

## RETAIL PROPERTY FOR LEASE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

1000 - 1010 NORTH BRAND BOULEVARD  
GLENDALE, CA 91202

**DAVID "RANDY" STEVENSON**

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

**KRIS HONS**

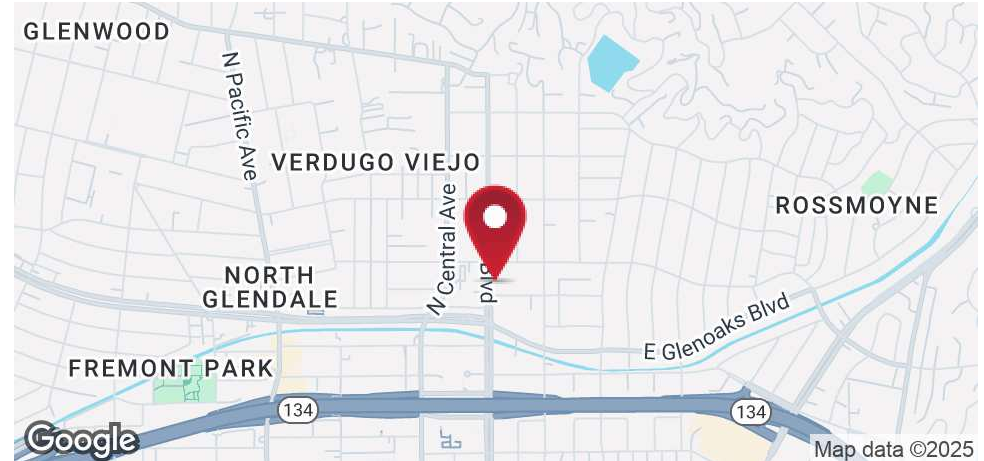
CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560



## 1000 - 1010 NORTH BRAND BOULEVARD

GLENDALE, CA 91202



## OFFERING SUMMARY

**1000 - 1010 N. Brand:** 8,822 SF

Lease Rate: \$33,000/MO, NNN

NNN Charges: \$0.75/SF/MO (estimated)

**1000 N. Brand:** 7,472 SF

Lease Rate: \$28,000/MO, NNN

NNN Charges: \$1.00/SF/MO (estimated)

Term: 5 - 10 Years

## PROPERTY OVERVIEW

**1000 -1010 North Brand Boulevard:** First time on the market in over 25 years. Two freestanding commercial buildings located on prime north Brand Boulevard with an existing drive-through! The property is comprised of two structures totaling 8,822 gross square feet, 1000 North Brand Boulevard and 1010 North Brand Boulevard. 1000 North Brand Boulevard is approximately 7,472 square feet and comprised of roughly 5,856 square feet on the ground floor and 1,616 square feet on the second floor. 1010 North Brand Boulevard is approximately 1,350 square feet and comprised of roughly 1,000 square feet on the ground floor and 350 square feet on the second floor. The property is currently striped for 37 parking spaces and can be restriped for 47+ parking spaces. The property is in an irreplaceable location in Glendale, located on the northeast corner of Fairview Avenue and Brand Boulevard just one block north of the extremely busy Trader Joe's, Walgreens and Coffee Bean & Tea Leaf shopping center. The site is zoned C3 which allows for the widest array of commercial uses in Glendale. Please do not disturb occupants. All showings to be scheduled with Stevenson Real Estate Services.

**1000 North Brand Boulevard:** Approximately 7,472 square feet of building comprised of roughly 5,856 square feet on the ground floor and 1,616 square feet on the second floor. The ground floor has a very high ceiling and is essentially clear span which allows for tremendous flexibility in the floor plan. There are 600 amps of power (one (1) 400 amp, 120/240 v, single-phase service and one (1) 200 amp, 240 v, three-phase service). The building has excellent visibility and signage.

**1010 North Brand Boulevard:** Approximately 1,350 square feet of building comprised of roughly 1,000 square feet on the ground floor and 350 square feet on the second floor. The ground floor has a high ceiling and is largely clear span. The restroom is on the second floor. The building is available to lease with 1000 North Brand Boulevard. It is highly unlikely that the owner will lease this building prior to leasing 1000 North Brand Boulevard but will entertain all offers.

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.



