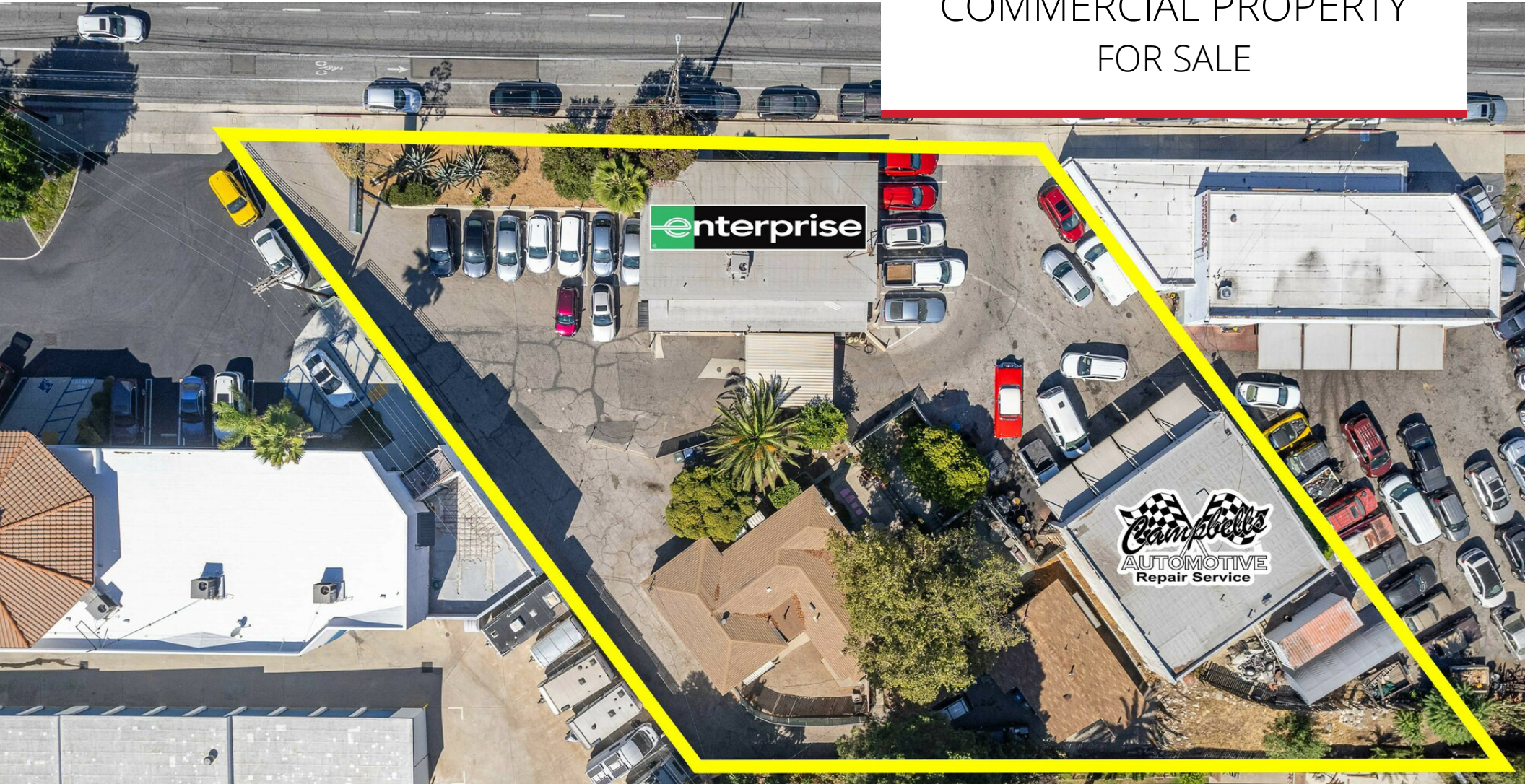


**PRICE REDUCTION**  
COMMERCIAL PROPERTY  
FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

**3850 FOOTHILL BOULEVARD**  
GLENDALE, CA 91214

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

# 3850 FOOTHILL BOULEVARD

GLENDALE, CA 91214



## OFFERING SUMMARY

## PRICE REDUCTION

## PROPERTY OVERVIEW

Sales Price: ~~\$3,450,000~~  
**\$3,200,000**

Building Size: 6,331 SF  
(Buyer to verify)

Lot Size: 29,169 SF

Zoning: CH  
(Commercial Hillside)

Price/SF: ~~\$544.94~~  
**\$505.45**

APN: 5604-012-001

This is an outstanding opportunity to acquire a mixed-use property that consists of four (4) separate buildings in the heart of the Glendale foothills.

