

OFFERING MEMORANDUM

Office Building For-Sale

111 N. JACKSON | Glendale, CA



Exclusively Presented By

Sam S. Manoukian, CCIM | CEO 818.334.3451

samm@diversifiedpropertyinvestments.com | DRE: 00961674

www.diversifiedpropertyinvestments.com

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EXECUTIVE SUMMARY



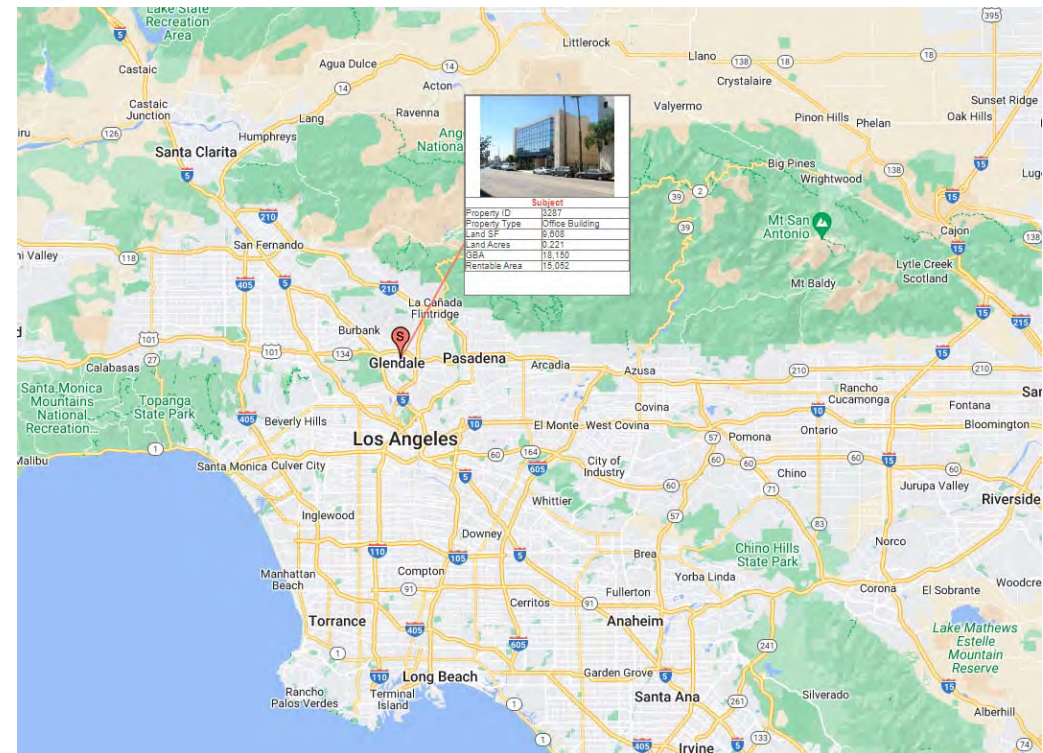
EXECUTIVE SUMMARY

MULTI-STORY OFFICE BLDG.

Property Address:	111 N Jackson St., Glendale, California 91206
Assessor Parcel Number (Tax ID):	5642-006-044
Property Interest Appraised:	Leased Fee
Site Area/Land:	9,608 square feet, or 0.22 acres
Zoning:	Downtown Specific Plan - East Broadway
Property Type:	Office Building
Number of Buildings:	1
Number of Stories:	3
Number of Tenant Spaces:	14
Gross Building Area:	18,150 square feet (Architectural Drawings)
Rentable Area:	15,052 square feet (Rent Roll)
Year Built:	1987
Parking:	49 spaces
Price:	Submit

