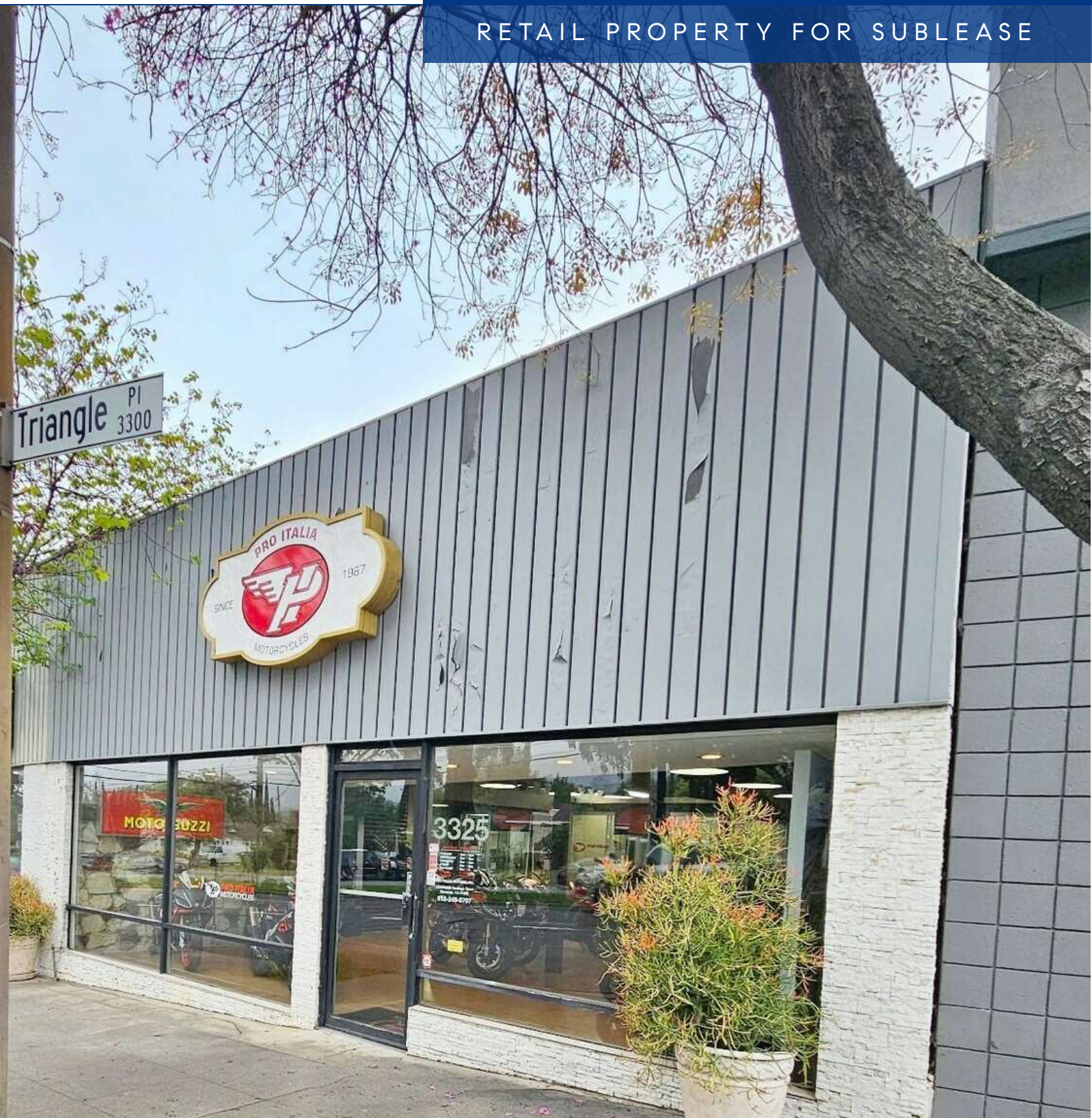




3325 N VERDUGO RD

GLENDALE, CA 91208

RETAIL PROPERTY FOR SUBLEASE



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GLENDALE, CA 91208



OFFERING SUMMARY

Lease Rate: \$5,700.00 per month
\$3.10 SF/month
Single Tenant Gross

Building Size: 1,839 SF

Available SF: 1,839 SF

Lot Size: 2,183 SF

Year Built: 1955

Zoning: C3-I

PROPERTY OVERVIEW

RARE SINGLE TENANT COMMERCIAL/RETAIL BUILDING AVAILABLE IN NORTH GLENDALE / MONTROSE – Conveniently located in beautiful North Glendale between Sparr Heights and Montrose, this single-tenant commercial property offers excellent street front and visibility along N Verdugo Rd., signage opportunities, open