



6617

SAN FERNANDO RD.

GLENDAL, CA

6617 SAN FERNANDO ROAD

EXECUTIVE SUMMARY

I am thrilled to present an extraordinary opportunity:

6617 San Fernando Road is a freestanding creative building located in a high-traffic area with excellent visibility in Glendale. This space is ideal for an owner-user, featuring offices in the front and a warehouse in the back with clear heights of over 12 feet, along with one ground-level loading door, and easy alley access for loading and unloading.



**ANNA
ELIKUCHUKYAN**

REALTOR® DRE# 01463027

818.281.8643

InvestWithAnnaE@gmail.com



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PINNACLE
ESTATE PROPERTIES, INC.

DRE# 00905345

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6617 SAN FERNANDO ROAD

FREESTANDING BUILDING

A great investment opportunity in Glendale!

PROPERTY OVERVIEW

Property Address: 6617 San Fernando Road, Glendale, CA

Property Type: Industrial

Potential Use: Retail, Office, Flex, Warehouse.

Building Composition: Full-Block Construction

Gross Building Area: 2,670 sq ft

Mix: Approx. 1,400 sq. ft. in front office space. 1,270 sq. ft. warehouse in back.

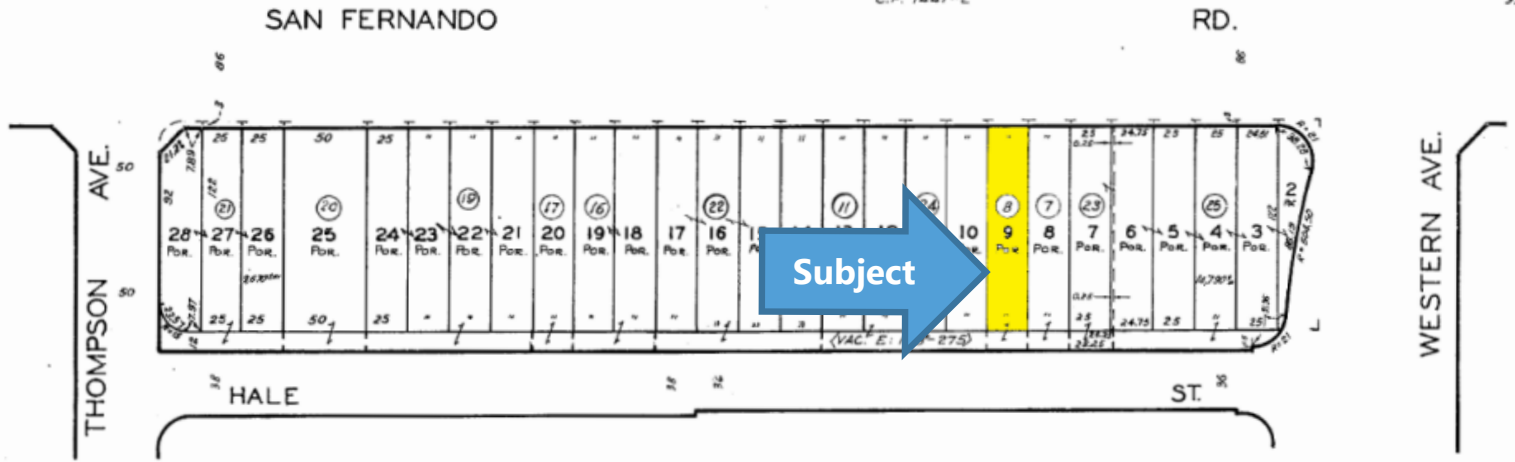
Lot Size: 3,315 sq ft

Parking Ratio: 1.5 spaces per 1,000 sq. ft. of NRA.

Amenities: Loading zone, ground-level loading door, easy acces via alley, gated privacy.

Recent Upgrades: Newly installed 2 HVAC units.

Electrical: 400A, 240V, 3PH.