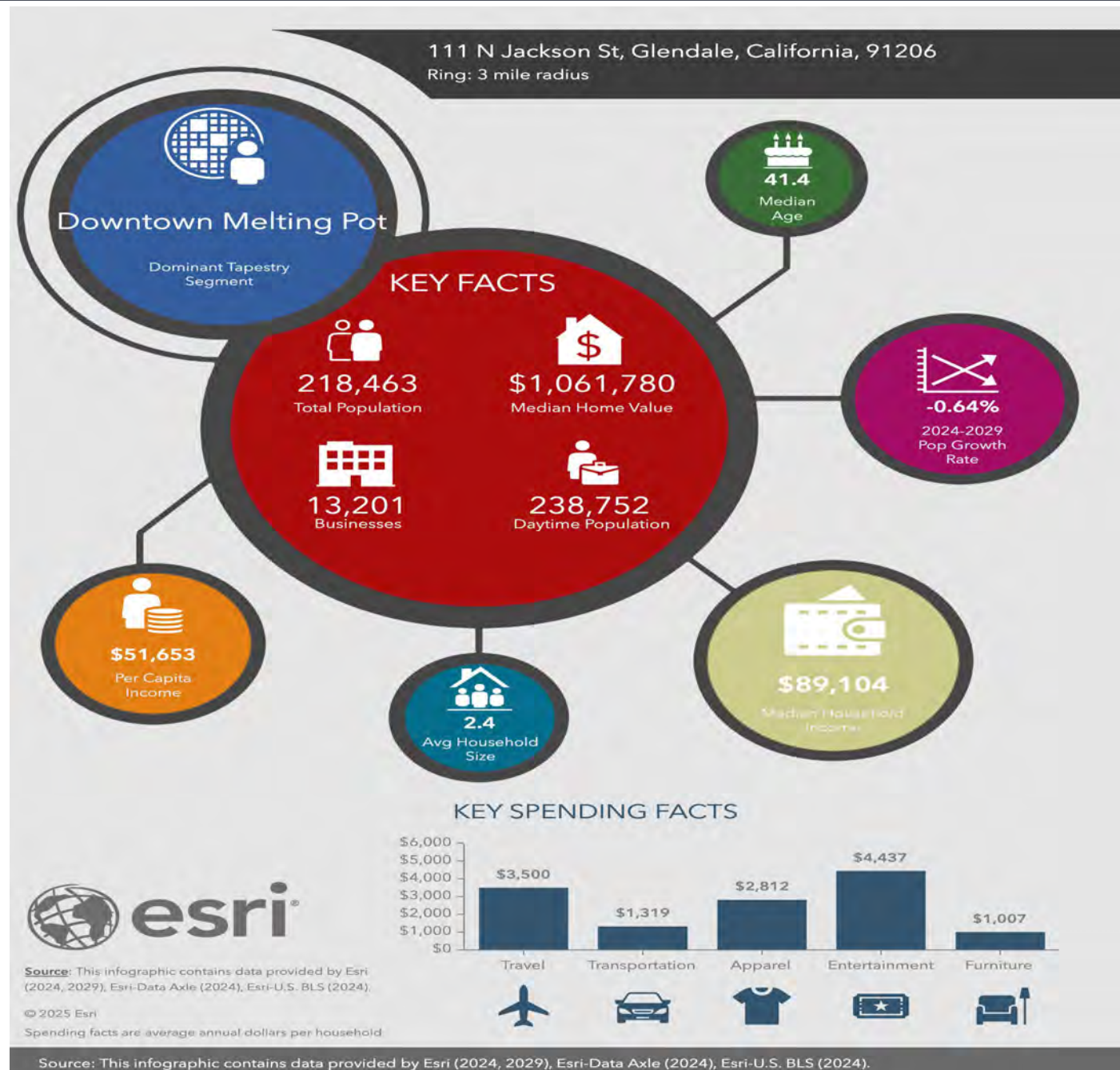
EXECUTIVE SUMMARY

The subject property is located at 111 N Jackson St., in the city of Glendale, county of Los Angeles, California. The subject property's zip code is 91206. The Los Angeles County Assessor identifies the subject property as Assessor Parcel No (s). 5642 - 006 - 044 with Census Tract No. 3020.02.



