



COMMERCIAL REAL ESTATE SERVICES
PASADENA

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE
GLENDALE, CA 91202



EXCLUSIVELY LISTED BY

Robert Leveen
Senior Vice President
robert.leeven@lee-associates.com
D | 213.995.6684
License ID 01476685

Colleen Carey
Owner/Broker CareyCommercialRE
careycommercialre@outlook.com
D | 626.676.1932
Broker ID 02271383 | License ID 01258120

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

02

FINANCIAL ANALYSIS

03

COMPARABLES

04

LOCATION OVERVIEW

05

DEMOGRAPHICS

PRESENTED BY

Robert Leveen

Senior Vice President

robert.leeven@lee-associates.com

D | 213.995.6684

License ID 01476685

Colleen Carey

Owner/Broker CareyCommercialRE

careycommercialre@outlook.com

D | 626.676.1932

Broker ID 02271383 | License ID 01258120

All materials and information received or derived from Lee & Associates - Pasadena its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Lee & Associates - Pasadena its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lee & Associates - Pasadena will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lee & Associates - Pasadena makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lee & Associates - Pasadena does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates - Pasadena in compliance with all applicable fair housing and equal opportunity laws.

SECTION I

EXECUTIVE SUMMARY

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202



Executive Summary

PROPERTY OVERVIEW

Lee & Associates is proud to present Columbus Avenue Apartments at 1320 N Columbus Avenue, located in the Verdugo Viejo neighborhood of Glendale. The 1961 constructed property is comprised of spacious two x 1 bedroom/1 bath, one x 2 bedroom/1.5 bath townhome and ten x 2 bedroom/1.75 bath apartments. The property has ±14,326 rentable square feet situated on a ±14,698 SF parcel. Ownership has always meticulously maintained the property. Major capital expenditures over the last five years include a new roof, new water heater, and new sewer and secondary drain lines. Units have been upgraded and remodeled when turned over. The property has a central water heater, owned on-site laundry, and ample storage space. Second floor units have balconies, and first floor units have private patios. The townhome unit has its own spacious private yard. There are 24 tandem parking and 1 single parking space. The property is majority copper plumbed. The property is subject to AB 1482 and city of Glendale Rental Rights Program.

The Columbus Avenue Apartment property is situated in a stable, residential neighborhood. The area appeals to a wide tenant base including young professionals, families, and entertainment industry employees due to its central location and livability. Glendale consistently ranks as a highly desirable rental market due to its safety, established neighborhoods, and proximity to major job hubs, making it an attractive long-term housing option.

The property benefits from close proximity to Glendale's premier retail corridors and shopping destinations, including The Americana at Brand, Glendale Galleria, and Downtown Glendale along Brand Boulevard. These destinations offer a wide mix of national retailers, dining, and entertainment options, providing tenants with convenient access to everyday needs and lifestyle amenities. The surrounding area offers a dynamic lifestyle environment with a diverse restaurant scene, entertainment venues such as the Alex Theatre, and cultural attractions including the Museum of Neon Art. Nearby recreational options such as Griffith Park further enhance the appeal, creating a well-rounded living environment attractive to modern renters.

The property offers strong connectivity to the greater Los Angeles region, with access to Glendale Beeline and Metro bus routes, as well as the Glendale Transportation Center providing Metrolink and Amtrak service. Convenient access to I-5, CA-134, and CA-2 freeways to Downtown Los Angeles, San Fernando and San Gabriel Valleys and beyond.

The offering is a rare opportunity to acquire a highly desirable apartment property which has not been available to the market since the early 1970s.

INVESTMENT HIGHLIGHTS

- **Meticulously maintained by current ownership for over 50 years**
- **Approx. \$150,000 in CapEx in the last 5 years**
- **Fantastic unit mix**
- **Rare Verdugo Viejo neighborhood opportunity**
- **Seismic Retrofit not required in Glendale**

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
GLENDALE, CA 91202

Property Photos



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
GLENDALE, CA 91202

Property Photos



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
GLENDALE, CA 91202

Property Photos



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
GLENDALE, CA 91202

Property Photos



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
GLENDALE, CA 91202

Property Photos



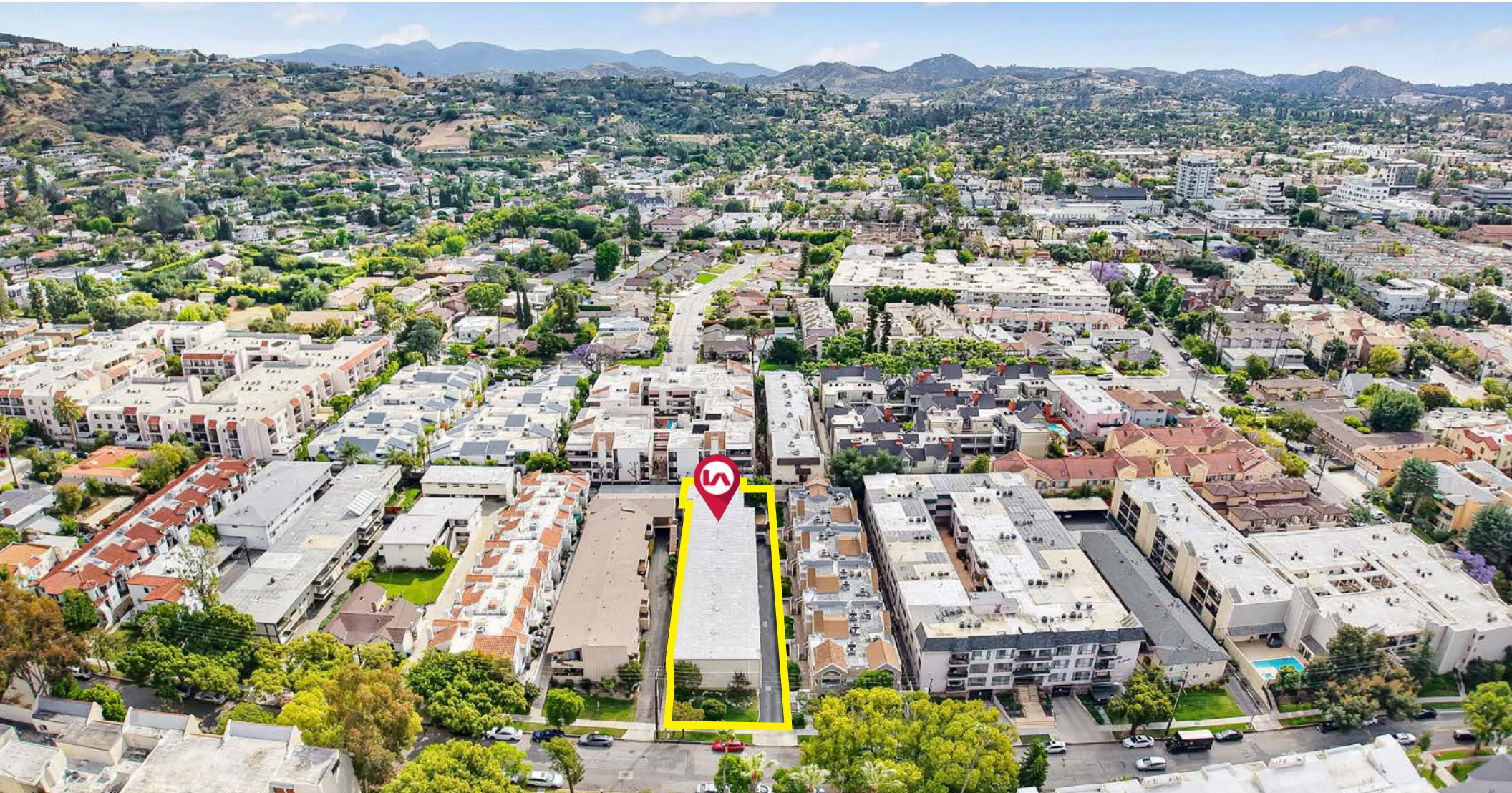
Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
GLENDALE, CA 91202

