positive net absorption has occurred in the Tri-Cities since the beginning of 2011, decreasing the market's vacancy rate from 17.0% at year-end 2010 to 11.7% as of the 4th Quarter 2017.

TRI-CITIES OFFICE MARKET STATISTICS

Submarket	Building Count	Building SF	Direct Vacant SF	Sublease Vacant SF	Total Vacant SF	Direct Vacancy (%)	Overall Vacancy (%)	Class A Lease Rate (\$)	Overall Lease Rate (\$)	Current Net Absorption	YTD Net Absorption
Glendale	50	6,691,764	718,017	34,332	752,349	10.7%	11.2%	\$2.78	\$2.78	66,051	(52,489)
Arcadia/Monrovia	21	1,442,158	190,692	5,185	195,877	13.2%	13.6%	\$2.49	\$2.36	12,276	44,554
Burbank	52	6,919,450	648,234	148,016	796,250	9.4%	11.5%	\$3.64	\$3.54	(10,329)	230,618
North Hollywood	11	1,090,201	81,477	-	81,477	7.5%	7.5%	\$3.38	\$2.65	2,731	(479)
Pasadena	76	9,298,011	1,132,066	100,244	1,232,310	12.2%	13.3%	\$3.36	\$3.06	145,482	120,271
Studio City	6	316,085	10,699	500	11,199	3.4%	3.5%	\$3.64	\$3.64	(763)	206
Universal City	5	1,099,090	75,012	4,008	79,020	6.8%	7.2%	\$2.93	\$2.80	8,082	(3,334)
Tri-Cities	221	26,856,759	2,856,197	292,285	3,148,482	10.6%	11.7%	\$3.19	\$3.04	207,366	250,239

Source: CBRE Research, Q4 2017.



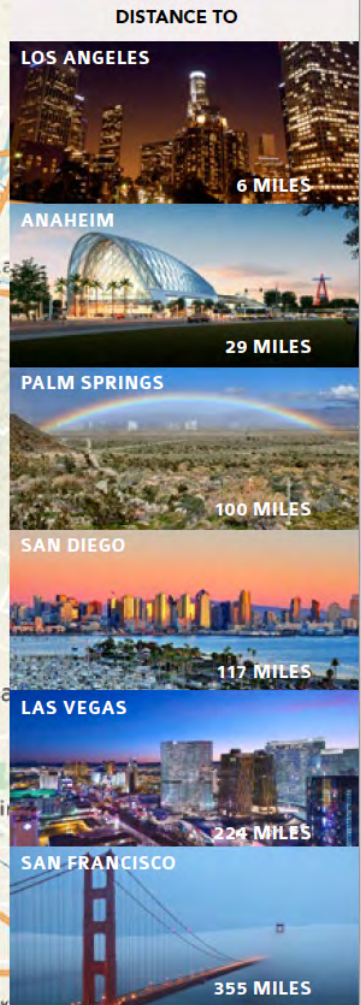
CITY OF GLENDALE DEMOGRAPHICS

2017 Population - Current Year Estimate	200,555
2022 Population - Five Year Projection	207,044
2017-2022 Annual Population Growth Rate	0.64%
2017 Households - Current Year Estimate	74,787
2022 Households - Five Year Projection	76,844
2017-2022 Annual Household Growth Rate	0.54%
2017 Average Household Size	2.66
2017 Average Household Income	\$90,815
2022 Average Household Income	\$101,642
2017 Average Value of Owner Occ. Housing Units	\$722,185

*Source: CBRE Location Analytics & Mapping, 2017

TOP REGIONAL ATTRACTIONS

- | | |
|-----------------------------------|--------------------------------|
| Glendale Marketplace | Burbank Town Center |
| Glendale Galleria | Hollywood & Highland Center |
| The Americana at Brand | Burbank Empire Shopping Center |
| Alex Theatre | Beverly Center |
| Universal Studios Hollywood | Paseo Colorado |
| Roslin Art Gallery | Los Angeles Fashion Center |
| Autry Museum of the American West | Koreatown Plaza |
| Verdugo Mountains | The Grove at Farmers Market |
| Verdugo Park | |
| Dodger Stadium | |





Glendale is a city in Los Angeles County, California, United States. The 2013 estimates show that the population was 196,021 making it the third largest city in Los Angeles County and the 22nd largest city in the state of California.

