

OFFICE BUILDING FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

3533 OCEAN VIEW BOULEVARD GLENDALE, CA 91208

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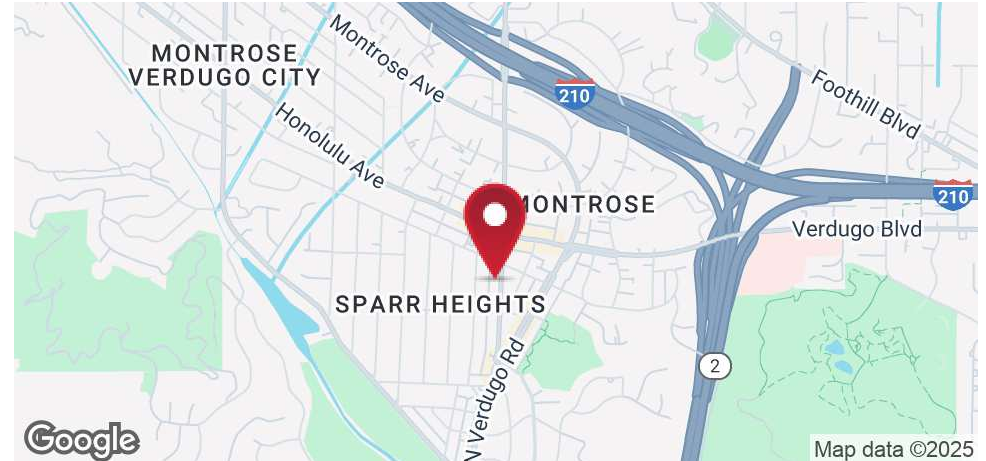
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**OFFERING SUMMARY**

Sales Price:	\$2,495,000
Building Size:	2,550 SF
Lot Size:	2,744 SF
Zoning:	C3 IV (Commercial Service Height District IV)
Price/SF:	\$978.43
APN:	5615-006-027