Enterprise Rent-A-Car occupies a retail building that is approximately 2,216 square feet. It has a NNN lease and is in the middle of a three-year option that expires December 31, 2027. It has an additional three-year option, and the rent for the option will be at fair market value.

Campbell's Automotive Repair Service occupies an automotive building that is approximately 2,209 square feet and has four (4) bays. It has a modified gross lease and is in the middle of a two-year lease that expires October 1, 2026. It has an option for two additional years that expires October 1, 2028.

There are two single-family homes on the property that are leased for one year commencing October 1, 2025. One house is 1,156 square feet and the other house is 750 square feet. Both houses have dedicated parking spaces.

Contact broker for financial information.

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.



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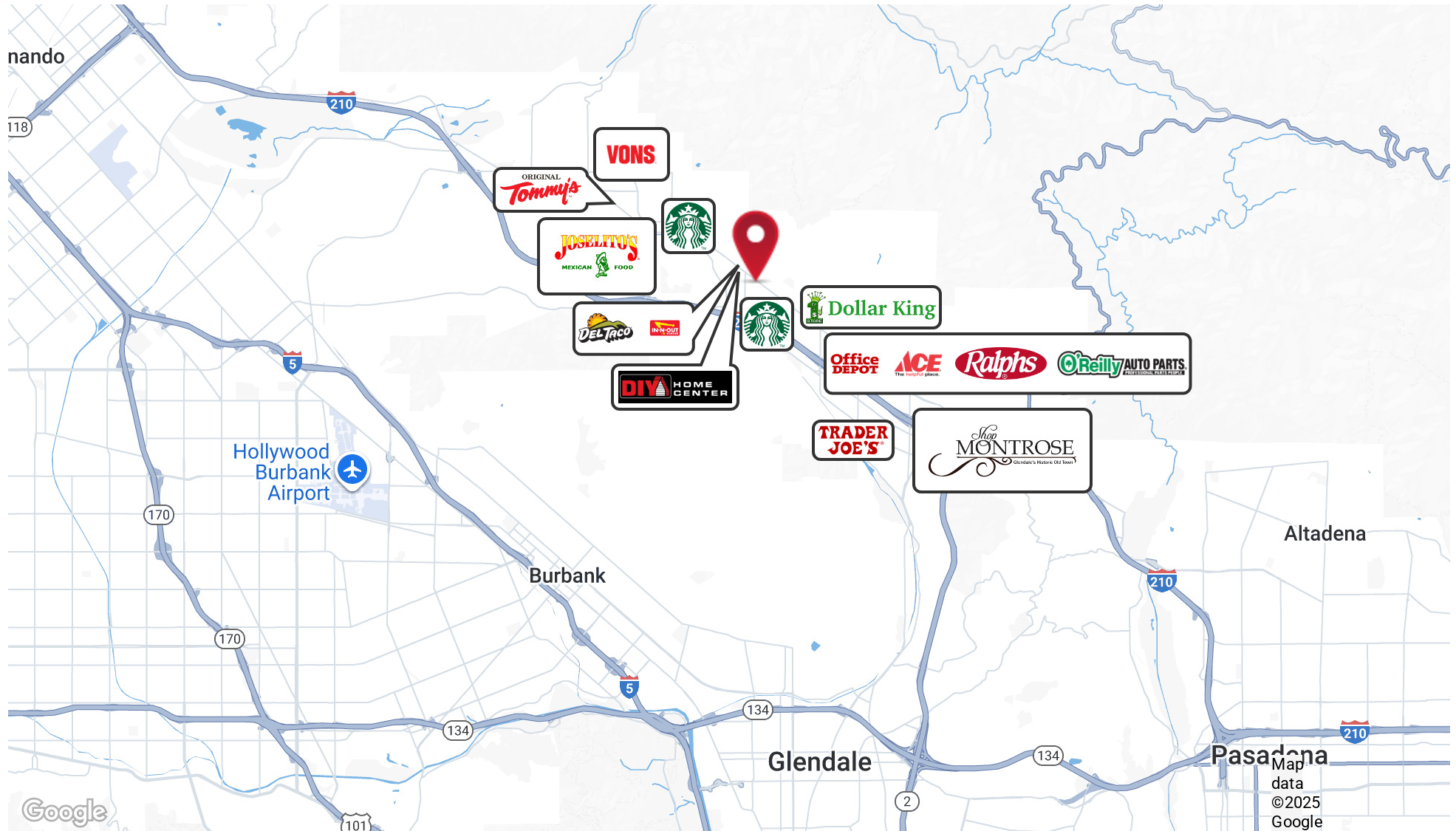
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