



SPEED LIMIT 30



**CHERNICH**  
Hands for Health  
**CHIROPRACTIC**  
VOTED 10 YEARS  
BEST CHIROPRACTIC R  
IN GLENDALE  
944-3360

**1600**  
EAST CHEVY CHASE DR  
GLENDALE | CALIFORNIA 91206

Marcus & Millichap  
BRANDON MICHAELS  
GROUP



EXCLUSIVELY LISTED BY

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# INVESTMENT HIGHLIGHTS

**The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 1600 E Chevy Chase Drive, a 1,354 SF two-unit medical office and retail asset situated on 0.15 acres (6,600 SF) of land on the signalized corner of Chevy Chase Drive and E Glenoaks Boulevard in Glendale, California.**

1600 E Chevy Chase Drive will be delivered with one 869 SF vacancy, formerly occupied by a chiropractic office, with the remaining 485 SF unit leased to Chick Next Door, a high-performing quick-service food operator. Chick Next Door has been optimized for high-volume sales through a walk-up window format and benefits from covered and outdoor seating, serving both the surrounding residential neighborhood and nearby professional and medical users. The tenant currently pays \$4,425.00 per month (\$9.12/SF) on a modified gross lease through June 1, 2028, with 5% annual increases each June.

The offering presents an ideal medical owner-user or value-add investment opportunity. A buyer can immediately occupy the vacant medical suite while offsetting operating expenses through in-place income or lease the space at market rates to a medical or retail tenant. The property's location directly across from Adventist Health Glendale Hospital and medical campus creates intrinsic demand from healthcare users seeking proximity to hospital infrastructure, patient flow, and complementary services.

The property is strategically positioned at a signalized corner of Chevy Chase Dr & E Glenoaks Blvd with traffic counts exceeding 15,000 vehicles per day and benefits from convenient access to both the 2 Freeway (Glendale Freeway) and the 134 Freeway, each within 0.5 miles.

The site offers multiple points of ingress and egress along both Chevy Chase Drive and E Glenoaks Boulevard. The property includes approximately six (6) surface parking spaces, equating to a parking ratio of 4.43 spaces per 1,000 SF, with the ability to restripe for improved circulation and efficiency.

The asset is offered free and clear of existing debt, and seller financing is available for qualified buyers. Contact the listing agent to discuss.





**PROPERTY SUMMARY**

\$	Price	\$1,800,000
✂	Building SF	1,354 SF
🏠	Lot Size	6,600 SF
🏠	Price/SF (Bldg)	\$1,329
🏠	Price/SF (Land)	\$273
📈	Current CAP Rate	1.44%
📈	ProForma CAP Rate	4.38%
🏠	Occupancy	35.8%
📅	Year Built	1965
🏠	Zoning	C3 I
🚗	Available Spaces	6
📍	Parking Ratio	4.43 Space(s) per 1000
📍	Cross Streets	E Chevy Chase Dr & E Glenoaks Blvd
🚦	Traffic Counts	15,703 VPD







# Medical Owner-User or Value-Add Opportunity with In-Place Income



## Bite-Sized Medical Office Opportunity in Glendale

A 1,354 SF two-unit asset on 0.15 acres (6,600 SF) of land in affluent Glendale, CA



## Immediate Owner-User Opportunity

869 SF former chiropractic office delivered vacant, allowing immediate occupancy for a medical, professional, or retail user.



## Income Offset from Existing Tenant

485 SF leased to Chick Next Door, a high performing quick-service restaurant, paying \$4,425.00/month (\$9.12/SF) on a modified gross lease through 6/1/2028 with 5% annual rent bumps.



## Seller Financing Available

The asset is offered on a free and clear basis and the seller is willing to provide financing to qualified buyers.



TIFFANY & CO. **AMERICANA** ALWAYS WELCOME Y&S

NORDSTROM **AMC** APPLE GUCCI

LOUIS VUITTON **OMEGA** BOTTEGA VENETA **SKIMS**

TESLA lululemon ROLEX *Cartier*

Target **G** CLARK'S

JCPenney **DICK'S** PANDORA **INNOV8**

macy's **RR** STEVE MADDEN **UNI QLO**

**GLENDALE PLAZA**

ACE Hardware **IHOP**

chopstap **VONS**

DOWNTOWN  
GLENDALE

GLENDALE

EREWHON

Smart & Final

CALIFORNIA  
**134**

240,000 VPD

**Adventist Health**  
Glendale

E CHEVY CHASE DR (8,72)

WN  
LE

BURBANK AIRPORT

BURBANK

GLENDALE COMMUNITY COLLEGE



E GLENOAKS BLVD (6,980 VPD)

**1600**  
EAST CHEVY CHASE DR  
GLENDALE | CALIFORNIA 91206



# INVESTMENT HIGHLIGHTS

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## Signalized Corner Asset Adjacent to Major Medical Hub

### Across from Adventist Health Glendale

Direct proximity to a major regional hospital and medical campus, driving consistent patient and employee traffic.

### Signalized Corner Location

Positioned at Chevy Chase Drive and E Glenoaks Boulevard with strong visibility and accessibility.



Signalized Corner



4.43 Spaces per 1,000 SF



Rare Pole Signage



Grandfathered Medical Use

### Freeway Connectivity

Located within 0.5 miles of both the 2 Freeway and 134 Freeway, providing immediate regional access.

### Functional Onsite Parking

Multiple points of ingress/egress along Chevy Chase Dr & E Glenoaks Blvd to provide ease of access to six (6) surface parking spaces (4.43 per 1,000 SF) with the ability to restripe to improve layout and circulation.



# Gateway San Fernando Valley Submarket with Strong Employment & Retail Drivers

## Premier Infill Los Angeles Submarket

Glendale is one of the most desirable and supply-constrained submarkets in Los Angeles County, located immediately northeast of Downtown Los Angeles with strong residential density and long-term demand drivers.

## Diverse Employment Base

The local economy is anchored by major employers including The Walt Disney Company, DreamWorks Animation, ServiceTitan, and Adventist Health Glendale, along with a strong presence of healthcare, finance, and professional services.

## Top-Tier Retail & Lifestyle Amenities

Glendale is home to The Americana at Brand and Glendale Galleria, two of Southern California's premier retail destinations featuring luxury retailers, national brands, dining, and entertainment.



DTLA

EAGLE ROCK PLAZA

GLENDALE  
HIGH SCHOOL



240,000 VPD

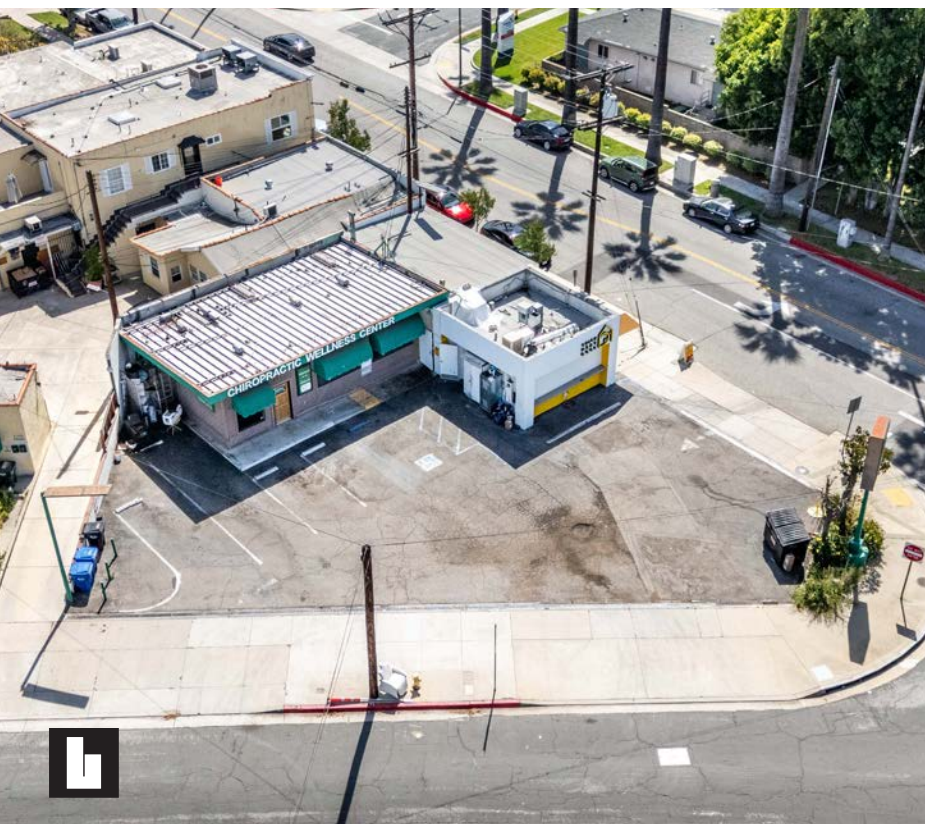
1600  
EAST CHEVY CHASE DR  
GLENDALE | CALIFORNIA 91206

E GLENOAKS BLVD (6,980 VPD)

E CHEVY

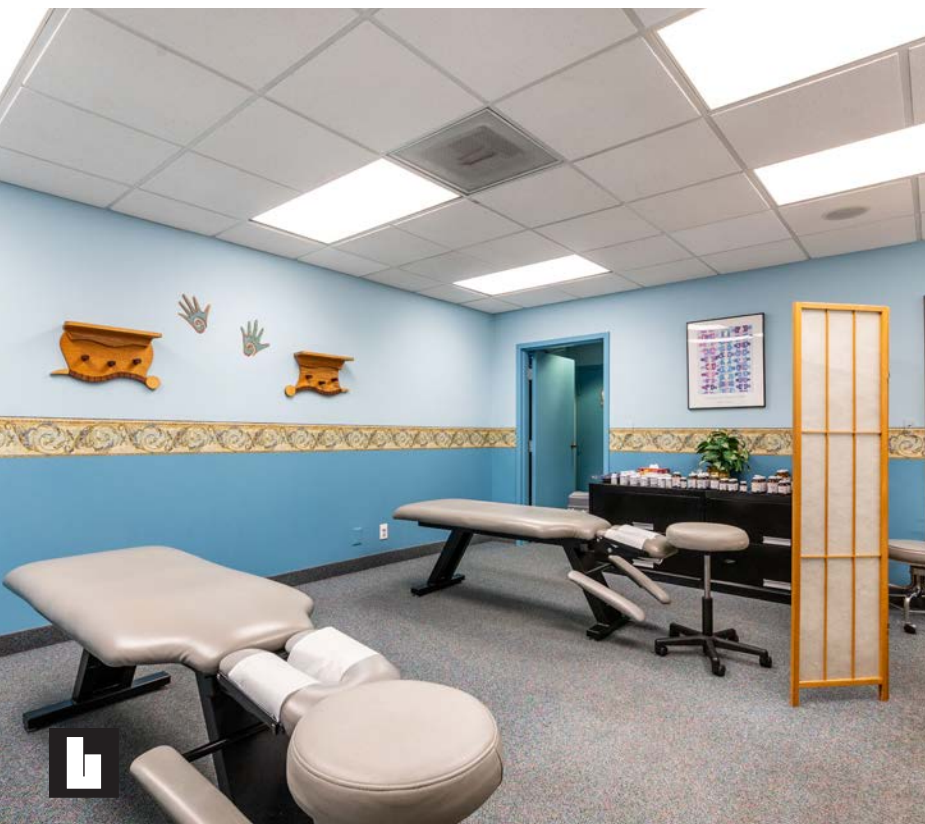


# PROPERTY PHOTOS





# INTERIOR PHOTOS





# INVESTMENT HIGHLIGHTS

## Affluent Glendale Submarket with Strong Demographics and Consumer Spending

### Dense Surrounding Population

More than 26,000 residents within one mile, 205,300 within three miles, and 481,700 within five miles of the subject property.

### High Household Incomes

Average household incomes of approximately \$115,000 within one mile, \$119,600 within three miles, and \$129,500 within five miles.

### Significant Household Density

Over 10,000 households within one mile and more than 78,600 households within three miles.