**DAVID "RANDY" STEVENSON**

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

**KRIS HONS**

CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560



# 1000 - 1010 NORTH BRAND BOULEVARD

GLENDALE, CA 91202



**DAVID "RANDY" STEVENSON**

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

**KRIS HONS**

CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560



# 1000 - 1010 NORTH BRAND BOULEVARD

GLENDALE, CA 91202



## DAVID "RANDY" STEVENSON

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

## KRIS HONS

CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560



# 1000 - 1010 NORTH BRAND BOULEVARD

GLENDALE, CA 91202



**DAVID "RANDY" STEVENSON**

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

**KRIS HONS**

CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

# 1000 - 1010 NORTH BRAND BOULEVARD

GLENDALE, CA 91202



**DAVID "RANDY" STEVENSON**

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

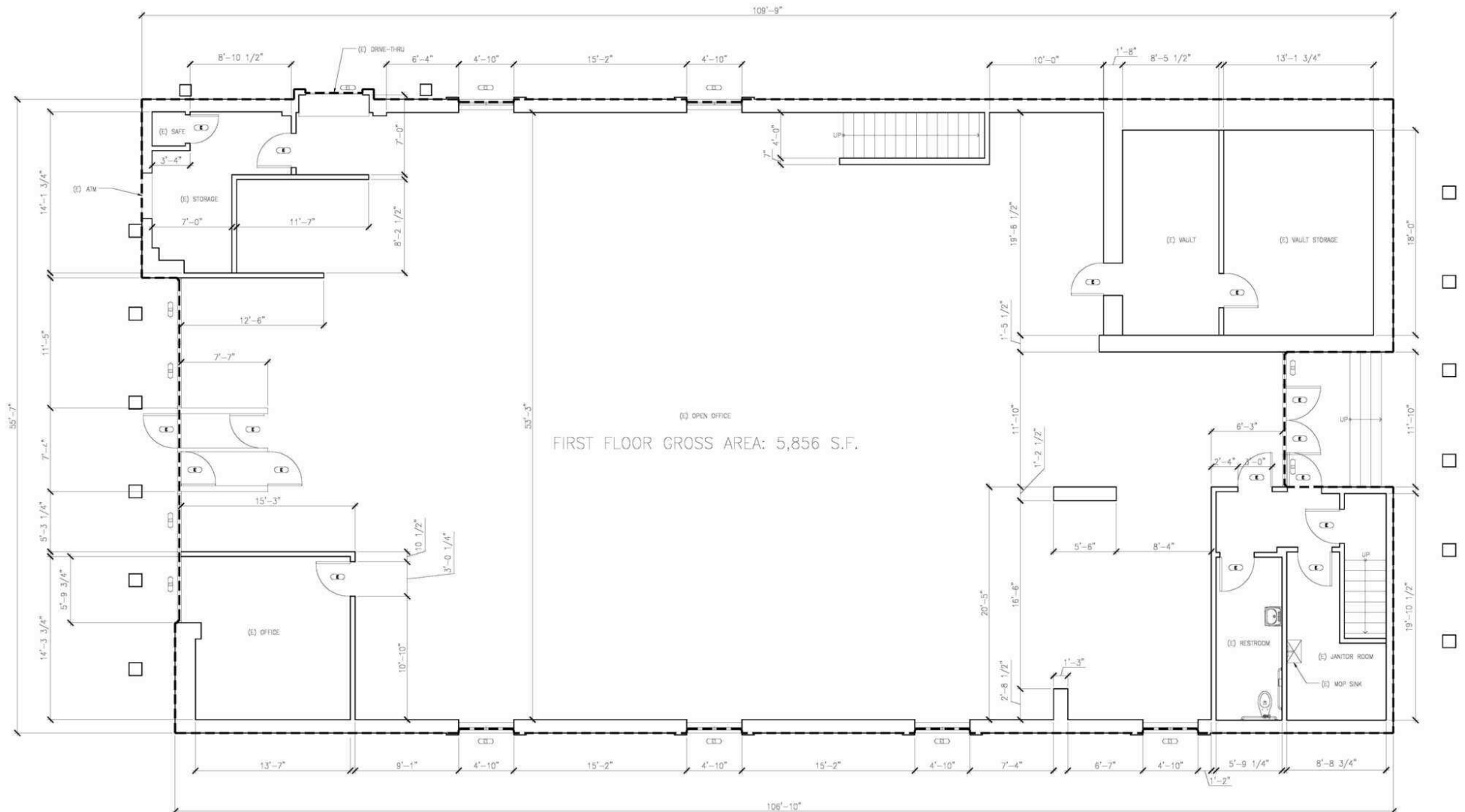
**KRIS HONS**

CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

## 1000 - 1010 NORTH BRAND BOULEVARD

GLENDALE, CA 91202

**DAVID "RANDY" STEVENSON**

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSREALESTATE.COM  
CALDRE #01228475

