

Glendale Office Building

710 S CENTRAL AVE, GLENDALE CA 91204

LEASING MEMORANDUM

Louis Chavez

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exp[®]
COMMERCIAL

Glendale Office Building

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Exclusively Marketed by:



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01

Executive Summary

Executive Summary

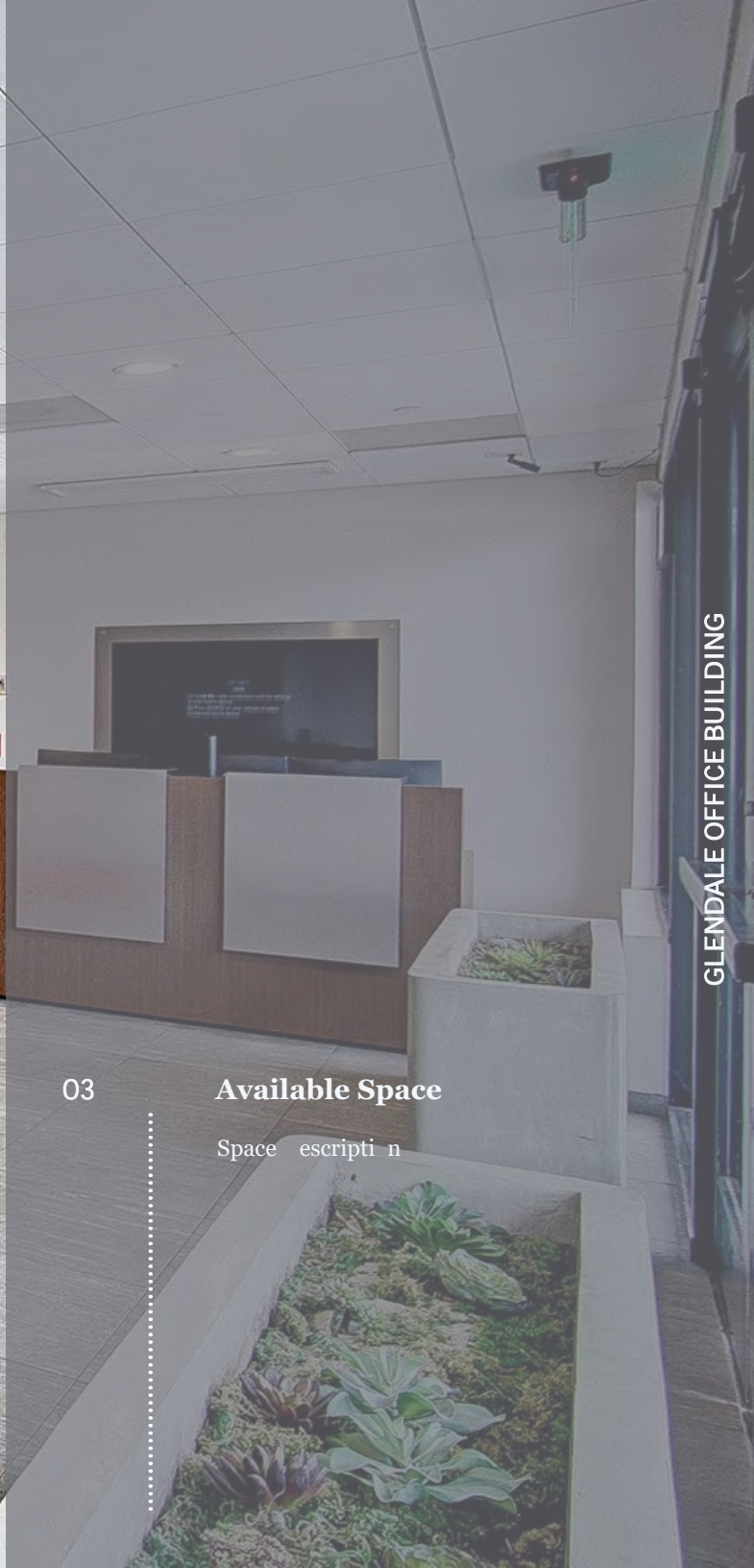
| S SUMMARY | |
|-------------|--|
| ADDRESS | 710 S CENTRAL AVE GLENDALE CA 91204 |
| COUNTY | Los Angeles |
| BUILDING SF | 43,952 SF |
| LAND ACRES | .52 |
| YEAR BUILT | 1991 |
| APN | 5641-013-004 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|-----------|-----------|
| 2022 Population | 54,336 | 237,031 | 639,324 |
| 2022 Median HH Income | \$57,781 | \$83,591 | \$77,526 |
| 2022 Average HH Income | \$86,574 | \$121,769 | \$117,016 |

