



# RETAIL PROPERTY FOR LEASE

STEVENSON

REAL ESTATE SERVICES  
TRUSTED SINCE 1962

1000 NORTH BRAND BOULEVARD  
GLENDALE, CA 91202

DAVID "RANDY" STEVENSON

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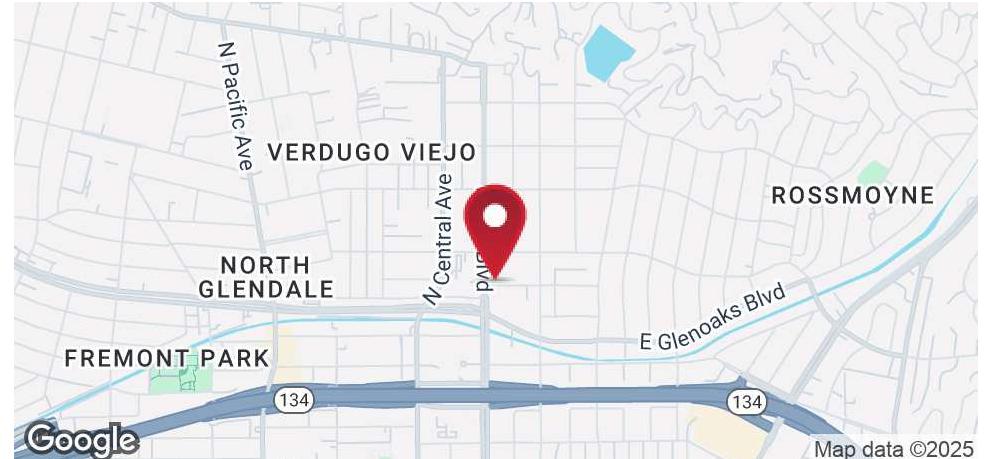
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CALDRE #00983560

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## OFFERING SUMMARY

Available Space: 7,472 SF

Lease Rate: \$33,000/MO, NNN

Net Charges: \$1.00/SF/MO  
(estimated)

Term: 5 - 10 Years

Building Size: 7,472 SF

Lot Size: 27,696 SF

Zoning: C3 III  
(Commercial Service  
Height District III)

## PROPERTY OVERVIEW

First time on the market in over 25 years. Freestanding commercial building located on prime north Brand Boulevard with an existing drive-through! The building is approximately 7,472 square feet (comprised of roughly 5,856 square feet on the ground floor and 1,616 square feet on the second floor). The ground floor has a very high ceiling and is essentially clear span which allows for tremendous flexibility in the floor plan. The property is currently striped for 31 parking spaces allocated to the building but can be reconfigured to 41 - 46 spaces depending on the use. There are 600 amps of power (one (1) 400 amp, 120/240 v, single phase service and one (1) 200 amp, 240 v, three phase service). The property has excellent visibility and signage as it is located on the northeast corner of Fairview Avenue and Brand Boulevard just one block north of the extremely busy Trader Joe's, Walgreens and Coffee Bean & Tea Leaf shopping center. The property is zoned C3 which allows for the widest array of commercial uses in Glendale. Please do not disturb occupant. All showings to be scheduled with Stevenson Real Estate Services.

