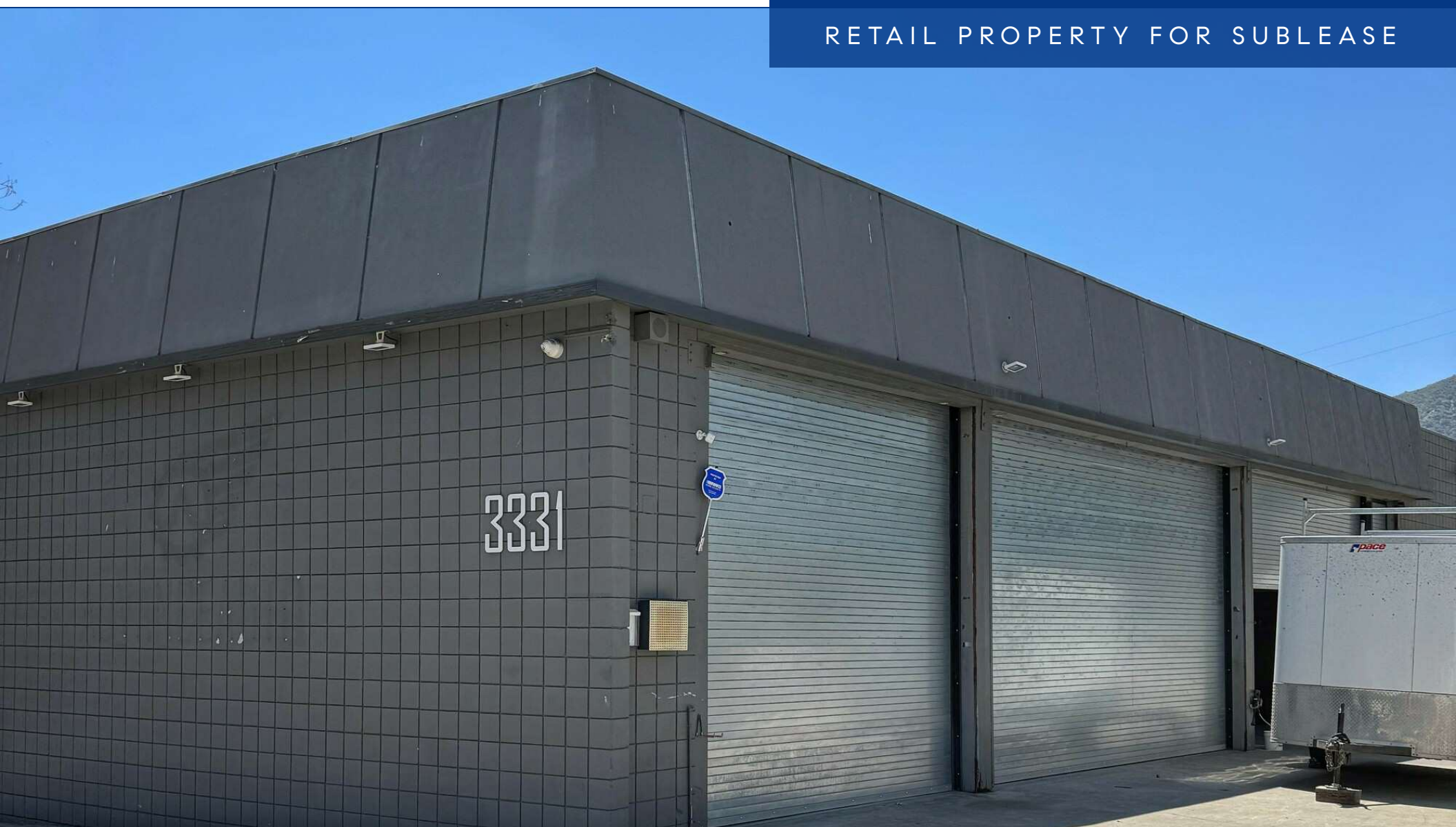




3331 N VERDUGO RD

GLENDALE, CA 91208

RETAIL PROPERTY FOR SUBLEASE



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.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



