

**PRICE REDUCTION**  
COMMERCIAL PROPERTY  
FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

# 1818 GLENDALE BOULEVARD

LOS ANGELES, CA 90026

**KRIS HONS**

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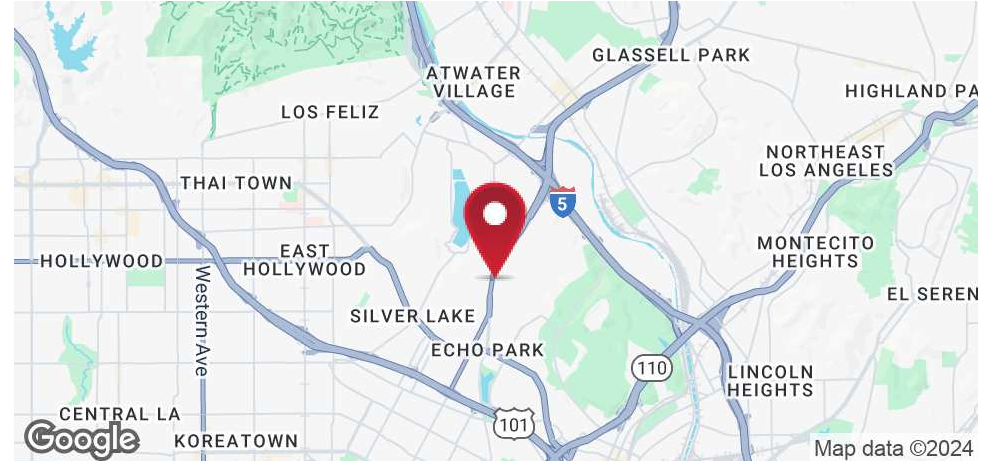
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SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

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## OFFERING SUMMARY **PRICE REDUCTION**

|                |  |
|----------------|--|
| Sales Price:   | <del>\$3,795,000</del><br><b>\$2,995,000</b> |
| Building Size: | 6,385 SF                                     |
| Price/SF:      | <del>\$594.36</del><br><b>\$469.07</b>       |
| Land Size:     | 7,611 SF                                     |
| Zoning:        | [Q]CM-1VL                                    |
| APN:           | 5423-004-004                                 |

## PROPERTY OVERVIEW

Artists' colony available for sale! 1818 Glendale Boulevard consists of eleven (11) artists' studios that range from 250 square feet to 1,700 square feet. All studios have abundant natural light and 14-foot ceilings. All tenants are month to month, and there is a street facing, 1,300 square foot unit that is vacant. Located in the heart of Echo Park, the property has excellent visibility and benefits from a high traffic count of almost 65,000 cars per day (per MPSI estimate) on Glendale Boulevard. Amenities in the area include Erewhon, Whole Foods, Trader Joe's, Starbucks, Silverlake Ramen, Van Leeuwen Ice Cream, Vons, CVS and King Taco.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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| Studio #     | Rent              |
|--------------|-------------------|
| 1+5          | \$1,242.00        |
| 2            | \$552.58          |
| 3            | \$656.20          |
| 4            | \$638.00          |
| 6            | \$638.00          |
| 7            | \$720.00          |
| 8            | \$710.00          |
| 9            | \$534.74          |
| 10           | \$2,625.00        |
| <b>TOTAL</b> | <b>\$8,316.52</b> |