- Zoning C3 - The C3 zone offers a full range of goods and services to the community located along commercial thoroughfares within the city in conformance with the comprehensive general plan. In order to maintain the health, safety and general welfare and assure compatibility with surrounding areas, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.
- C3 Zoning permits: Hospitals, Schools, Medical and Dental Laboratories, Medical and Dental Offices, Consumer Services, Veterinary Offices, Hospitalization Services
- Other uses: Health Clubs, Private Clubs, Nurseries, Pharmacy, Day Care Centers, Massage Establishment, Pet Grooming, Contractors Office, Banks and Financial Institutions, Personal Services

| PROPERTY FEATURES | |
|--------------------------|--------|
| BUILDING SF | 43,952 |
| LAND ACRES | .52 |
| YEAR BUILT | 1991 |
| ZONING TYPE | GLC3* |
| BUILDING CLASS | B |
| NUMBER OF STORIES | 4 |
| NUMBER OF PARKING SPACES | 120 |
| TYPICAL FLOOR SF | 10,988 |
| BUILDING FAR | 1.94 |

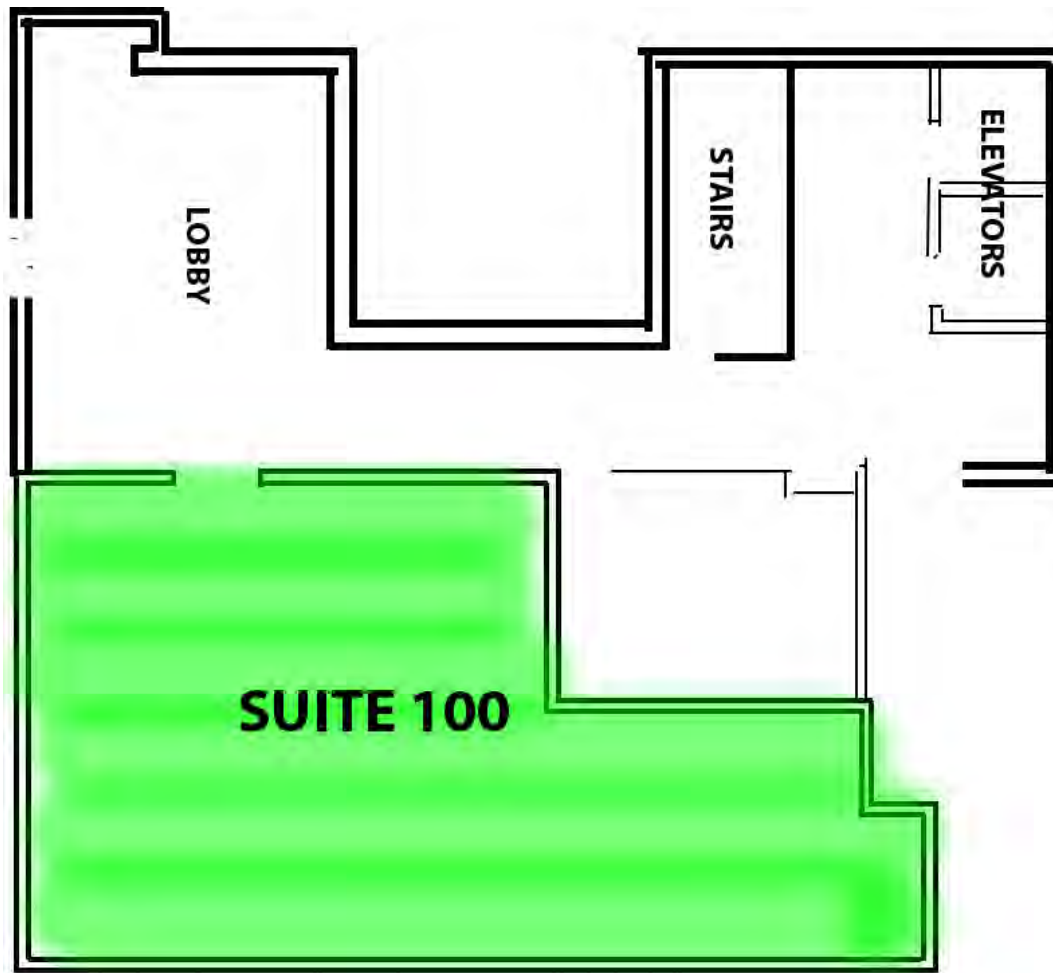




03

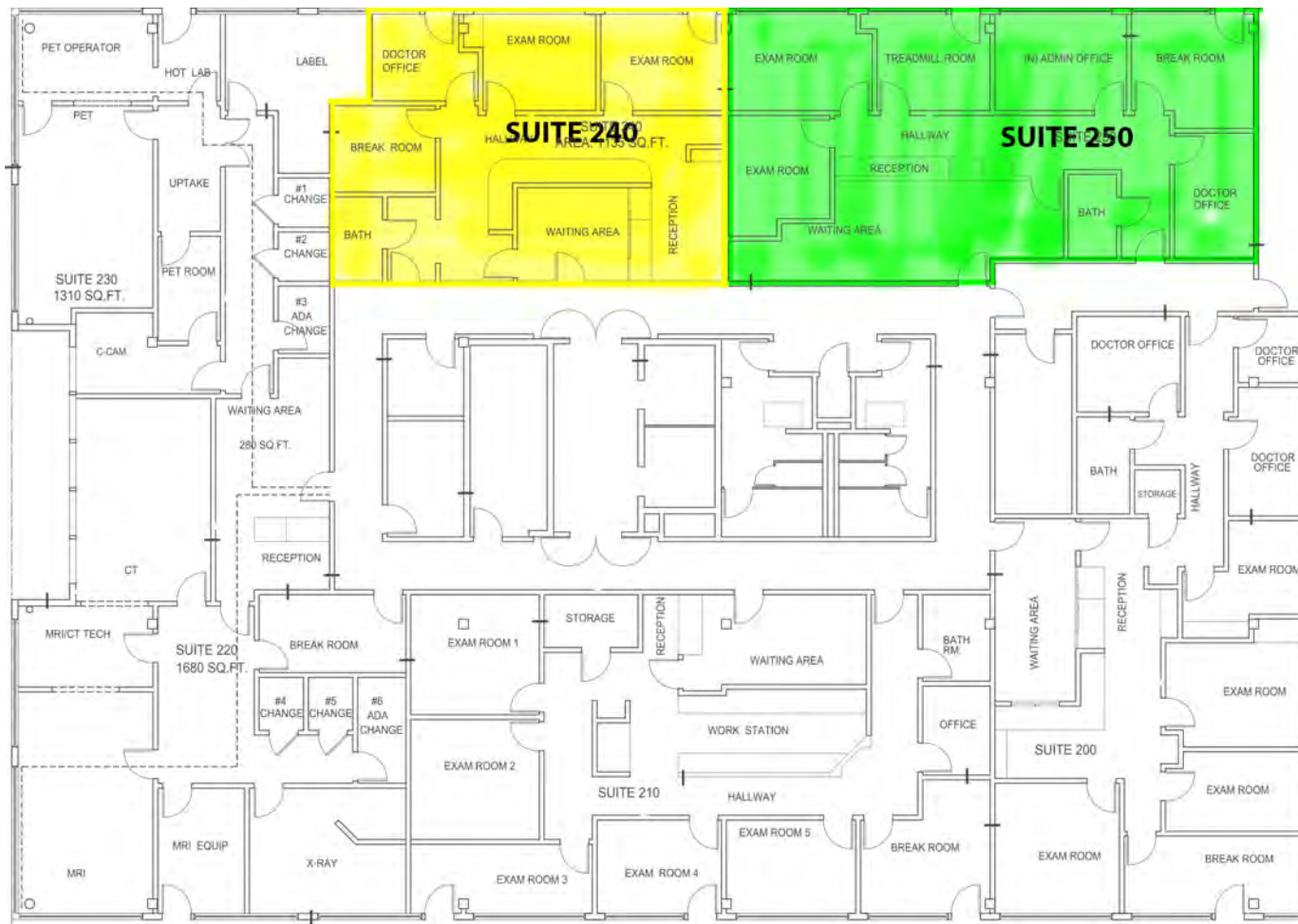
Available Space

Space description



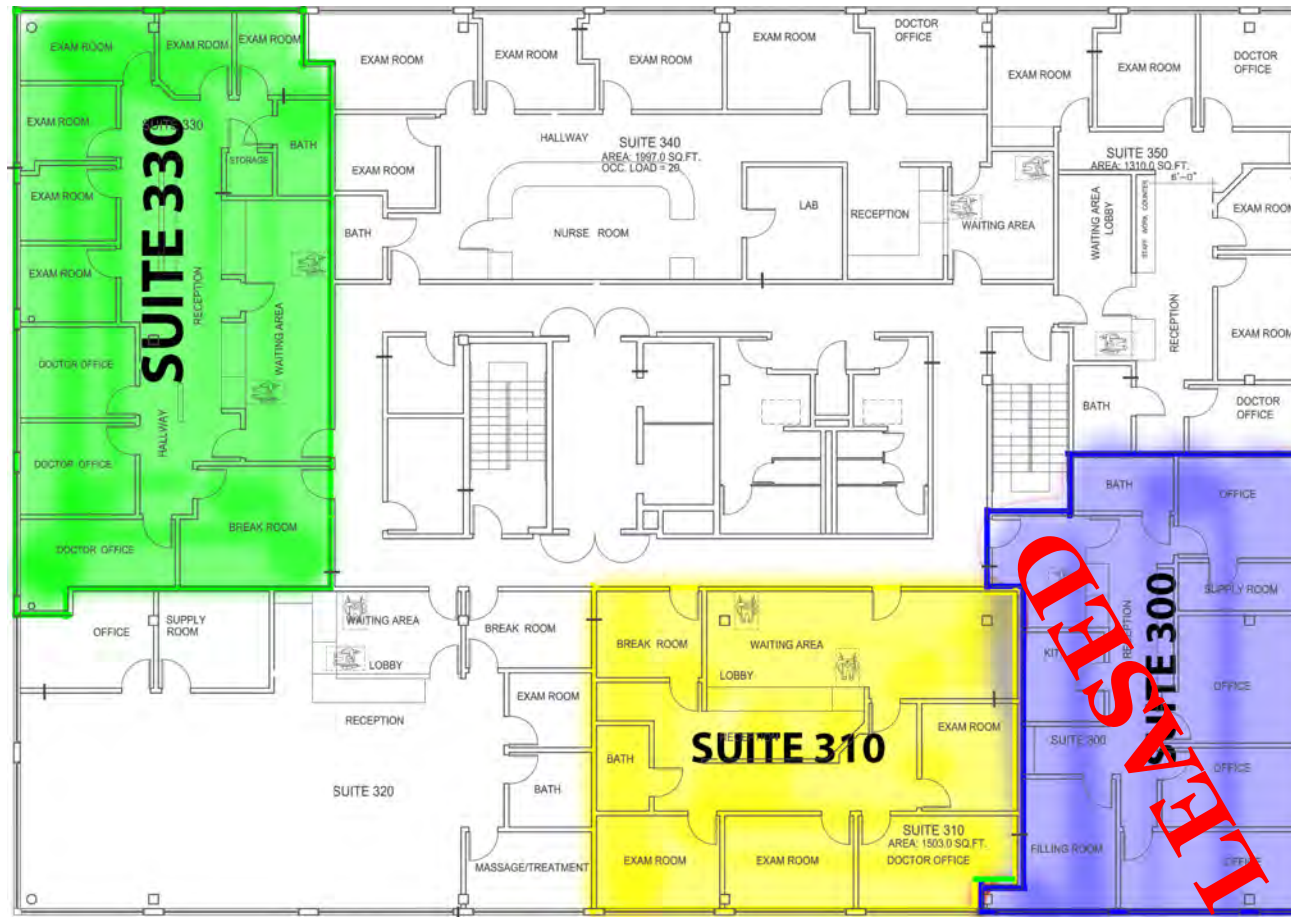
Address: 710 S. Central Ave. Glendale, Ca 91204