Glendale lies at the eastern end of the San Fernando Valley, bisected by the Verdugo Mountains, and is a suburb in the Greater Los Angeles Area. The city is bordered to the northwest by the Sun Valley and Tujunga neighborhoods of Los Angeles; to the northeast by La Cañada Flintridge and the unincorporated area of La Crescenta; to the west by Burbank and Griffith Park; to the east by Eagle Rock and Pasadena; to the south by the Atwater Village neighborhood of Los Angeles; and to the southeast by Glassell Park neighborhood of Los Angeles. The Golden State, Ventura, Glendale, and Foothill freeways run through the city.

Glendale has one of the largest communities of Armenian

descent in the United States. The city's Forest Lawn Memorial Park Cemetery contains the remains of many noted celebrities and local residents.

In 2013, Glendale was named LA's Neighborhood of the Year by the readers and editors of Curbed.com.

HISTORY

The area was long inhabited by the Tongva people (or "People of the Earth"), who were later renamed the Gabrieleños by the Spanish missionaries, after the nearby Mission San Gabriel Arcángel.

In 1798, José María Verdugo, a corporal in the Spanish army from Baja California, received the Rancho San Rafael from Governor Diego de Borica, formalizing his possession and use of land on which he had been

grazing livestock and farming since 1784. Rancho San Rafael was a Spanish concession, of which 25 were made in California. Unlike the later Mexican land grants, the concessions were similar to grazing permits, with the title remaining with the Spanish crown.

In 1860, his grandson Teodoro Verdugo built the Verdugo Adobe, which is the oldest building in Glendale. The property is the location of the Oak of Peace where early Californio leaders including Pio Pico met in 1847 and decided to surrender to Lieutenant Colonel John C. Frémont.

Verdugo's descendants sold the ranch in various parcels, some of which are included in present-day Atwater Village, Eagle Rock, and Highland Park neighborhoods of Los Angeles.

GLENDALE, 1910

In 1884, residents gathered to form a town and chose the name "Glendale". Residents to the southwest formed "Tropico" in 1887. The Pacific Electric Railway brought streetcar service in 1904.

Glendale incorporated in 1906, and annexed Tropico 12 years later. An important civic booster of the era was Leslie Coombs Brand (1859–1925), who built an estate in 1904 called El Miradero featuring an eye-catching mansion whose architecture combined characteristics of Spanish, Moorish, and Indian styles, copied from the East Indian Pavilion at the 1893 World's Columbian Exposition (World's Fair) held in Chicago, which he visited.

Brand loved to fly, and built a private airstrip in 1919 and hosted "fly-in" parties, providing a direct link to the soon-to-be-built nearby Grand Central Airport. The grounds of El Miradero are now city-owned Brand Park and the mansion is the Brand Library, according to the terms of his will. Brand partnered with Henry E. Huntington to bring the Pacific Electric Railway, or the "Red Cars," to the area. Today, he is memorialized by one of the city's main thoroughfares, Brand Boulevard.

LOOKING SOUTH ON BRAND BLVD, 1915

The city's population rose from 13,756 in 1920 to 62,736 in 1930. The Forest Lawn Memorial Park opened in 1917. Pioneering endocrinologist and entrepreneur Henry R. Harrower opened his clinic in Glendale in 1920, which for many years was the largest business in the city.

The American Green Cross, an early conservation and tree preservation society, was formed in 1926 (it disbanded three years later and the current organization of that name is unrelated). In 1964, Glendale was selected by George Lincoln Rockwell to be the West Coast headquarters of the American Nazi Party. Its offices, on Colorado Street in the downtown section of the city, remained open until the early 1980s.

In 1977 and 1978 ten murdered women were found in and around Glendale in what became known as the case of the Hillside Strangler. The murders were the work of Kenneth Bianchi and Angelo Buono, the latter of whom resided at 703 East Colorado Street where most of the murders took place.

GEOGRAPHY

Glendale from Griffith Park in the southwest, with the San Gabriel Mountains in the background and the Verdugo Hills on the extreme left.

Glendale is located at the juncture of two large valleys, the San Fernando and the San Gabriel. According to the United States Census Bureau, the city has a total area of 79.212 km2 (30.6 sq mi). 30.5 square miles (79 km2) of it is land and 0.13 square miles (0.34 km2) of it (0.43%) is water. It is bordered to the north by the foothill communities of La Cañada Flintridge, La Crescenta, and Tujunga; to the south by the Atwater Village community incorporated by the city of Los Angeles; to the east by Pasadena and Eagle Rock (also incorporated within Los Angeles); and to the west by the city of Burbank. Glendale is located 10 miles (16 km) north of Downtown Los Angeles.