**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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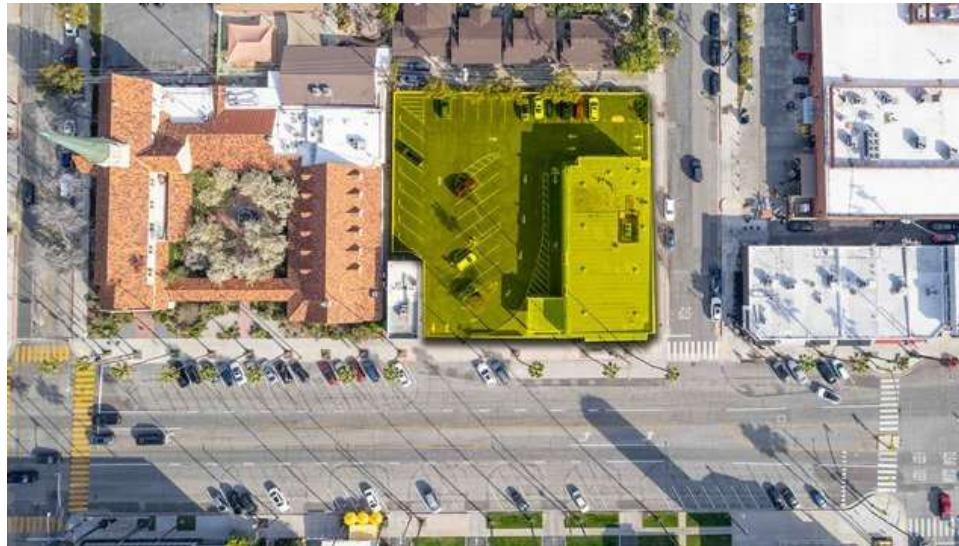
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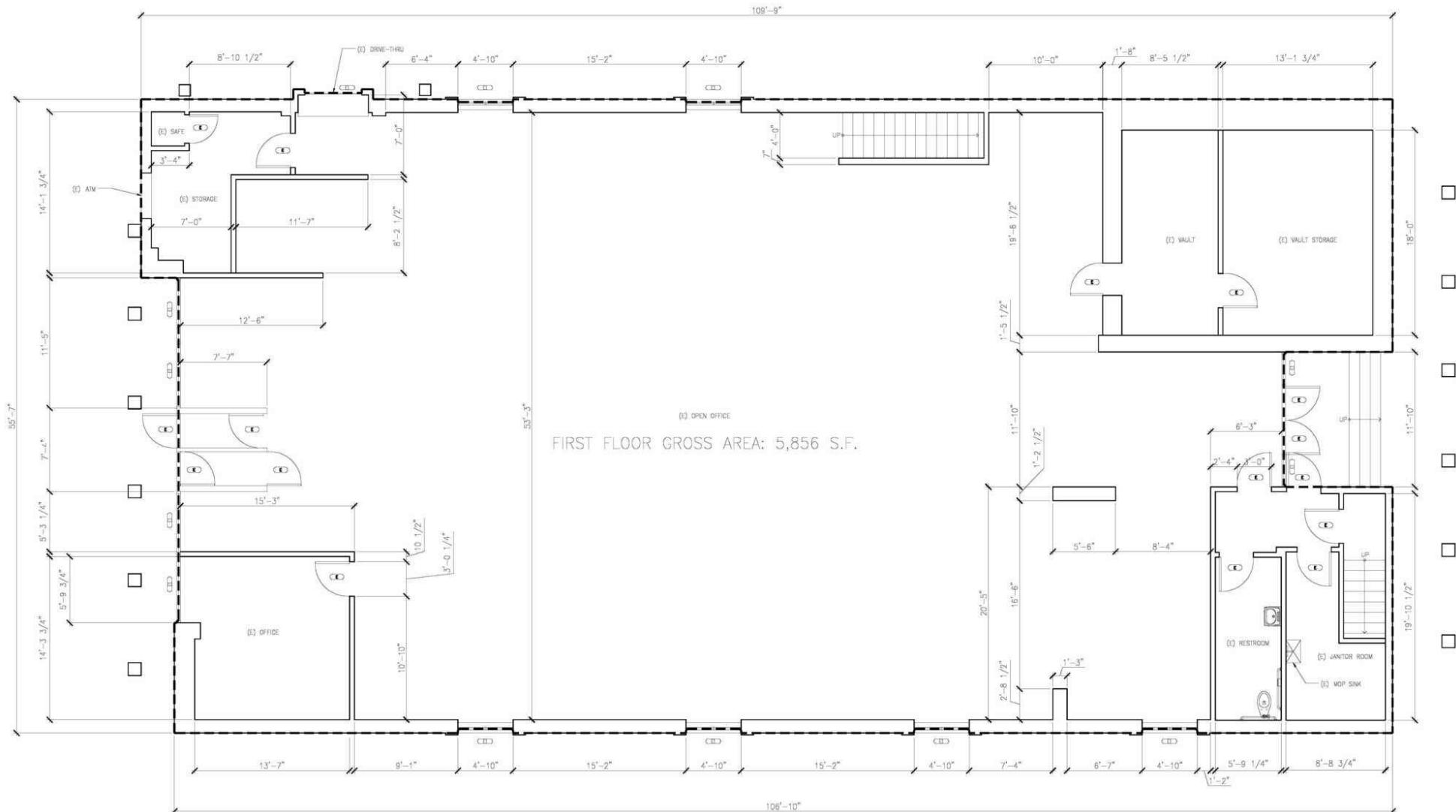