interior floor plan, lower-level storage area with loading garage door and access from alleyway along Paloma Ave. Great opportunity for commercial retail and mixed office users. Currently offered for sublease – Sublease term through August 31, 2027 – new direct lease with Landlord potentially available. For more information or touring, please contact Brokers below.

PROPERTY HIGHLIGHTS

- Open Floor Plan
- Excellent Visibility
- Storage Area and Loading
- HVAC served
- Sublease term through August 31, 2027

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.

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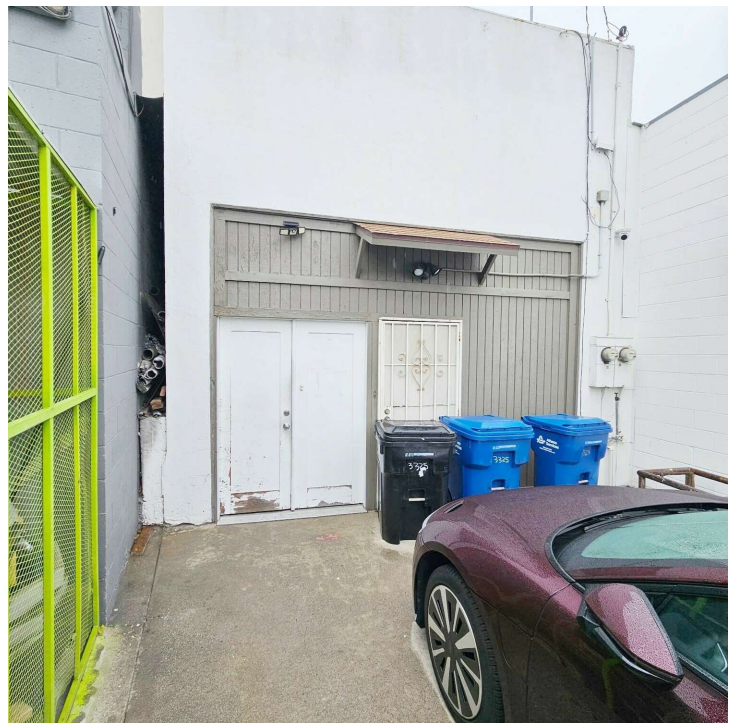
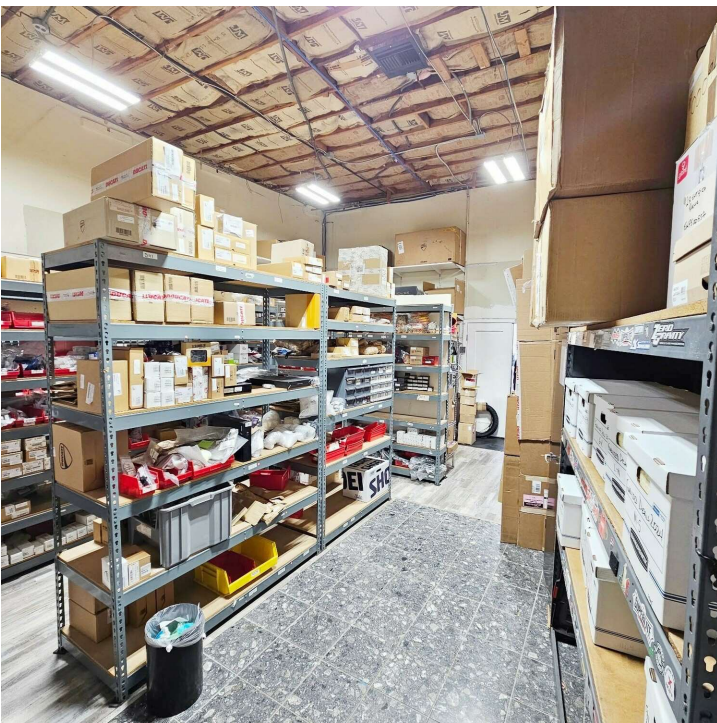


