

**OFFERING
MEMORANDUM**
Development Opportunity

526-528-532 HAZEL ST. | Glendale, CA

17-UNITS RTI



Exclusively Presented By

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EXECUTIVE SUMMARY



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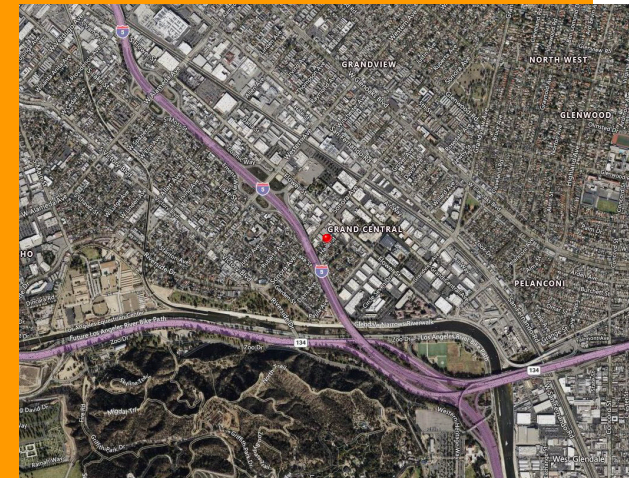


Project Description:

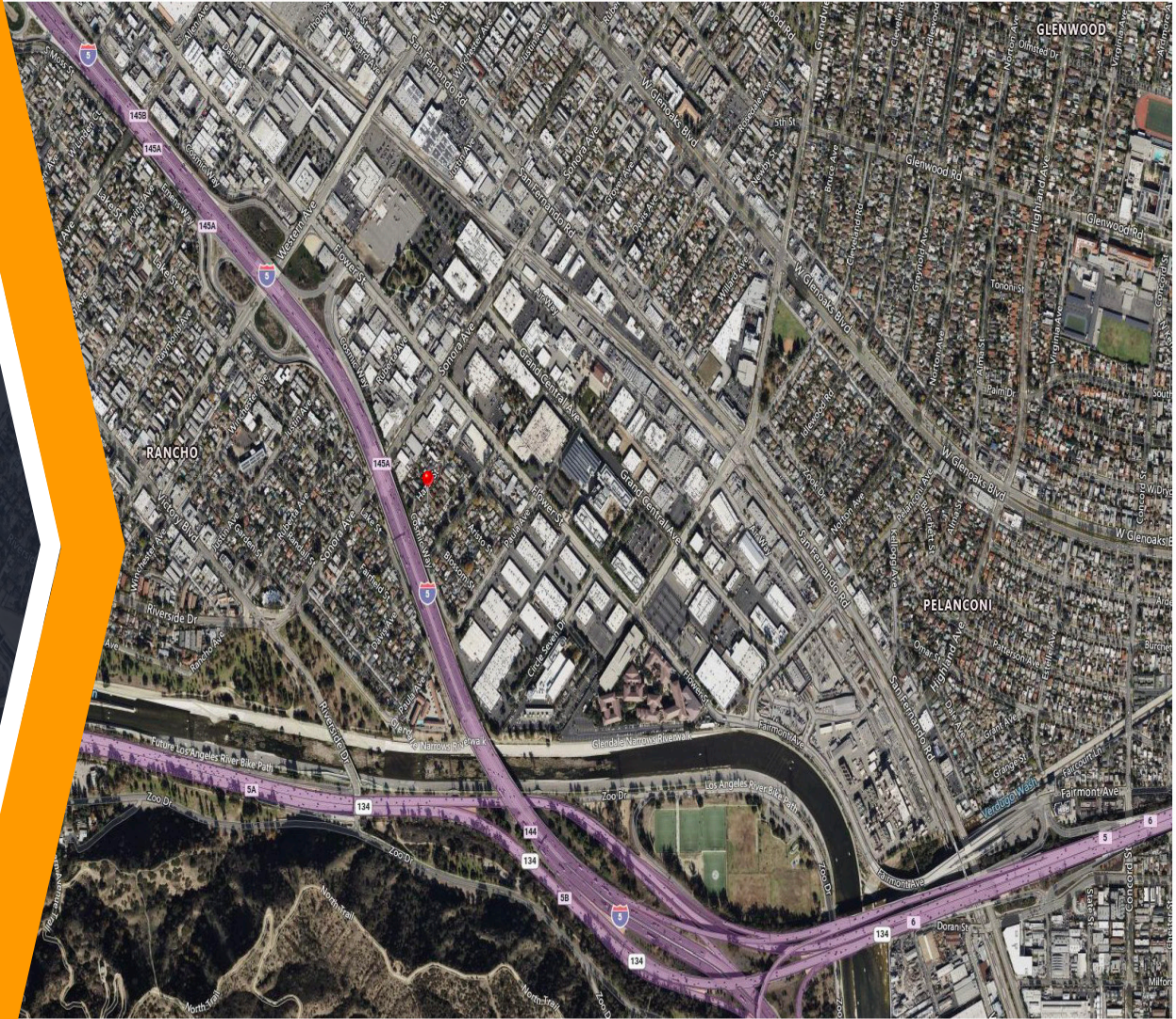
The proposed project involves the construction of a new 3-story, 17-unit multi-family residential building on a 20,328 square-foot site located in the R-2250 (Medium Density Residential) zone. The development will include two affordable housing units designated for very low-income households and on one-level subterranean parking garage with 38 spaces.

The project site consists of three adjoining lots at 526, 528, and 532 Hazel Street. The existing improvements on the site—including three one-story residential dwellings and two detached garages located at 526 and 528 Hazel Street (originally built in 1920, 1932, and 1949)—are proposed to be demolished to accommodate the new development.