| Unit | Description | Square Feet | Price Sq Ft | Actual Total |
|------|-------------|-------------|-------------|--------------|
| 100 | VACANT | 1,313 | \$2.75 | \$3,611 |



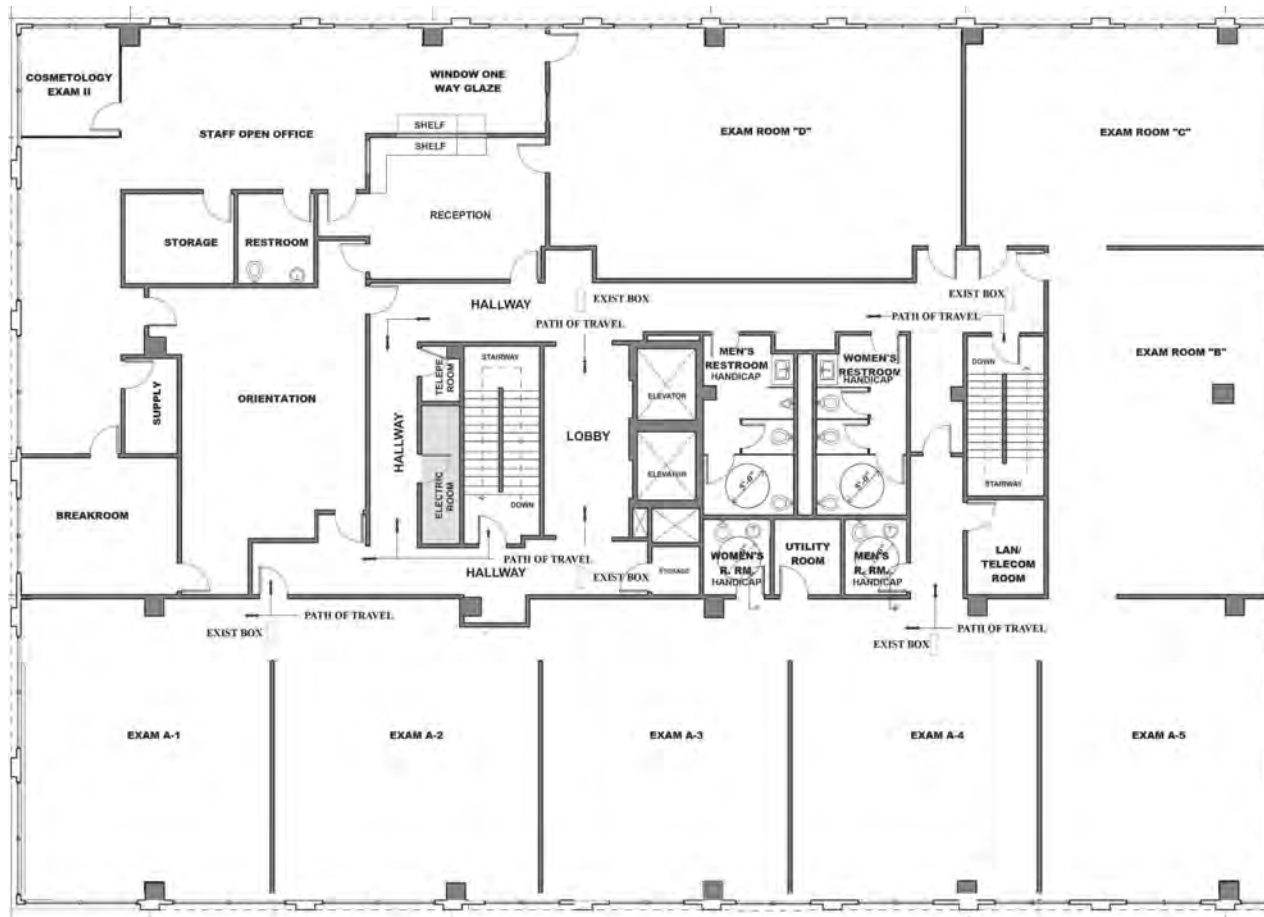
Address: **710 S. Central Ave. Glendale, Ca 91204**

