

COMMERCIAL CORNER PURCHASE OPPORTUNITY

Potential Development Site

1766 Glendale Boulevard, Los Angeles, CA 90026

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum



2,507± SF Building on 8,320± SF of Land

**1766 GLENDALE BOULEVARD
LOS ANGELES, CA 90026**

Property Details

Land Use: Stores & Residential

Building Area: 2,507± Sq.Ft.

Stories: 1

Year Built: 1949

Land Area (Per Plat Map): 8,320± Sq.Ft.

Parking: Street

Zoning: LA [Q]C2-1VL

Assessor's Parcel Number: 5423-005-001

Height District: 1VL (Very Limited)

Generally limits buildings to a maximum height of 45 feet

Opportunity Zone: No

Tenancy: One Short Term Tenant

Sale Price: \$1,200,000 (\$144.23 Per SF Land)

Owner Will Consider Seller Financing:

40% Down; 3 Year Term; 6% Interest Only Payments

PROPERTY TO BE SOLD "AS IS"

Property Highlights

- Commercial property purchase opportunity
- Located at the southeast corner of Glendale Blvd and Branden Street
- Glendale (2) Freeway is situated two blocks north, and the intersection of Alvarado Street is three blocks to the south
- Surrounded by many new developments

- The C2 zoning designation allows for a variety of commercial and residential uses, including:
 - Retail establishments (e.g., shops, restaurants, cafes, grocery stores)
 - Offices (professional, medical, or creative offices)
 - Hotels and motels
 - Automotive uses (repair shops, dealerships)
 - Recreational uses (gyms, fitness centers, dance studios)
 - Mixed-use developments (commercial ground floor with residential units above)
 - Multi-family residential buildings (apartments, condominiums)
 - Entertainment venues (theaters, clubs, bars)
 - Daycare centers and schools
 - Religious institutions (churches, temples)
 - Community centers and public facilities