Aerial Photos



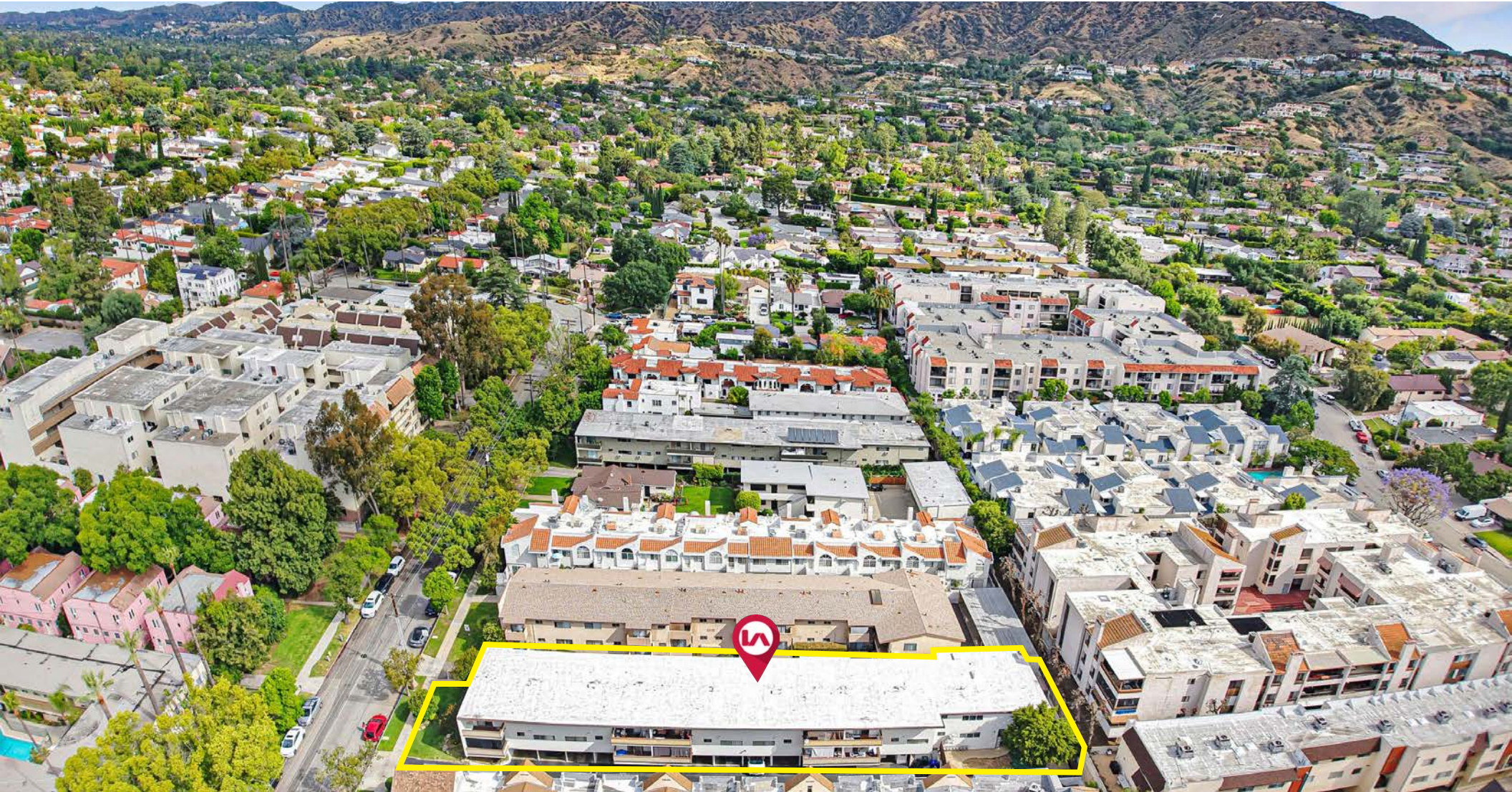
Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
GLENDALE, CA 91202

Aerial Photos



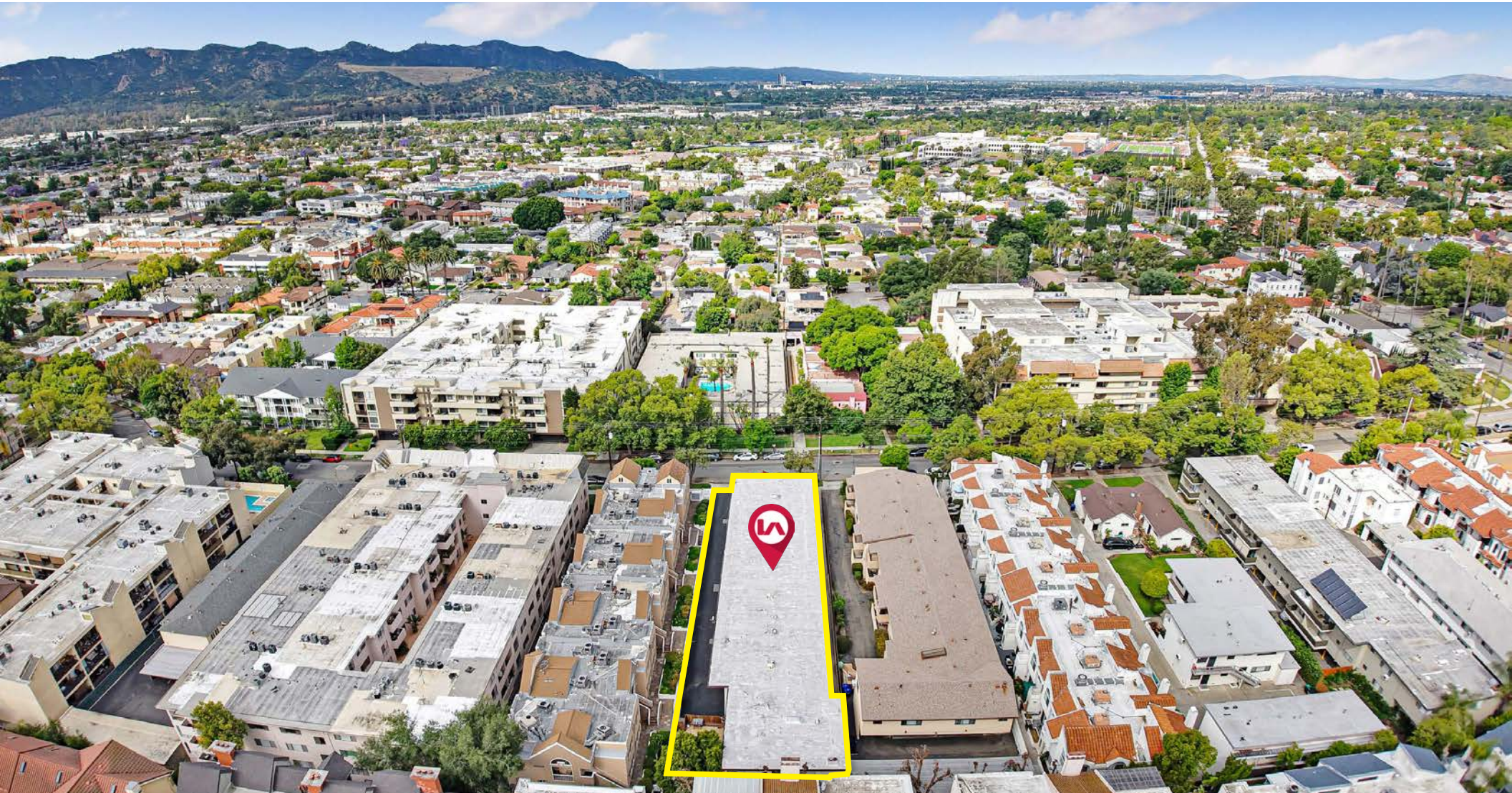
Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
GLENDALE, CA 91202