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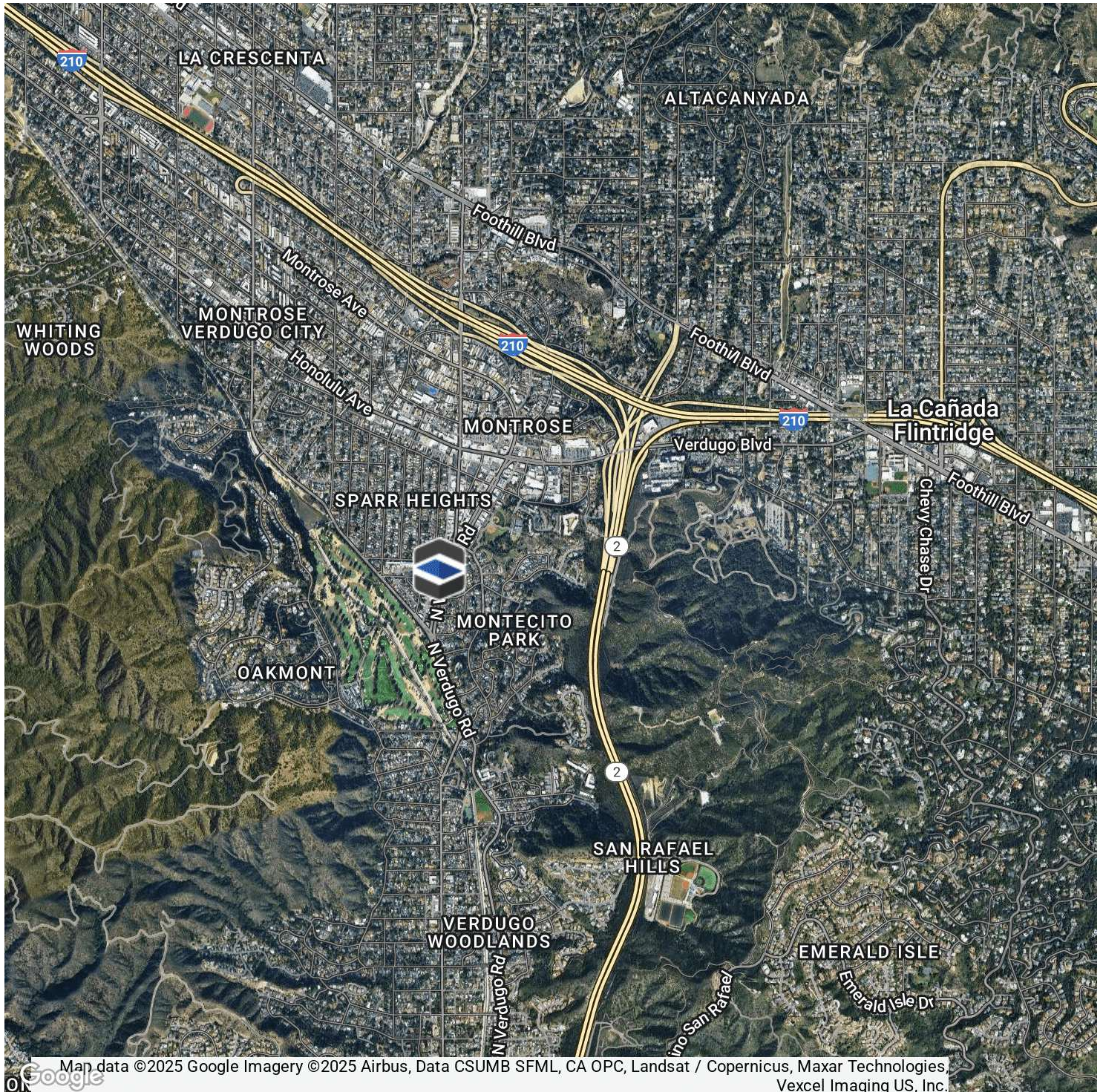