| Unit | Description | Square Feet | Price Sq Ft | Actual Total |
|------|-------------|-------------|-------------|--------------|
| 240 | VACANT | 1,510 | \$2.75 | \$4,153 |
| 250 | VACANT | 1,776 | \$2.75 | \$4,884 |



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| Unit | Description | Square Feet | Price Sq Ft | Actual Total |
|------|-------------|-------------|-------------|--------------|
| 300 | VACANT | 1,764 | \$2.75 | \$4,851 |
| 310 | VACANT | 1,752 | \$2.75 | \$4,818 |
| 330 | VACANT | 2,428 | \$2.75 | \$6,677 |



Address: **710 S. Central Ave. Glendale, Ca 91204**

| Unit | Description | Square Feet | Price Sq Ft | Actual Total |
|------|-------------|-------------|-------------|--------------|
| 400 | VACANT | 12,271 | \$2.25 | \$27,610 |

Space is divisible*



03

Demographics

Demographics

Demographic Charts

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|----------|-----------|-----------|
| 2000 Population | 55,207 | 241,726 | 676,712 |
| 2010 Population | 51,416 | 234,418 | 651,807 |
| 2022 Population | 54,336 | 237,031 | 639,324 |
| 2027 Population | 54,418 | 237,460 | 646,783 |
| 2022 African American | 1,412 | 5,202 | 19,131 |
| 2022 American Indian | 507 | 2,067 | 8,165 |
| 2022 Asian | 8,355 | 40,603 | 101,504 |
| 2022 Hispanic | 15,308 | 64,157 | 234,030 |
| 2022 Other Race | 8,586 | 32,399 | 132,673 |
| 2022 White | 29,881 | 127,997 | 292,655 |
| 2022 Multiracial | 5,542 | 28,542 | 84,545 |
| 2022-2027: Population: Growth Rate | 0.15 % | 0.20 % | 1.15 % |
| 2022 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 3,792 | 10,557 | 30,833 |
| \$15,000-\$24,999 | 2,194 | 6,625 | 18,574 |
| \$25,000-\$34,999 | 1,675 | 5,443 | 16,986 |
| \$35,000-\$49,999 | 2,141 | 7,286 | 22,427 |
| \$50,000-\$74,999 | 3,325 | 13,294 | 38,238 |
| \$75,000-\$99,999 | 2,388 | 11,412 | 31,371 |
| \$100,000-\$149,999 | 3,178 | 17,108 | 42,915 |
| \$150,000-\$199,999 | 2,028 | 10,306 | 24,522 |
| \$200,000 or greater | 1,496 | 13,646 | 36,348 |
| Median HH Income | \$57,781 | \$83,591 | \$77,526 |
| Average HH Income | \$86,574 | \$121,769 | \$117,016 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Total Housing | 19,602 | 92,755 | 256,091 |
| 2010 Total Households | 19,381 | 89,871 | 247,885 |
| 2022 Total Households | 22,217 | 95,682 | 262,217 |
| 2027 Total Households | 22,430 | 96,624 | 268,000 |
| 2022 Average Household Size | 2.38 | 2.44 | 2.39 |
| 2000 Owner Occupied Housing | 3,068 | 31,784 | 76,778 |
| 2000 Renter Occupied Housing | 15,997 | 57,965 | 168,884 |
| 2022 Owner Occupied Housing | 3,085 | 30,587 | 78,520 |
| 2022 Renter Occupied Housing | 19,132 | 65,095 | 183,697 |
| 2022 Vacant Housing | 1,012 | 5,253 | 17,358 |
| 2022 Total Housing | 23,229 | 100,935 | 279,575 |
| 2027 Owner Occupied Housing | 3,239 | 31,229 | 79,982 |
| 2027 Renter Occupied Housing | 19,191 | 65,395 | 188,017 |
| 2027 Vacant Housing | 1,071 | 5,479 | 16,967 |
| 2027 Total Housing | 23,501 | 102,103 | 284,967 |
| 2022-2027: Households: Growth Rate | 0.95 % | 1.00 % | 2.20 % |