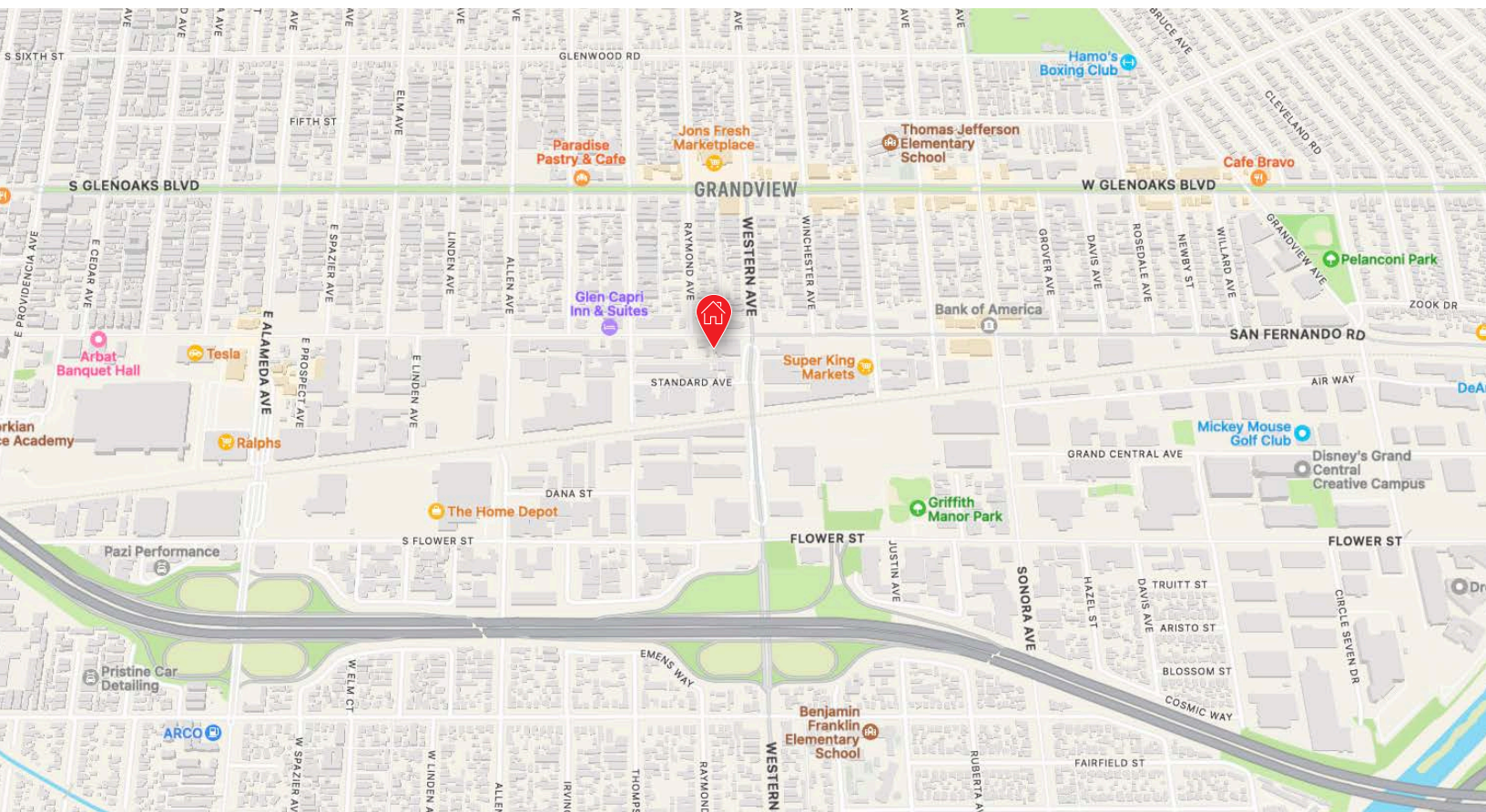
LOCATION HIGHLIGHTS

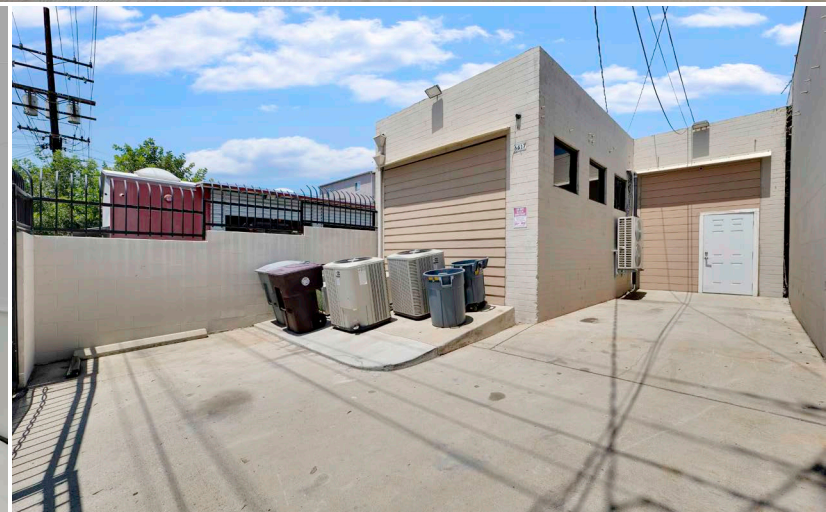
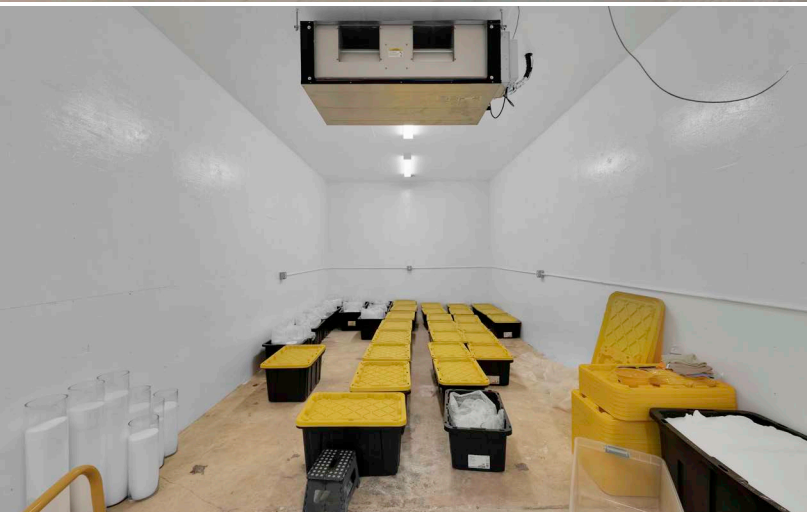
Situated in a thriving urban/industrial hub.