INDUSTRY AND DEVELOPMENT

801 North Brand, one of Glendale's many modern skyscrapers. Companies like Nestle, Great West Life, Citi, Unum, and Cigna have offices downtown. Grand Central Airport was a municipal airport developed from 1923 which became the largest employer in Glendale for many years, and contributed to the development of aviation in the United States in many important ways. The main terminal building still stands and includes both art deco and Spanish style architectural elements. The facility was the first official terminal for the Los Angeles area as well as the departure point for the first

commercial west to east transcontinental flight flown by Charles Lindbergh. During World War II, the Grand Central Air Terminal building was camouflaged to protect it from enemy targeting. It was closed down in 1959, and made way for the Grand Central Business Centre, an industrial park.

Forest Lawn Memorial Park started in Tropico (later annexed to Glendale) in 1906 and is famous for its art collection and the burial of many celebrities as well as for the 1933 opening of the first funeral home on cemetery grounds anywhere in the United States. The Bob's Big Boy chain of hamburger restaurants started in Glendale on East Colorado in August 1936, and the Baskin-Robbins, "31 Flavors" chain of ice cream parlors started in Adams Square in 1945. The Glendale Public Library on Harvard Street houses its "Special Collections" department which contains original documents and records on much of the history of Glendale. It also contains one of the largest collections of books on cats in the world, over 20,000 volumes.[20] It was donated to the library in the 1950s by the Jewel City Cat Fanciers Club, with the understanding that it would be made into a special collection and kept permanently for club members to use and enjoy.

The city experienced significant development in the 1970s, with the completion of the Glendale Freeway (Highway 2) and the Ventura Freeway (Highway 134). This included redevelopment of Brand Boulevard, renovation of the 1925 Alex Theatre, and construction of the Glendale Galleria shopping mall which opened in 1976, and was further expanded in 1982.

LOCATION OVERVIEW

THE CENTRAL PUBLIC LIBRARY (1973)

Several large companies have offices in Glendale. The U.S. headquarters of the Swiss foods multinational Nestlé and International House of Pancakes are located in Glendale. The Los Angeles regional office of California's State Compensation Insurance Fund is in Glendale. Americas United Bank was founded in Glendale in 2006 and is still headquartered there. Nero AG, the software company that makes Nero Burning ROM, also has its main North American subsidiary located in Glendale. Panda Security, a large antivirus software company, also has its principal U.S. office in Glendale. Neopets, Inc., a company that created the popular virtual pet website, Neopets, is located in the city (it was sold in 2005 to Viacom). In August 2013, Avery Dennison Corp., a label maker for major brands, announced plans to move its headquarters from Pasadena, California to Glendale. Avery employs approximately 26,000 people.

Glendale, along with its neighbor Burbank, has served as a major production center for the U.S. entertainment industry and the U.S. animation industry in particular for several decades. The reason is that The Walt Disney Company outgrew its Burbank studio lot in the early 1960s, and started expanding into the closest business park available, which happened to be Glendale's Grand Central Business Centre about two miles east. First came the headquarters for Imagineering, followed in the 1980s by other divisions and offices. Today, Disney's Grand Central Creative Campus (known as GC3 for short) is home to Consumer Products, Disney Interactive, The Muppets Studio, and Marvel Animation Studios.[23] From 1985 to 1995, Walt Disney Animation Studios (then known as Walt Disney Feature

Animation) was headquartered in the Grand Central Business Centre, meaning that most of the films of the Disney Renaissance era were actually developed in Glendale. DisneyToon Studios, a division of WDAS, is still located in the Grand Central Business Centre near GC3, along with the Animation Research Library, Disney Animation's archive. Disney-owned KABC-TV is located on Circle 7 Drive to the south of GC3.

In 1994, Steven Spielberg, Jeffrey Katzenberg and David Geffen formed DreamWorks SKG, a diversified entertainment company. DreamWorks Animation remains located in the city's Grand Central Business Centre on land formerly occupied by a helicopter landing base next to the old airfield (and next to KABC-TV). Thus, many American animators who worked on feature films in the 1990s and 2000s have spent large portions of their careers in Glendale working for Disney or DreamWorks.