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

818.500.4900

SYSTEMSREALSTATE.COM



3331 N VERDUGO RD

GLENDALE, CA 91208



OFFERING SUMMARY

Lease Rate:	\$4.54 SF/month Single Tenant Gross \$10,100.00 per month
Available SF	2,225 SF
Building Size:	2,225 SF
Lot Size:	5,208 SF
Year Built:	1967
Zoning:	C3-I

PROPERTY OVERVIEW

RARE SINGLE TENANT AUTOMOTIVE SERVICE/REPAIR BUILDING AVAILABLE IN NORTH GLENDALE / MONTROSE – Conveniently located in beautiful North Glendale between Sparr Heights and Montrose, this single-tenant automotive service/repair property offers excellent street front and visibility along N Verdugo Rd., signage opportunities, multiple vehicle garages/loading doors, private office, restroom and access from alleyway along Paloma Ave. Currently offered for sublease – Sublease term through September 30, 2028 – new direct lease with Landlord potentially available. For more information or touring, please contact Brokers below

PROPERTY HIGHLIGHTS

- RARE Automotive Service/Repair Property
- Excellent Visibility
- Multiple Vehicle Garages/Loading Doors
- Private Office / Restroom
- Sublease term through September 30, 2028

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.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



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

818.500.4900

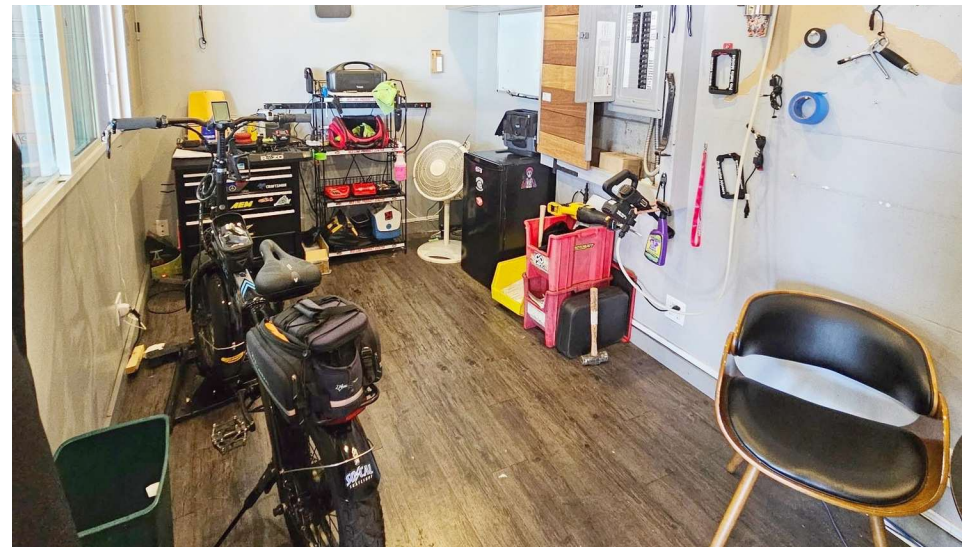
SYSTEMSREALSTATE.COM



3331 N VERDUGO RD

GLENDAL, CA 91208

RETAIL PROPERTY FOR SUBLEASE



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. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALESTATE.COM