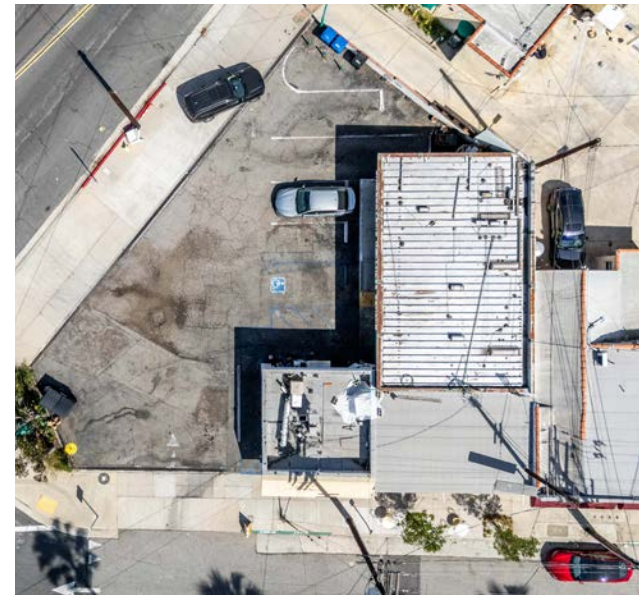
### Strong Residential Real Estate Fundamentals

Median home values in the immediate area are ~\$1,050,000 supporting a high-income consumer base.

### Robust Business and Retail Environment

More than 1,700 businesses operate within a one-mile radius, generating approximately \$332 million in annual consumer spending.





# RENT ROLL

## TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT	RENT/SF
1	Vacant	869	1	64.2%			\$-	\$-
2	Chick Next Door	485	1	35.8%	6/1/2018	6/1/2028	\$4,425.00	\$9.12
		<b>1,354</b>		<b>100%</b>			<b>\$4,425.00</b>	<b>\$9.12</b>

\*Tenant is responsible for utilities and trash removal

OPERATING EXPENSES	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes @ 1.25%	\$22,500	\$16.62/SF	\$22,500	\$16.62/SF
Management	\$2,124	\$1.57/SF	\$3,794	\$2.80/SF
Insurance	\$1,083	\$0.80/SF	\$1,083	\$0.80/SF
Utilities	\$474	\$0.35/SF	\$474	\$0.35/SF
<b>TRASH REMOVAL</b>	<b>\$474</b>	<b>\$0.35/SF</b>	<b>\$474</b>	<b>\$0.35/SF</b>
Grounds Maintenance	\$339	\$0.25/SF	\$339	\$0.25/SF
Repairs & Maintenance	\$1,151	\$0.85/SF	\$1,151	\$0.85/SF
<b>Total Expenses</b>	<b>\$28,144</b>	<b>\$20.79</b>	<b>\$29,815</b>	<b>\$22.02</b>
<b>Expenses/SF/Month</b>		<b>\$1.73</b>		<b>\$1.83</b>

\*Operating expenses are based on industry standard averages.



INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
					\$3,258.75	\$3.75	NNN
5% Annually, June	-	7.8 Year(s)	2.2 Year(s)	MG*	\$4,646.25	\$9.58	MG
		<b>7.8 Year(s)</b>	<b>2.2 Year(s)</b>		<b>\$7,905.00</b>	<b>\$5.84</b>	

FINANCING DATA	CURRENT	PRO-FORMA
Included Lease Income:	\$53,100	\$94,860
Reimbursement:	\$948	\$19,475
Additional Income:	\$0	\$0
Pro-Forma Gross Income:	\$54,048	\$114,335
Operating Expenses:	0% \$0	5% \$5,717
Operating Expenses:	\$28,144	\$29,815
<b>Operating Income:</b>	<b>\$25,903</b>	<b>\$78,803</b>

OCCUPANCY	35.8%
Vacancy	64.2%
# of Units	2
Occupied Units	1
Occupied SF	485
Vacant SF	869
Average Unit SF	677





# GLENDALE, California

Glendale, California, is a premier infill submarket located in the San Fernando Valley region of Los Angeles County, immediately northeast of Downtown Los Angeles. Known for its strong demographics, dense employment base, and highly walkable retail districts, Glendale serves as a major commercial and residential hub within the greater Los Angeles metro. The local economy is anchored by major employers including The Walt Disney Company, DreamWorks Animation, ServiceTitan, and Adventist Health Glendale, along with a strong presence of finance, healthcare, and professional services firms.





The city benefits from excellent regional connectivity via the Ventura (134), Golden State (5), and Glendale (2) Freeways, providing direct access to Downtown Los Angeles, Burbank, Pasadena, and the broader San Fernando Valley. Public transit is available through Metrolink and Amtrak service at the Glendale Transportation Center, as well as Metro bus routes connecting to surrounding employment hubs. The city's central location also places it within close proximity to Hollywood Burbank Airport, enhancing accessibility for both business and leisure travel.