Price:	Submit
Total Units:	17 Units
Very Low Income:	2 Units
Lot Area:	20,328 sqft
Base Density:	12 Units
Unit Mix	
2-BR	3
3-BR	14
Total SQFT:	23,254
Parking Provided:	38
Story:	3
Entitlement Status:	RTI



COMMUNITY OVERVIEW



COMMUNITY OVERVIEW

Economic Development Profile

526 Hazel Street, Glendale, California, 91201

Ring: 3 mile radius



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

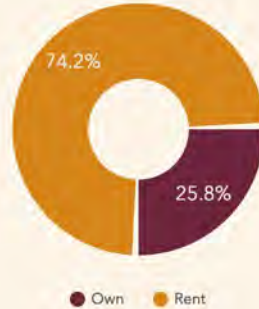
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COMMUNITY OVERVIEW

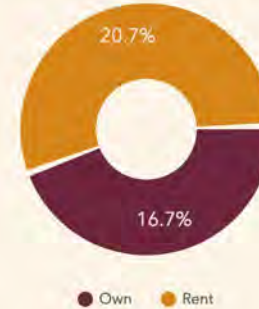
Census Housing by Size



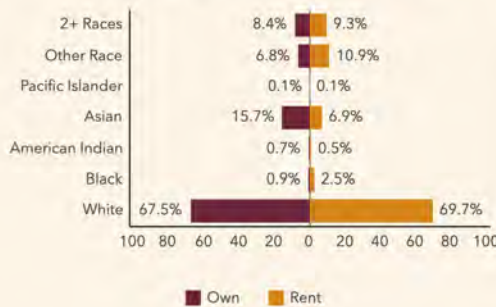
Home Ownership



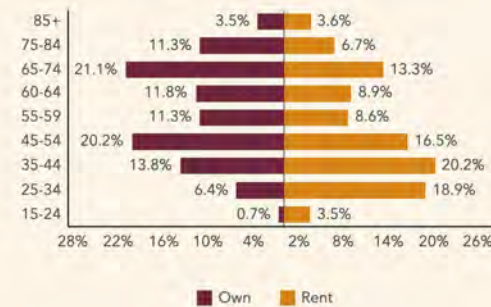
Hispanic Home Ownership



Housing by Race of Householder



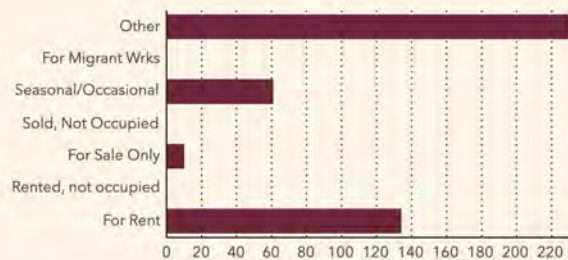
Housing by Age of Householder



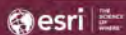
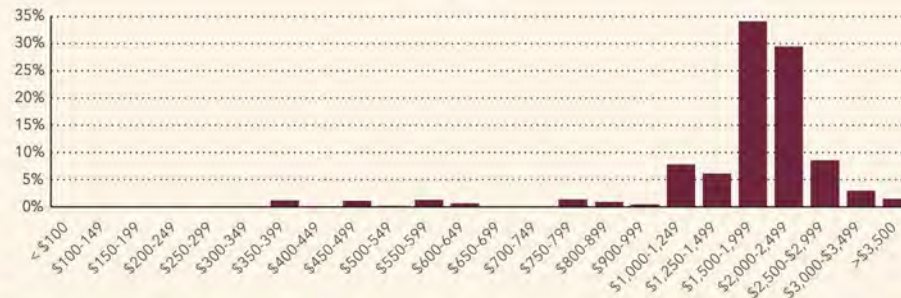
Year Householder Moved In



Vacant Housing Units (Total 435)



Gross Rent



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022), U.S. Census (2020). © 2025 Esri

Source: This infographic contains data provided by Esri (2024), ACS (2018-2022), U.S. Census (2020).

COMMUNITY OVERVIEW

COMMUNITY SUMMARY

526 Hazel Street, Glendale, California, 91201
Ring: 3 mile radius

182,198	-0.53%	2.36	71.5	41.4	\$84,168	\$1,003,315	\$79,511	15.4%	65.8%	18.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.6%
Services