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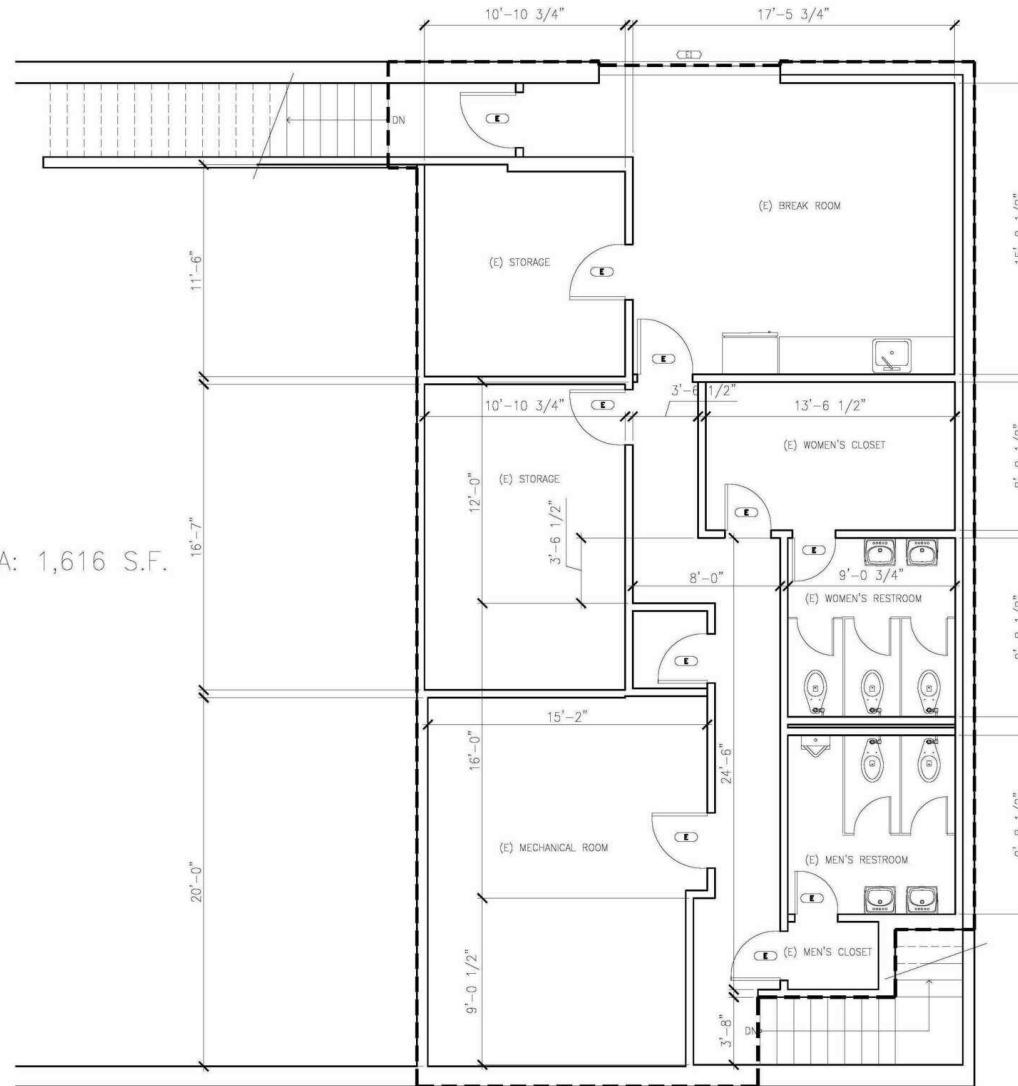
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SECOND FLOOR GROSS AREA: 1,616 S.F.



