



# 820 THOMPSON AVE

GLENDAL, CA 91201

820 THOMPSON AVE



GLENDAL

DISNEY

GRAND CENTRAL

GRANDVIEW

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# *HIGH-QUALITY* SMALL-BAY INDUSTRIAL *ASSET*

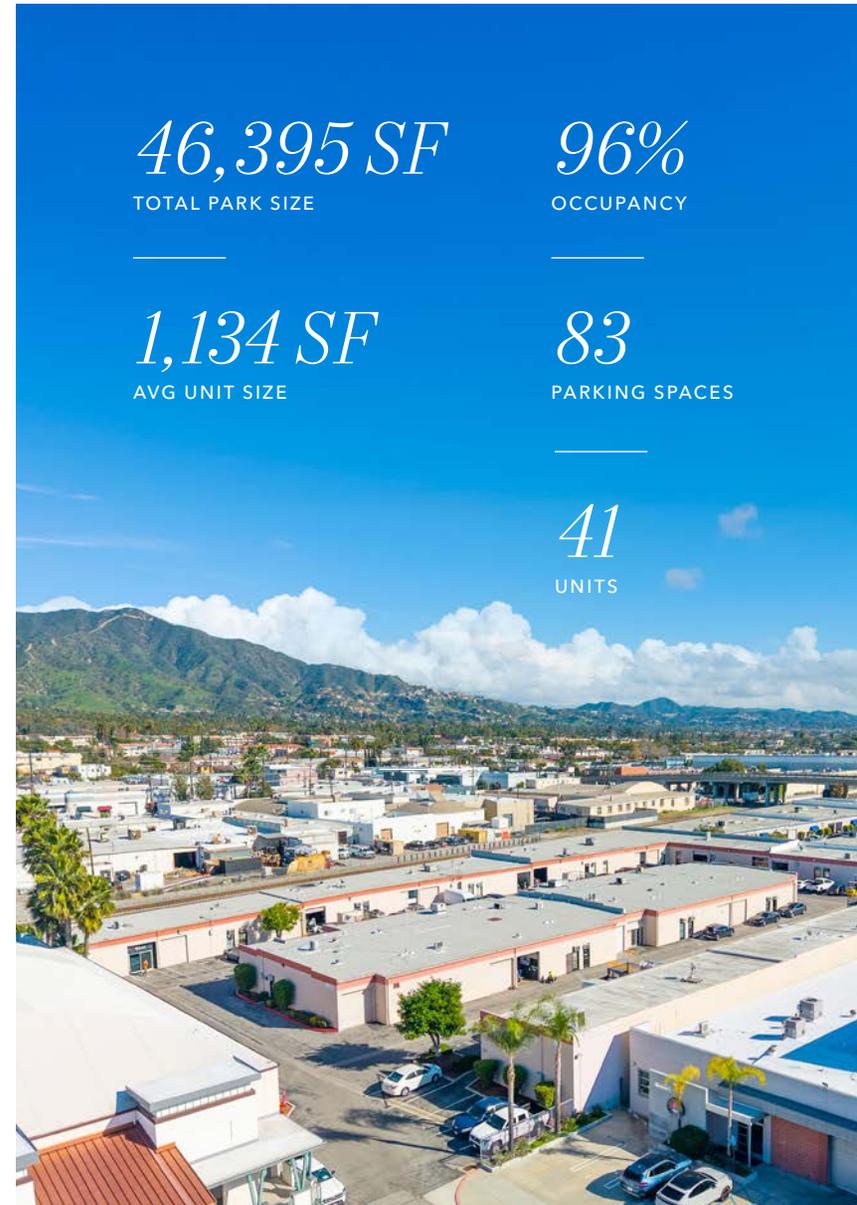
## THE PROPERTY

820 Thompson Avenue is a high-quality small-bay industrial park totaling 46,395 SF, located in Glendale, California, within the highly sought-after Tri-Cities submarket (Glendale, Burbank, Pasadena). The Property is 96% leased to 39 diverse tenants and has demonstrated consistently strong historical occupancy, offering investors immediate access to stable, in-place cash flow in a high-barrier-to-entry market.