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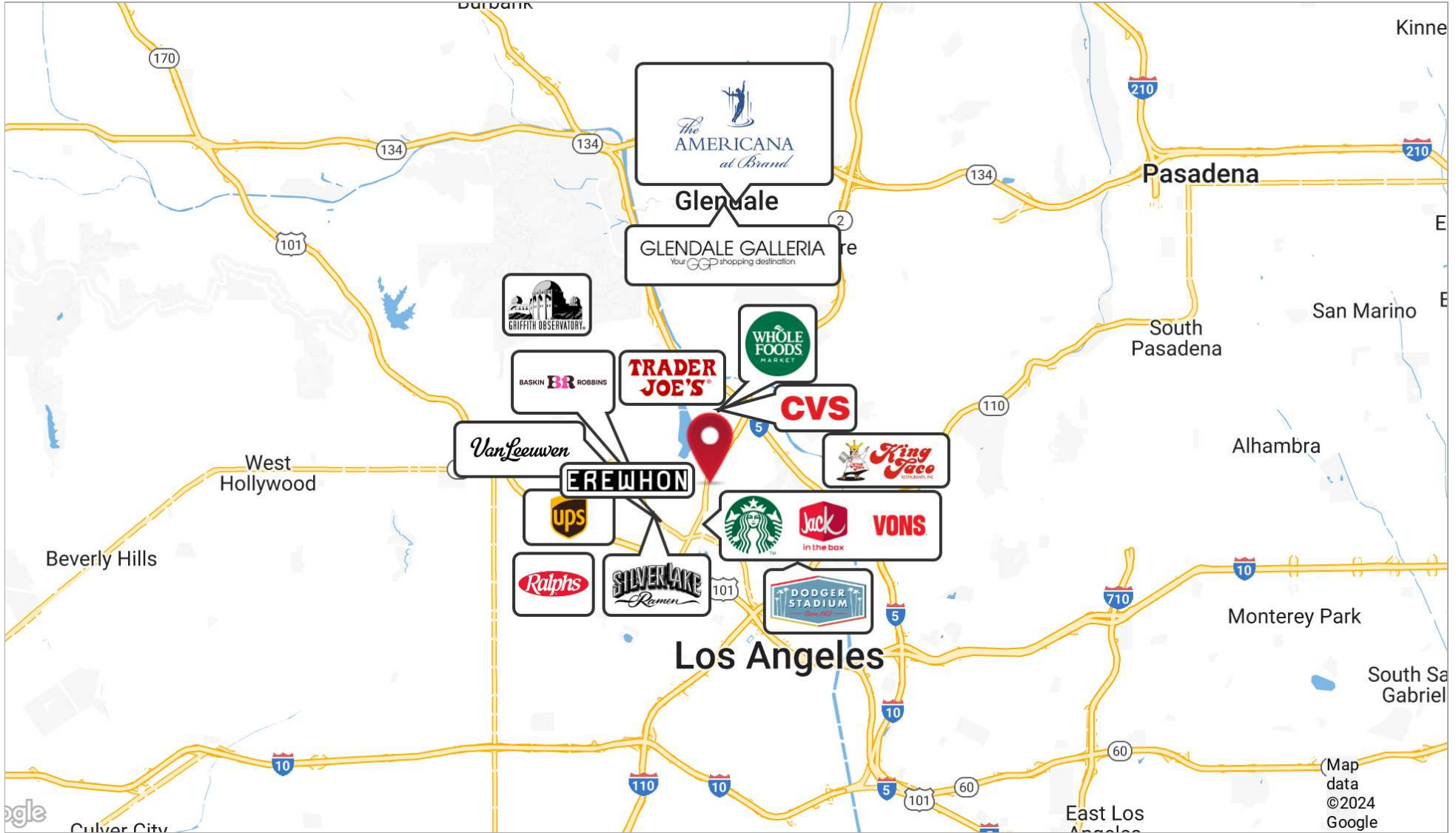
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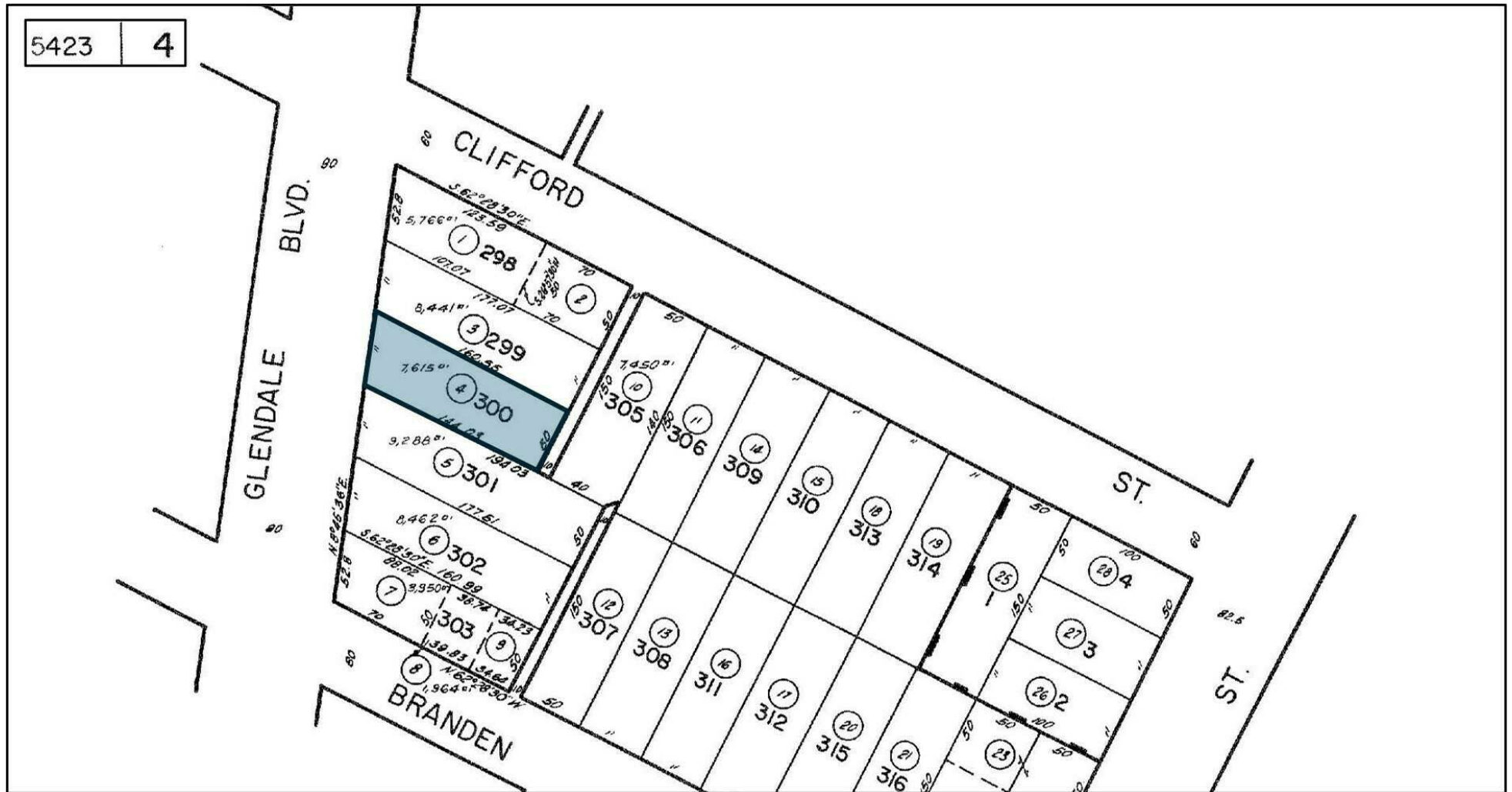
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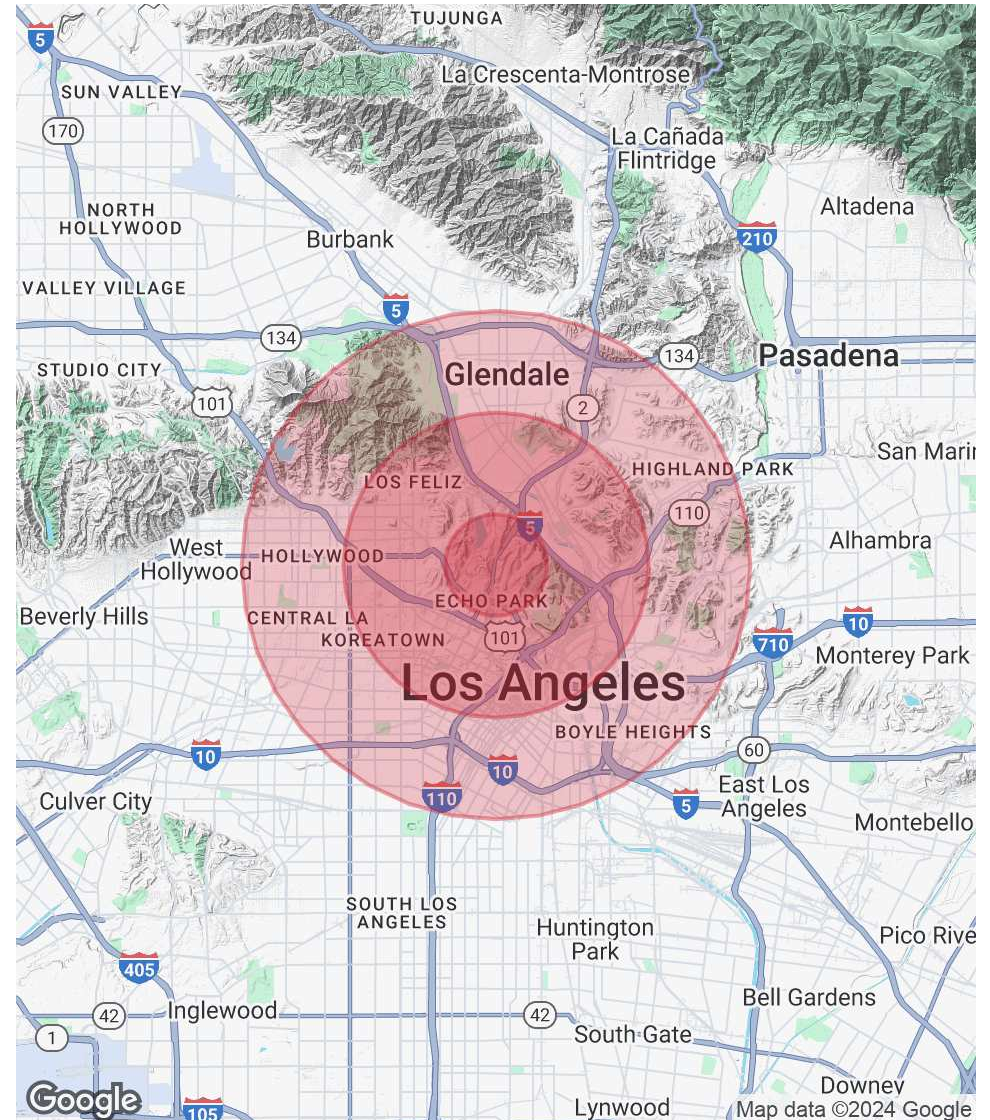
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 29,187        | 432,559        | 1,046,361      |
| Average Age          | 42            | 40             | 40             |
| Average Age (Male)   | 41            | 39             | 39             |
| Average Age (Female) | 42            | 41             | 41             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 13,139        | 180,363        | 419,453        |
| # of Persons per HH            | 2.2           | 2.4            | 2.5            |
| Average HH Income              | \$141,155     | \$95,231       | \$94,444       |
| Average House Value            | \$1,397,687   | \$1,095,740    | \$1,059,386    |

Demographics data derived from AlphaMap



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