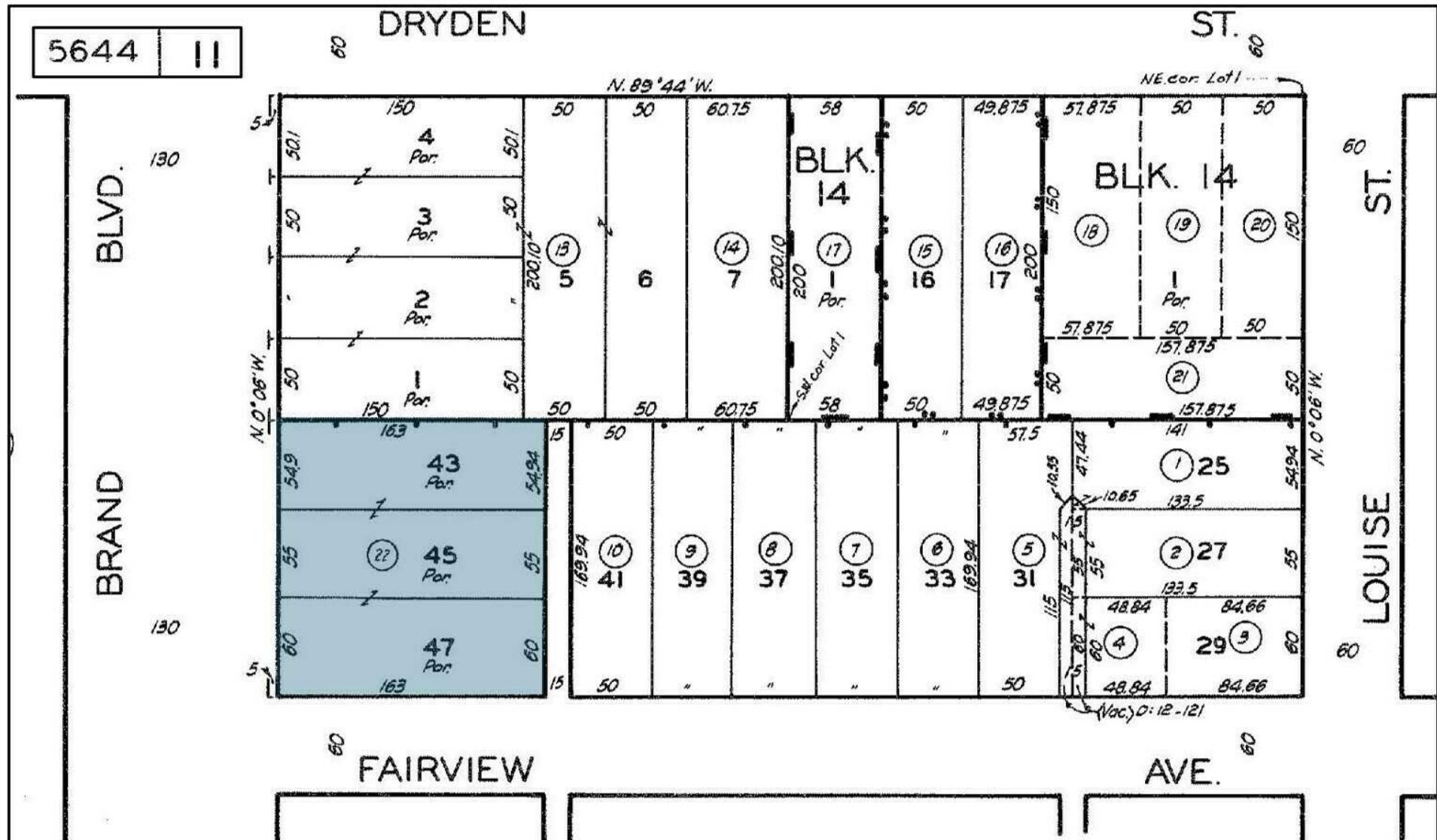
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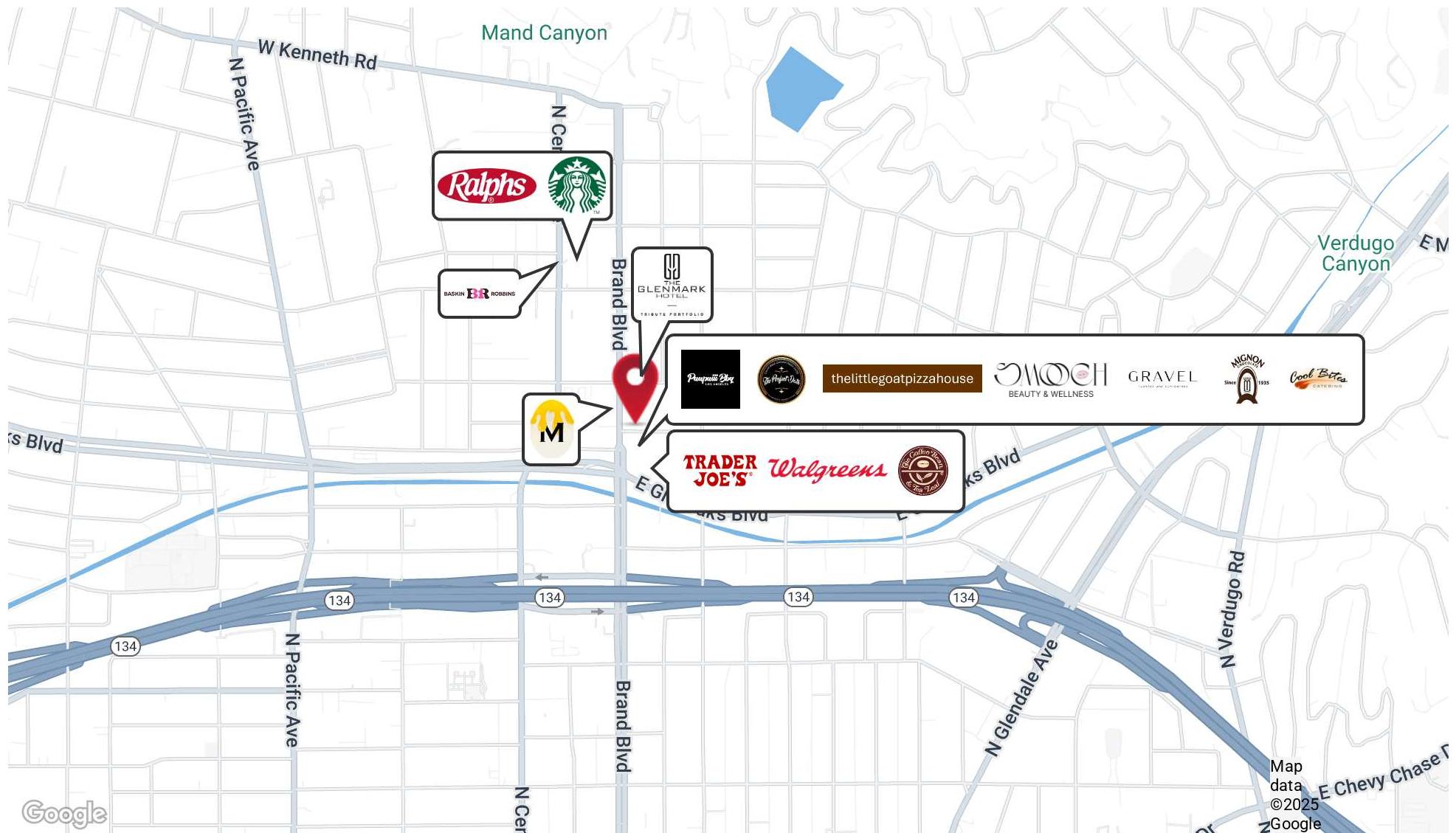
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	49,746	197,463	457,185
Average Age	43	44	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	21,349	78,773	182,801
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$115,189	\$116,808	\$134,915
Average House Value	\$930,110	\$1,068,174	\$1,178,595

Demographics data derived from AlphaMap

