



714 W WILSON AVE

GLENDALE, CA 91203

INDUSTRIAL PROPERTY FOR LEASE



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



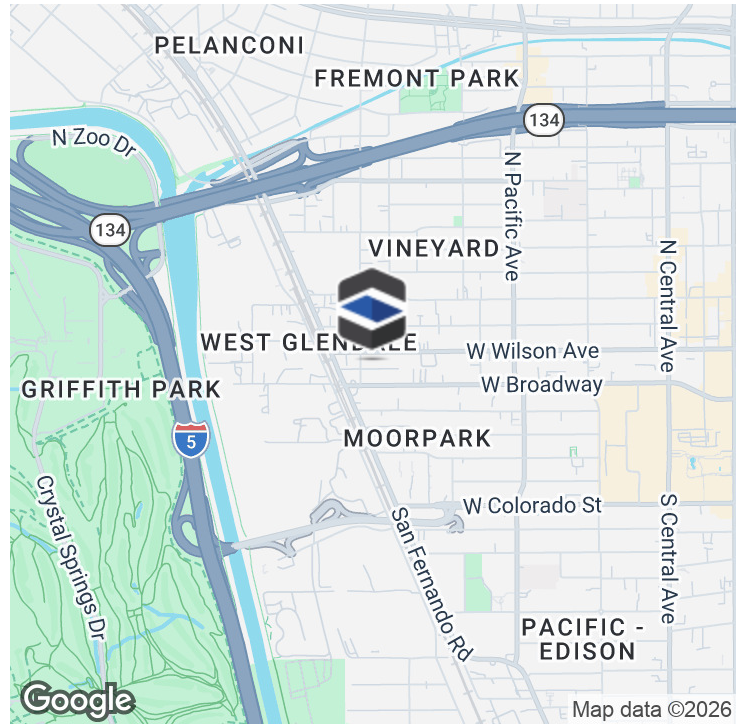
SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT

SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALESTATE.COM



714 W WILSON AVE

GLENDALE, CA 91203



OFFERING SUMMARY

Lease Rate: \$2.35 SF/month (MG)

Available SF: 2,000 SF
Part of Larger Building

Lot Size: 8,620 SF

Number Of Units: 1

Year Built: 1949

Zoning: IMU

PROPERTY OVERVIEW

Approximately 2,000 SF of commercial/flex space is available within this freestanding building, featuring frontage and direct access along W. Wilson Avenue, abundant parking available in private gated lot. Offered at \$4,700 per month on a modified gross basis, the space provides a versatile opportunity for a variety of commercial, creative, studio, showroom, office, or light industrial uses, subject to zoning and tenant verification.

PROPERTY HIGHLIGHTS

- Freestanding commercial/industrial building
- Large gated parking area along W. Wilson Avenue
- Direct frontage and access along W. Wilson Avenue
- Near Downtown Glendale and the San Fernando Road corridor
- Convenient access to the 5, 134, and 2 Freeways

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT



714 W WILSON AVE

GLENDALE, CA 91203



TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com

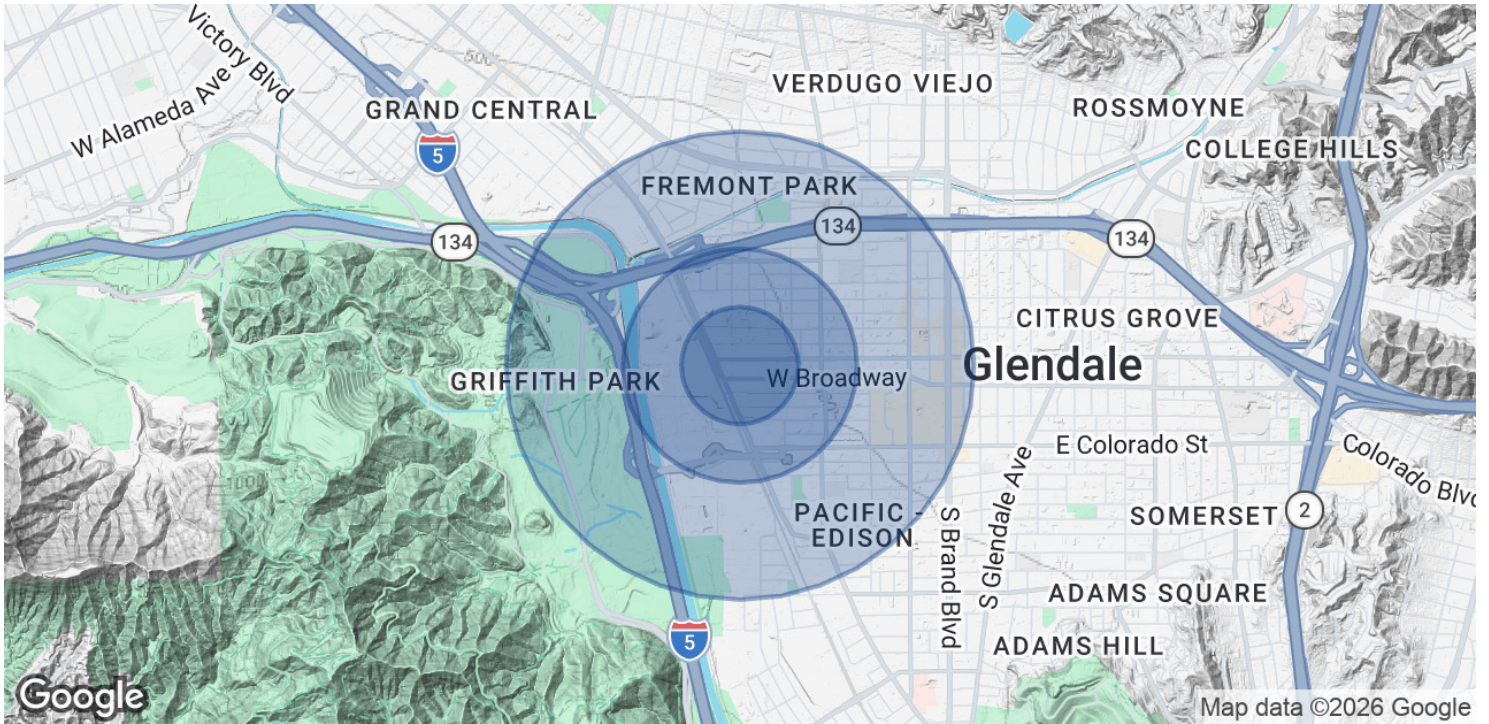


SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT



714 W WILSON AVE

GLENDALE, CA 91203



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,006	9,885	33,977
Average Age	41.1	39.9	38.6
Average Age (Male)	39.4	38.6	37.6
Average Age (Female)	42.1	40.6	39.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,024	3,742	13,641
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$103,599	\$103,857	\$99,817
Average House Value	\$766,675	\$815,193	\$772,082

2023 American Community Survey (ACS)

TONY MANISCALCHI, SIOR | C: 818.606.8606 | CalDRE #00630926 | tonymaniscalchi@gmail.com

MIKE MANISCALCHI, SIOR | C: 818.427.9934 | CalDRE #01097943 | mike@systemsrealestate.com

ERIC DICKENS | Broker Associate | C: 818.488.4792 | CalDRE #02084284 | dickens@systemsrealestate.com



SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT