

BROADWAY COMMERCIAL CONDO

610 W Broadway,
Glendale, CA 91204

Presented by

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WHY RENT WHEN YOU CAN OWN?

BENEFITS OF OFFICE CONDOS

- Lock in long-term stability with predictable monthly payments instead of fluctuating rent.
- Avoid annual rent increases and protect your business from rising market rates.
- Build equity over time, turning your monthly payments into a long-term investment.
- Take advantage of valuable tax benefits, potentially reducing your overall operating costs.
- Customize your space freely, with the ability to build out and design it to fit your exact business needs.

Lease: 10-year lease = ~\$700k+ paid in rent, zero equity, no depreciation.

Own: Payments build equity, depreciation reduces tax liability, asset appreciates.



BROADWAY COMMERCIAL CONDOS

OVERVIEW

- Commercial suites available from 618 - 22,000 SF, including opportunities for contiguous expansion or full-building acquisition
- Ground-floor retail suites ranging from 620 - 1,277 SF
- Flexible unit configurations designed to accommodate future growth
- Private restrooms within each suite
- Institutional-quality parking program delivering approximately 4 spaces per 1,000 SF — featuring reserved owner parking complemented by ample visitor and patient capacity to support medical and high-volume professional practices
- Newly constructed building designed to meet current seismic and ADA standards
- Well suited for medical, professional, and retail users





MEDICAL-READY STACKING PLAN & SPEC SUITE OPPORTUNITIES

Following recent regulatory changes supporting expanded medical use, the property is designed to provide broad flexibility for healthcare, wellness, and professional ownership. Select suites are being delivered as spec medical units to support immediate occupancy opportunities.

- Medical-Ready Ownership Suites:** Designed to accommodate medical and professional uses.
- Combined Spec Medical Suites:** Professionally designed medical buildouts underway — ideal for accelerated occupancy.
- Retail Ownership Opportunities**

Ground Floor — Retail Ownership Opportunities



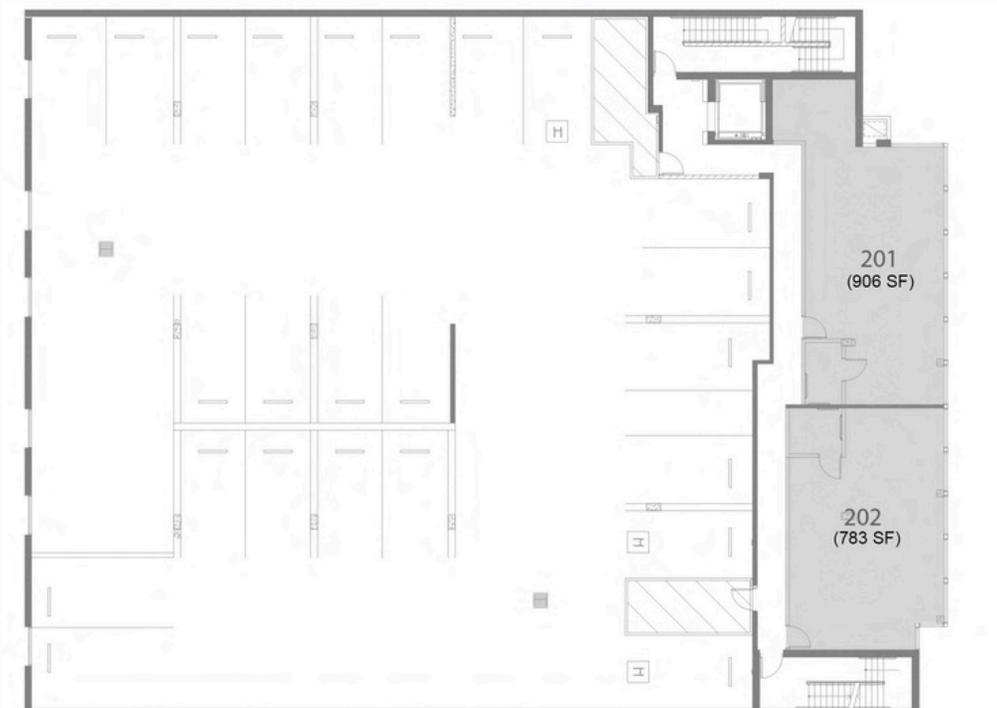
Unit	Square Feet	Use
101	659 SF	Retail
102	618 SF	Retail

Suite configurations and sizes subject to change.

MEDICAL-READY STACKING PLAN & SPEC SUITE OPPORTUNITIES

Opportunities to acquire medical-ready commercial space in central Glendale are increasingly limited.