High-Demand Area: Glendale is one of the safest cities, high demand location close to Disney Studios, production offices, etc.

Transportation: Convenient access to the 5 and 134 freeways, facilitating easy commutes throughout the greater Los Angeles area.

Heavy Traffic Area: MPSI estimated daily car count of +/-23,248 cars. Hard corner of San Fernando Road and Western Avenue. Ample street parking.



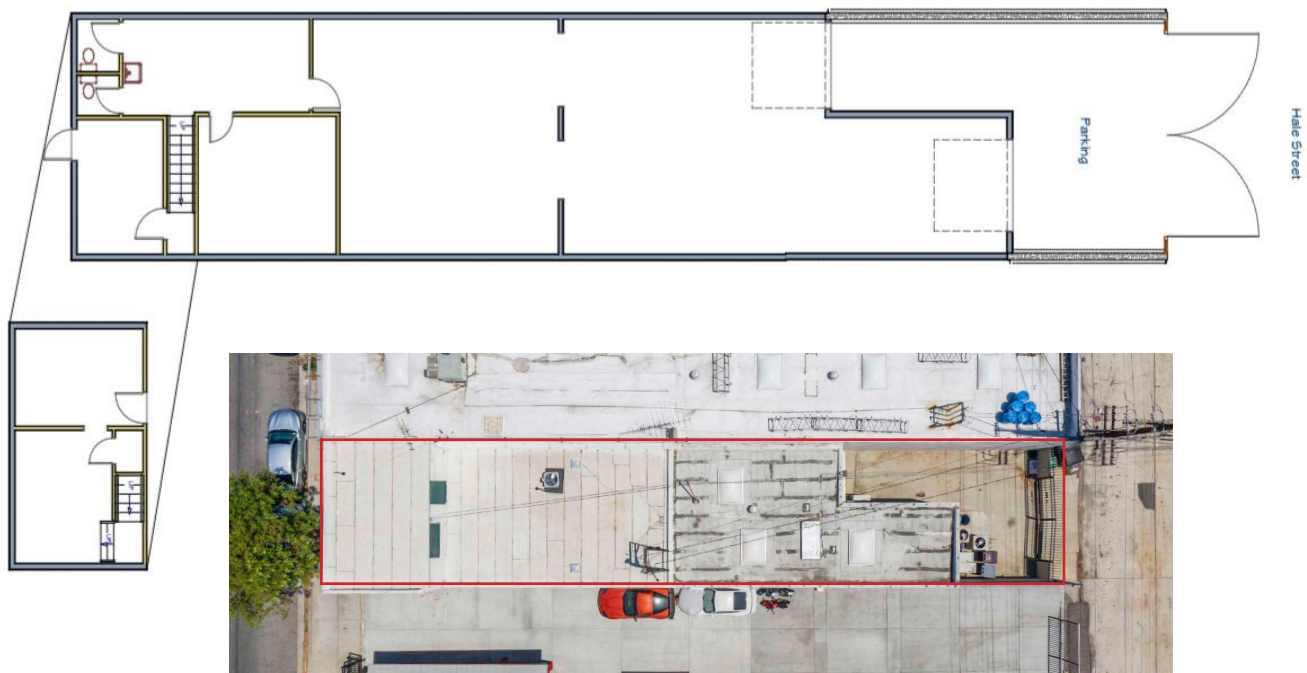


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CLOSING SUMMARY

This offering presents a rare chance to acquire a freestanding, updated creative building in one of Glendale's most high-demand corridors. With excellent visibility, heavy daily traffic counts, and proximity to major freeways and surrounding production hubs, the property combines accessibility with prestige. The versatile layout, featuring modernized offices, a functional warehouse, gated alley access, and upgraded systems, makes it well-suited for a wide range of users, from retail to flex and creative office. Whether as a long-term investment or an owner-user opportunity, 6617 San Fernando Road delivers the ideal blend of location, utility, and value.

For more information, detailed financials, or to schedule a private showing of this exceptional Glendale building, please call Anna.



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