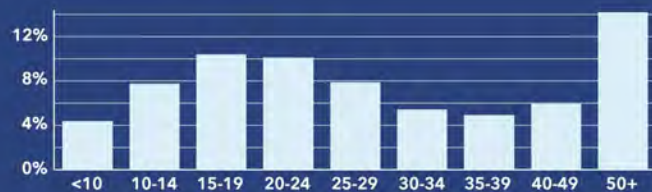


12.9%
Blue Collar



72.5%
White Collar

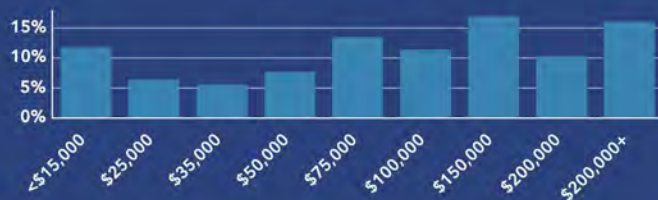
Mortgage as Percent of Salary



Home Value



Household Income

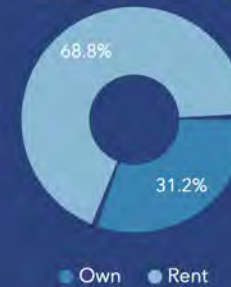


Age Profile: 5 Year Increments



Dots show comparison to Los Angeles County

Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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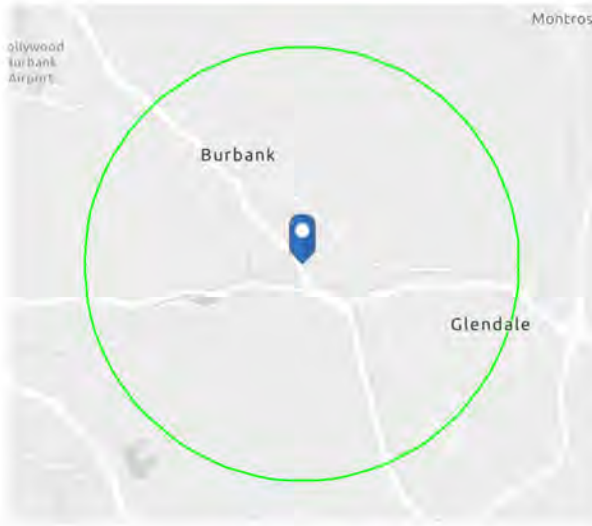
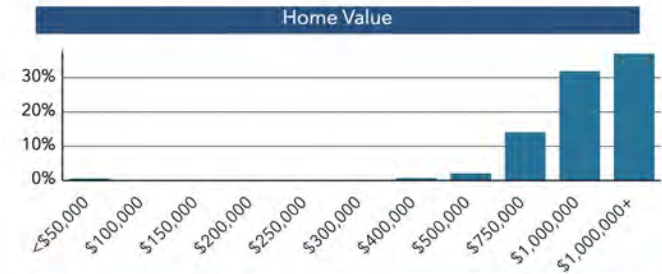
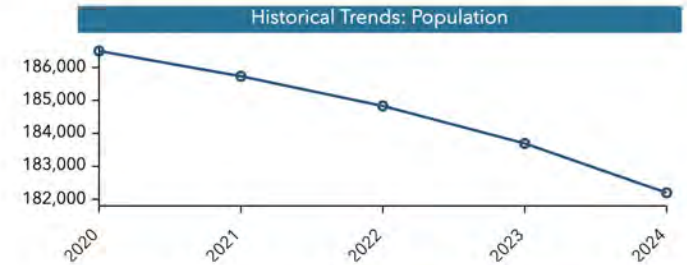
COMMUNITY OVERVIEW

Population Trends and Key Indicators

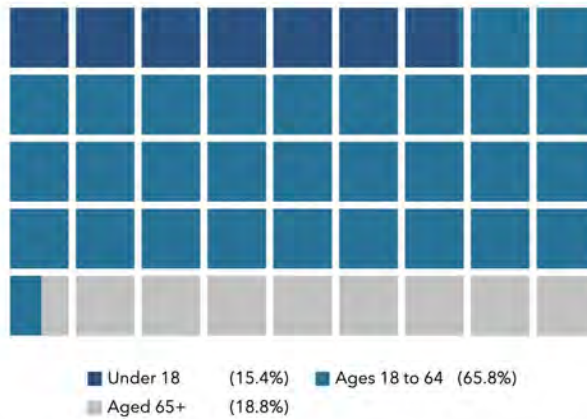
526 Hazel Street, Glendale, California, 91201
Ring: 3 mile radius

182,198	76,503	2.36	41.4	\$84,168	\$1,003,315	89	34	72
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

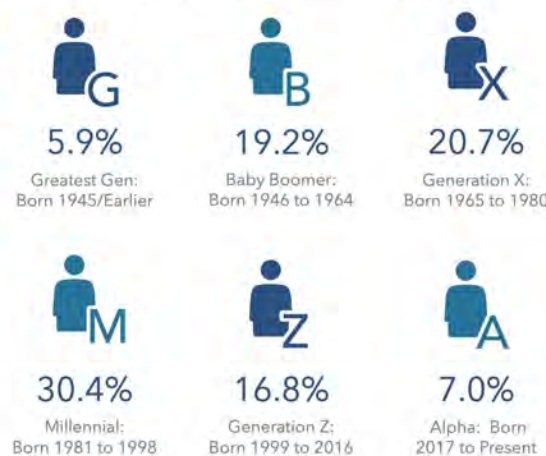
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022).

COMMUNITY OVERVIEW

DEMOGRAPHIC SUMMARY

526 Hazel Street, Glendale, California, 91201

Ring: 3 mile radius

KEY FACTS

182,198

Population



76,503

Households

41.4

Median Age

\$67,649

Median Disposable Income

EDUCATION

8.7%

No High School Diploma



20.2%

High School Graduate



25.4%

Some College/
Associate's Degree



45.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$84,168

Median Household Income



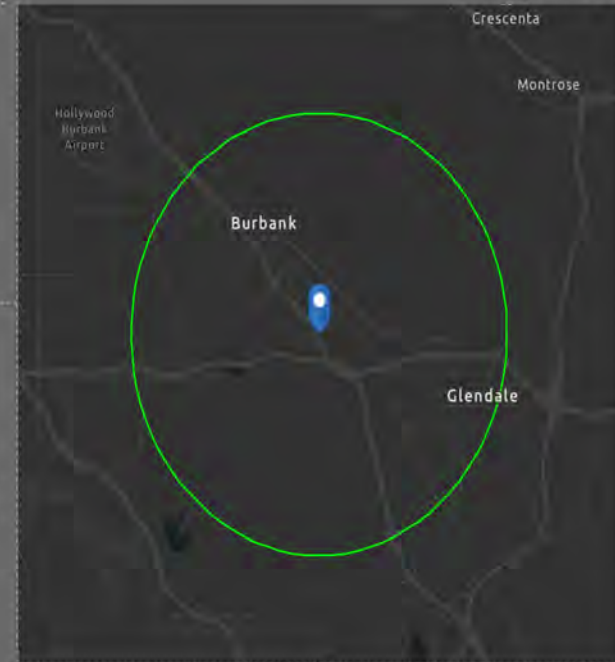
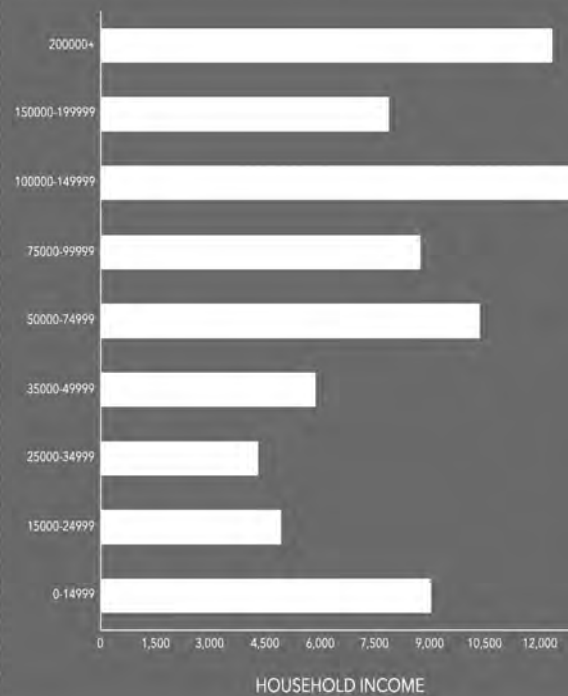
\$50,907

Per Capita Income



\$79,511

Median Net Worth



EMPLOYMENT



White Collar

76.4%



Blue Collar

12.9%



Services

14.6%

5.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Source: This infographic contains data provided by Esri (2024, 2029).