Second Floor — Medical / Professional Ownership Suites



Unit	Square Feet	Use
201	906 SF	Medical / Professional
202	783 SF	Medical / Professional

Suite sizes are approximate and subject to change.

Flexible suite sizes with opportunities to combine units for larger users, partial-floor occupancy, or full-building control.

MEDICAL-READY STACKING PLAN & SPEC SUITE OPPORTUNITIES

Third Floor — Combined Spec Medical Suites Available



Delivered Spec Opportunities for Accelerated Occupancy

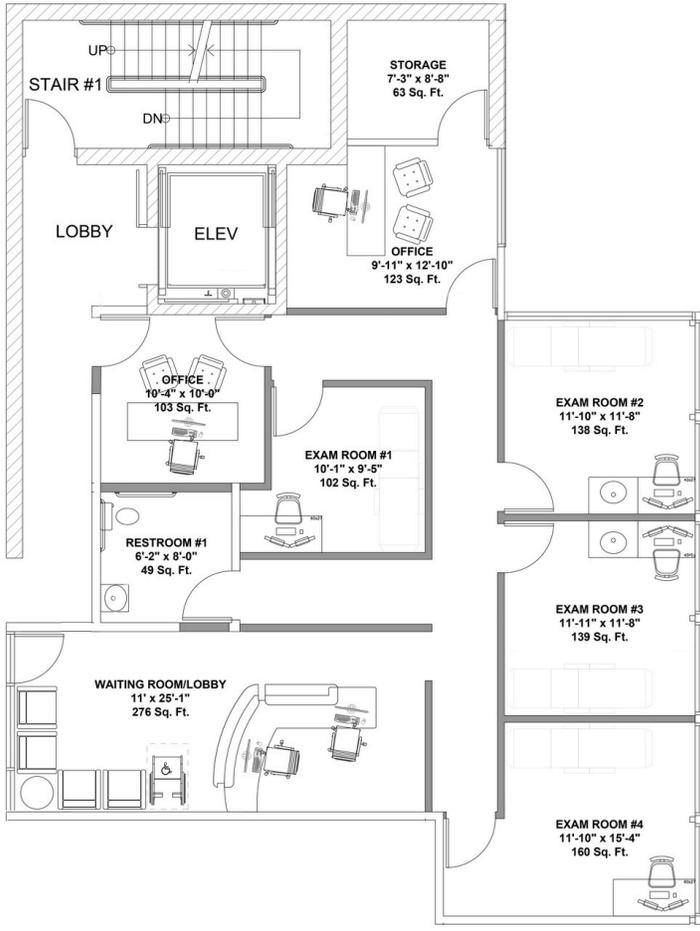
Suite	Square Feet	Use
Spec (Units 301-302)	±1,530 SF	Spec Medical
Spec (Units 303-304)	±1,455 SF	Spec Medical

Additional Medical / Professional Ownership Opportunities

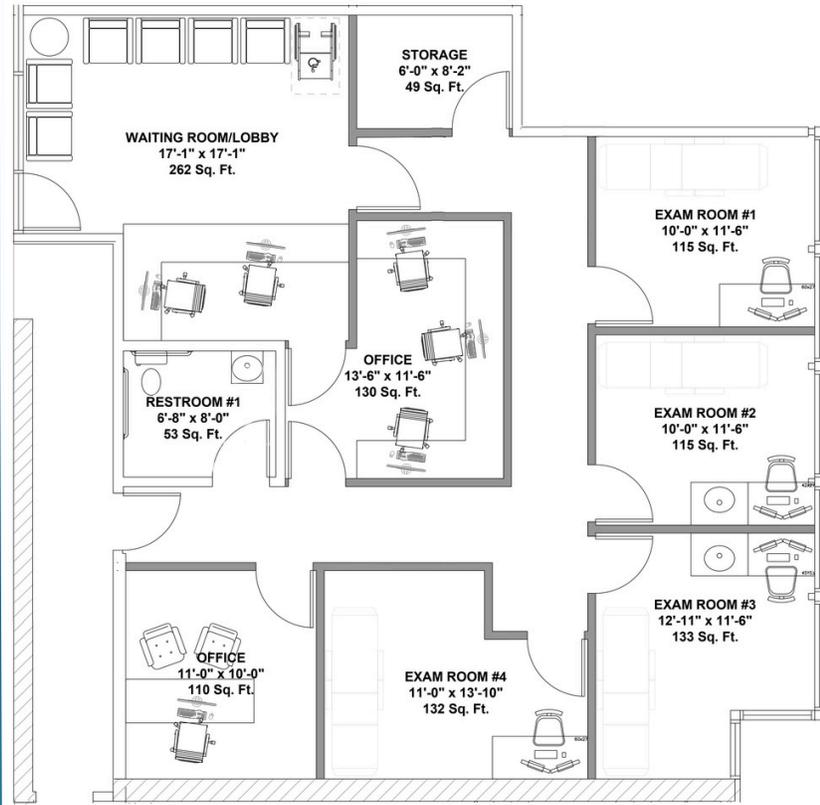
Unit	Square Feet	Use
305	800 SF	Medical / Professional
306	813 SF	Medical / Professional
307	918 SF	Medical / Professional
308	816 SF	Medical / Professional
309	816 SF	Medical / Professional
310	920 SF	Medical / Professional
311	742 SF	Medical / Professional
312	727 SF	Medical / Professional

