



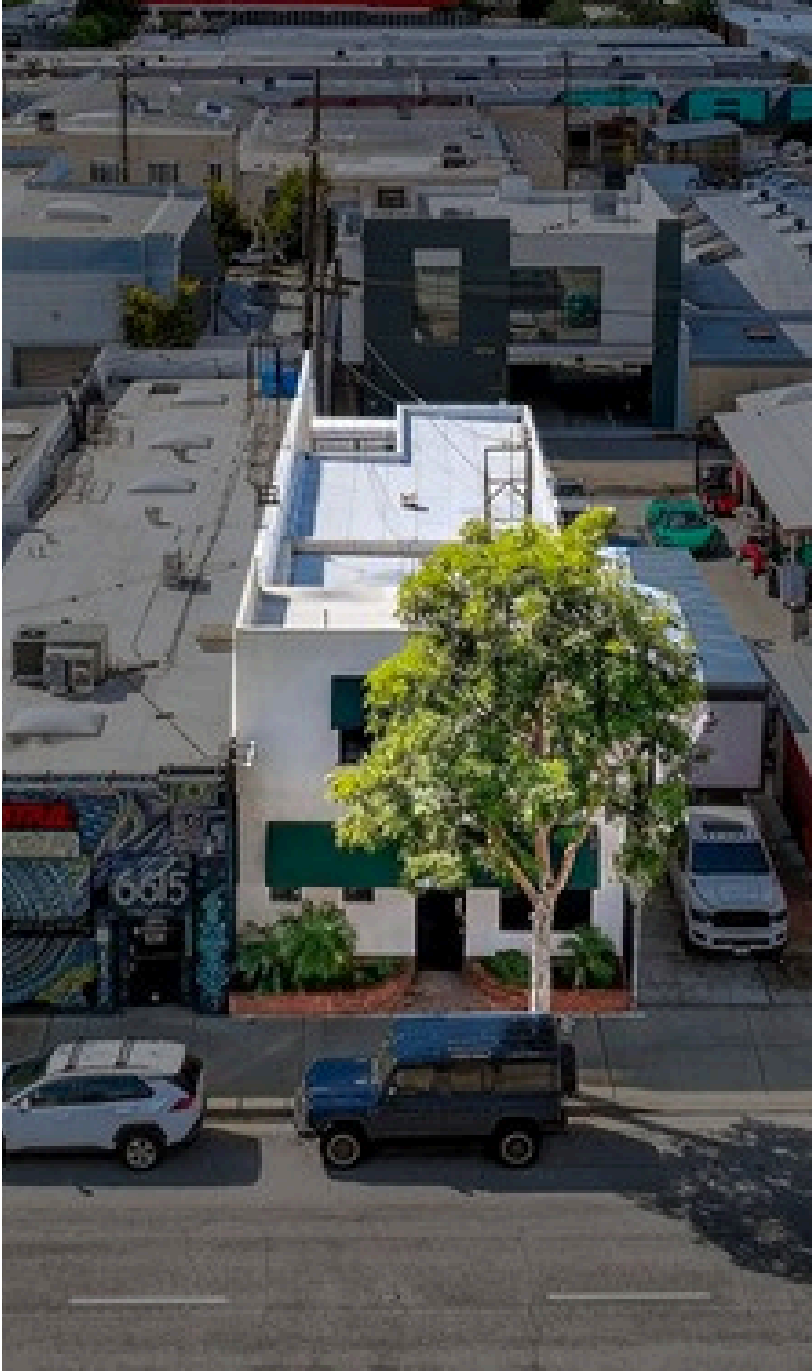
6617 SAN FERNANDO RD, GLENDALE, CA 91201

INDUSTRIAL BUILDING

FOR SALE

OFFERING MEMORANDUM





📍 SITE DESCRIPTION

Ikon Properties is proud to present a unique opportunity to acquire a well-located industrial property at 6617 San Fernando Road in the heart of Glendale's established industrial corridor. Positioned along the highly trafficked San Fernando Road, the property benefits from strong visibility and immediate access to one of the San Fernando Valley's primary commercial and industrial thoroughfares.

The property offers functional industrial space suitable for a variety of uses, including warehouse, light manufacturing, distribution, or automotive-related operations. Its practical layout allows for efficient workflow, while on-site parking and loading capabilities support day-to-day operational needs.

Zoned for industrial use, the site provides flexibility for both owner-users and investors seeking a well-positioned asset in a supply-constrained infill market. The surrounding area is characterized by a strong concentration of industrial, service, and automotive businesses, reinforcing the property's long-term utility and demand.