COMMUNITY OVERVIEW

COMMUTE PROFILE

526 Hazel Street, Glendale, California, 91201
Ring: 3 mile radius

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

TRANSPORTATION TO WORK



2.3%

Took Public Transportation



5.4%

Carpooled



3.5%

Walked to Work



0.4%

Bike to Work

WORKERS



90,783

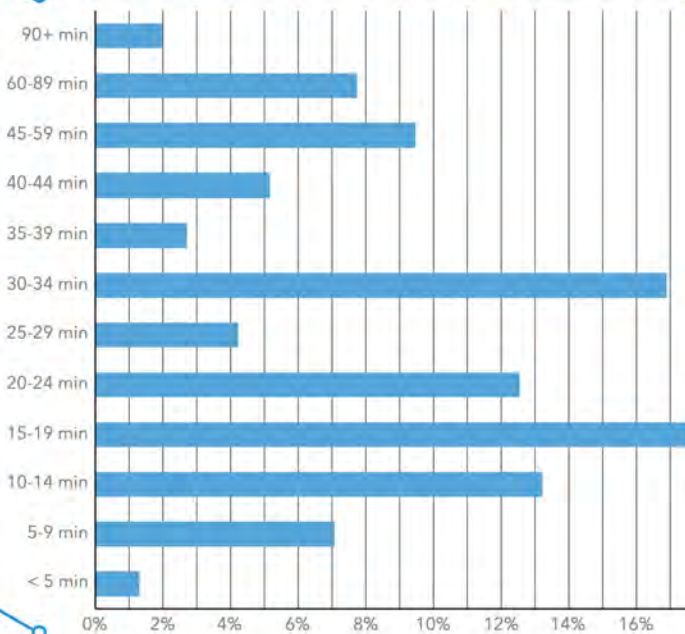
ACS Workers Age 16+



67.1%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

Source: This infographic contains data provided by ACS (2018-2022).

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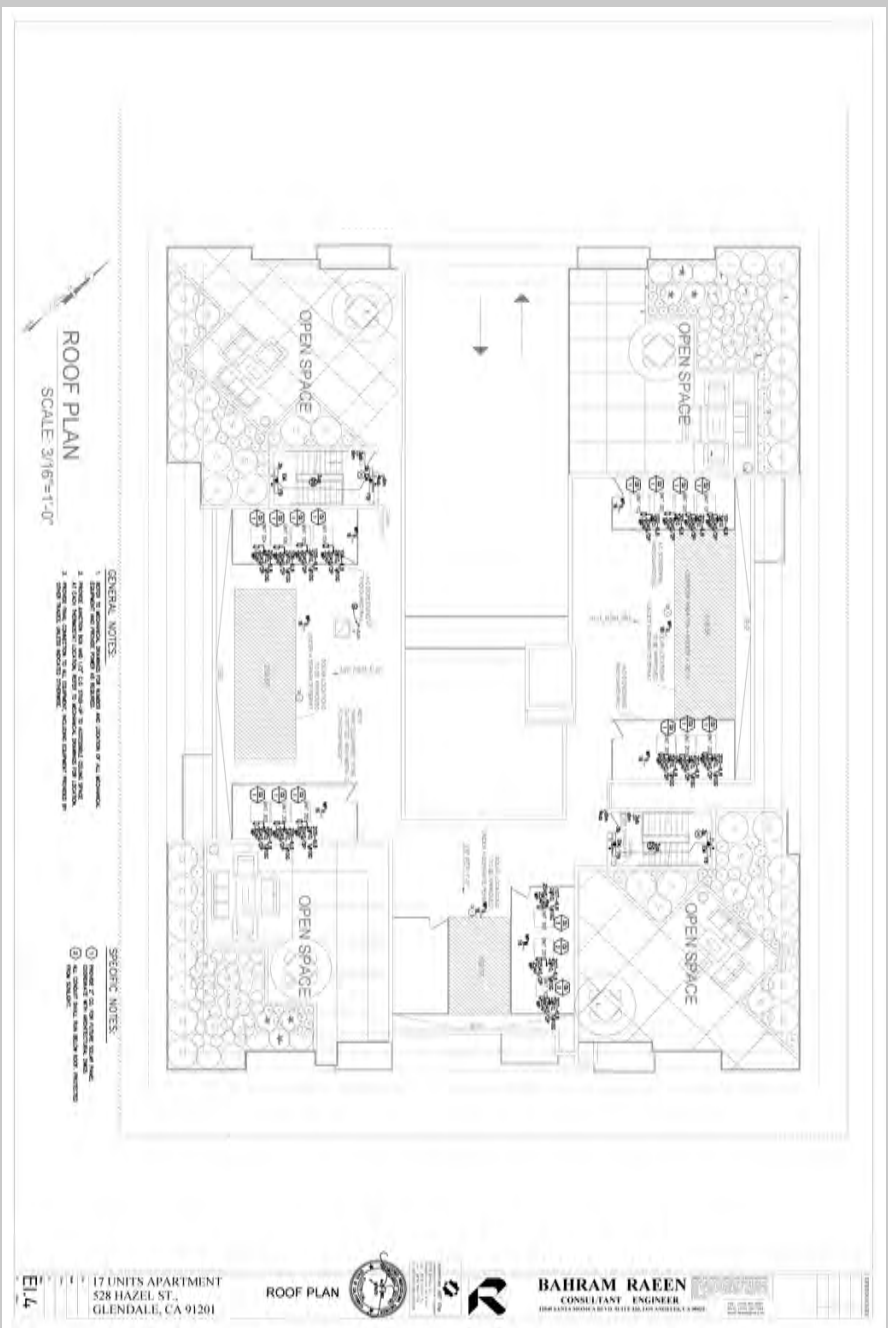
Source: This infographic contains data provided by ACS (2018-2022).