The Property consists of highly functional buildings designed to meet the demands of small-bay users, featuring at least one ground level loading door per unit and ample parking with 83 total spaces. Suite sizes range from approximately 930 SF to 2,950 SF, providing flexibility and appeal to a broad range of light industrial, service, and distribution tenants. These unit configurations align exceptionally well with current market demand and support long-term leasing stability and consistent rent growth opportunity.

Strategically positioned in a supply-constrained infill location and neighboring major media and entertainment companies including Disney and Dreamworks, the Property ranks among the highest-quality small-bay industrial assets in the submarket. With no competing projects under construction in the immediate trade area, the asset benefits from limited new supply and continued tenant demand. Small-bay industrial assets in Glendale have experienced stable rent growth and strong leasing absorption, further reinforcing the Property's long-term investment appeal.

The Property offers excellent regional connectivity with immediate access to Interstates 5, 134, and 101, and proximity to major logistics hubs, and convenient access to an array of retail and service amenities. This central location enhances tenant retention and operational efficiency.



46,395 SF

TOTAL PARK SIZE

96%

OCCUPANCY

1,134 SF

AVG UNIT SIZE

83

PARKING SPACES

41

UNITS

## INVESTMENT HIGHLIGHTS

### VALUE-ADD OPPORTUNITY

With below market in-place rents, strong tenant occupancy, and staggered lease expirations, new ownership can unlock significant upside by bringing rents to market

### FLEXIBLE SUITE SIZES

Attractive building and suite sizes ranging from approximately 930 SF to 2,950 SF, accommodating a wide variety of industrial users

### STABLE, DIVERSE INCOME

Fully leased to a diverse tenant base with attractive in-place rental rates, providing stable income and compelling yields

### EFFICIENT INDUSTRIAL PARK

Highly functional small-bay design, featuring level loading doors and abundant on-site parking

### MARKET FUNDAMENTALS

Strong industrial market fundamentals, characterized by low vacancy, limited new supply, and minimal competitive pressure

### SUPPLY-CONSTRAINED MARKET

The Glendale/Burbank limited inventory of small-bay light industrial space supports long-term stability, consistent revenue growth, and low tenant improvement and leasing costs upon rollover







# PROPERTY OVERVIEW

ADDRESS	820 Thompson Avenue Glendale, CA
APN	5624-025-009
TOTAL BUILDING SF	46,395 SF
WAREHOUSE SF	46,395 SF
NUMBER OF UNITS	41
TOTAL LAND SF	85,378 SF
YEAR BUILT	1985
CLEAR HEIGHT	12'
LOADING DOORS	41 Drive-Ins / 10' W x 10' H
SPRINKLERS	No
PARKING	83 spaces
ZONING	IND