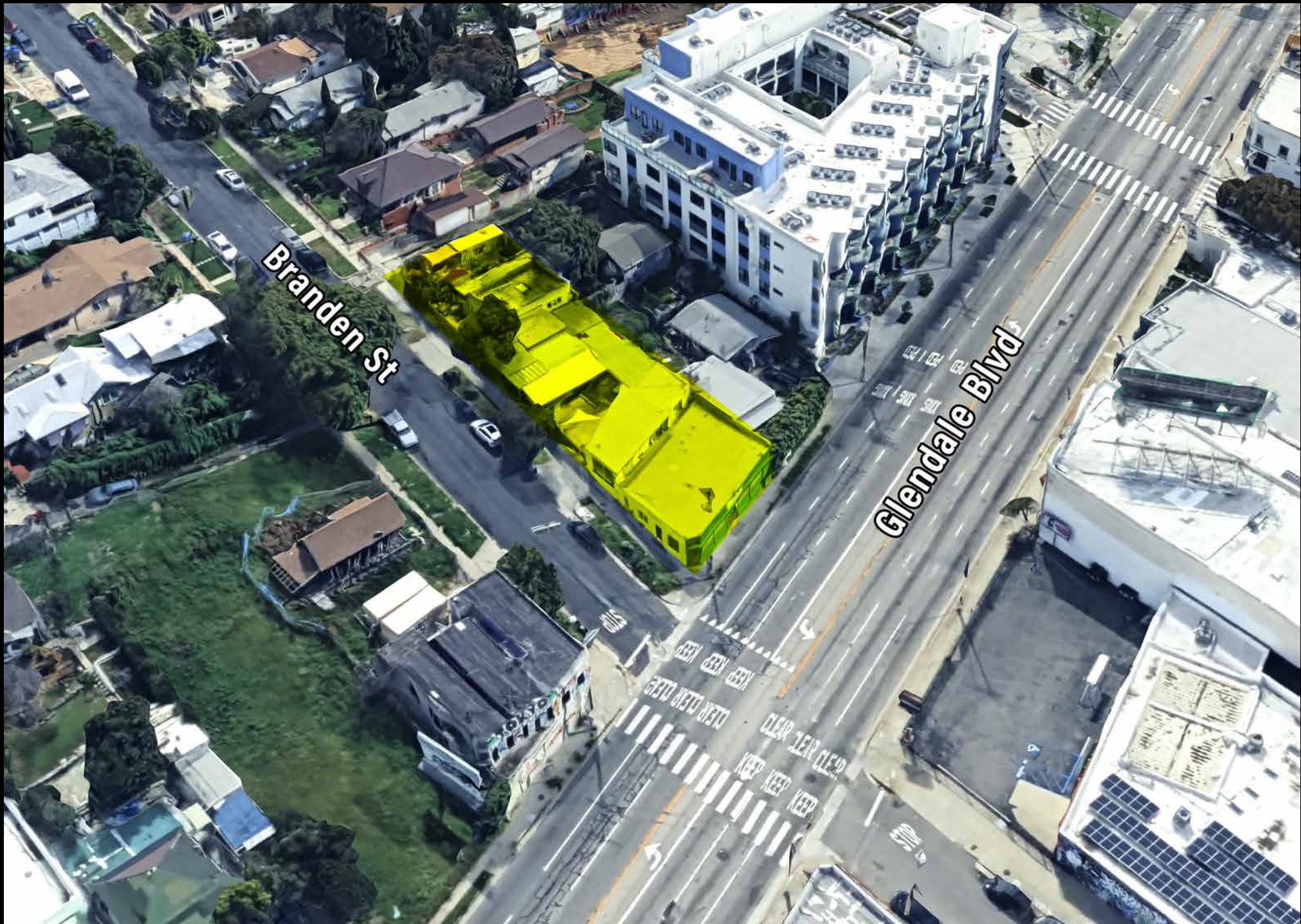
Property Photo



Property Photo



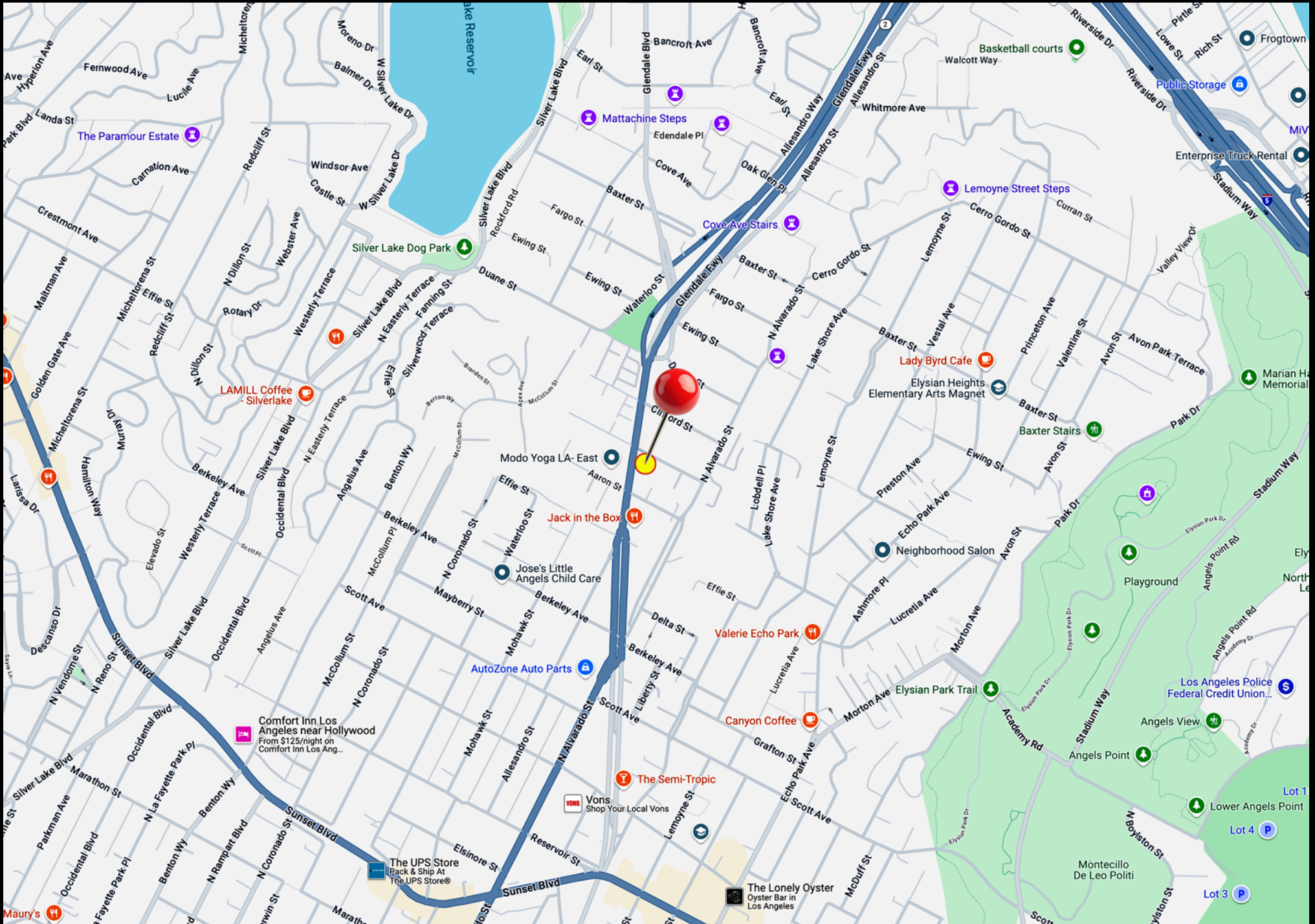
Aerial Photo



Branden St

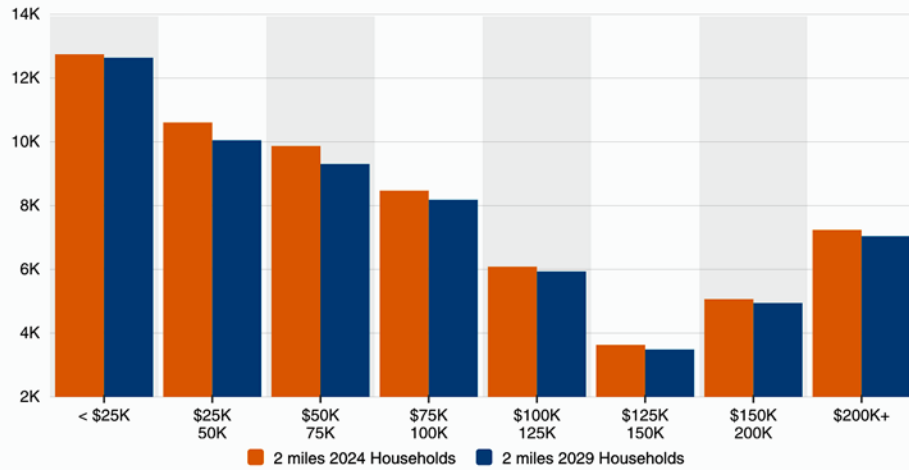
Glendale Blvd

Area Map

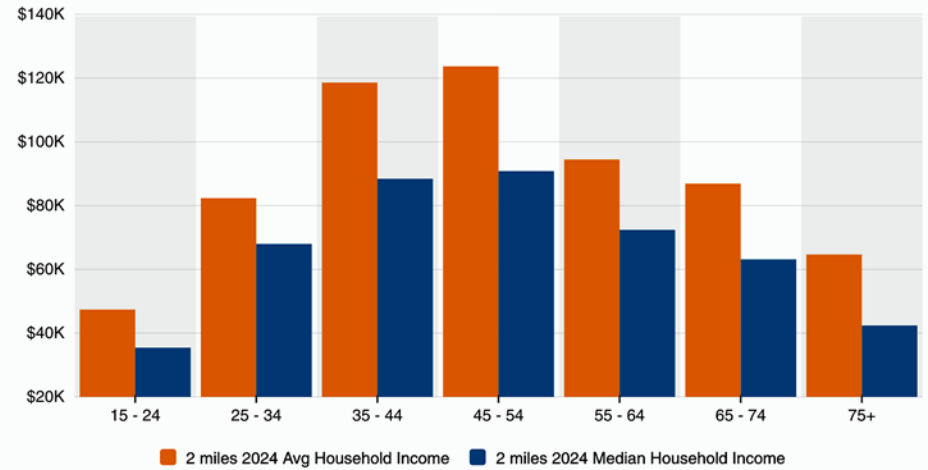


Area Demographics

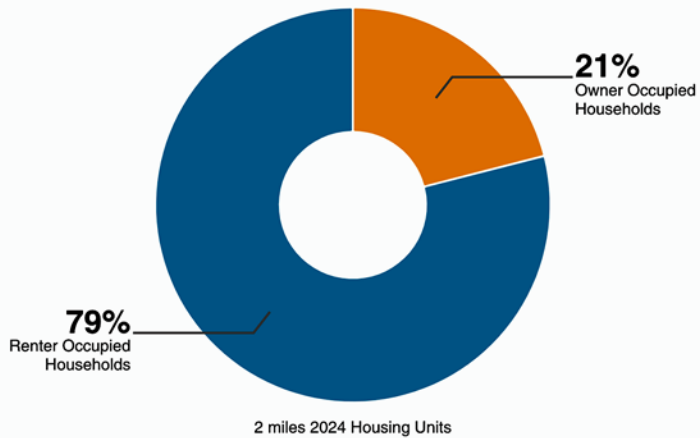
Household Income



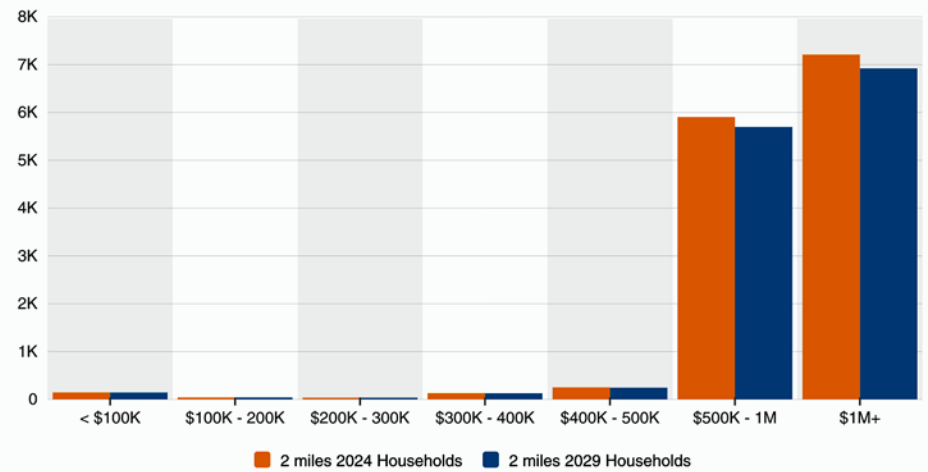
Household Income By Age