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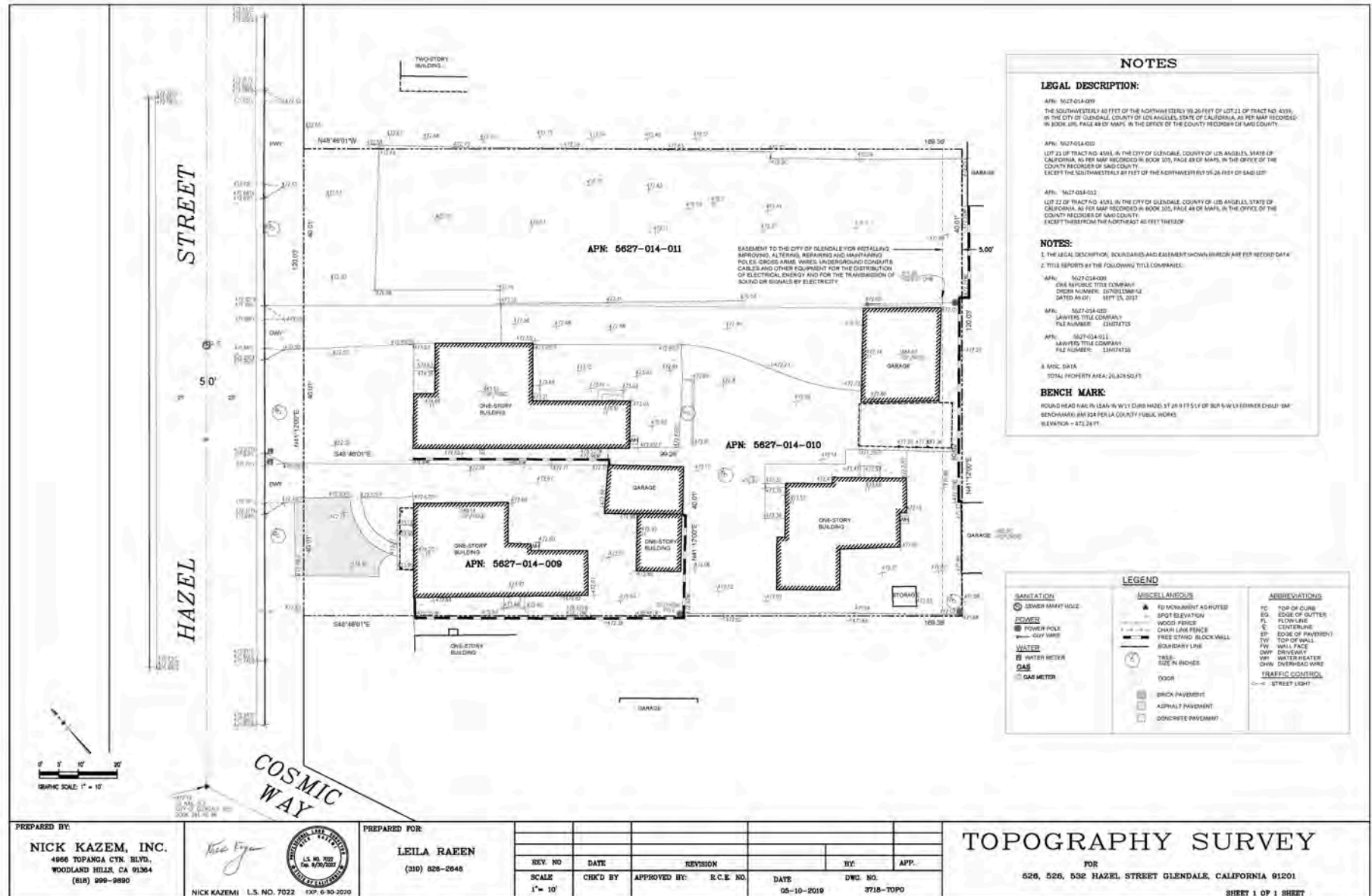
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RTI PLANS