## FINANCIAL OVERVIEW

PRICE	\$18,500,000
PRICE/SF (BUILDING)	\$398.75
PRICE/SF (LAND)	\$216.68
IN-PLACE CAP RATE	5.5%

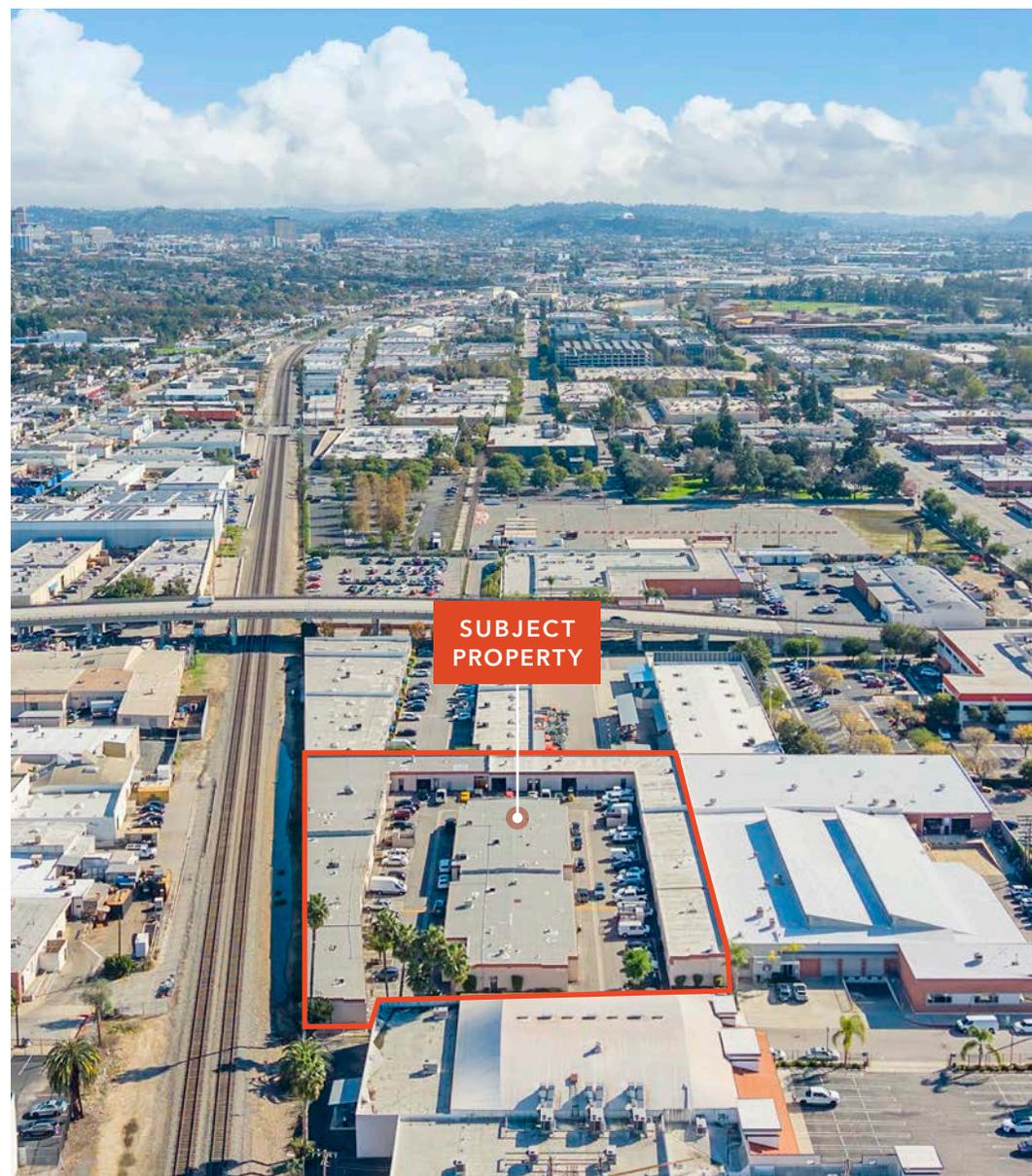
# YEAR-ONE CASH FLOW

## INCOME

	Per SF	FY 2027
Base Rents	\$29.87	\$1,388,981
Rent Abatements	\$0.00	\$0
Less Lag Vacancy	(\$1.08)	(\$50,382)
Total Minimum Rents	\$28.79	\$1,338,599
Recoveries	\$0.84	\$39,190
Gross Rental Income	\$29.63	\$1,377,790
General Vacancy / Loss	(\$0.13)	(\$5,994)
<b>Total Income</b>	<b>\$29.50</b>	<b>\$1,371,795</b>