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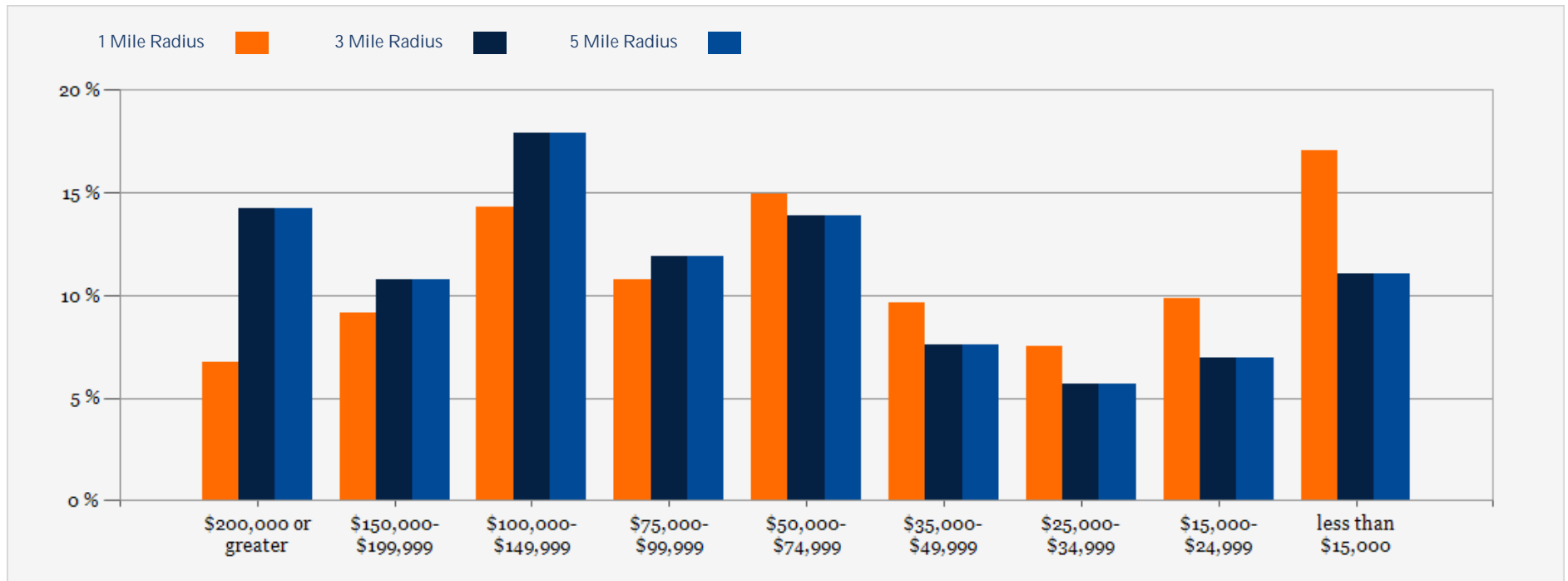
| 2022 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2022 Population Age 30-34 | 4,602 | 18,874 | 54,256 |
| 2022 Population Age 35-39 | 4,287 | 19,395 | 53,275 |
| 2022 Population Age 40-44 | 3,908 | 17,635 | 48,037 |
| 2022 Population Age 45-49 | 3,366 | 15,494 | 41,967 |
| 2022 Population Age 50-54 | 3,525 | 15,880 | 41,998 |
| 2022 Population Age 55-59 | 3,312 | 15,116 | 38,861 |
| 2022 Population Age 60-64 | 3,323 | 14,938 | 37,719 |
| 2022 Population Age 65-69 | 2,981 | 13,406 | 33,129 |
| 2022 Population Age 70-74 | 2,504 | 11,255 | 27,276 |
| 2022 Population Age 75-79 | 1,858 | 8,126 | 19,498 |
| 2022 Population Age 80-84 | 1,429 | 5,727 | 13,126 |
| 2022 Population Age 85+ | 1,404 | 5,581 | 12,515 |
| 2022 Population Age 18+ | 45,381 | 197,146 | 527,158 |
| 2022 Median Age | 41 | 41 | 40 |

| 2022 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$62,307 | \$82,148 | \$77,294 |
| Average Household Income 25-34 | \$86,772 | \$110,848 | \$105,784 |
| Median Household Income 35-44 | \$70,067 | \$100,159 | \$89,870 |
| Average Household Income 35-44 | \$100,894 | \$139,890 | \$132,664 |
| Median Household Income 45-54 | \$76,096 | \$105,849 | \$97,419 |
| Average Household Income 45-54 | \$103,298 | \$147,194 | \$140,292 |
| Median Household Income 55-64 | \$60,303 | \$93,275 | \$85,039 |
| Average Household Income 55-64 | \$88,629 | \$133,968 | \$129,873 |
| Median Household Income 65-74 | \$47,465 | \$70,394 | \$65,736 |
| Average Household Income 65-74 | \$77,779 | \$105,771 | \$104,353 |
| Average Household Income 75+ | \$55,896 | \$78,348 | \$76,023 |