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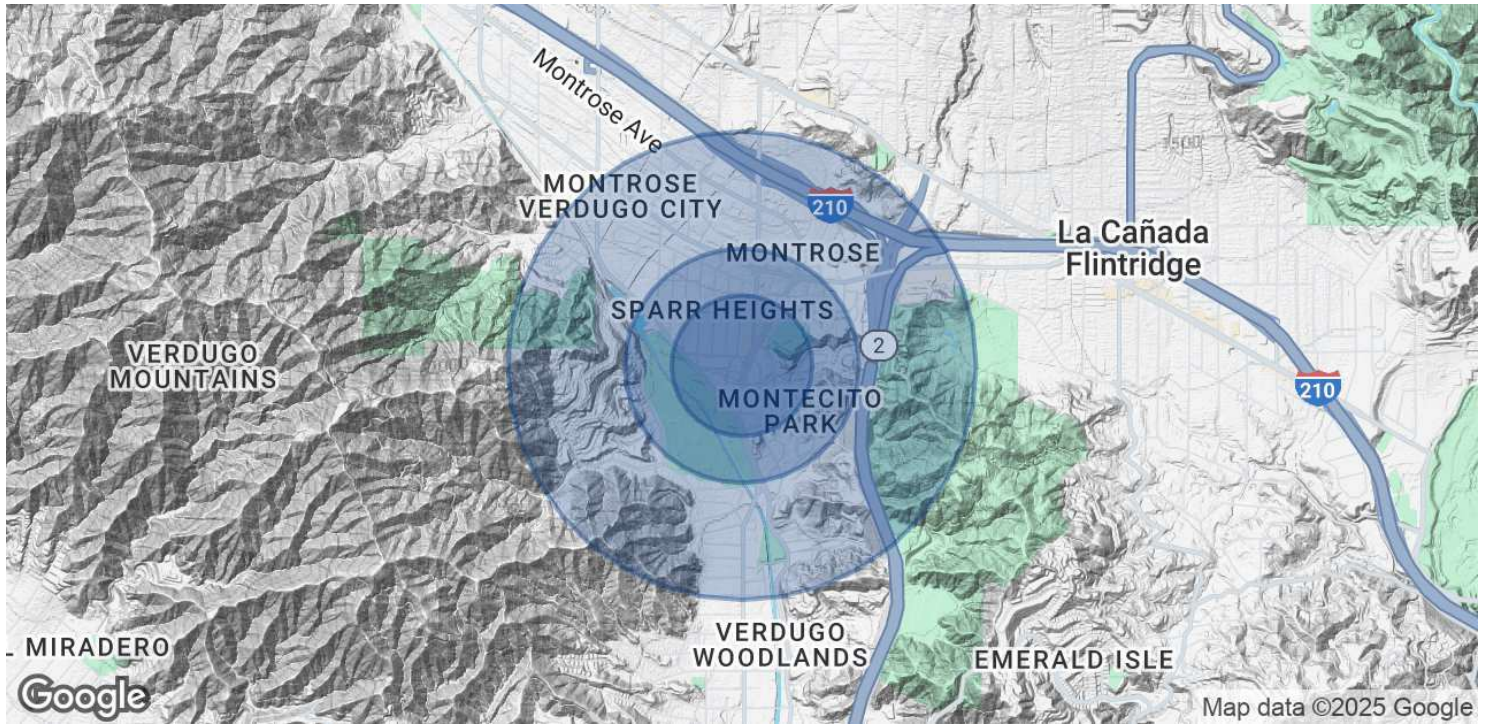


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,536	3,414	14,351
Average Age	43	44	44
Average Age (Male)	41	42	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	597	1,339	5,656
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$131,039	\$138,400	\$135,339
Average House Value	\$1,306,260	\$1,315,982	\$1,270,502

Demographics data derived from AlphaMap

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