Glendale is widely recognized as one of Southern California's top retail destinations, anchored by The Americana at Brand and Glendale Galleria, which together feature a mix of luxury retailers, national brands, dining, and entertainment. The city's downtown and Brand Boulevard corridors also offer a vibrant mix of restaurants, cafés, and service-oriented retail. Additional lifestyle and recreational amenities include Brand Park, the Verdugo Mountains trail system, and a variety of cultural attractions that contribute to Glendale's strong live-work-play environment.



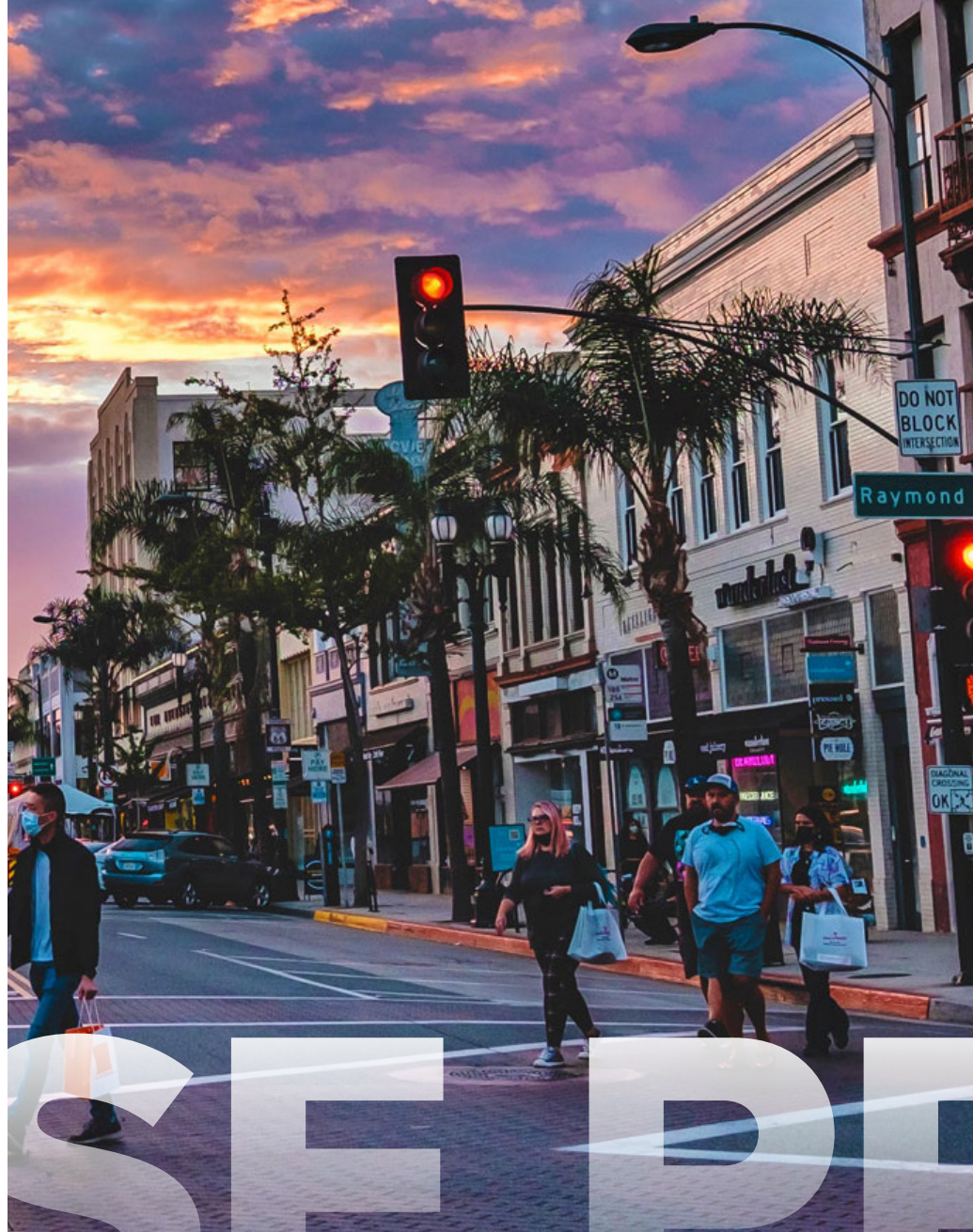
# THE AMERICANA

2.5 MILES FROM THE SUBJECT PROPERTY

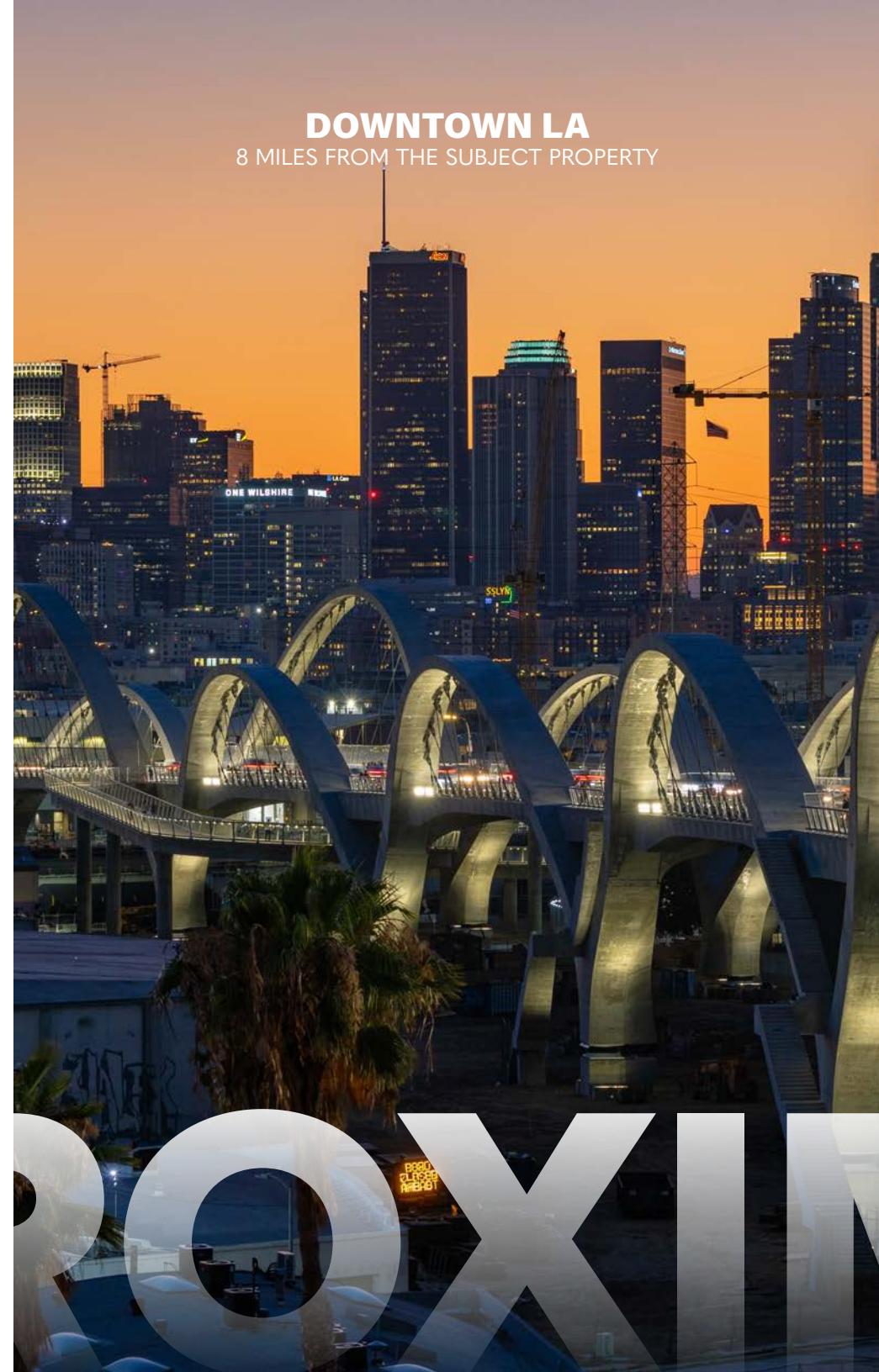