Aerial Photos



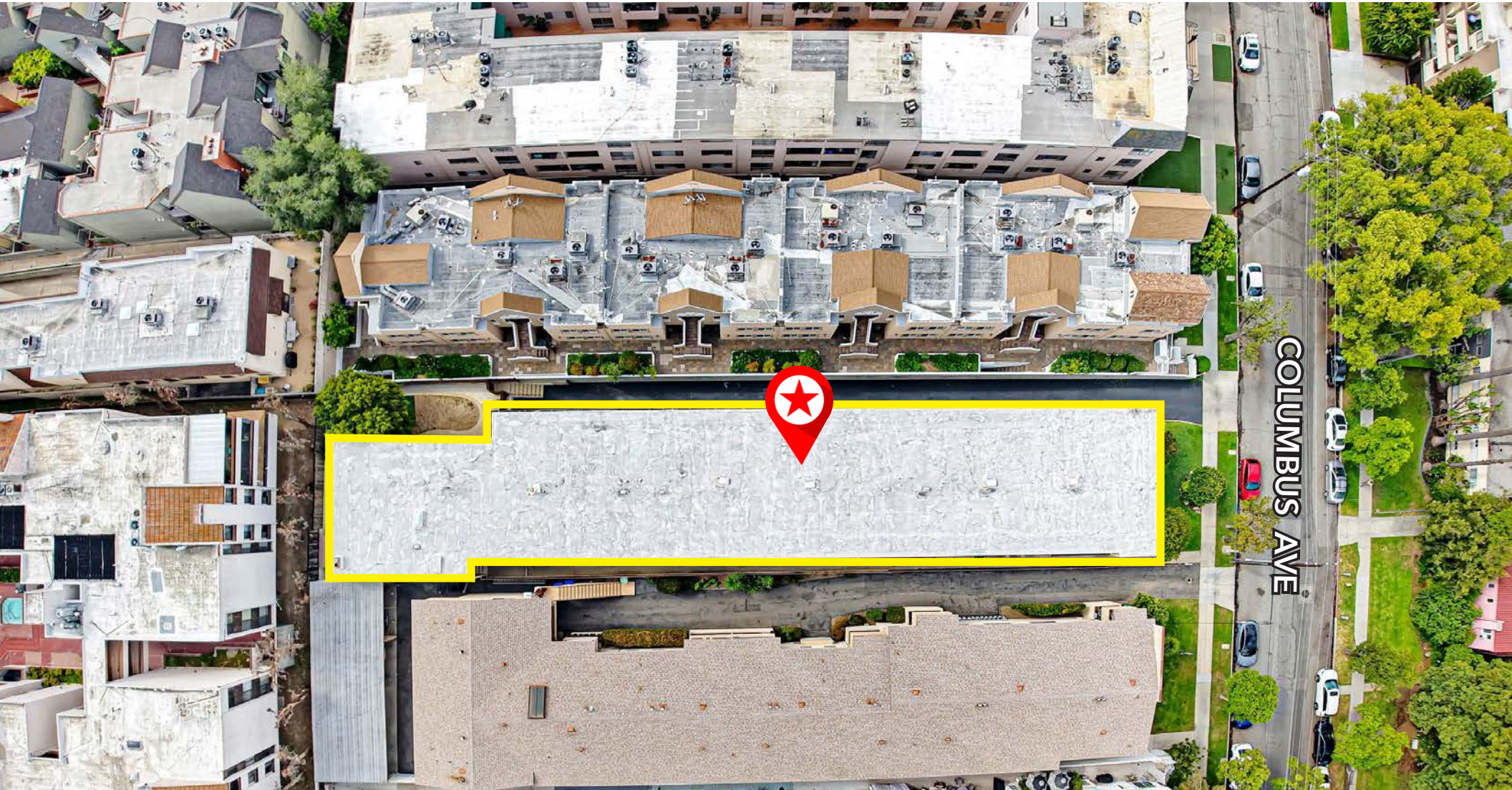
Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
GLENDALE, CA 91202

Property Photos



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

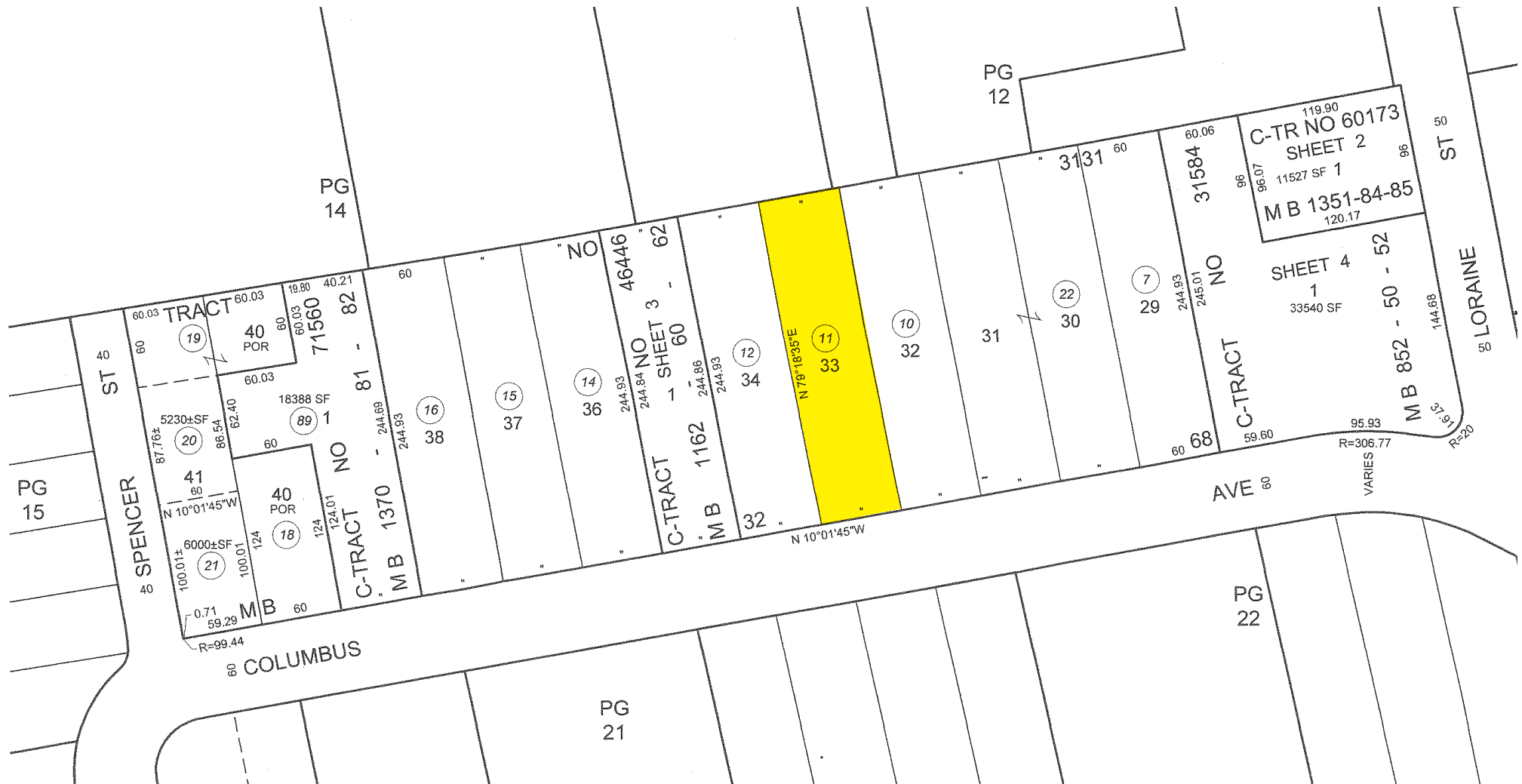
Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM
1320 N COLUMBUS AVENUE
 GLENDALE, CA 91202



Parcel Map



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SECTION II

FINANCIAL ANALYSIS

1320 N COLUMBUS AVENUE
GLENDALE, CA 91202



OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Investment Overview

THE PROPERTY: 1320 N Columbus Avenue
Glendale, CA 91202

APN: 5833-013-011

LIST PRICE: \$4,800,000

NUMBER OF UNITS: 13

PRICE PER UNIT: \$369,231

YEAR BUILT: 1961

RENTABLE SF: 14,326

LOT SIZE SF: 14,698

PRICE PER SF: \$335.06

CURRENT GRM: 12.52

MARKET GRM: 11.35

CURRENT CAP: 5.16%

MARKET CAP: 5.81%

ELECTRIC: Individual

GAS: Individual

ZONING: GLR4YY

PARKING: 25 Spaces

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Income and Expense

INCOME

		Current		Market
Gross Scheduled Rental Income	\$	383,520	\$	423,000
Laundry Income	\$	3,500	\$	3,500
Vacancy/Concessions 3.00%	\$	11,506	4.00% \$	16,920
Effective Gross Income:	\$	375,514	\$	409,580

EXPENSES

(Expenses are estimated)

			Per Unit	Per SF			Per Unit	Per SF
Real Estate Taxes 1.080%	\$	51,840	\$	3,988	\$	51,840	\$	3,988
Direct Assessments	\$	1,500	\$	115	\$	1,500	\$	115
Insurance	\$	17,908	\$	1,378	\$	17,908	\$	1,378
Glendale Water & Power	\$	8,500	\$	654	\$	8,500	\$	654
Gas	\$	4,200	\$	323	\$	4,200	\$	323
Trash Disposal	\$	6,835	\$	526	\$	6,835	\$	526
Business Registration Certificate	\$	496	\$	38	\$	496	\$	38
Management Fee 4.00%	\$	15,021	\$	1,155	\$	16,383	\$	1,260
Repairs/Maintenance (% of EGI) 4.00%	\$	15,021	\$	1,155	\$	16,383	\$	1,260
Gardener	\$	2,400	\$	185	\$	2,400	\$	185
Pest Control	\$	800	\$	62	\$	800	\$	62
Replacement Reserve	\$	3,250	\$	250	\$	3,250	\$	250
Total Expenses	\$	127,770			\$	130,495		
Net Operating Income	\$	247,745			\$	279,085		
Expenses Per Unit:	\$	9,828.43			\$	10,038.07		
Expenses Per Square Foot	\$	8.92			\$	9.11		
% Of Effective Gross Income		34.03%				31.86%		