Housing Occupancy



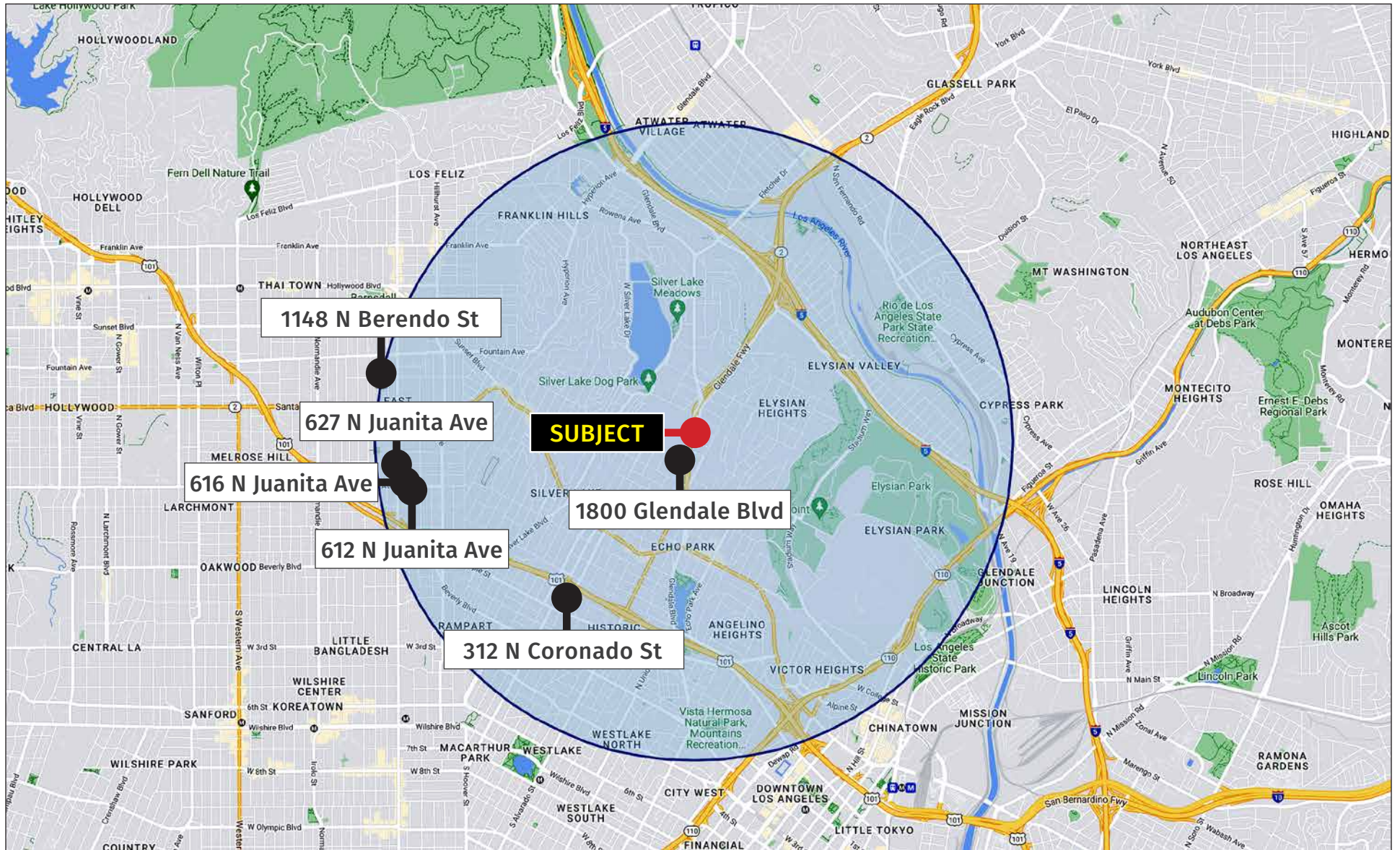
Home Values



Comparable Sold Land Properties

	Address	City	ZIP Code	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Land
	312 N Coronado St	Los Angeles	90026	Land		5,837	01/03/2025	\$850,000	\$145.62
	612 N Juanita Ave	Los Angeles	90004	Land		15,003	12/18/2024	\$2,200,000	\$146.64
	1800 Glendale Blvd	Los Angeles	90026	Land		5,880	09/18/2024	\$1,000,000	\$170.07
	627 N Juanita Ave	Los Angeles	90004	Land		7,542	09/20/2023	\$1,150,000	\$152.48
	616 N Juanita Ave	Los Angeles	90004	Land		7,502	07/17/2023	\$1,000,000	\$133.30
	1148 N Berendo St	Los Angeles	90029	Land		6,755	07/10/2023	\$950,000	\$140.64
AVERAGE LAND PRICE PER SQ.FT.:									\$148.12

Comparable Sold Land Properties Map



1766 Glendale Boulevard
Los Angeles, CA 90026

2,507± SF Building
8,320± SF of Land

Prime Development Opportunity

Heavy Traffic Commercial Corner

Exclusively listed by



Anthony S Behar
Executive Vice President
213.747.8426 office
310.880.2329 mobile
anthony@majorproperties.com
Lic. 01368565



www.facebook.com/Asbehar



www.twitter.com/AnthonySBehar



www.linkedin.com/in/anthonySBehar



www.instagram.com/anthonySBehar

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.