



COMMERCIAL SPACE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1256 SOUTH GLENDALE AVENUE

GLENDALE, CA 91205

DAVID "RANDY" STEVENSON

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SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Available Space:	1,210 RSF
Lease Rate:	\$3.50/SF/MO, NNN
NNN Charges:	\$0.35/SF/MO
Term:	2 - 5 Years
Building Size:	2,420 SF
Lot Size:	7,139 SF
Zoning:	C1 - Neighborhood Commercial
Parking:	8 Spaces Shared in Common

PROPERTY OVERVIEW

Commercial space in freestanding, two-tenant building available for lease; the space is comprised of an open area, an office, restroom and kitchenette; located on busy Glendale Avenue, the building is highly visible with a great opportunity for signage; significant traffic count of 28,084 cars per day per 2024 MPSI Estimate; 1/3 mile from Glendale Memorial Hospital and 2 1/2 miles from Adventist Health Glendale

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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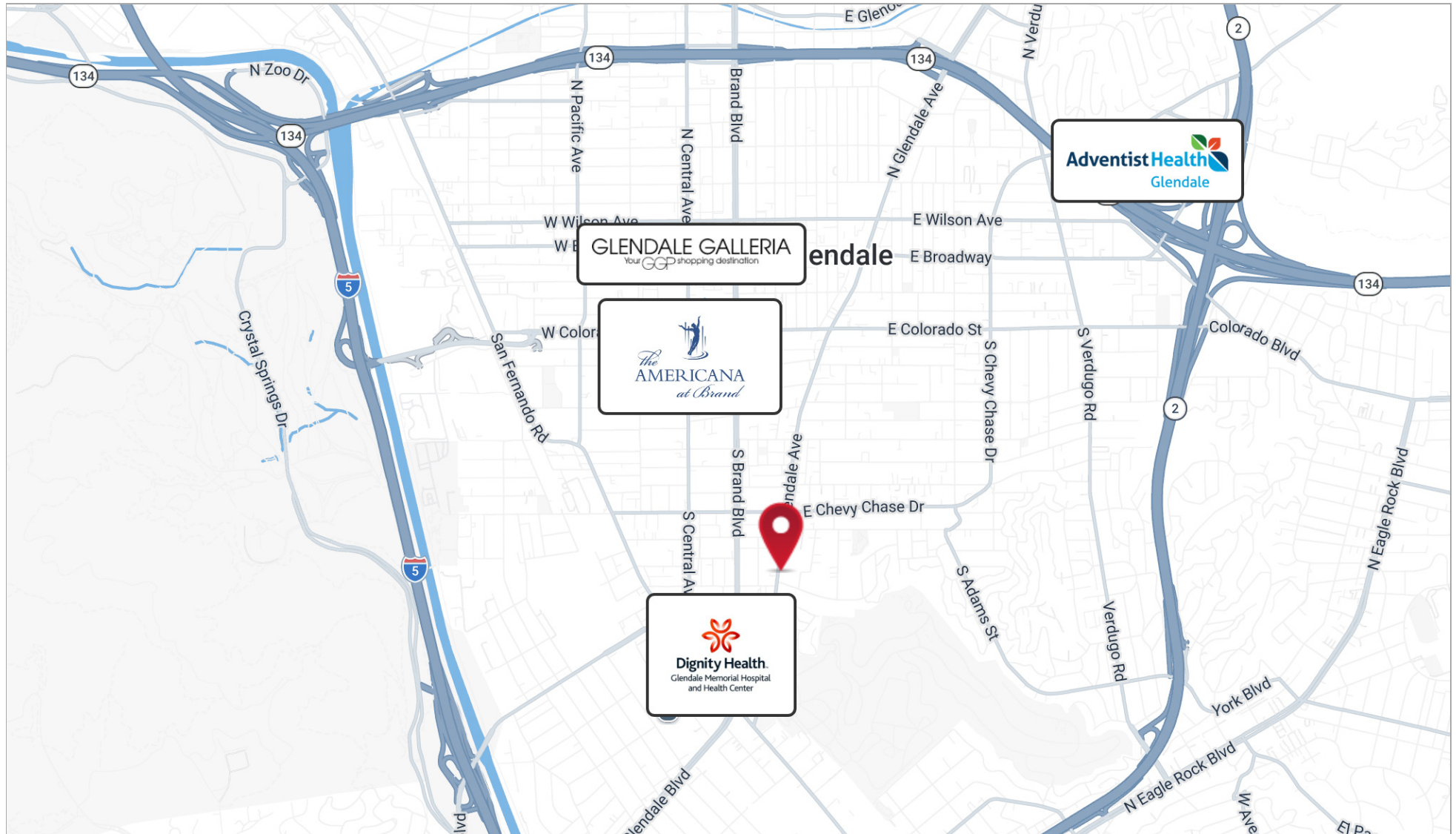
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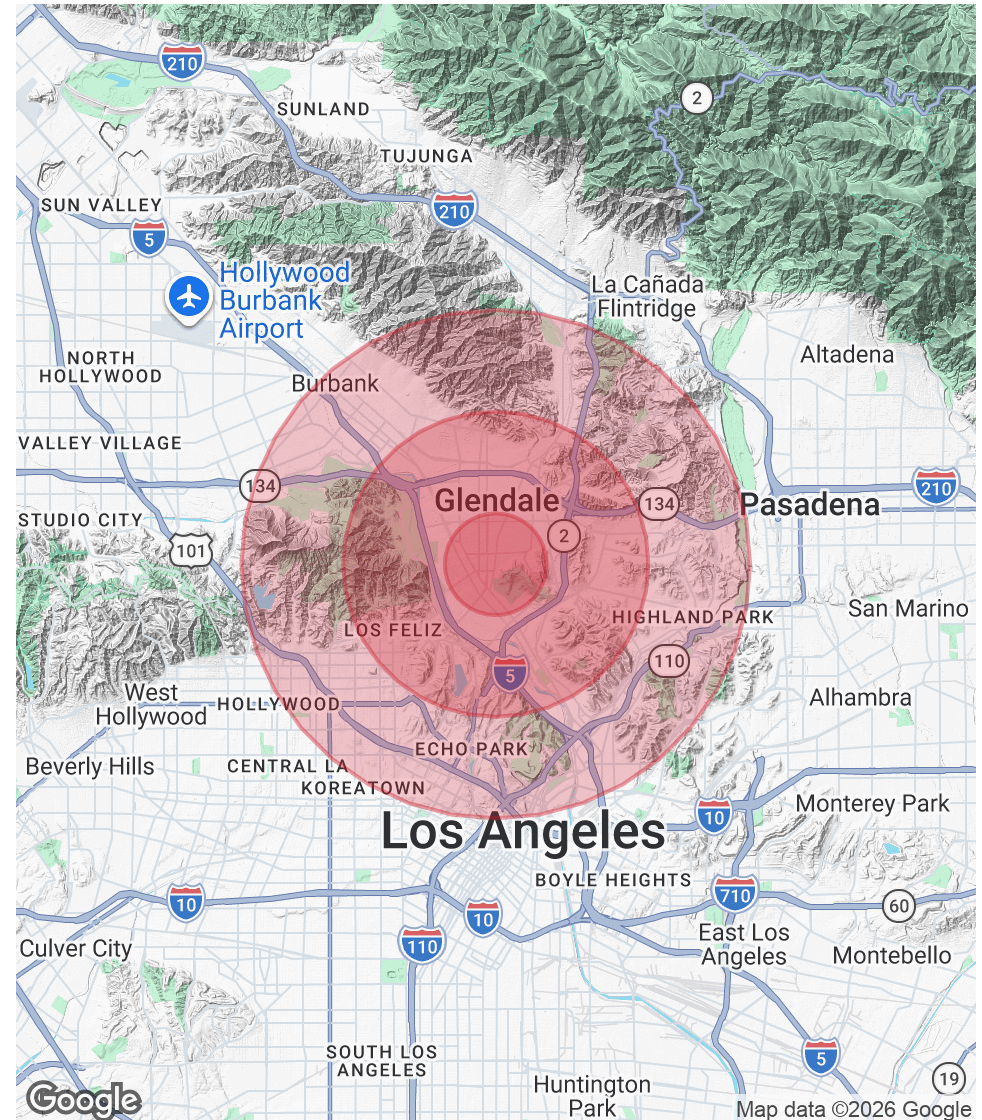
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	46,279	268,969	732,246
Average age	38.1	38.6	36.6
Average age (Male)	37.1	37.5	35.7
Average age (Female)	39.8	39.6	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	16,922	101,877	266,140
# of persons per HH	2.7	2.6	2.8
Average HH income	\$48,980	\$73,167	\$66,814
Average house value	\$603,780	\$597,164	\$583,777

* Demographic data derived from 2020 ACS - US Census



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