## EXPENSES

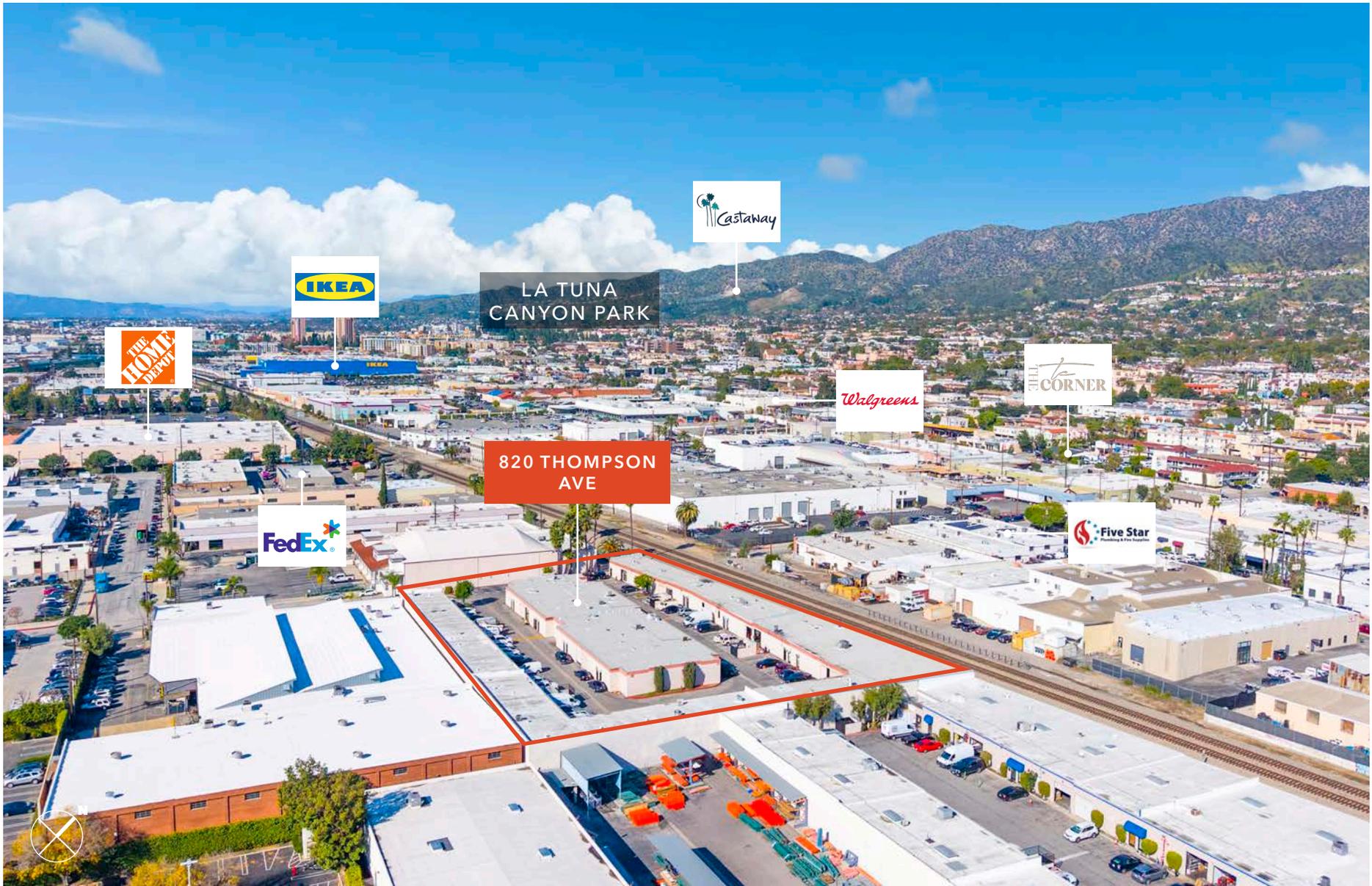
Operating Expenses	\$1.64	\$76,256
Management Fee	\$0.89	\$41,154
Property Taxes	\$4.50	\$209,050
Insurance	\$0.54	\$25,000
<b>Total Expenses</b>	<b>\$7.56</b>	<b>\$351,460</b>
<b>Net Operating Income</b>	<b>\$21.95</b>	<b>\$1,020,336</b>