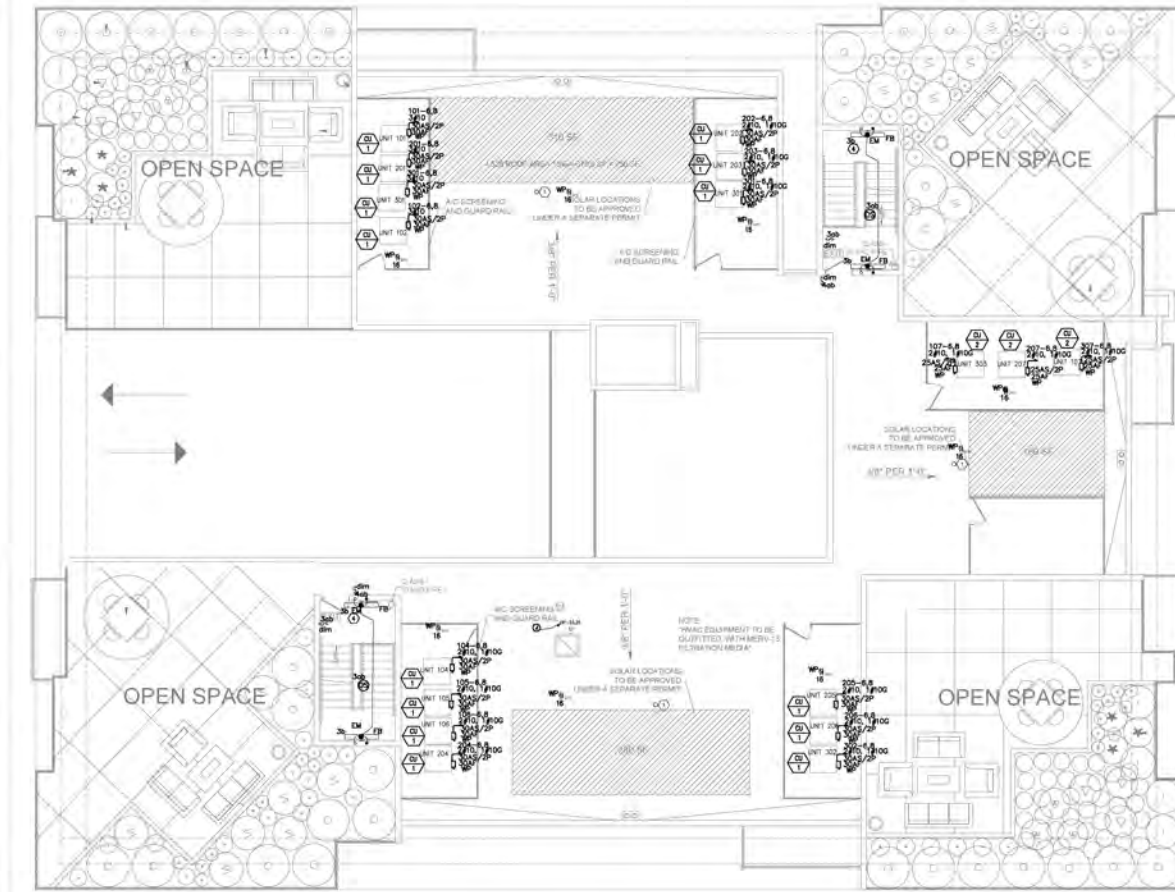
PLANS



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PLANS

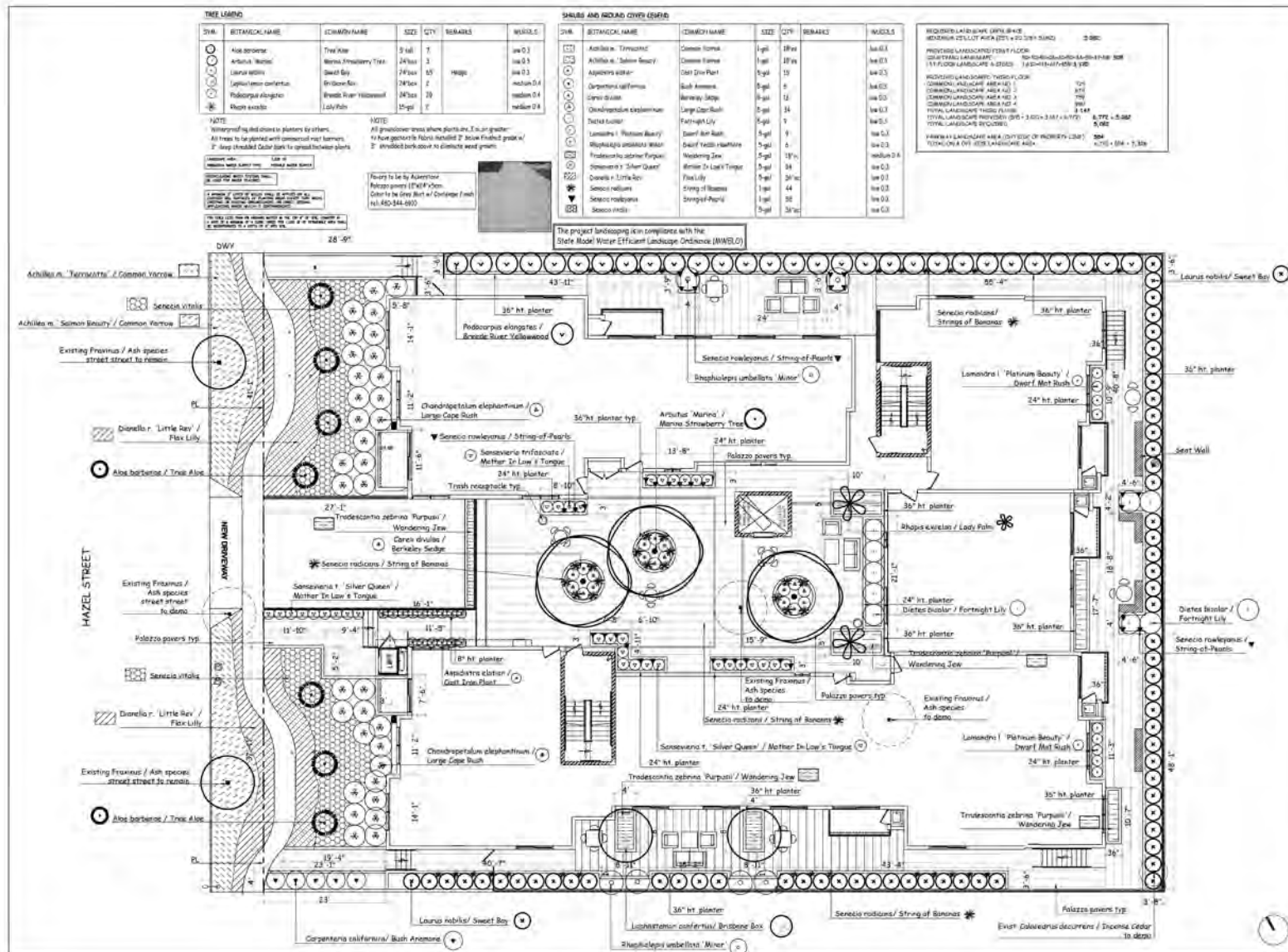


ROOF PLAN
SCALE: 3/16"=1'-0"


- GENERAL NOTES:**
1. REFER TO MECHANICAL DRAWINGS FOR NUMBER AND LOCATION OF ALL MECHANICAL EQUIPMENT AND PROVIDE POWER AS REQUIRED.
 2. PROVIDE JUNCTION BOX AND 1/2" C.O. STUB-UP TO ACCESSIBLE CEILING SPACE AT EACH THERMOSTAT LOCATION. REFER TO MECHANICAL DRAWINGS FOR LOCATION.
 3. PROVIDE FINAL CONNECTION TO ALL EQUIPMENT, INCLUDING EQUIPMENT PROVIDED BY OTHER TRADES, UNLESS INDICATED OTHERWISE.

- SPECIFIC NOTES:**
- 1 PROVIDE 2" CO. FOR FUTURE SOLAR PANEL COORDINATE WITH ARCHITECTURAL DWGS.
 - 2 ALL CONDUIT SHALL RUN BELOW ROOF, PROTECTED FROM SUNLIGHT.