Suite sizes are approximate and subject to change.

Spec (Units 301 - 302)



Spec (Units 303 - 304)



MEDICAL-READY STACKING PLAN & SPEC SUITE OPPORTUNITIES

Fourth Floor — Premium Medical Ownership Suites



Unit	Square Feet	Use
401	700 SF	Medical / Professional
402	837 SF	Medical / Professional
403	810 SF	Medical / Professional
404	779 SF	Medical / Professional
405	800 SF	Medical / Professional
406	813 SF	Medical / Professional
407	918 SF	Medical / Professional
408	816 SF	Medical / Professional
409	816 SF	Medical / Professional
410	920 SF	Medical / Professional
411	742 SF	Medical / Professional
412	727 SF	Medical / Professional

Suite sizes are approximate and subject to change.

Your Gateway to Ownership and Growth

Welcome to 610 W Broadway in Glendale—a standout commercial condo project crafted to support and elevate your business. This is a rare opportunity to own your space rather than lease, giving entrepreneurs and investors a powerful advantage in today's market. The development features a dynamic mix of retail, medical, and professional office suites, each complemented by assigned parking for added convenience. Secure your future with a space you can customize, control, and truly make your own.



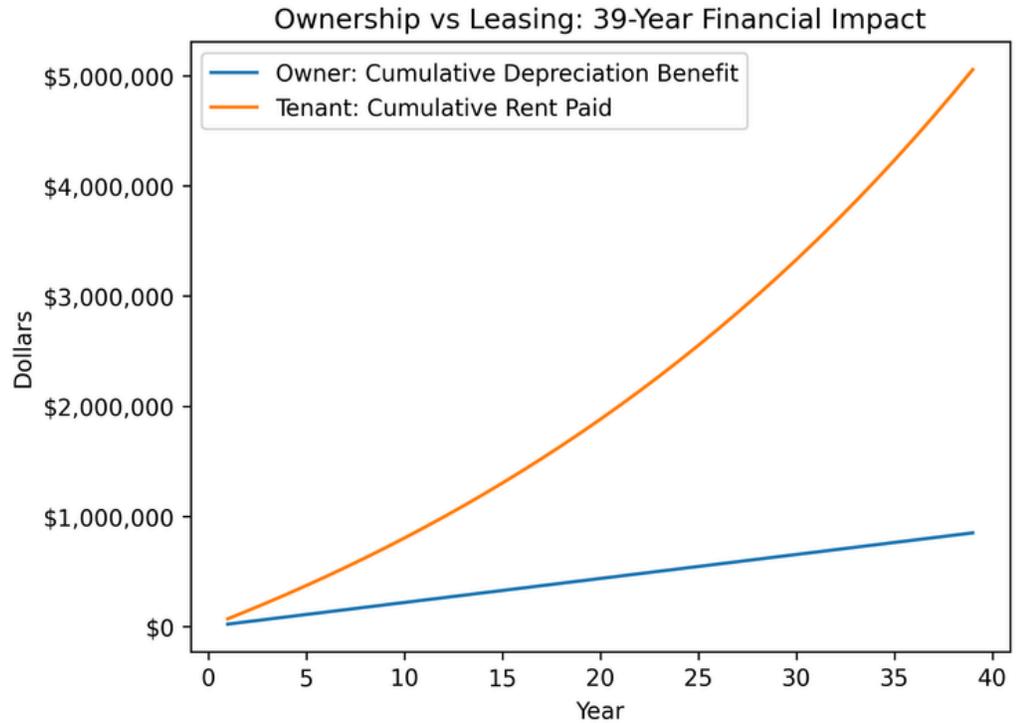
TAX ADVANTAGES

The Tax Advantage (A Benefit Tenants Never Receive)

A \$1,000,000 medical office purchase may provide approximately: \$21,795/year in depreciation

Over \$850,000 in total depreciation over 39 years

Only owners receive these deductions — tenants receive none.