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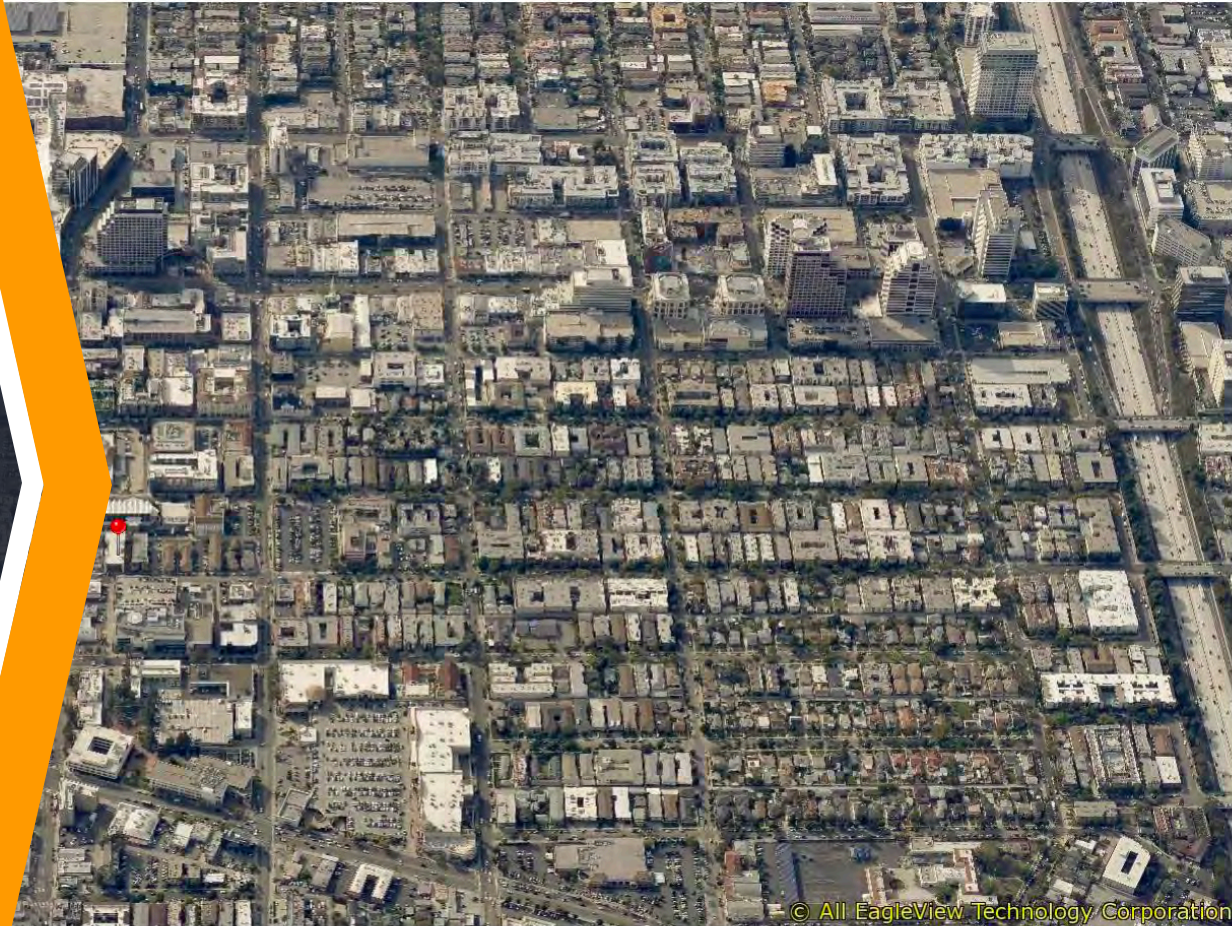


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CITY

COMMUNITY OVERVIEW



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COMMUNITY SUMMARY

111 N Jackson St, Glendale, California, 91206
Ring: 3 mile radius

218,463	-0.64%	2.43	77.8	41.4	\$89,104	\$1,061,780	\$98,988	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+