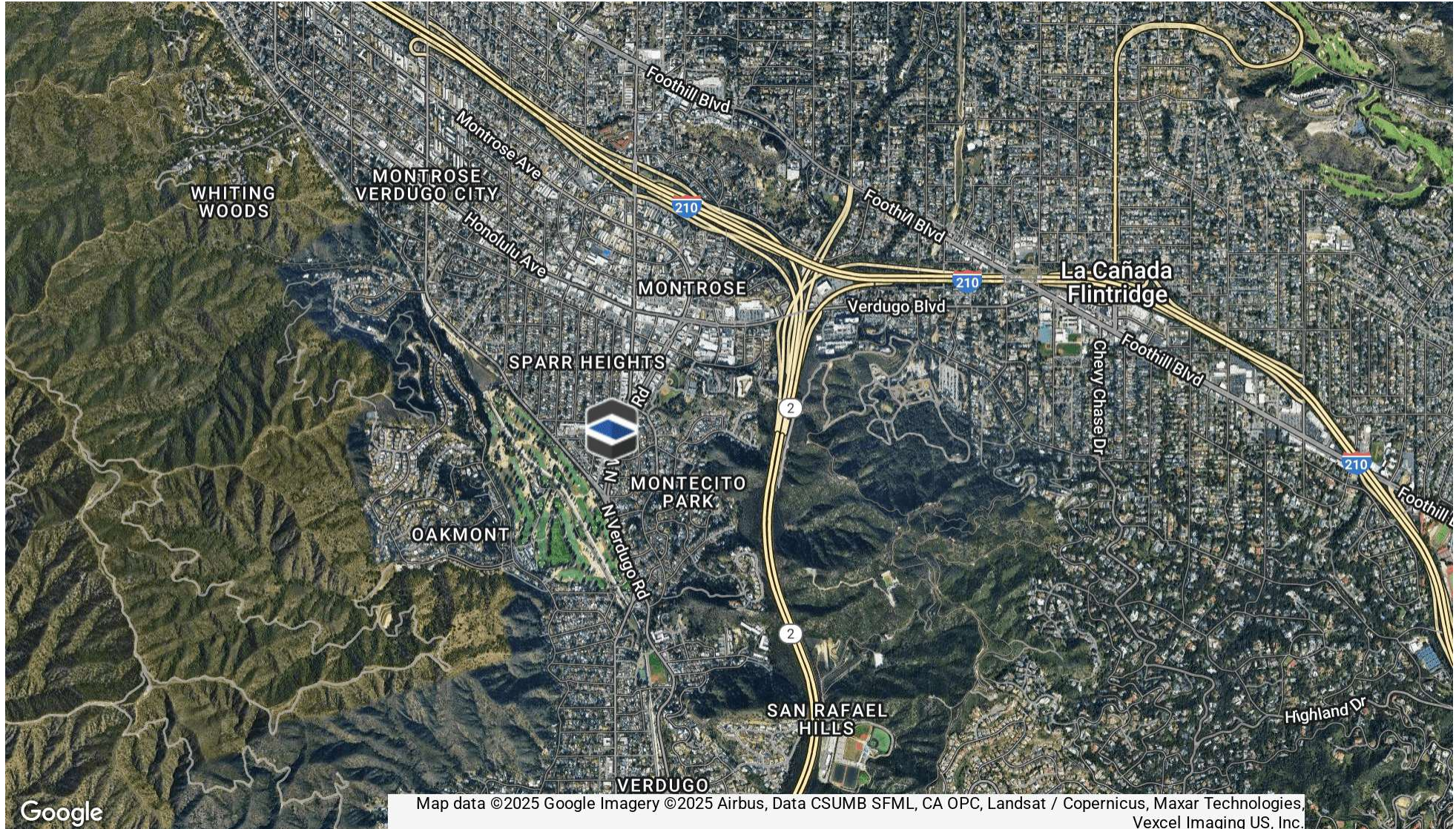


SYSTEMS REAL ESTATE
MANAGEMENT, INC.
SALES • LEASING • MANAGEMENT



3331 N VERDUGO RD

GLENDAL, CA 91208



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.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