**KRIS HONS**

CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSREALESTATE.COM  
CALDRE #01807261

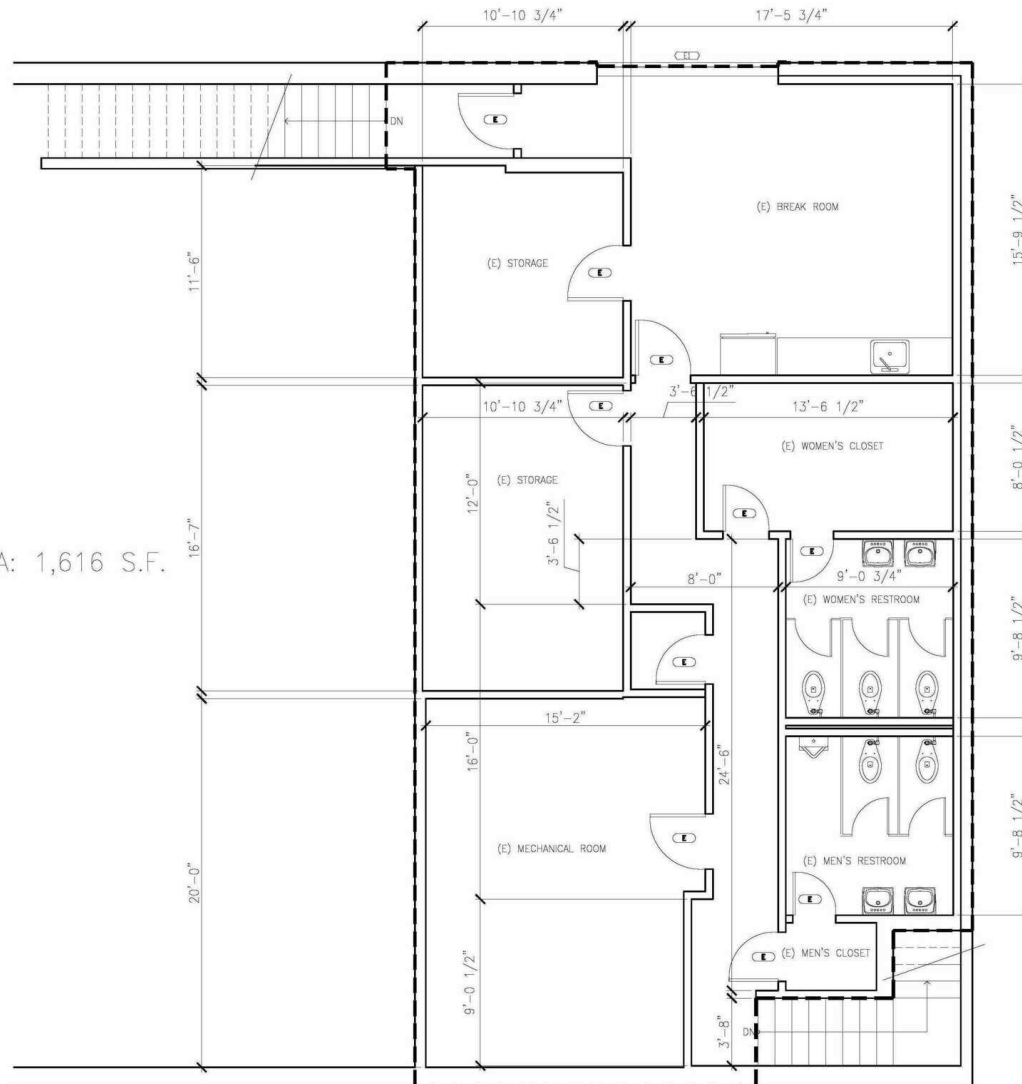
1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSREALESTATE.COM  
CALDRE #00983560



# 1000 - 1010 NORTH BRAND BOULEVARD

GLENDAL, CA 91202

SECOND FLOOR GROSS AREA: 1,616 S.F.