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

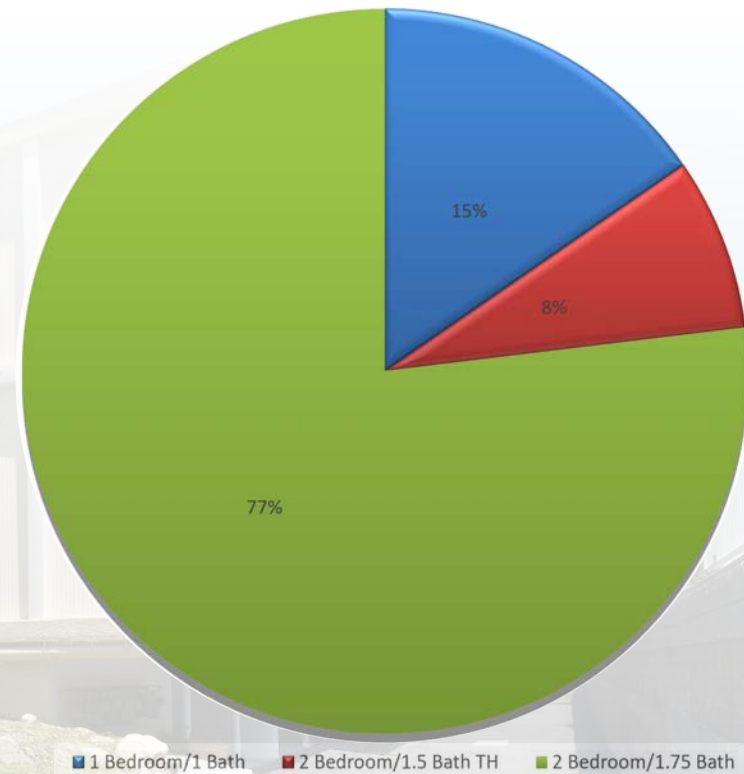
Rent Roll

Unit	Unit Mix	Last Rent Increase	Current Monthly	Current Yearly	Market Monthly	Market Yearly
1	2 Bedroom/1.75 Bath	2/1/2025	\$ 2,700	\$ 32,400	\$ 2,750	\$ 33,000
2	2 Bedroom/1.75 Bath	2/1/2025	\$ 2,425	\$ 29,100	\$ 2,750	\$ 33,000
3	2 Bedroom/1.75 Bath	New Lease	\$ 2,700	\$ 32,400	\$ 2,750	\$ 33,000
4	2 Bedroom/1.75 Bath	2/1/2025	\$ 2,350	\$ 28,200	\$ 2,750	\$ 33,000
5	2 Bedroom/1.75 Bath	3/1/2025	\$ 2,750	\$ 33,000	\$ 2,750	\$ 33,000
6	1 Bedroom/1 Bath	3/1/2025	\$ 1,850	\$ 22,200	\$ 2,250	\$ 27,000
7	2 Bedroom/1.5 Bath TH	2/1/2025	\$ 2,700	\$ 32,400	\$ 3,250	\$ 39,000
8	1 Bedroom/1 Bath	3/1/2025	\$ 2,025	\$ 24,300	\$ 2,250	\$ 27,000
9	2 Bedroom/1.75 Bath	3/1/2025	\$ 2,650	\$ 31,800	\$ 2,750	\$ 33,000
10	2 Bedroom/1.75 Bath	3/1/2025	\$ 2,360	\$ 28,320	\$ 2,750	\$ 33,000
11	2 Bedroom/1.75 Bath	3/1/2025	\$ 2,650	\$ 31,800	\$ 2,750	\$ 33,000
12	2 Bedroom/1.75 Bath	10/1/2025	\$ 2,400	\$ 28,800	\$ 2,750	\$ 33,000
13	2 Bedroom/1.75 Bath	2/1/2025	\$ 2,400	\$ 28,800	\$ 2,750	\$ 33,000
Total			\$ 31,960	\$ 383,520	\$ 35,250	\$ 423,000

Unit Breakdown

Unit Mix	# Units	Rent Range (Current Monthly)
1 Bedroom/1 Bath	2	\$1,850 - \$2,025
2 Bedroom/1.5 Bath TH	1	\$2,700
2 Bedroom/1.75 Bath	10	\$2,350 - \$2,750
Total	13	

Unit Mix



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Financing

Financing Scenario		Current	Market
Price		\$4,800,000	\$4,800,000
Down Payment	41%	\$1,968,000	\$1,968,000
Loan Amount		\$2,832,000	\$2,832,000
Interest Rate/Annual Payment	5.90%	\$203,545	\$203,545
Cash Flow After Debt Service		\$44,200	\$75,540
Cash-On-Cash Return		2.25%	3.84%
Year One Principal Reduction		\$36,457	\$36,457
Year One Total Return		4.10%	5.69%
Debt Service Coverage		1.22	1.37

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

10 Year Cash Flow Model

Income	Annual Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Gross Potential Rent (GPR)	4%	\$383,520	\$398,861	\$414,815	\$431,408	\$448,664	\$466,611	\$485,275	\$504,686	\$524,874	\$545,869	\$4,604,582
Total Vacancy Loss	3%	(\$11,506)	(\$11,966)	(\$12,444)	(\$12,942)	(\$13,460)	(\$13,998)	(\$14,558)	(\$15,141)	(\$15,746)	(\$16,376)	(\$138,137)
Other Income		\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Net Rental Income		\$375,514	\$390,395	\$405,871	\$421,966	\$438,704	\$456,112	\$474,217	\$493,046	\$512,627	\$532,992	\$4,469,945
Total Expense	1.5%	(\$127,770)	(\$129,686)	(\$131,631)	(\$133,606)	(\$135,610)	(\$137,644)	(\$139,709)	(\$141,804)	(\$143,932)	(\$146,091)	(\$1,367,483)
Net Operating Income		\$247,745	\$260,709	\$274,239	\$288,360	\$303,094	\$318,468	\$334,508	\$351,241	\$368,696	\$386,902	\$3,133,962
Debt Service		(\$203,545)	(\$203,545)	(\$203,545)	(\$203,545)	(\$203,545)	(\$203,545)	(\$203,545)	(\$203,545)	(\$203,545)	(\$203,545)	(\$2,035,451)
Net Income After Debt Service		\$44,200	\$57,164	\$70,694	\$84,815	\$99,549	\$114,923	\$130,963	\$147,696	\$165,151	\$183,357	\$1,098,511
Pre-Tax Cash on Cash Return		2.25%	2.90%	3.59%	4.31%	5.06%	5.84%	6.65%	7.50%	8.39%	9.32%	