AMERICANA AT BRAND (2008)

In 2005, construction began near the Galleria of developer Rick Caruso's "Americana at Brand", a 15.5-acre (63,000 m²) outdoor shopping and residential community. Caruso had previously designed and built The Grove at Farmers Market. The new Glendale development was opened to the public on May 2, 2008, and features 75 shops and restaurants, 238 apartments, 100 condominiums, and a Pacific Theatres 18-plex Cinema which seats 3000 people.

A 2011 study by an outside consulting organization hired by the city showed that people felt Glendale was boring,

even though many beloved animated films have been created by Disney and DreamWorks in Glendale. After seeing the results of the study, the Glendale City Council voted to appropriate \$1 million to undertake an image campaign based on the tagline: "Your Life. Animated."

SHOPPING

Glendale has a wide selection for shoppers, one being the Glendale Galleria, which is anchored by Macy's, Target, J. C. Penney and Bloomingdales, and the Americana at Brand, which is an upscale outdoor mall (similar to The Grove at Farmers Market in L.A.) which includes stores such as Tiffany & Co., H&M, Armani Exchange, True Religion, Forever 21 and Urban Outfitters.[26] The Americana at Brand is home to a Nordstrom, which was previously located inside the Glendale Galleria. Another shopping area is the Glendale Fashion Center, which is anchored by Ross, TJ Maxx, Nordstrom Rack, Staples, and Petco. Shopping can also be done at Montrose Shopping Park in North Glendale. The shopping park runs down Honolulu Avenue and is filled with many stores and restaurants.

DEMOGRAPHICS 2010

The 2010 United States Census reported that Glendale had a population of 191,719. The population density was 6,268.6 people per square mile (2,420.3/km²). The racial makeup of Glendale was 136,226 (71.1%) White, 2,573 (1.3%) Black, 531 (0.3%) Native American, 31,434 (16.4%) Asian (6.9% Filipino, 5.4% Korean, 1.3% Chinese), 122 (0.1%) Pacific Islander, 12,146 (6.3%)



GLENDALE CENTRAL LIBRARY - 0.5 MILES FROM SUBJECT PROPERTY



GLENDALE CIVIC CENTER - 0.8 MILES FROM SUBJECT PROPERTY

from other races, and 8,687 (4.5%) from two or more races. Hispanic or Latino of any race were 33,414 persons (17.4%). Non-Hispanic Whites were 61.5% of the population.

The census reported that 190,290 people (99.3% of the population) lived in households, 223 (0.1%) lived in non-institutionalized group quarters, and 1,206 (0.6%) were institutionalized. There were 72,269 households, out of which 21,792 (30.2%) had children under the age of 18 living in them, 37,486 (51.9%) were opposite-sex married couples living together, 8,908 (12.3%) had a female householder with no husband present, 3,693 (5.1%) had a male householder with no wife present. There were 2,359 (3.3%) unmarried opposite-sex partnerships, and 605 (0.8%) same-sex married couples or partnerships. 18,021 households (24.9%) were made up of individuals and 7,077 (9.8%) had someone living alone who was 65 years of age or older. The average household size was 2.63. There were 50,087 families (69.3% of all households); the average family size was 3.19.

In terms of age, the population contained 35,732 people (18.6%) under the age of 18, 16,609 people (8.7%) aged 18 to 24, 54,518 people (28.4%) aged 25 to 44, 54,942 people (28.7%) aged 45 to 64, and 29,918 people (15.6%) who were 65 years of age or older. The median age was 41.0 years. For every 100 females there were 91.1 males. For every 100 females age 18 and over, there were 87.9 males.

There were 76,269 housing units at an average density of 2,493.8 per square mile (962.8/km²), of which 27,535 (38.1%) were owner-occupied, and 44,734 (61.9%) were occupied by renters. The homeowner vacancy rate was 1.3%; the rental vacancy rate was 5.5%. 76,769 people (40.0% of the

population) lived in owner-occupied housing units and 113,521 people (59.2%) lived in rental housing units. According to the 2010 United States Census, Glendale had a median household income of \$54,369, with 12.9% of the population living below the federal poverty line.

ARMENIAN POPULATION

Armenian families have lived in the city since the 1920s, but the surge in immigration escalated in the 1970s. Armenian-Americans are well integrated into the city, with many businesses, several Armenian schools, and ethnic/cultural organizations serving this ethnic group. Most of the Armenians in Glendale arrived in the city in the last two decades. The city of Glendale is home to one of the largest Armenian communities outside of Armenia.