## DAVID "RANDY" STEVENSON

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

## KRIS HONS

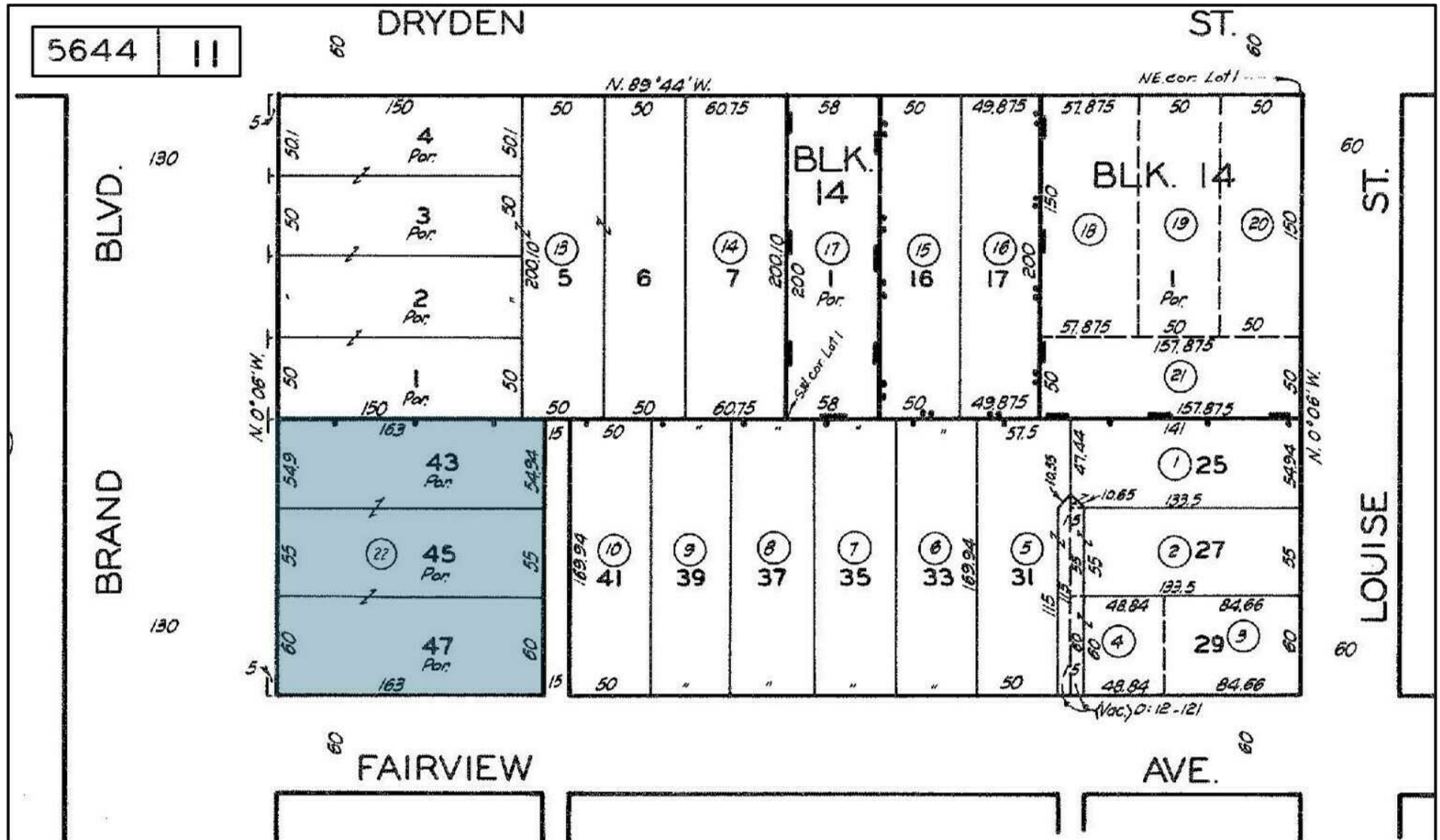
CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDAL, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560