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SECTION III COMPARABLES

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

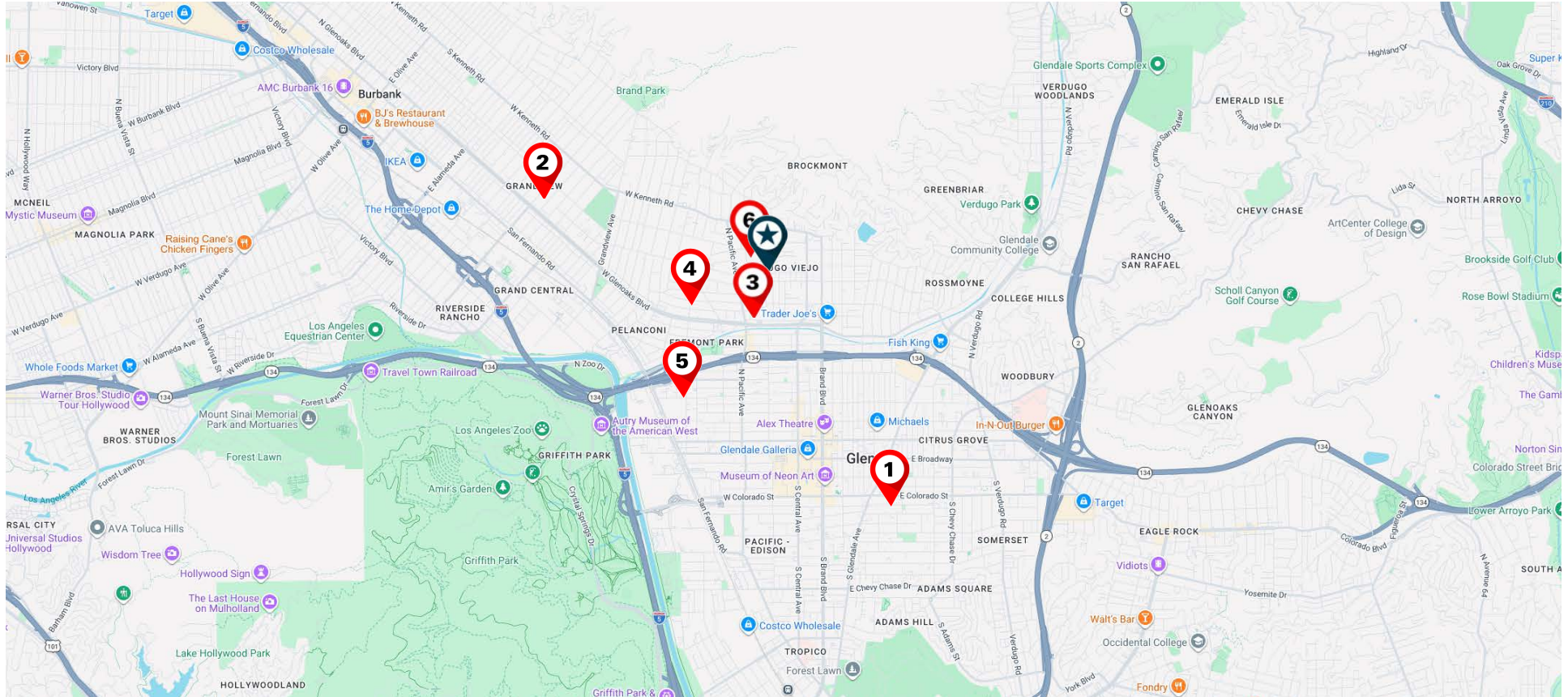


OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

Sold Sale Comparables Map



SUBJECT PROPERTY

1320 N Columbus Ave, Glendale, CA 91202

- | | | | | | |
|---|---|---|--------------------------------------|---|---|
| 1 629 E. ELK AVE
Glendale, CA | 2 1142 WESTERN AVE
Glendale, CA | 3 437 W. GLENOAKS BLVD
Glendale, CA | 4 700 PALM DR
Glendale, CA | 5 735 MILFORD ST
Glendale, CA | 6 1244 N. COLUMBUS AVE
Glendale, CA |
|---|---|---|--------------------------------------|---|---|

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

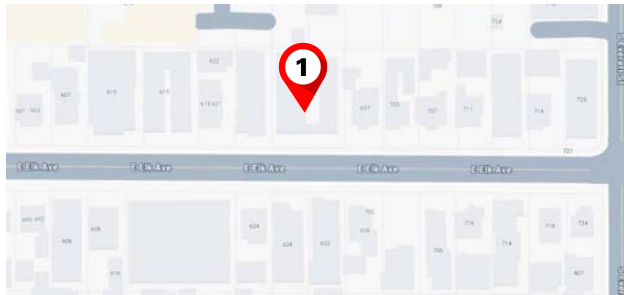
1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

Sold Sale Comparables



1 629 E. ELK AVENUE
GLENDALE, CA 91204

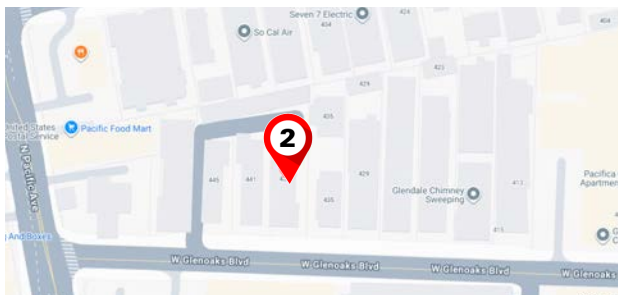


Sold Price	\$4,825,000	# Units	14
Price/Unit	\$344,643	GRM	12.25
Price/SF	\$450.93	CAP	4.88%
Rentable SF	10,700	COE	5/1/2026
Year Built	1986		
Unit Mix: 6 x 1 bd/1ba, 8 x 2bd/1ba			
Location: Inferior			

Comments: Several units renovated. Delivered with approved plans to convert storage units to 2 x 2b ADUs



2 437 W. GLENOAKS BLVD.
GLENDALE, CA 91201



Sold Price	\$2,800,000	# Units	9
Price/Unit	\$311,111	GRM	14.39
Price/SF	\$425.53	CAP	4.17%
Rentable SF	6,580	COE	12/31/2025
Year Built	1962		
Unit Mix: 5 x 1bd/1ba, 4 x 2bd/1ba			
Location: Inferior			

Comments: 1 unit vacant at COE; 3 units recently remodeled



3 700 PALM DRIVE
GLENDALE, CA 91202



Sold Price	\$6,350,000	# Units	14
Price/Unit	\$453,571	GRM	N/A
Price/SF	\$345.62	CAP	N/A
Rentable SF	18,373	COE	10/31/2025
Year Built	1987		
Unit Mix: Studios, 2 bd/2ba, 3 bd/2.5ba TH			
Location: Equivalent			

Comments: Newer product, amenities include gated parking, elevator, controlled access, central, HVAC, fireplaces in each unit

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

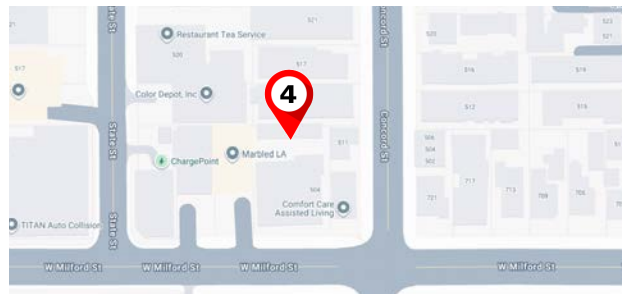
1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Sold Sale Comparables



4 735 MILFORD STREET
GLENDAL, CA 91203



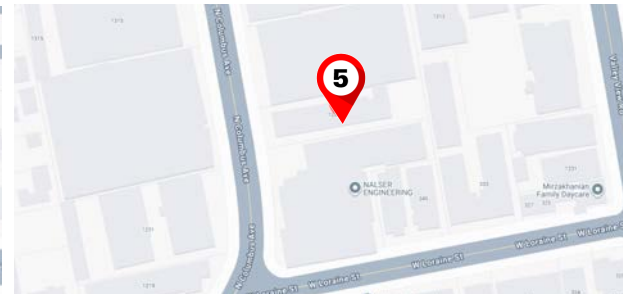
Sold Price	\$3,450,000	# Units	12
Price/Unit	\$287,500	GRM	12.21
Price/SF	\$364.00	CAP	4.91%
Rentable SF	9,478	COE	8/11/2025
Year Built	1979		
Unit Mix:	8 x 1bd/1ba, 4 x 2bd/2ba		

Location: Inferior

Comments: Sold by original builder. Fireplaces in each unit.



5 1244 N. COLUMBUS AVE
GLENDAL, CA 91202



Sold Price	\$3,650,000	# Units	12
Price/Unit	\$304,167	GRM	16.07
Price/SF	\$491.65	CAP	3.73%
Rentable SF	7,424	COE	5/30/2025
Year Built	1953		
Unit Mix:	10 x 1bd/1ba, 2 x 2bd/1ba		

Location: Equivalent

Comments: Newer roof, new sub-panels, new driveway 30% rental upside

	Subject Property	Sold Properties Average
Price/Unit	\$369,231	\$340,198
Price/SF	\$335.06	\$415.55
GRM	12.52	13.73
CAP	5.16%	4.42%