15.5%
Services

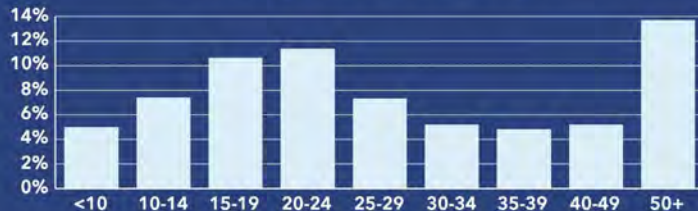


12.9%
Blue Collar

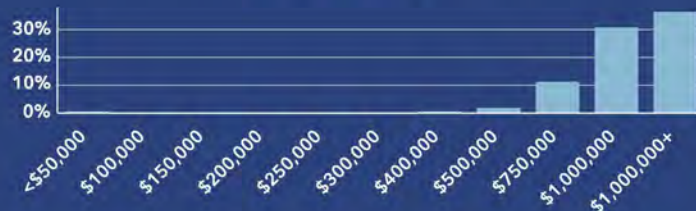


71.6%
White Collar

Mortgage as Percent of Salary



Home Value



Household Income

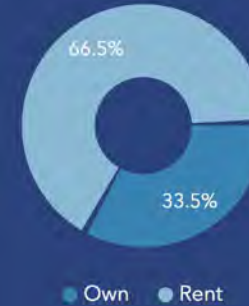


Age Profile: 5 Year Increments



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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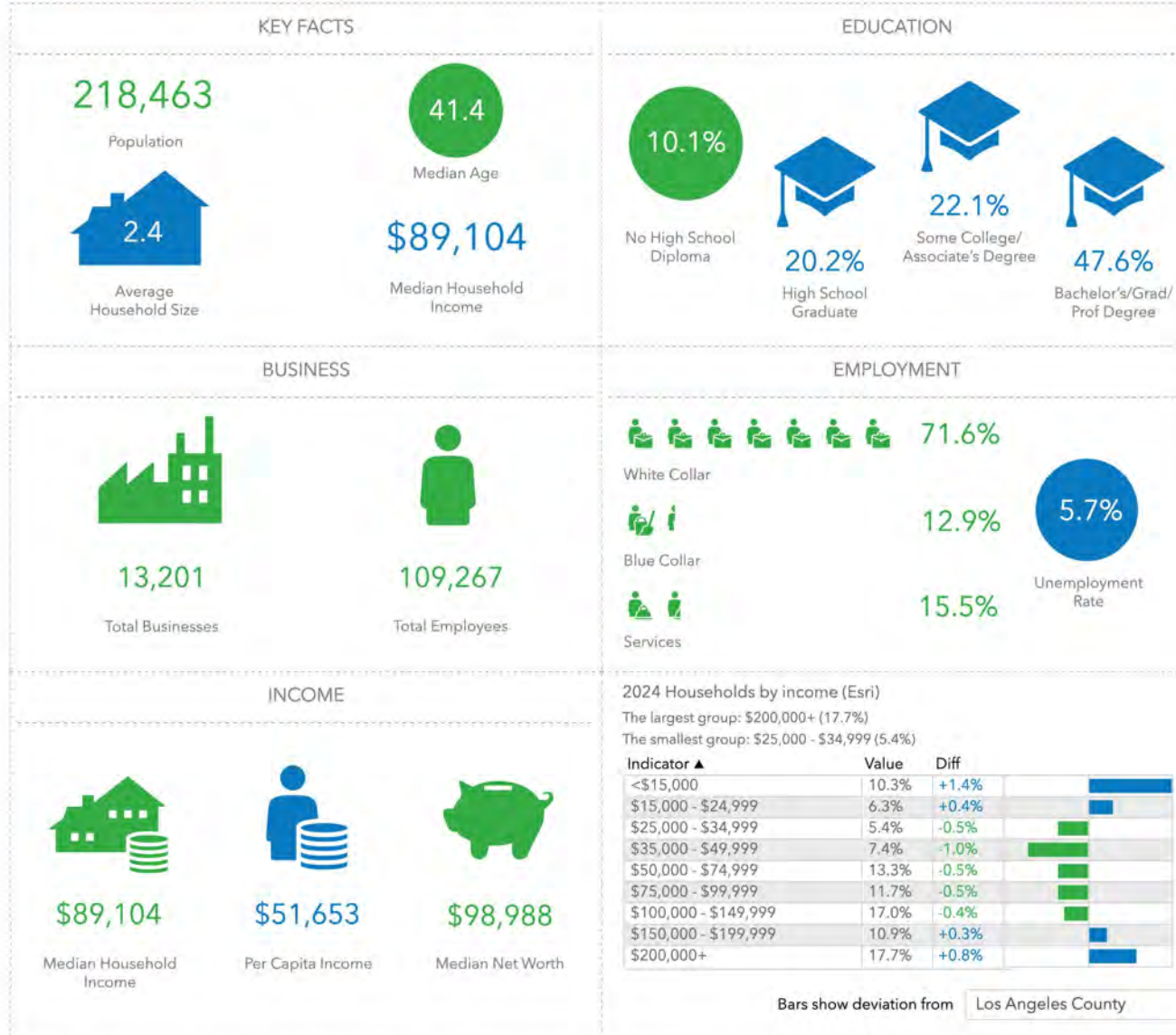
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Key Facts

111 N Jackson St, Glendale, California, 91206
Ring: 3 mile radius



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

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OFFICE MARKET PROFILE

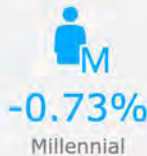
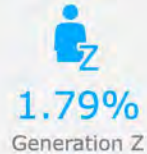
111 N Jackson St, Glendale, California, 91206
Ring: 3 mile radius

This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)

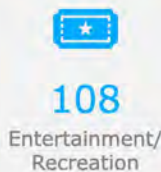
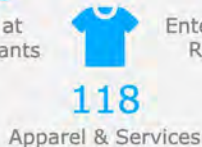