Strategically located with convenient access to Interstate 5, State Route 134, and other major regional connectors, the property offers efficient connectivity throughout Los Angeles and neighboring markets. The buyer is responsible for verifying all information contained herein.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Industrial

PARCEL NUMBER
5624-013-008

BUILDING
2,670 SF

LOT
3,315 SF

YEAR BUILT
1952

ZONING
GLM2YY



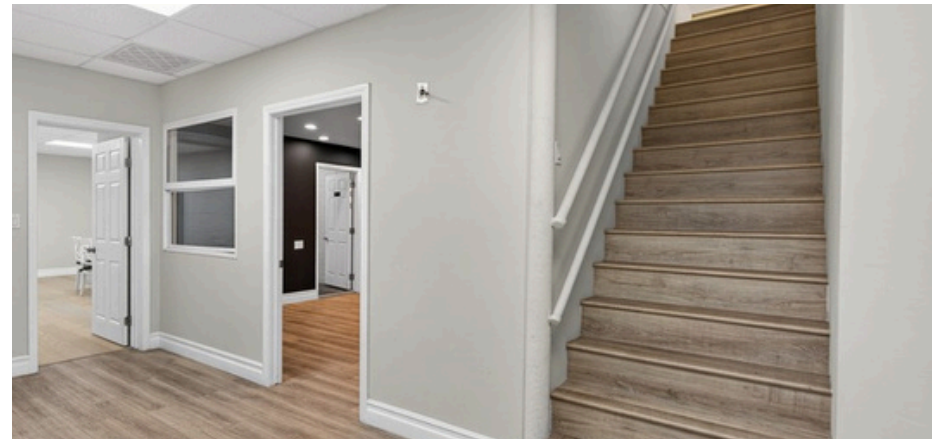
PROPERTY HIGHLIGHTS

- **Excellent owner-user opportunity** with the ability to operate your business and build long-term equity.
- **Flexible zoning** supports a wide range of commercial and industrial uses (buyer to verify).
- **Recently renovated** with clean finishes — move-in ready and ideal for immediate occupancy.
- **±12' clear ceiling height** providing functional clearance for warehouse, storage, and light manufacturing needs.
- **Secured, gated on-site parking** offering added security and convenience for staff, fleet, or customer parking.
- **Efficient layout** with versatile space that can accommodate a mix of office, showroom, and warehouse functionality.

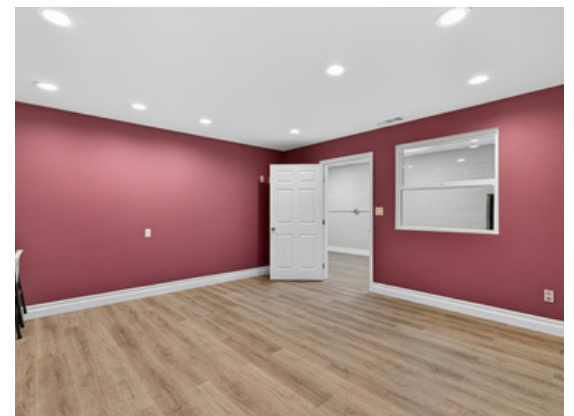
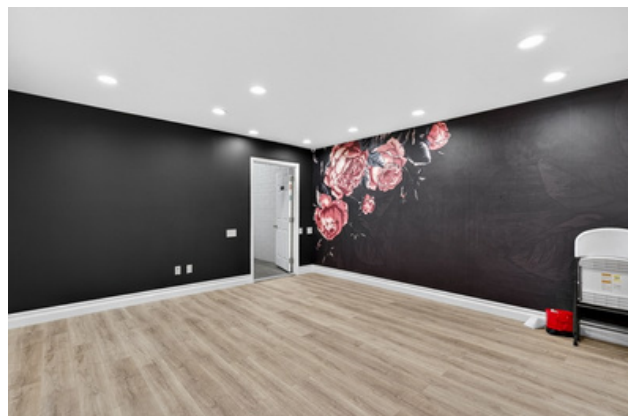
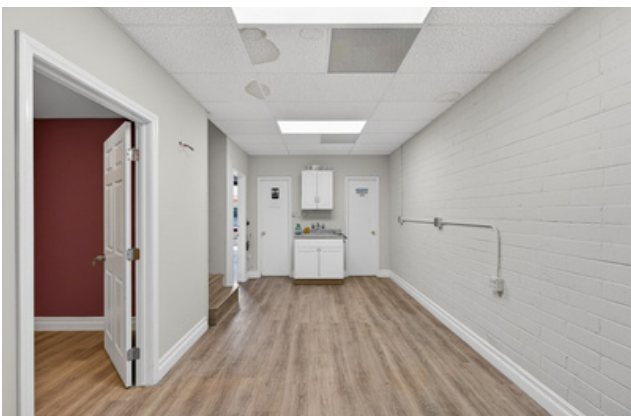


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PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP