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

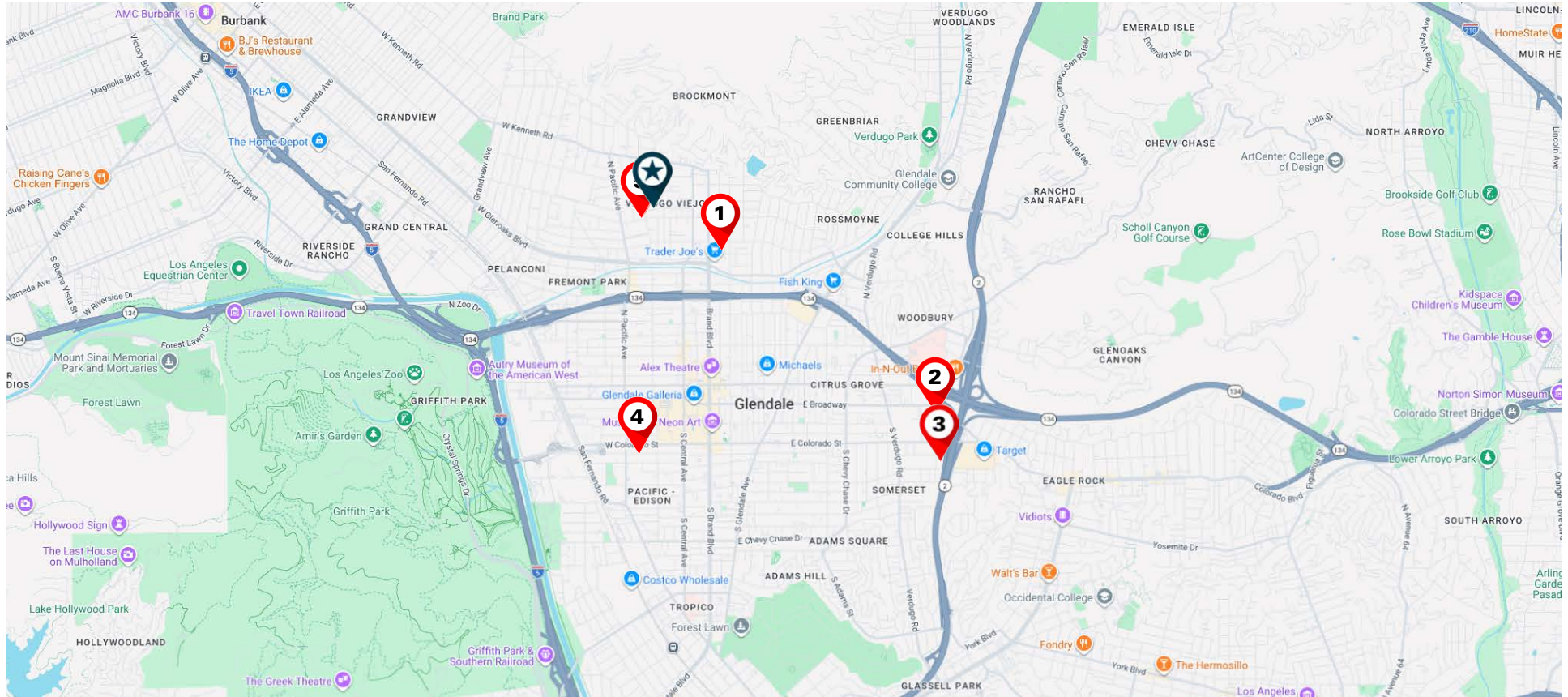
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Active Sale Comparables Map



SUBJECT PROPERTY

1320 N Columbus Ave, Glendale, CA 91202

- | | | | | |
|--|---|--|---|---|
| 1 200 E DRYDEN ST
Glendale, CA 91207 | 2 1542 E. BROADWAY
Glendale, CA 91207 | 3 404 LINCOLN AVE
Glendale, CA 91207 | 4 447 W. ELK AVE
Glendale, CA 91207 | 5 1207 N. COLUMBUS AVE
Glendale, CA 91207 |
|--|---|--|---|---|

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Active Sale Comparables



1 200 E DRYDEN STREET
GLENDAL, CA 91207



List Price	\$3,500,000	# Units	12
Price/Unit	\$291,667	GRM	14.48
Price/SF	\$402.44	CAP	3.70%
Rentable SF	8,697	Status	Escrow
Year Built	1954	Location	Inferior
Unit Mix: 12 x 1 bd/1ba			

Comments:



2 1542 E. BROADWAY
GLENDAL, CA 91205

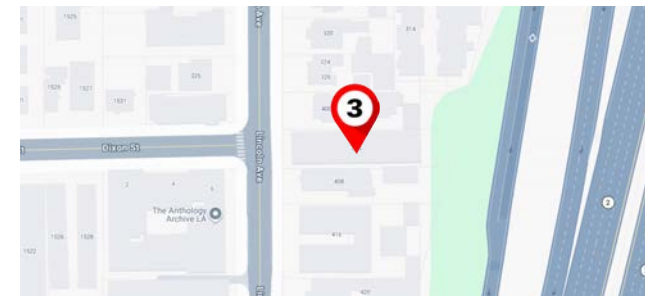


List Price	\$2,100,000	# Units	8
Price/Unit	\$262,500	GRM	11.87
Price/SF	\$382.93	CAP	5.59%
Rentable SF	5,484	Status	Escrow
Year Built	1937	Location	Equivalent
Unit Mix: 8 x 1 bd/1 ba			

Comments: Well maintained Spanish style, 1 unit vacant; individual water heaters



3 404 LINCOLN AVENUE
GLENDAL, CA 91205



List Price	\$5,199,000	# Units	14
Price/Unit	\$371,357	GRM	13.03
Price/SF	\$394.58	CAP	4.60%
Rentable SF	13,176	Status	Escrow
Year Built	1987	Location	Inferior
Unit Mix: 12 x 2 bd/2 ba, 2 x 3bd/2 ba			

Comments: Value add; in unit laundry, central HVAC.

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

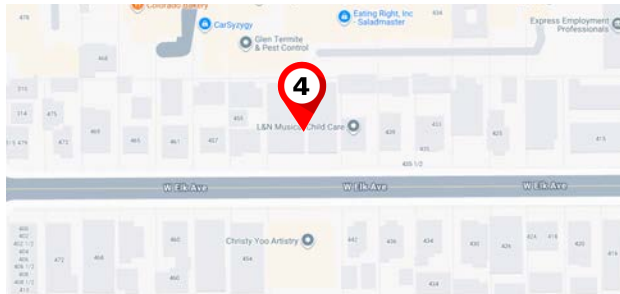
1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Active Sale Comparables



4 447 W. ELK AVENUE
GLENDAL, CA 91204



List Price	\$5,550,000	# Units	16
Price/Unit	\$346,875	GRM	13.84
Price/SF	\$436.87	CAP	4.52%
Rentable SF	12,704	Status	Active
Year Built	1964	Location	Inferior
Unit Mix: 8 x 1 bed/1ba, 4 x 2b/1.5ba, 4 x 2bd/2ba			

Comments: 3 vacant units, value add opportunity



5 1207 N. COLUMBUS AVE
GLENDAL, CA 91202



List Price	\$4,695,000	# Units	10
Price/Unit	\$469,500	GRM	16.58
Price/SF	\$492.97	CAP	3.62%
Rentable SF	9,524	Status	Escrow
Year Built	1989	Location	Equivalent
Unit Mix: 10 x 2 bd/2 ba			

Comments: 2 units recently renovated, balconies, fireplaces, central HVAC; controlled access, gated parking.

	Subject Property	Active Properties Average
Price/Unit	\$369,231	\$348,380
Price/SF	\$335.06	\$421.96
GRM	12.52	13.96
CAP	5.16%	4.41%

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

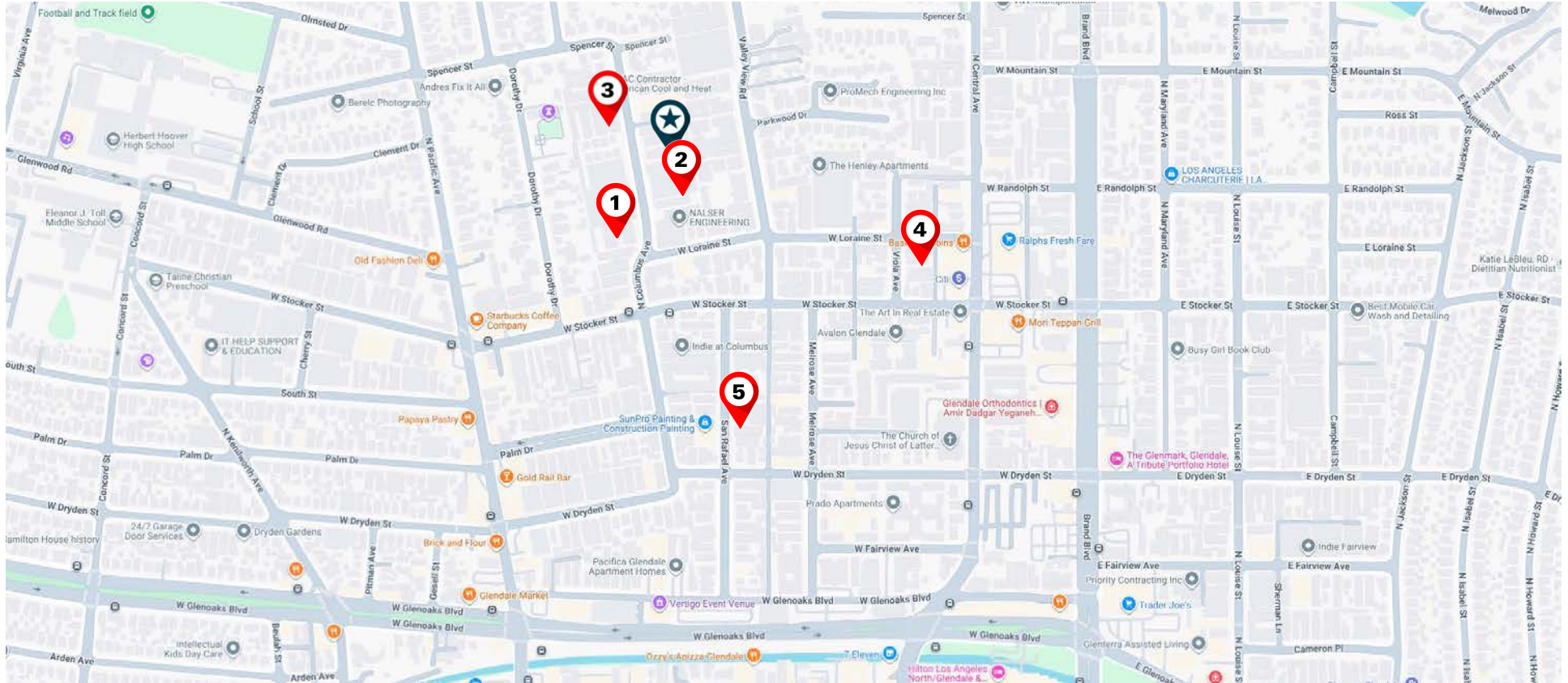
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Rent Comparables Map