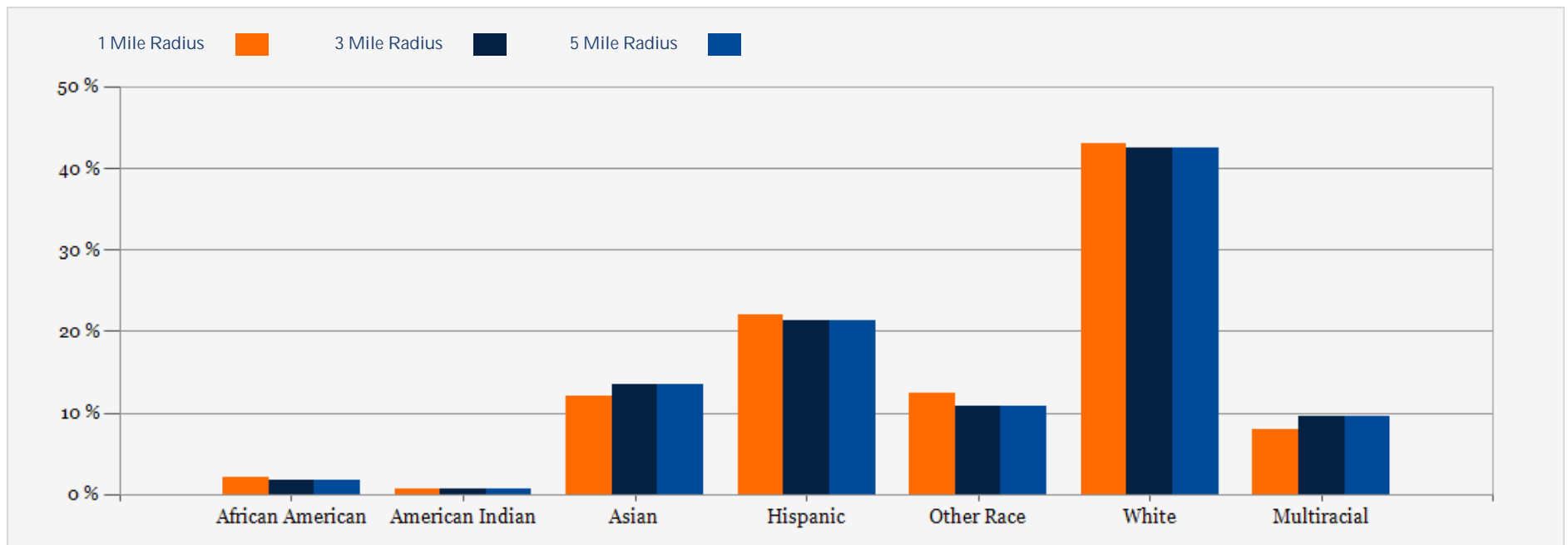
| 2027 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2027 Population Age 30-34 | 4,125 | 17,499 | 51,911 |
| 2027 Population Age 35-39 | 4,340 | 18,759 | 52,508 |
| 2027 Population Age 40-44 | 4,086 | 18,499 | 50,591 |
| 2027 Population Age 45-49 | 3,789 | 17,000 | 45,954 |
| 2027 Population Age 50-54 | 3,341 | 15,098 | 40,656 |
| 2027 Population Age 55-59 | 3,455 | 15,356 | 40,309 |
| 2027 Population Age 60-64 | 3,215 | 14,250 | 36,154 |
| 2027 Population Age 65-69 | 3,011 | 13,379 | 33,791 |
| 2027 Population Age 70-74 | 2,737 | 12,031 | 29,677 |
| 2027 Population Age 75-79 | 2,132 | 9,430 | 22,954 |
| 2027 Population Age 80-84 | 1,546 | 6,635 | 16,013 |
| 2027 Population Age 85+ | 1,706 | 6,689 | 15,085 |
| 2027 Population Age 18+ | 45,993 | 199,269 | 538,799 |
| 2027 Median Age | 42 | 43 | 41 |

| 2027 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$74,170 | \$94,481 | \$88,491 |
| Average Household Income 25-34 | \$103,114 | \$129,372 | \$124,436 |
| Median Household Income 35-44 | \$83,251 | \$114,412 | \$105,920 |
| Average Household Income 35-44 | \$119,145 | \$161,607 | \$154,143 |
| Median Household Income 45-54 | \$90,686 | \$120,326 | \$112,226 |
| Average Household Income 45-54 | \$122,229 | \$168,241 | \$161,571 |
| Median Household Income 55-64 | \$77,021 | \$109,516 | \$103,608 |
| Average Household Income 55-64 | \$107,248 | \$154,969 | \$150,585 |
| Median Household Income 65-74 | \$60,619 | \$88,216 | \$82,862 |
| Average Household Income 65-74 | \$94,182 | \$126,962 | \$125,135 |
| Average Household Income 75+ | \$68,640 | \$97,561 | \$94,784 |