PLANS



MEMBERSHIP	RATE
1	\$75.00/yr.
2	\$150.00/yr.
3	\$225.00/yr.
4	\$300.00/yr.
5	\$375.00/yr.
6	\$450.00/yr.
7	\$525.00/yr.
8	\$600.00/yr.
9	\$675.00/yr.



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GLENDALE CA 91201

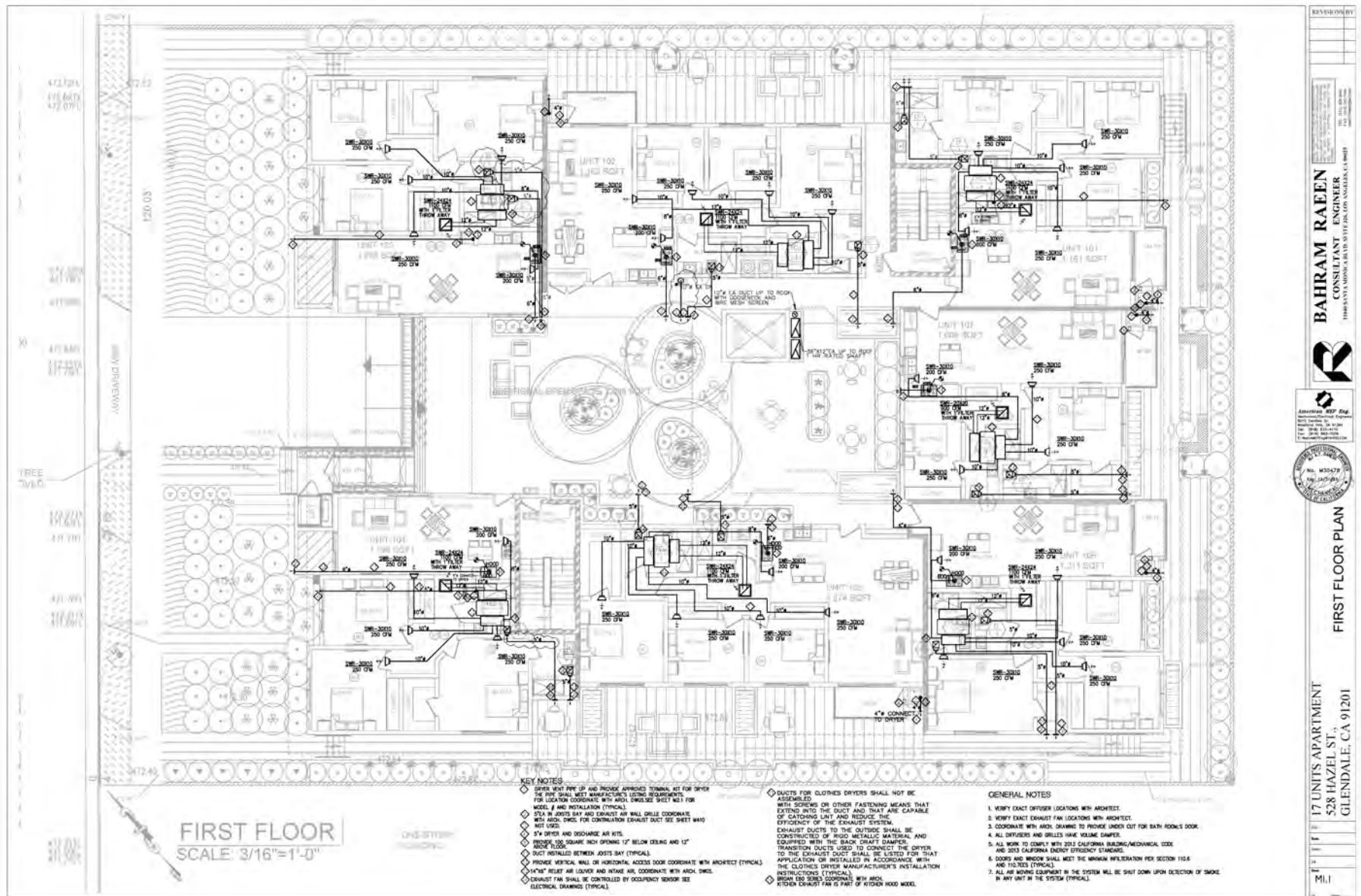
GROUND FLOOR
PLANTING PLAN



DATE:	SEPT. 14, 2020
SCALE:	1/8"=1'-0"
JOB NUMBER:	219820
DRAWN BY:	