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

818.500.4900

SYSTEMSREALSTATE.COM



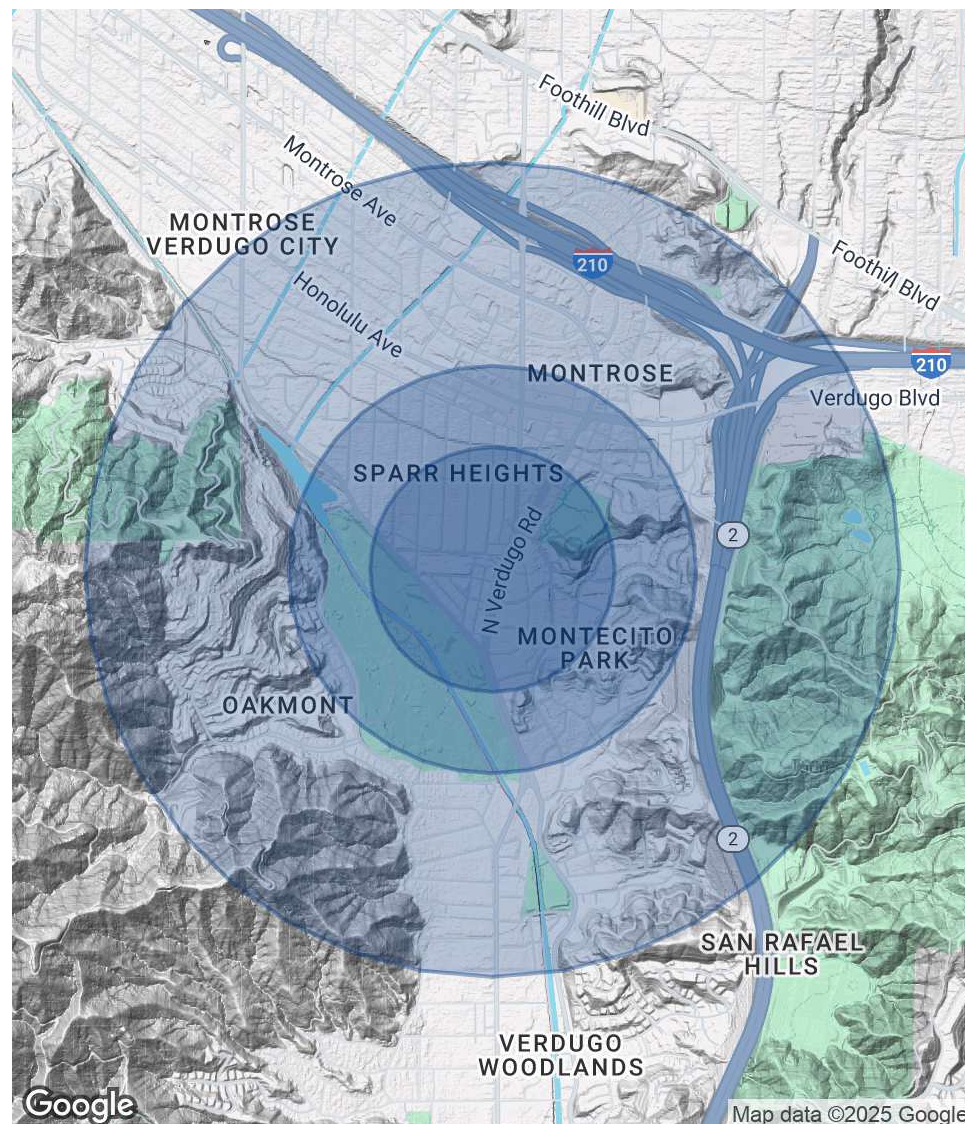
3331 N VERDUGO RD

GLENDAL, CA 91208

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,475	3,414	14,351
Average Age	43	44	44
Average Age (Male)	41	42	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	574	1,339	5,656
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$130,426	\$138,400	\$135,339
Average House Value	\$1,305,911	\$1,315,982	\$1,270,502

Demographics data derived from AlphaMap



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.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

DRE# 01875861



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

818.500.4900

SYSTEMSREALESTATE.COM