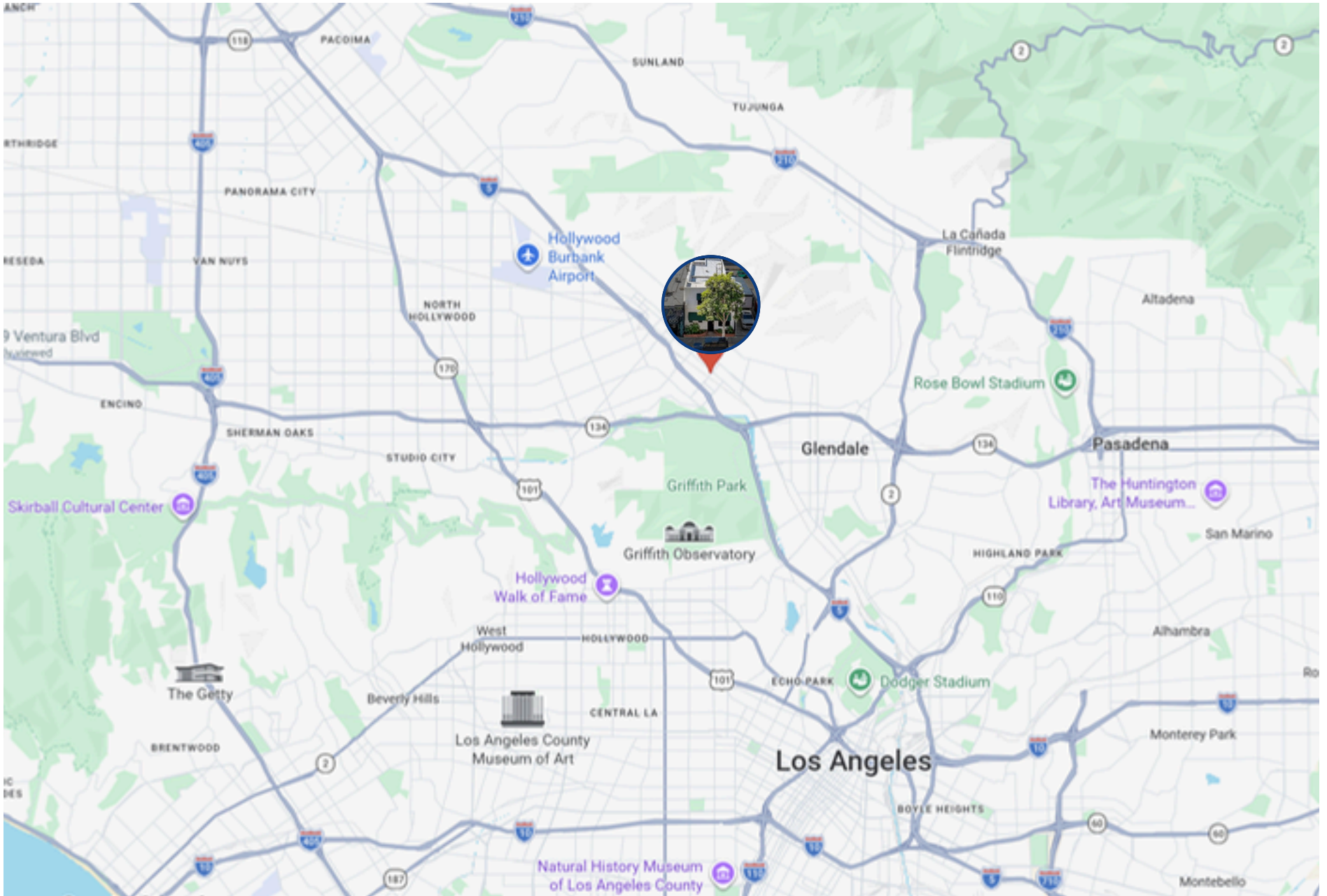
AERIAL MAP



LOCATED ALONG SAN FERNANDO ROAD IN GLENDALE'S WELL-ESTABLISHED COMMERCIAL AND INDUSTRIAL CORRIDOR, THIS PROPERTY BENEFITS FROM A HIGHLY VISIBLE FRONTAGE WITHIN A CENTRAL SAN FERNANDO VALLEY LOCATION SURROUNDED BY A MIX OF INDUSTRIAL, AUTOMOTIVE, RETAIL, AND SERVICE-ORIENTED BUSINESSES. THE SITE OFFERS CONVENIENT ACCESS TO MAJOR REGIONAL THOROUGHFARES INCLUDING INTERSTATE 5, STATE ROUTE 134, AND STATE ROUTE 2, PROVIDING STRONG NORTH-SOUTH AND EAST-WEST CONNECTIVITY THROUGHOUT LOS ANGELES COUNTY. POSITIONED JUST MINUTES FROM DOWNTOWN GLENDALE, THE CITY OF BURBANK, AND THE GREATER LOS ANGELES AREA, THE LOCATION DELIVERS EXCELLENT LOGISTICAL ADVANTAGES WITH PROXIMITY TO KEY EMPLOYMENT CENTERS, COMMERCIAL AMENITIES, AND TRANSPORTATION INFRASTRUCTURE.



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	30,810	165,112	483,382
2029 Population	29,572	159,547	468,466
Pop Growth 2024-2029	-4.02%	-3.37%	-3.09%
Average Age	42.40	42.30	41.50
2024 Total Households	11,975	66,423	203,115
HH Growth 2024-2029	-4.28%	-3.61%	-3.24%
Median Household Income	\$62,767	\$76,948	\$78,929
Avg Household Size	2.50	2.40	2.30
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$869,921	\$888,647	\$937,183
Median Year Built	1960	1964	1963



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