Footnote: Figures are illustrative. Buyers should consult their CPA or tax advisor.

WHY CHOOSE COMMERCIAL CONDOS?

Ownership vs. Leasing

- **Equity Building:** Turn monthly rent into long-term value. By owning a commercial condo, every payment contributes to building equity and strengthening your future investment portfolio.
- **Fixed Costs:** While lease rates often rise with the market, ownership gives you stable, predictable expenses - making long-term budgeting and financial planning far more manageable.

WHY CHOOSE COMMERCIAL CONDOS?

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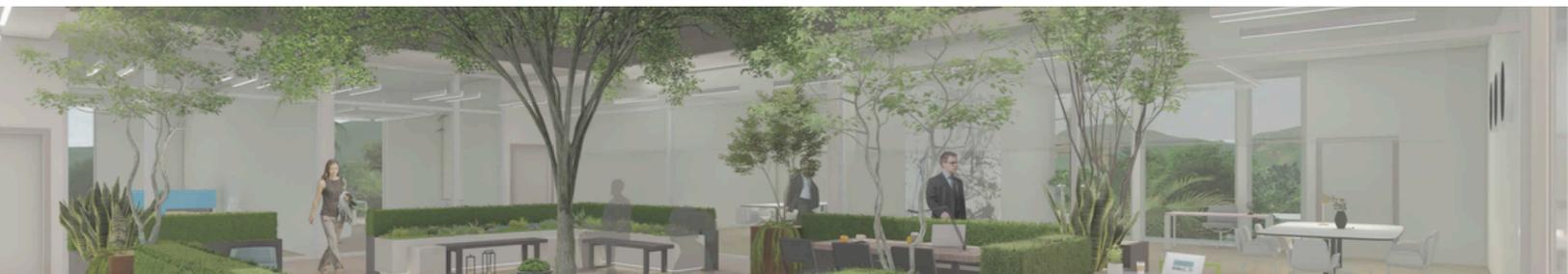
- **Longevity & Business Value:** Protect the long-term strength of your business by securing a permanent location. Eliminate concerns about eviction or non-renewed leases, ensuring stability, continuity, and confidence for your operations.
- **Potential Tax Benefits:** Take advantage of valuable tax incentives, including deductions for mortgage interest, property taxes, and depreciation—helping reduce overall ownership costs.
- **Asset Appreciation:** Gain from the potential increase in property value over time, building additional wealth as your asset grows.
- **Customizable Spaces:** Enjoy the freedom to design, modify, and tailor your space to match your exact business needs—without restrictions or limitations from a landlord.



Don't miss this exclusive opportunity to own a prime commercial condo in Glendale. With flexible space options, attractive financing, and the myriad benefits of ownership, 610 W Broadway is the ideal location to grow your business and invest in your future.

BENEFITS OF 610 BROADWAY COMMERCIAL CONDOS

- **Prime Location:** A highly visible address enhances your business presence, increases foot traffic, and naturally supports stronger brand recognition and organic growth.
- **Aesthetic Appeal:** A modern, well-designed office elevates your professional image—creating a welcoming environment that attracts clients and helps you recruit top-tier talent.
- **Updated Compliance:** Newly constructed spaces adhere to the latest health and safety standards, including current seismic and environmental requirements. This reduces liability and provides a safer, more secure environment for clients and staff alike.
- **Accessibility Compliance:** New buildings are designed to fully meet today's ADA standards, ensuring comfortable and convenient access for all patients and visitors.
- **Space for Specialized Services:** Custom-built medical and professional suites can be tailored for advanced or specialized functions—such as imaging rooms, labs, or treatment areas—allowing you to deliver comprehensive services in one location.
- **Enhanced Privacy:** Modern layouts can be designed with superior soundproofing and discreet room placement to ensure client confidentiality and a more comfortable experience.



FLEXIBILITY & CUSTOMIZATION

- **Combine Units:** Our versatile units can be combined to meet the unique requirements of your business. Whether you need more retail space, a larger office area, or a mix of both, 610 W Broadway can accommodate your growth.
- **Tailored Interiors:** Create a workspace that truly reflects your brand and operational needs. From layout to finishes, you have the freedom to build out your units exactly as you envision.

ATTRACTIVE FINANCING OPTIONS

- **Low Initial Investment:** Take advantage of SBA loans with as little as 10% down, making ownership more accessible than ever.
- **Built-in Financing for build-outs:** We offer additional financing options to assist with the build-out of your units, ensuring your space is move-in ready without financial strain.