SUBJECT PROPERTY

1320 N Columbus Ave, Glendale, CA 91202

- | | | | | |
|--|--|--|--|---|
| 1 1233 N COLUMBUS AVE #1C
Glendale, CA | 2 1306 N COLUMBUS AVE #204, 214
Glendale, CA | 3 1339 N COLUMBUS AVE
Glendale, CA | 4 1212 VIOLA AVE #102
Glendale, CA | 5 1116 SAN RAFAEL AVE #2
Glendale, CA |
|--|--|--|--|---|

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

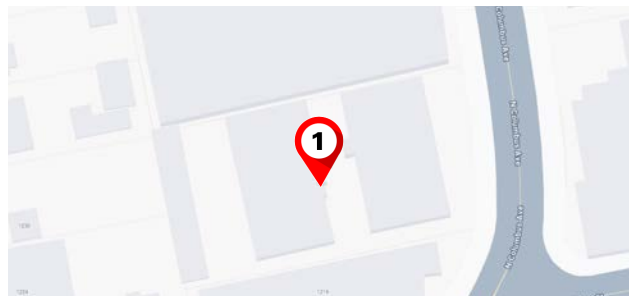
1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Rent Comparables



1 1233 N COLUMBUS AVE #1C
GLENDAL, CA

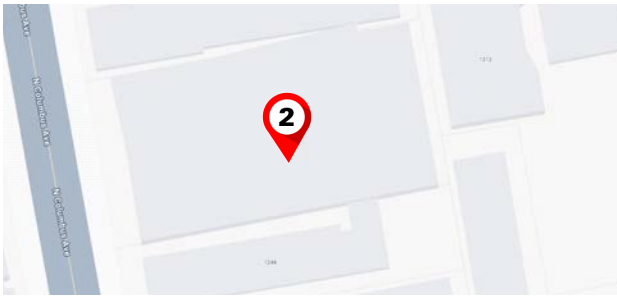


Unit Type	2 Bed/2 Bath
Rent	\$3,000
Status	Leased

Comments/Amenities: 1,047 SF; Condominium, utilities included, pets okay, in unit laundry



2 1306 N COLUMBUS AVE
#204, 214
GLENDAL, CA

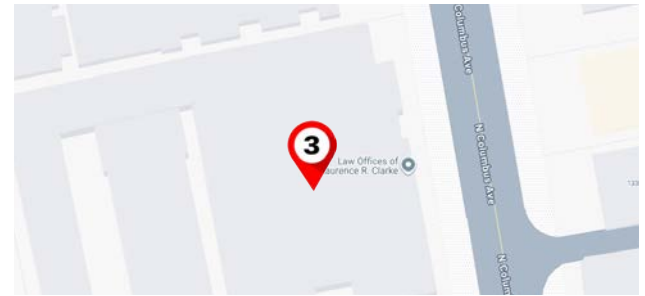


Unit Type	1 Bed/1 Bath
Rent	\$2,332
Status	Active

Comments/Amenities: 800 SF; renovated with new appliances, flooring, countertops, central HVAC, pool



3 1339 N COLUMBUS AVENUE
GLENDAL, CA



Unit Type	1 Bd/1 Ba + Loft
Rent	\$2,500
Status	Active

Comments/Amenities: 1,284 SF; Condominium, remodeled, pool and BBQ.

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

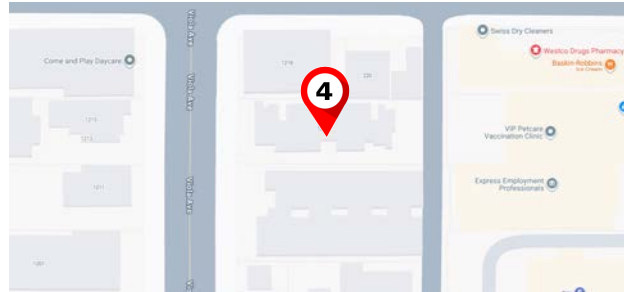
1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Rent Comparables



4 1212 VIOLA AVENUE #102
GLENDAL, CA

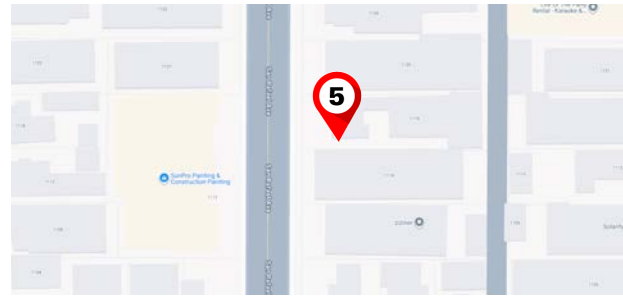


Unit Type	2 Bd/2.5 Ba
Rent	\$3,700
Status	Leased

Comments/Amenities: 1,117 SF; newer construction, central HVAC, private patio, in unit laundry



5 1116 SAN RAFAEL AVE #2
GLENDAL, CA



Unit Type	1 Bed/1 Bath
Rent	\$2,295
Status	Leased

Comments/Amenities: 725 SF; remodeled, new appliances, central HVAC, private patio, pets okay