# OLD TOWN PASADENA

6.5 MILES FROM THE SUBJECT PROPERTY



**DOWNTOWN LA**  
8 MILES FROM THE SUBJECT PROPERTY



**DODGER STADIUM**  
6 MILES FROM THE SUBJECT PROPERTY



# DEMOGRAPHICS

## POPULATION



**205,300**

Total Population  
within a 3-mile radius



**42.1**

Median Age  
within a 3-mile radius



**48.7%**

Male



**51.3%**

Female

## EDUCATION

3 mile 2024 % of Population



**19%**

High School Graduate



**22%**

Some College



**27%**

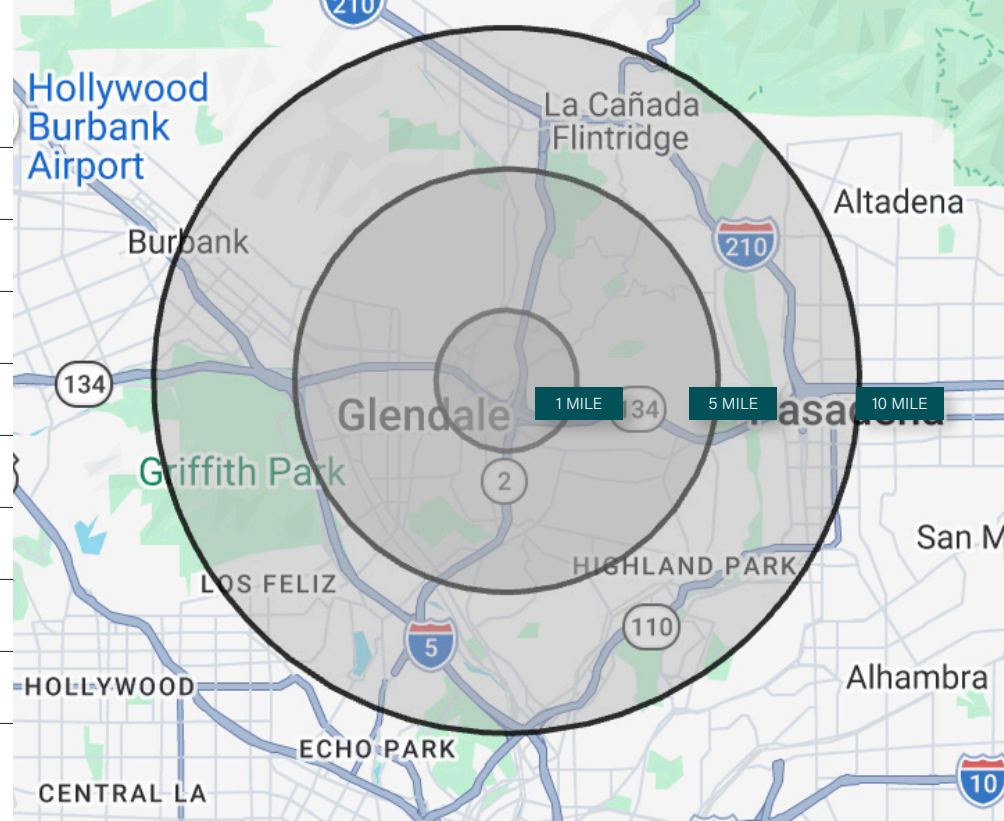
Bachelor's Degree



**14%**

Graduate Degree

Demographics	1 Mile	3 Mile	5 Mile
Population	26,000	205,300	481,700
Households	10,000	78,600	185,700
Average Household Size	2.5	2.5	2.5
Median Age	43.2	42.1	41.6
Owner Occupied Households	3,000	28,100	72,600
Renter Occupied Households	6,500	47,500	106,200
Average Household Income	\$115,000	\$119,600	\$129,500
Median Household Income	\$87,900	\$88,200	\$97,500
Businesses	1,700	13,500	30,800



**\$119,600**

Average HH income within a 3-mile radius



**\$2.6B**

Annual Consumer Spending within a 3-mile radius



**28,100**

Owner Occupied Housing within a 3-mile radius



**78,600**

Households within a 3-mile radius



**13,500**

Businesses within a 3-mile radius



**47,500**

Renter Occupied Housing within 3-mile radius





# 1600 EAST CHEVY CHASE DR GLENDALE | CALIFORNIA 91206

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