Beginning in the late 1980s, with assistance from family and friends already there, Armenians from the former Soviet Union began arriving. In the Glendale Unified School District, by 1988 they along with students from the Middle East had become the largest ethnic group in the public schools, now having a larger number than the Latinos. Glendale became the municipality with the largest number of ethnic Armenians other than Yerevan. Rick Young, a Glendale Police Department spokesperson, stated "In five to eight years, the [Armenian] community went from a few thousand to about 40,000." Levon Marashlian, an instructor of Armenian history at Glendale College, stated that in the early 1990s Glendale's Armenian community became the largest in the Los Angeles metropolitan area, surpassing the Armenian

community of Hollywood. Alice Petrossian, the GUSD director of intercultural education, stated that Burbank lies within the middle of other Armenian communities, so it attracted Armenians.

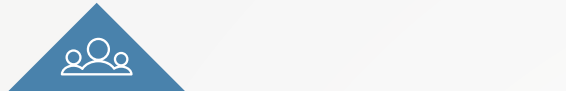
A new headquarters of the Armenian National Committee/Western Region opened in 1994. By 1999, about 25% of the population spoke Armenian and there were many Armenian businesses.

According to the United States 2000 Census Glendale is home to 65,343 Armenian-Americans^[35] (making up 34.1% of the total population), increasing from 1990 when there were 31,402 Armenian-Americans in the city. As of 2005, one third of Los Angeles' estimated 153,000 Armenians, or 51,000 around a quarter of Glendale's 205,000 residents was Armenian. At that time, Armenians held a majority on the Glendale city council.

As of 2009, one of the five members of Glendale's city council is of Armenian descent—Ara J. Najarian. Former Armenian-American mayors of Glendale include Larry Zarian, Bob Yousefian, Rafi Manoukian, and Ara Najarian. Some outspoken members of the highly successful Armenian-American rock band, System Of A Down, were based in Glendale at the time of formation. These include singer Serj Tankian and bassist Shavo Odadjian.

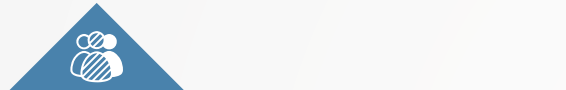
In 2014, a reality show about the Armenians in Glendale entitled Glendale Life premiered on USArmenia TV.

DEMOGRAPHICS



POPULATION

2015 ESTIMATED POPULATION	87,032
2020 ESTIMATED POPULATION	89,262
GROWTH 2015-2020	2.56%



RACE & ETHNICITY

2015 ESTIMATED POPULATION BY RACE AND ORIGIN	87,032	
White	60,666	69.7%
Black	1,427	1.6%
Asian	13,669	15.7%
Pacific Islander	71	.1%
American Indian & Alaska Native	307	4%
Other Race	7,393	8.5%
Two or More Races	3,501	4.0%
Hispanic	18,588	21.4%
White Non-Hispanic	51,141	58.8%



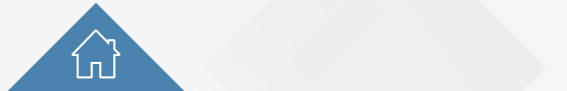
INCOME

2015 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$54,695
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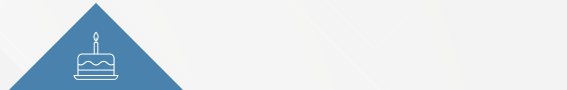
EDUCATION

2015 ESTIMATED POPULATION OVER 25 BY EDUCATIONAL ATTAINMENT	65,043	
Less Than 9th Grade	8,936	13.7%
High School - No Diploma	4,490	6.9%
High School Diploma	13,384	20.6%
Some College	12,151	18.7%
Associate Degree	5,144	7.9%
Bachelor's Degree	15,438	23.7%
Master's Degree	3,808	5.9%
Professional Degree	1,257	1.9%
Doctoral Degree	435	.7%