Sam Adamyan

Financing information provided by Hilcrest Lending.

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SECURE YOUR FUTURE TODAY

Invest in a commercial space that grows with you. Experience the benefits of ownership, customizable spaces, and tailored financing solutions at
610 W Broadway - Glendale



610 W Broadway, Glendale – where business potential meets endless opportunity. Secure your place in one of Glendale's premier commercial condo developments. With versatile space options, appealing financing programs, and the long-term advantages of ownership, 610 W Broadway offers the perfect foundation to expand your business and invest in your future.

For information on available units, financing options, or to schedule a tour, contact us at 818-230-3228.



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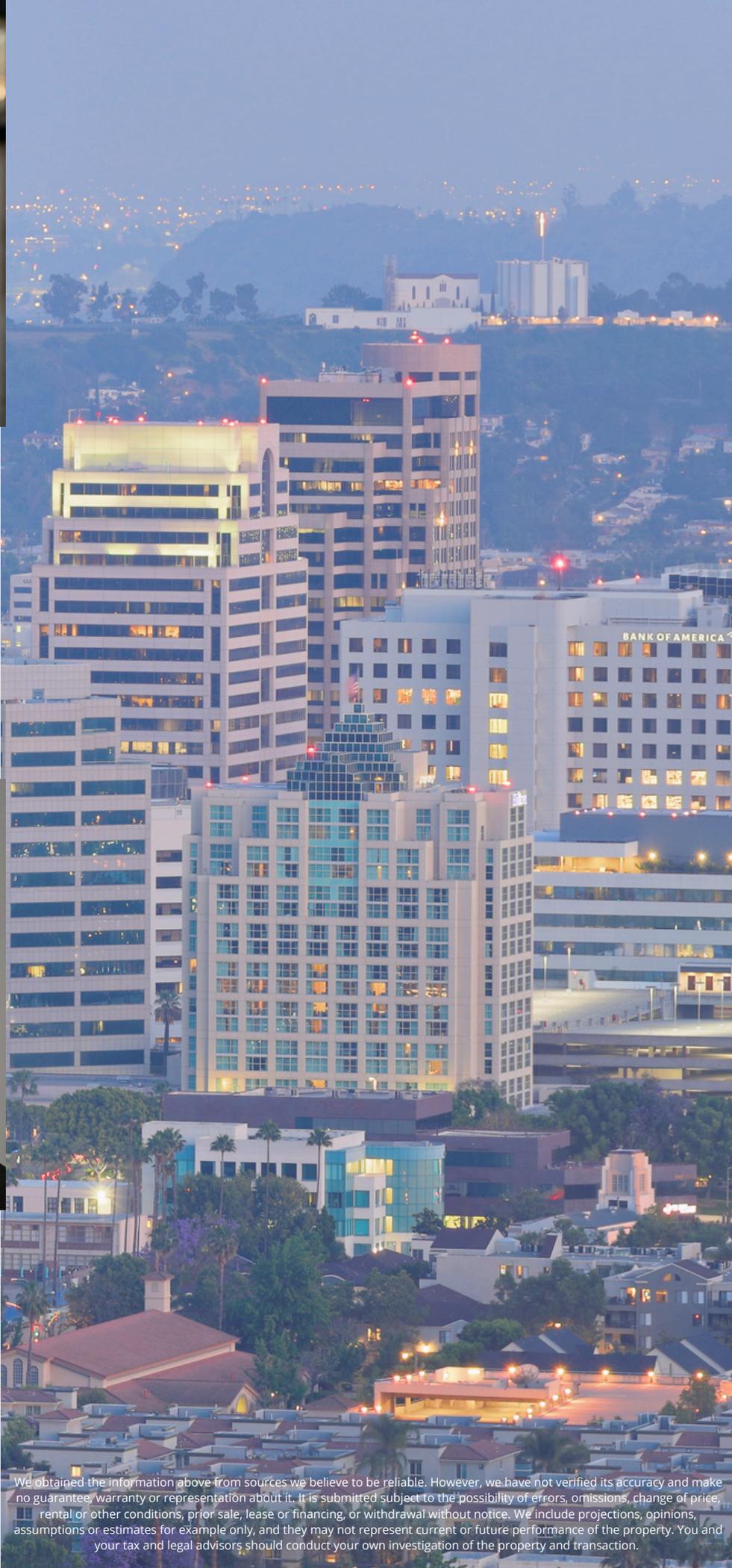


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