L-1

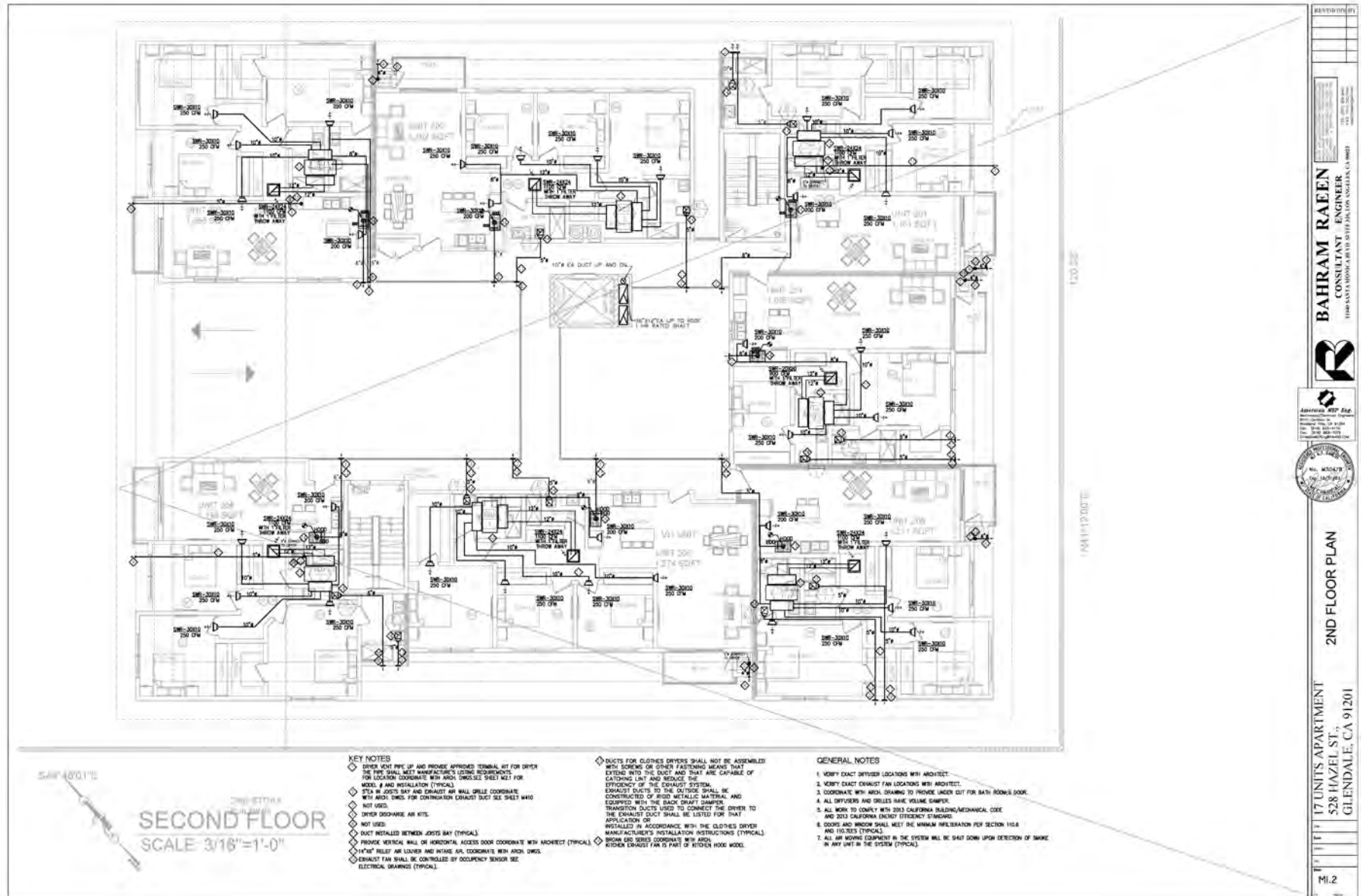
PLANS



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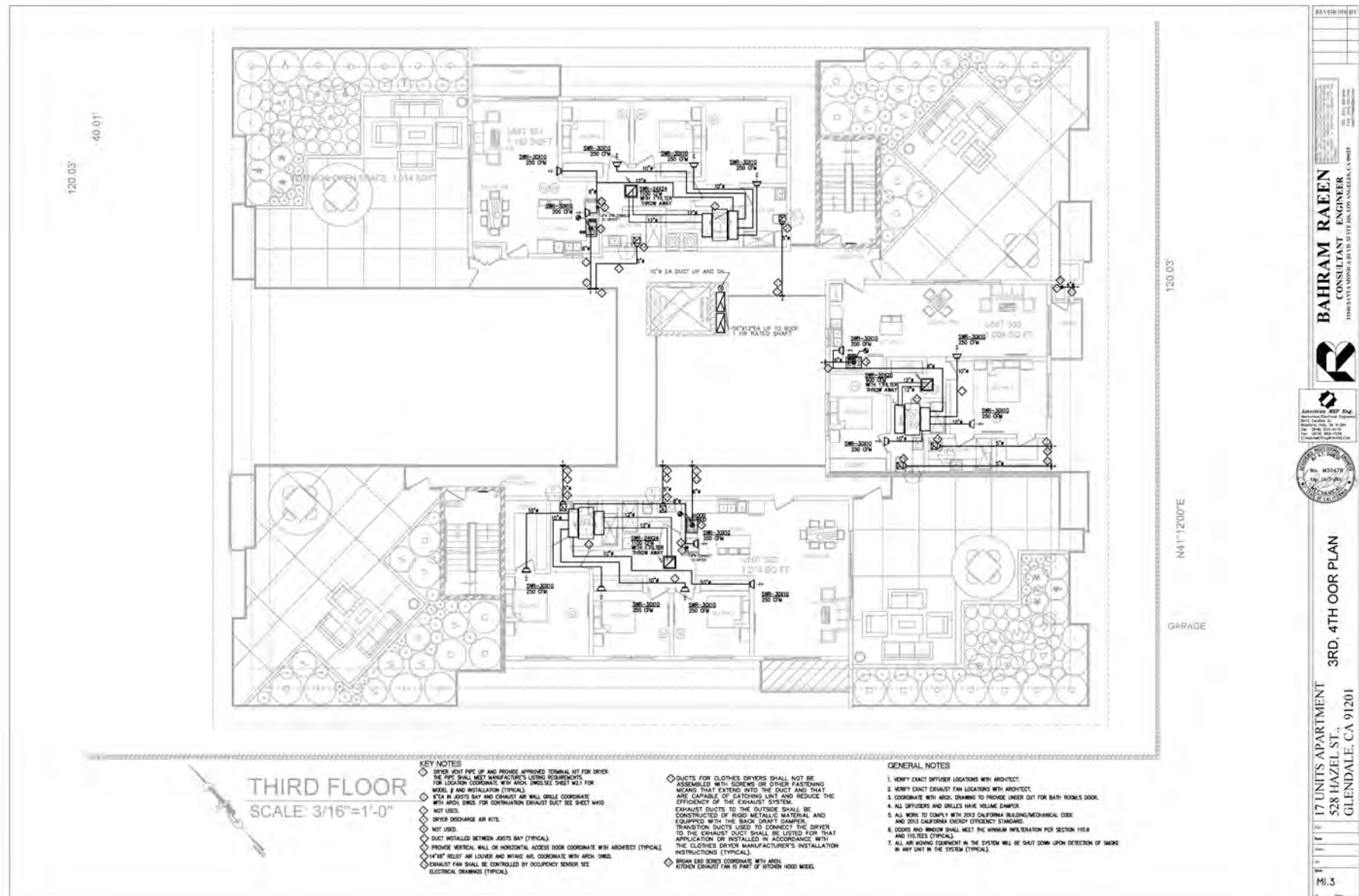
PLANS



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PLANS



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