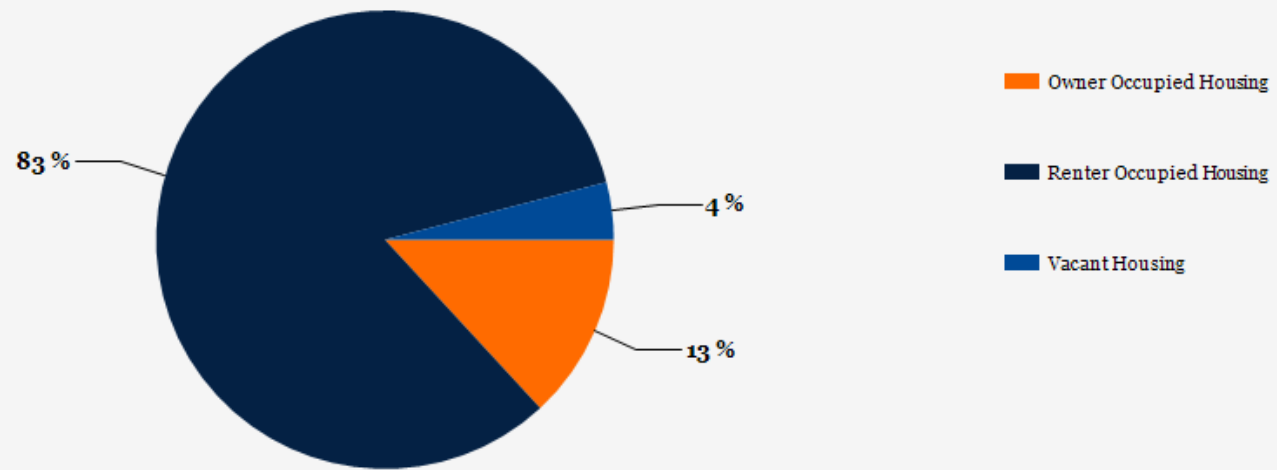
2022 Household Income



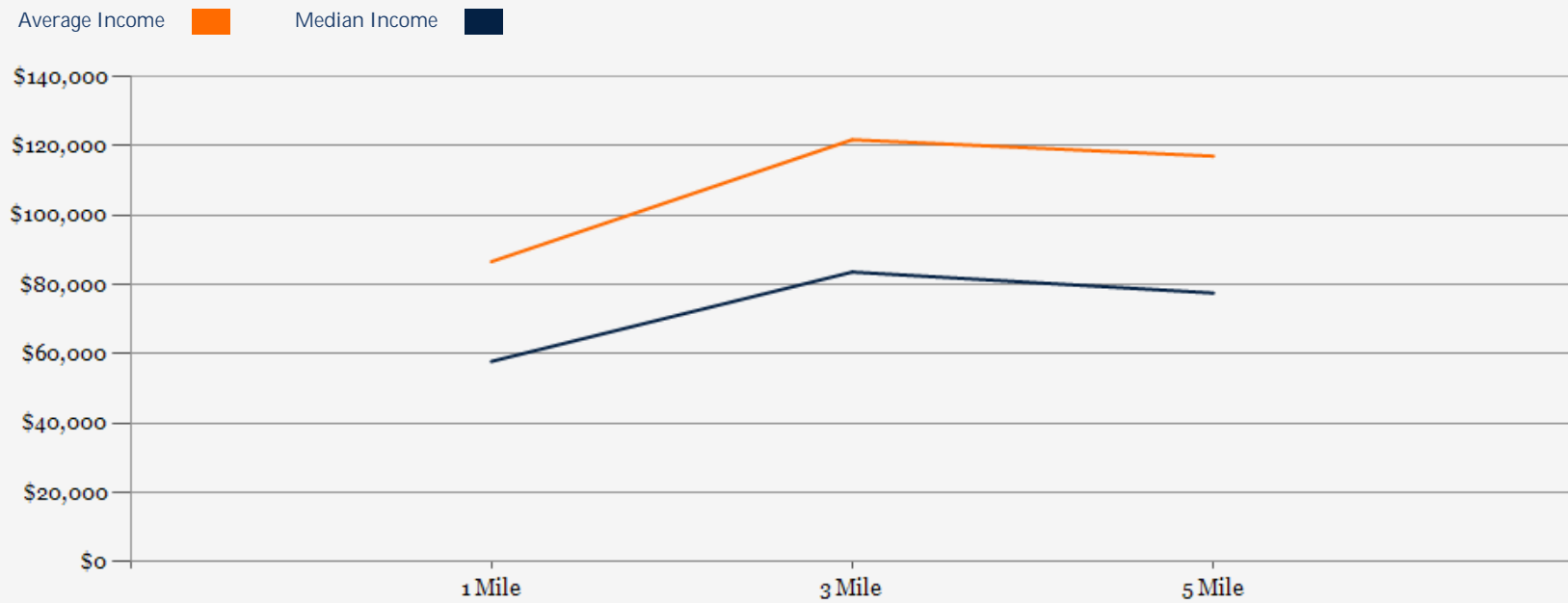
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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