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION IV

LOCATION INFORMATION

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

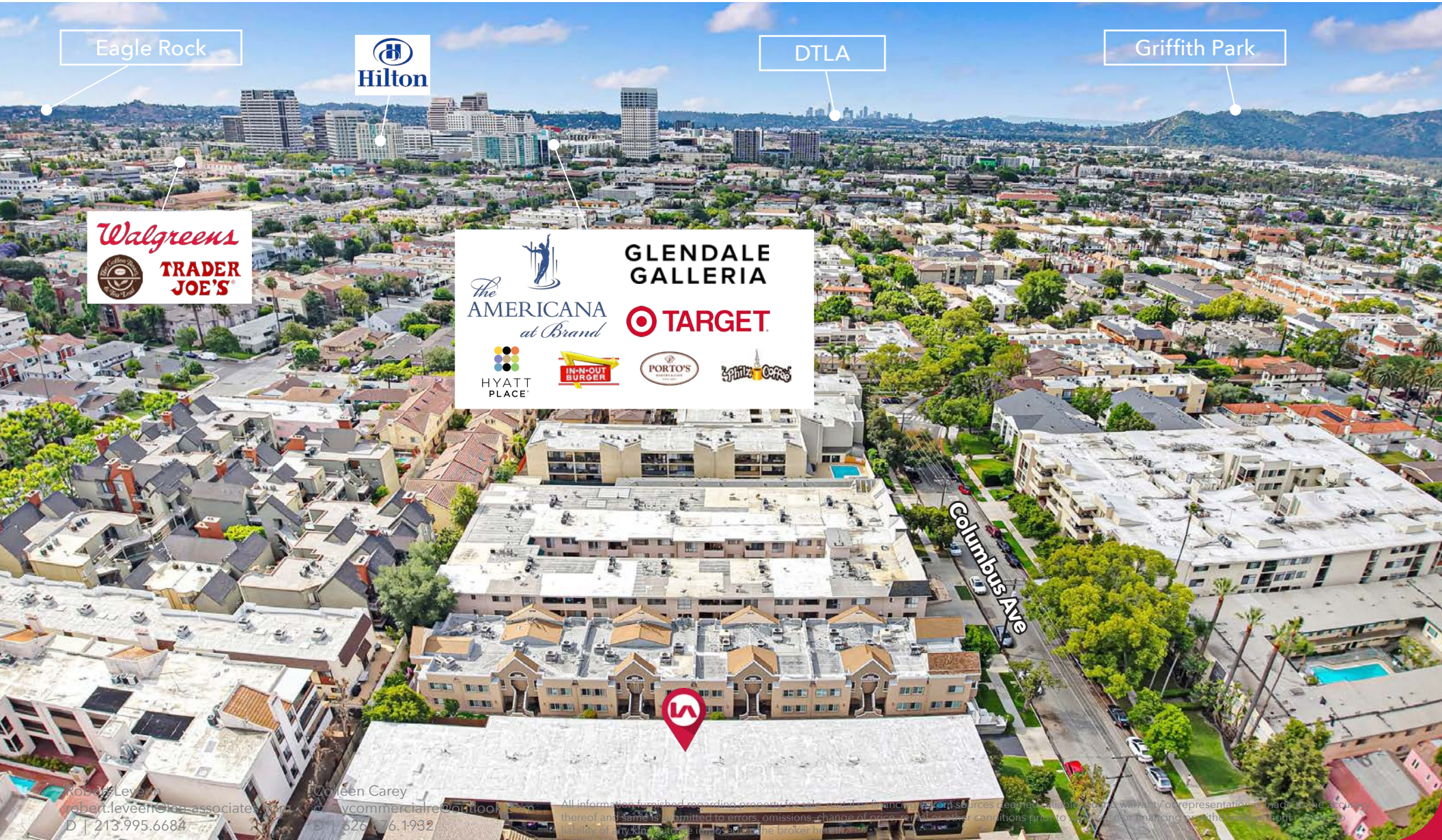


OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Amenities Map

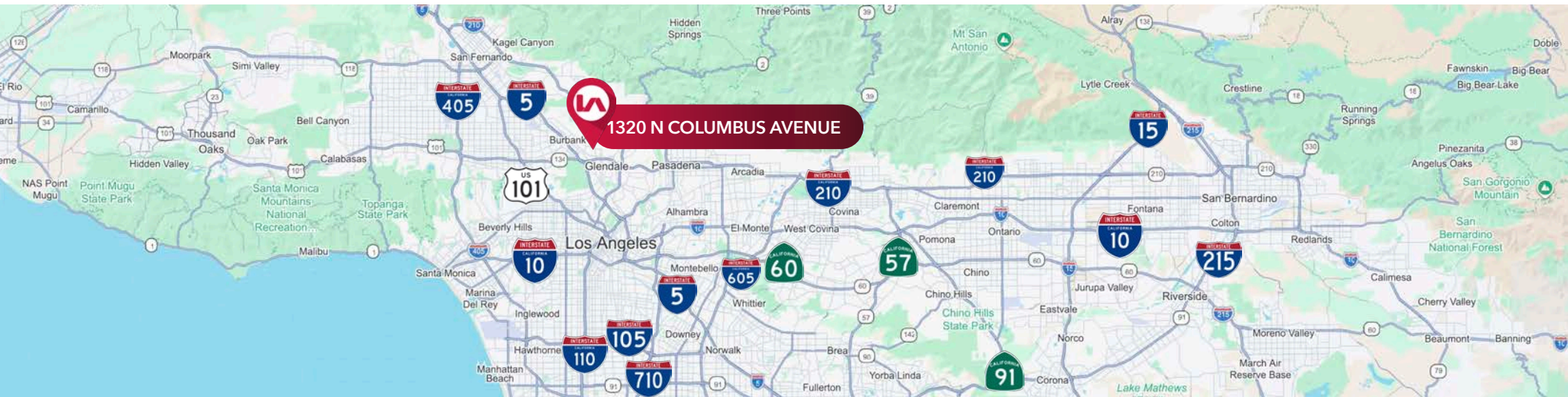
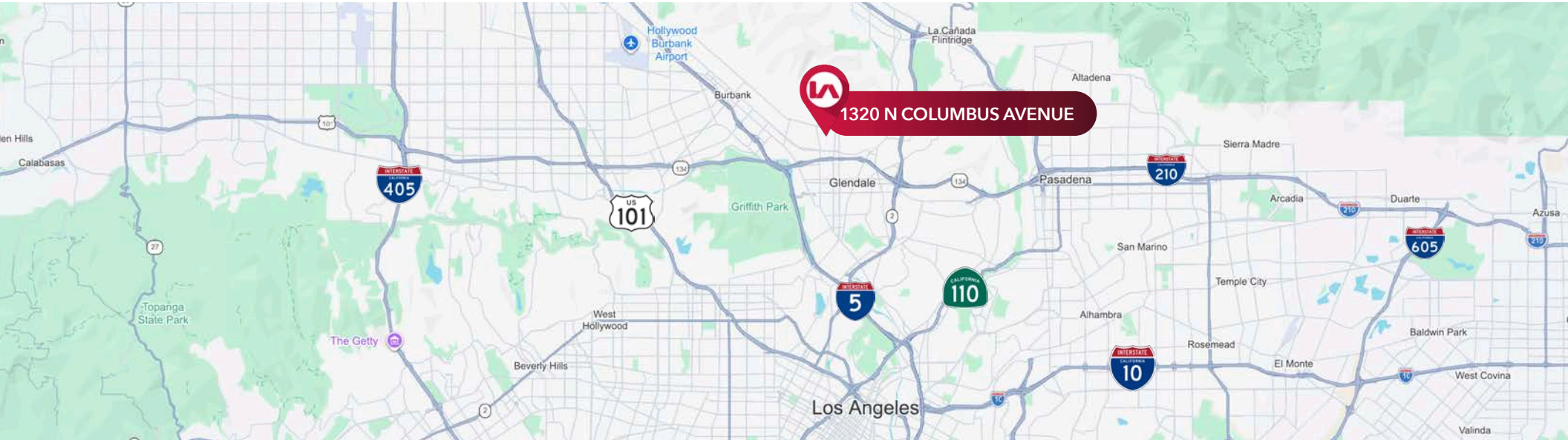


OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

Location Maps



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

VERDUGO VIEJO | Northwest Glendale

Situated at the crossroads of Los Angeles' most affluent and densely populated trade areas, Glendale has emerged as one of Southern California's premier live-work-play destinations. Renowned for its strong demographics, highly educated workforce, and exceptional quality of life, Glendale offers a dynamic blend of upscale residential neighborhoods, thriving corporate headquarters, and destination retail amenities. The city is home to globally recognized employers including The Walt Disney Company, DreamWorks Animation, and ServiceTitan, reinforcing its reputation as a major economic hub within the greater Los Angeles region. Convenient access to Interstates 5 and 134 further positions Glendale as a strategic location with connectivity to Downtown Los Angeles, Pasadena, Burbank, and the San Fernando Valley.

Anchored by the acclaimed Americana at Brand and Glendale Galleria, Glendale boasts one of the region's strongest retail and entertainment corridors, drawing millions of visitors annually. Residents and visitors alike benefit from an exceptional array of dining, shopping, cultural attractions, and outdoor recreation, all set against the backdrop of the Verdugo Mountains. The city's continued investment in infrastructure, mixed-use development, and pedestrian-friendly urban planning has fueled sustained demand from residents, businesses, and investors seeking long-term growth within a highly desirable Southern California market.



Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SECTION V

DEMOGRAPHICS

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202



OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDAL, CA 91202

Demographics Report

POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	36,906	192,773	435,482
Median age	43	42.9	42.9

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	15,167	76,608	172,562
Total persons per HH	2.4	2.4	2.4
Average HH income	\$117,050	\$110,464	\$128,485
Average house value	\$1,014,468	\$1,031,762	\$1,071,609

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	24,795	118,764	239,925
Black	823	4,196	9,269
American Indian/Alaskan Native	140	1,188	3,356
Asian	5,527	28,186	72,945
Hawaiian & Pacific Islander	20	139	383
Two or More Races	5,602	40,300	109,604
Hispanic Origin	5,001	38,984	107,221

*Demographic data derived from Co-Star 2025

WALK SCORE



Very Walkable
Most errands can be accomplished on foot.



Some Transit
A few nearby public transportation options.



Somewhat Bikeable
Minimal bike infrastructure.

Robert Leveen
robert.leeven@lee-associates.com
D | 213.995.6684

Colleen Carey
careycommercialre@outlook.com
D | 626.676.1932

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.