Access to Internet at home

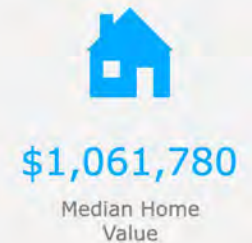
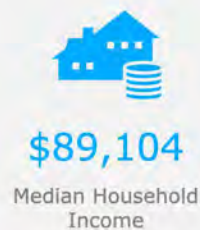


Internet at home via high speed connection

LIFESTYLE SPENDING (INDEX)



INCOME AND HOME VALUE



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PROPERTY PICTURES

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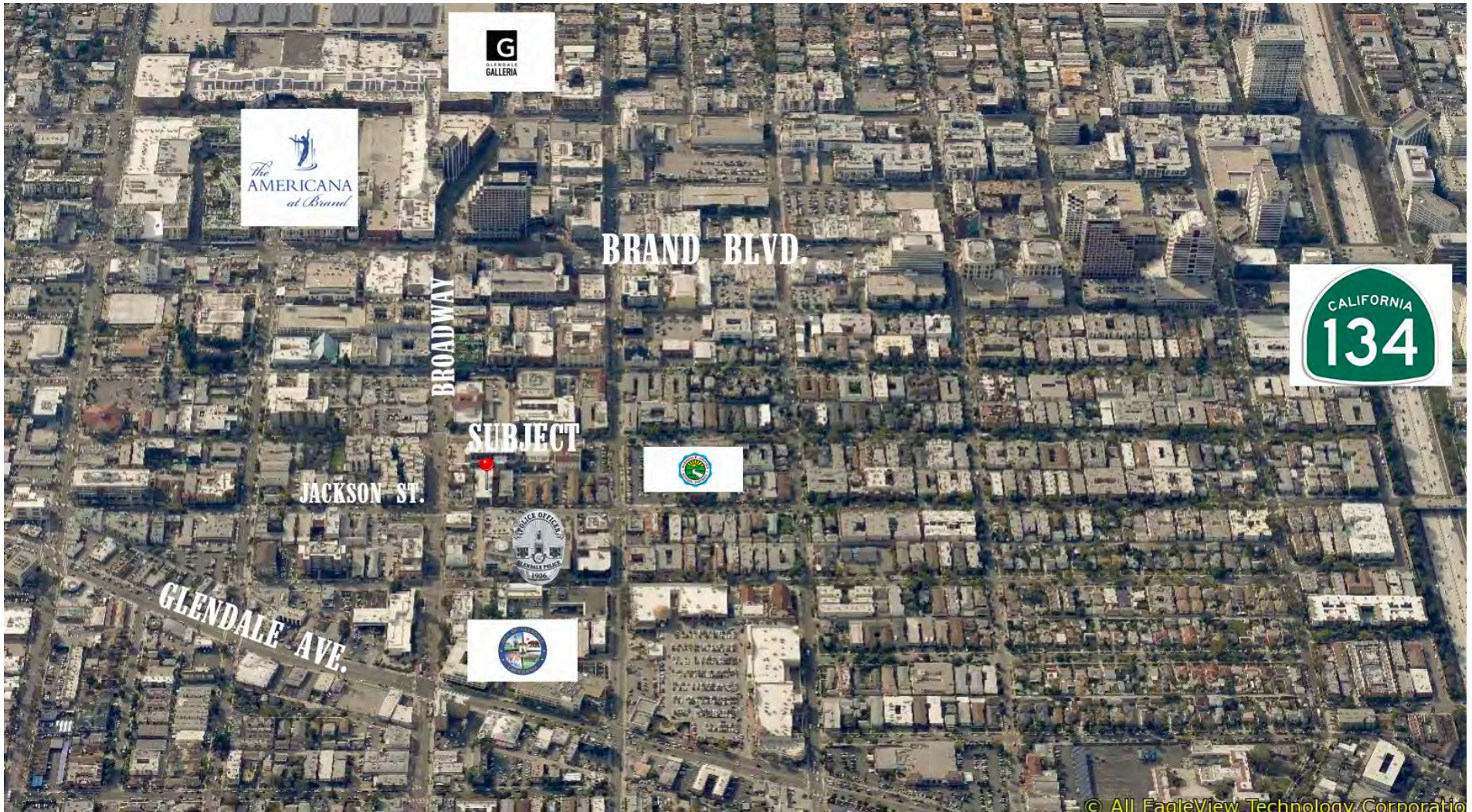
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FLOOR PLAN



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PARKING



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