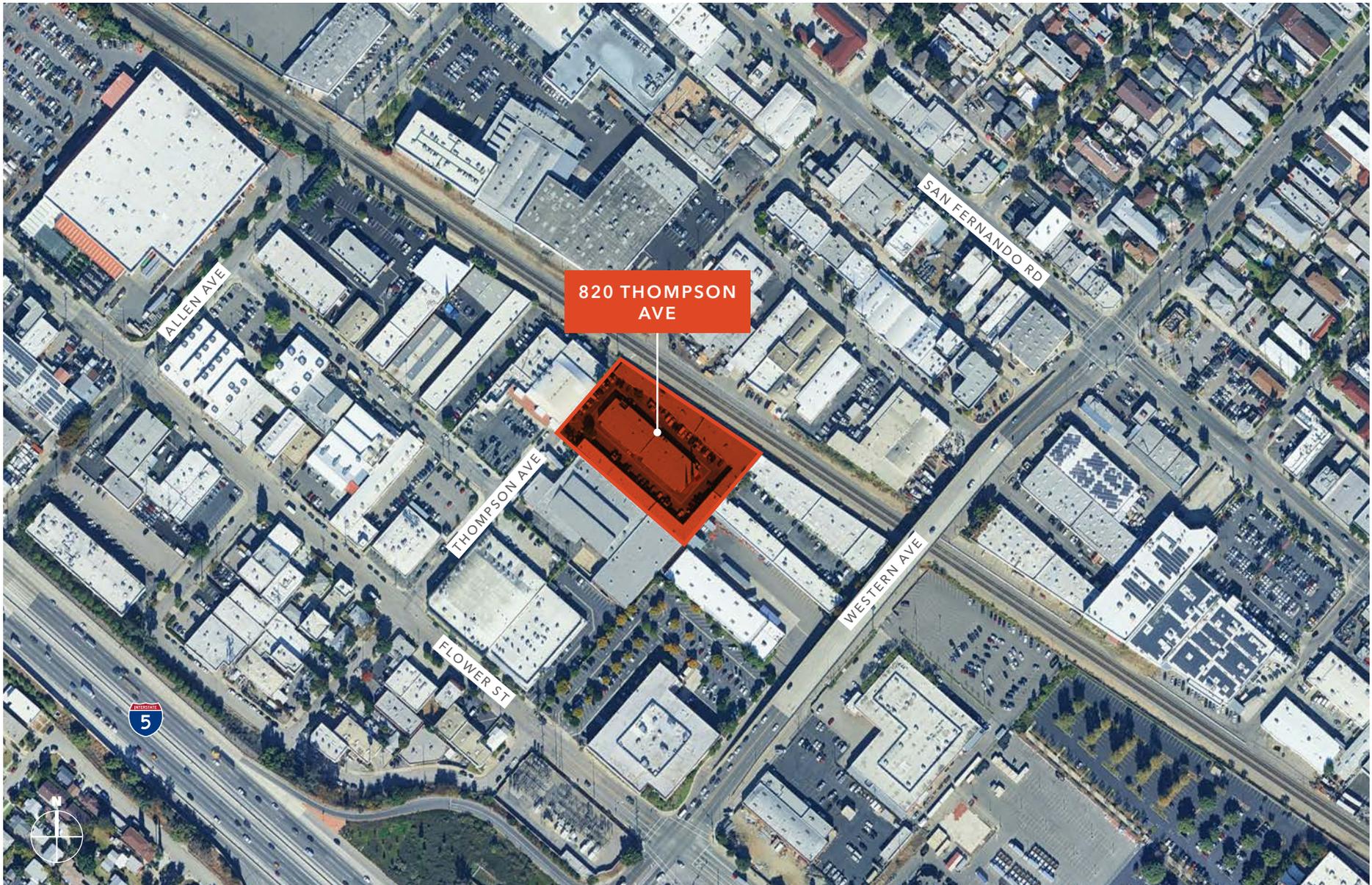


# PROPERTY SUMMARY

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*Exclusively listed by*

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