## 1000 - 1010 NORTH BRAND BOULEVARD

GLENDALE, CA 91202

**DAVID "RANDY" STEVENSON**

PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

**KRIS HONS**

CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560

## 1000 - 1010 NORTH BRAND BOULEVARD

GLENDALE, CA 91202

**DAVID "RANDY" STEVENSON**

PRESIDENT  
 O: 818.956.7001 X155 C: 818.634.3281  
 RANDYS@STEVENSONREALESTATE.COM  
 CALDRE #01228475

**KRIS HONS**

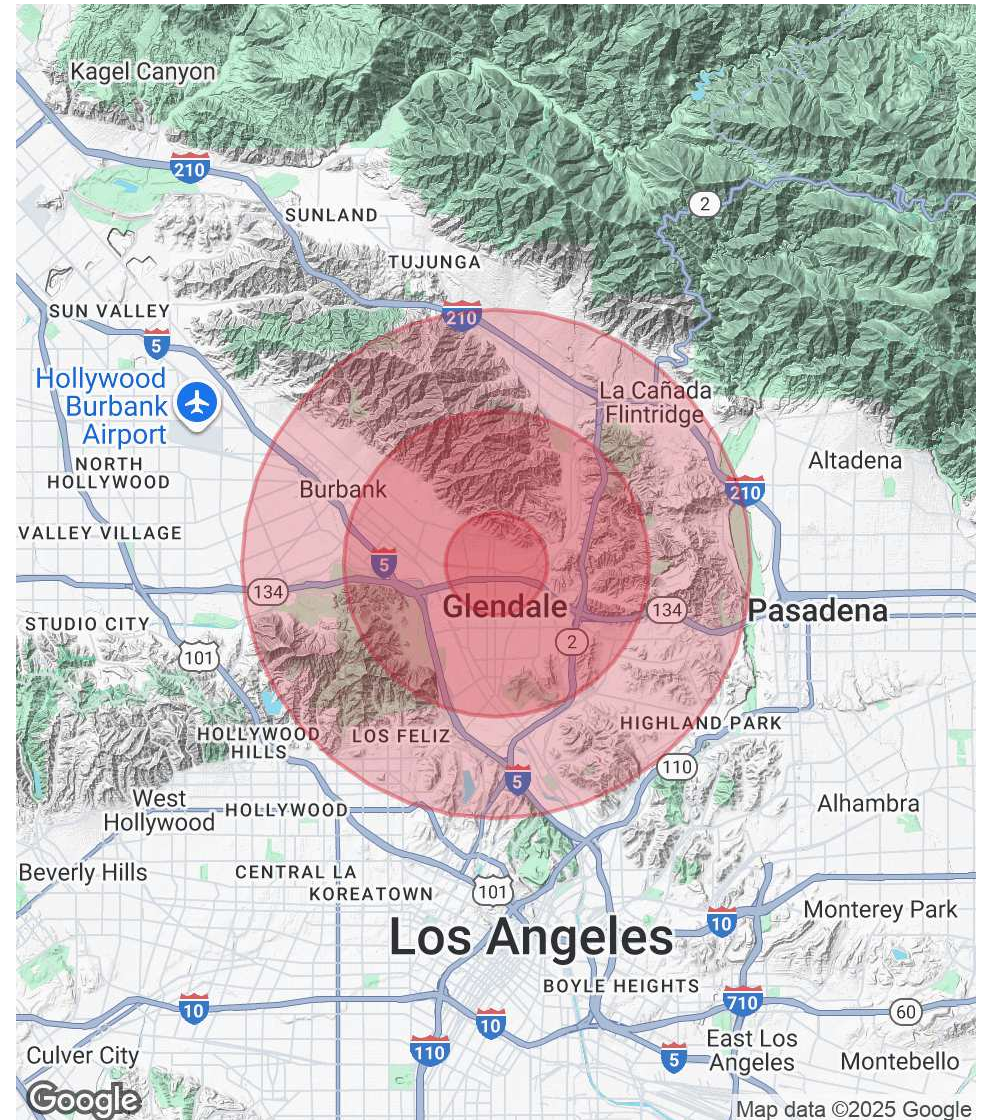
CHIEF OPERATING OFFICER  
 O: 818.956.7001 X127 C: 626.826.2431  
 KHONS@STEVENSONREALESTATE.COM  
 CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
 SUITE 250  
 GLENDALE, CA 91202  
 STEVENSONREALESTATE.COM  
 CALDRE #00983560



GLENDAL, CA 91202

*Demographics data derived from AlphaMap*



PRESIDENT  
O: 818.956.7001 X155 C: 818.634.3281  
RANDYS@STEVENSONREALESTATE.COM  
CALDRE #01228475

CHIEF OPERATING OFFICER  
O: 818.956.7001 X127 C: 626.826.2431  
KHONS@STEVENSONREALESTATE.COM  
CALDRE #01807261

1111 NORTH BRAND BOULEVARD  
SUITE 250  
GLENDALE, CA 91202  
STEVENSONREALESTATE.COM  
CALDRE #00983560