HOUSING

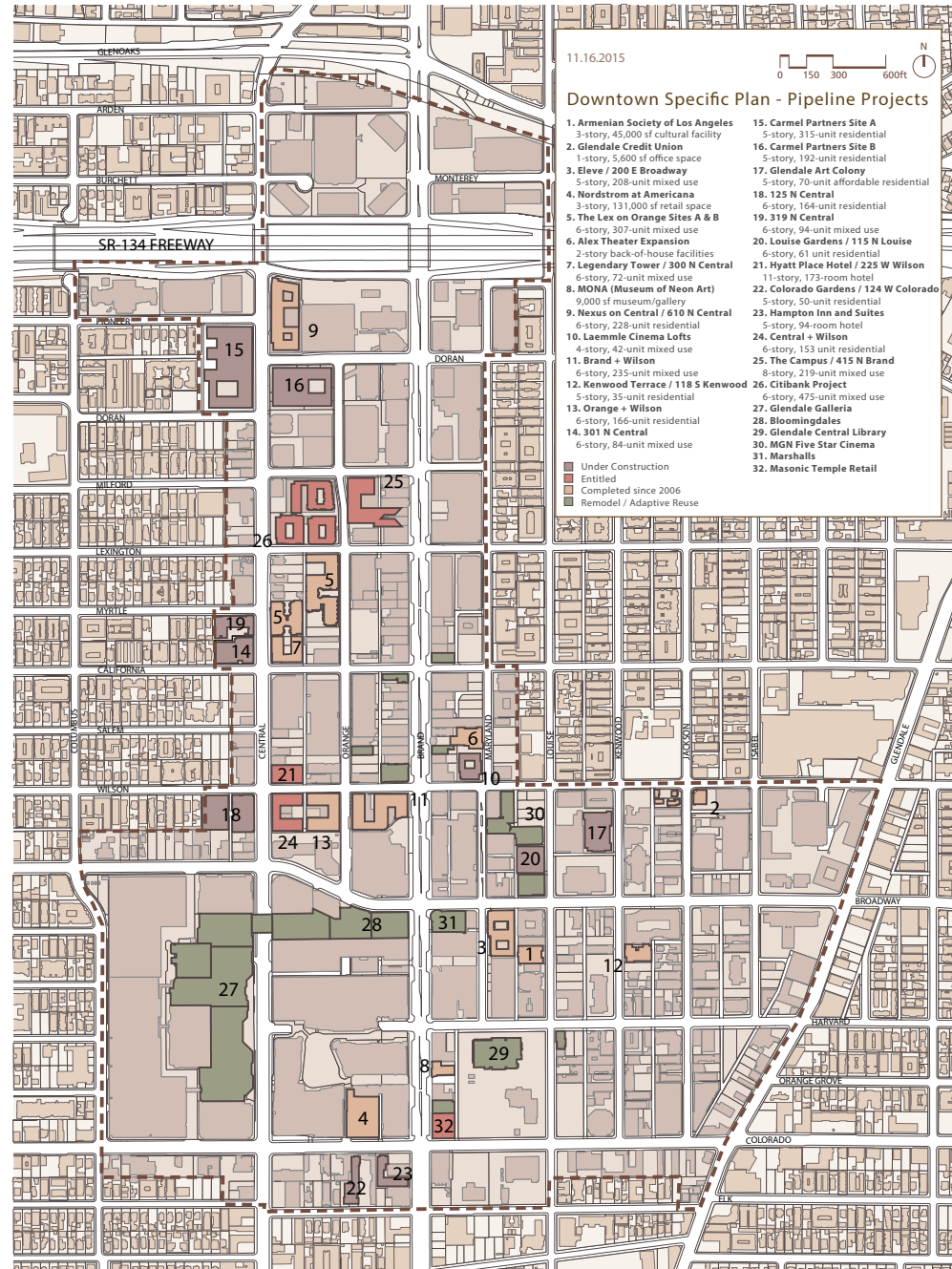
2015 ESTIMATED OWNER OCCUPIED UNITS	6,221
2015 ESTIMATED RENTER OCCUPIED UNITS	69,999



AGE

2015 ESTIMATED POPULATION BY AGE	87,032	
0-4 Years	4,100	4.7%
5-9 Years	4,222	4.9%
10-14 Years	3,931	4.5%
15-17 Years	2,742	3.2%
18-20 Years	2,726	3.1%
21-24 Years	4,268	4.9%
25-24 Years	14,001	16.1%
35-44 Years	13,014	15.0%
45-54 Years	12,493	14.4%
55-64 Years	11,282	13.0%
65-74 Years	7,338	8.4%
75-84 Years	4,836	5.6%
85 Years and Older	2,078	2.4%
2015 Estimated Median Age	40.71	
2015 Estimated Average Age	41.53	





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