PROPERTY OVERVIEW

This is a unique opportunity to own a newly renovated modern office building in the heart of Montrose. This building features a reception area, six (6) private glass offices, a glass conference room, bullpen area, kitchen and two (2) restrooms. The building is perfect for any professional use, and the two balconies on the second floor have great views of Downtown Los Angeles and the surrounding mountains. There is an abundance of amenities in the area such as Starbucks, Montrose Town Kitchen and Grill, Kontentsu Modern Japanese Eatery, and La Cabanita Fine Mexican Cuisine.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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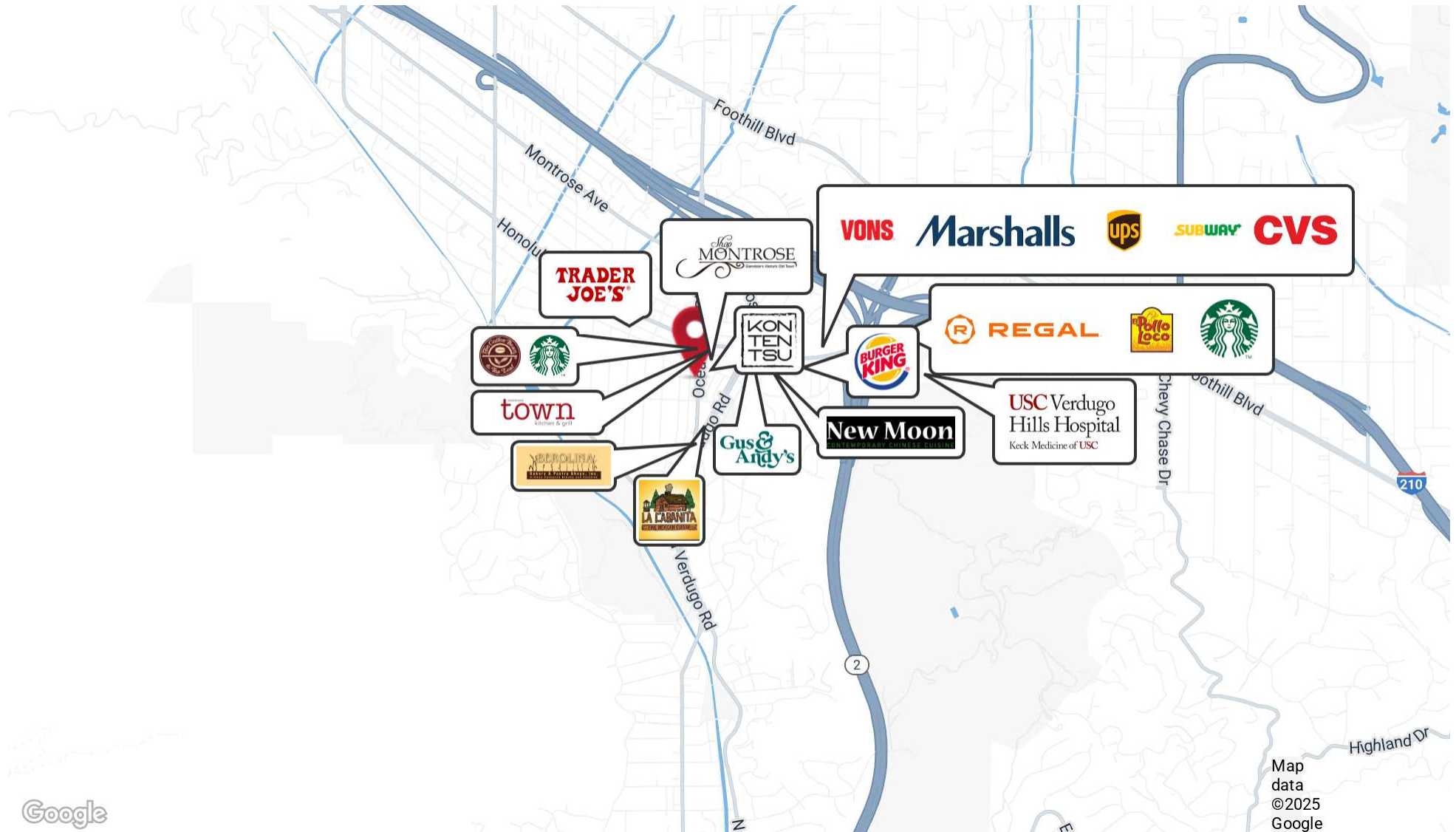
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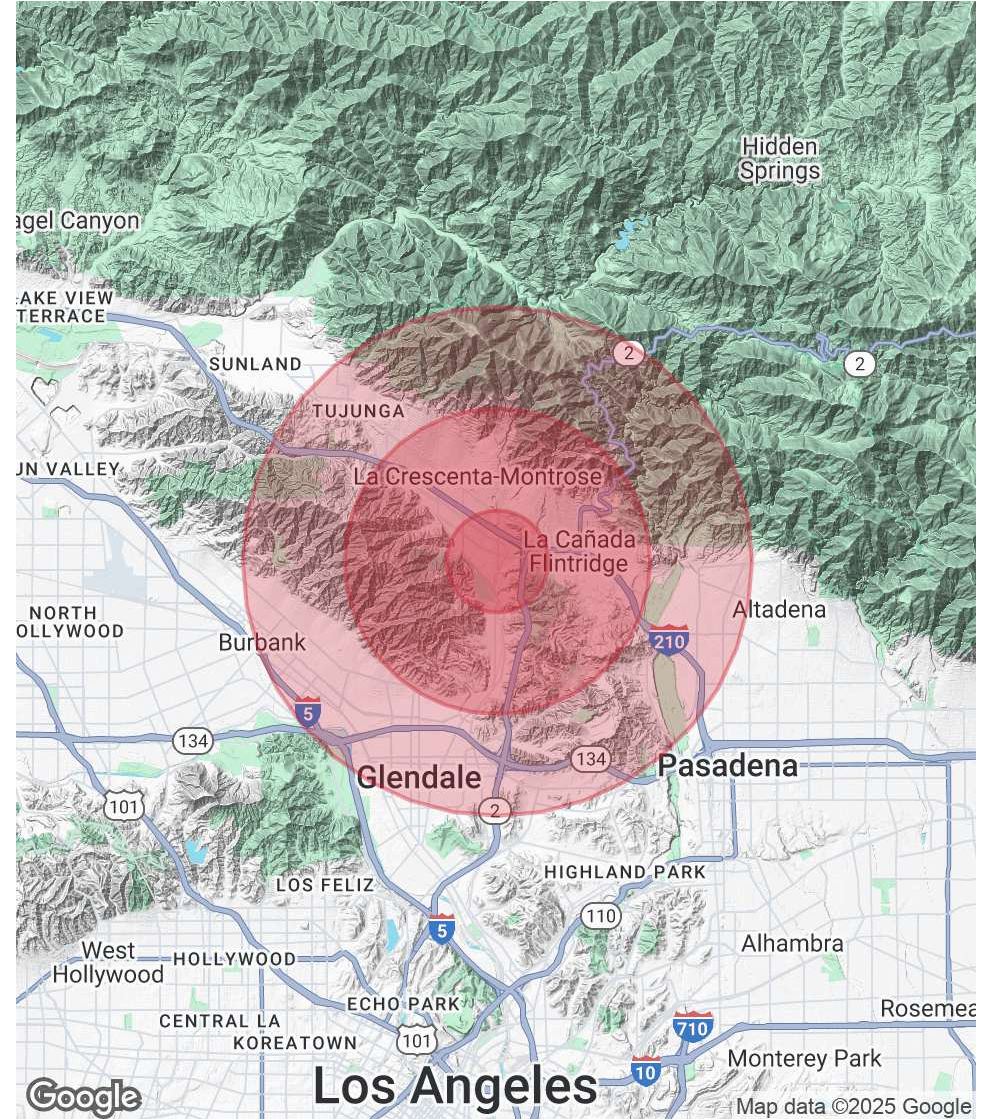
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,069	83,636	311,364
Average Age	43	44	44
Average Age (Male)	41	43	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,273	30,403	119,601
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$134,087	\$186,174	\$139,226
Average House Value	\$1,241,255	\$1,422,731	\$1,147,561

Demographics data derived from AlphaMap



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