

618 THOMPSON AVENUE

GLENDALE, CA 91201



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REAL ESTATE
SERVICES, INC

OFFERING MEMORANDUM

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01

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



OWNER-USER
OR INVESTMENT
OPPORTUNITY



ZONING:
GLENDALE IND



YEAR BUILT:
1981



4 LOADING DOORS:
9'X9'



ON-SITE PARKING:
4



INDUSTRIAL
UNITS:
4

BUILDING FEATURES

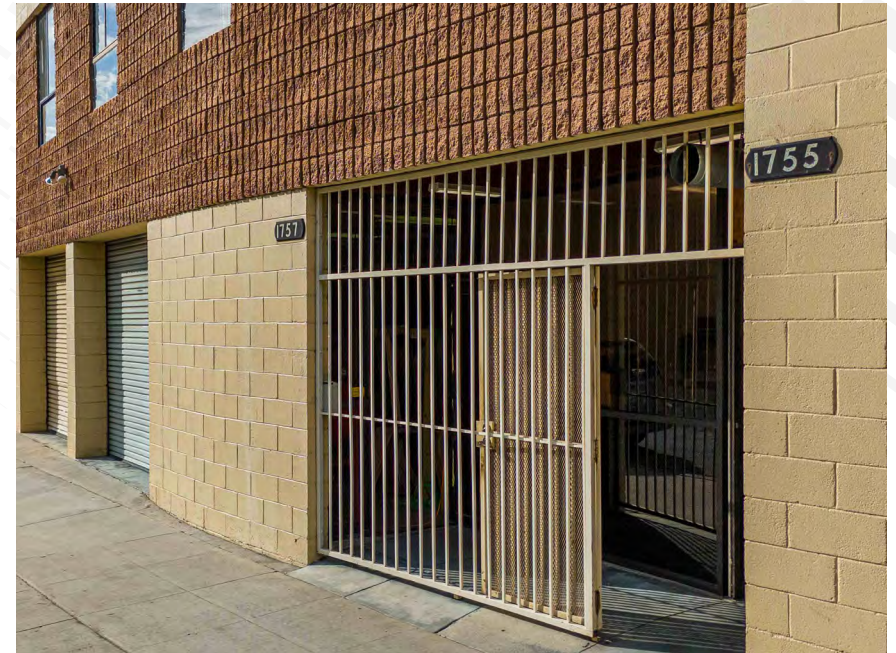
	Construction Type	Masonry
	Power (amps, phase, volts)	100 amps (each unit)
	Loading (dock/grade-level doors)	Grade-Level Doors
	Parking Count / Ratio	4 striped spaces
	Yard / Outdoor Storage	Yes
	Roof age/type/warranty	2012
	HVAC	Four 2.5 ton HVAC units (2012)
	Sprinklers	No
	Major capital improvements made in last 10 years	Roof (2012), HVAC Units Skylights throughout ADA-compliant restroom



PROPERTY INFORMATION

PROPERTY BASICS

	LIST PRICE	\$2,100,000
	Address	618 Thompson Ave Glendale CA, 91201
	APN	5624-026-001
	Zoning	Glendale IND
	Year Built/Renovated	1981
	Lot Size (SF)	5,689 SF
	Building Size (SF)	4,502 SF (per building plans)
	Industrial Units	4



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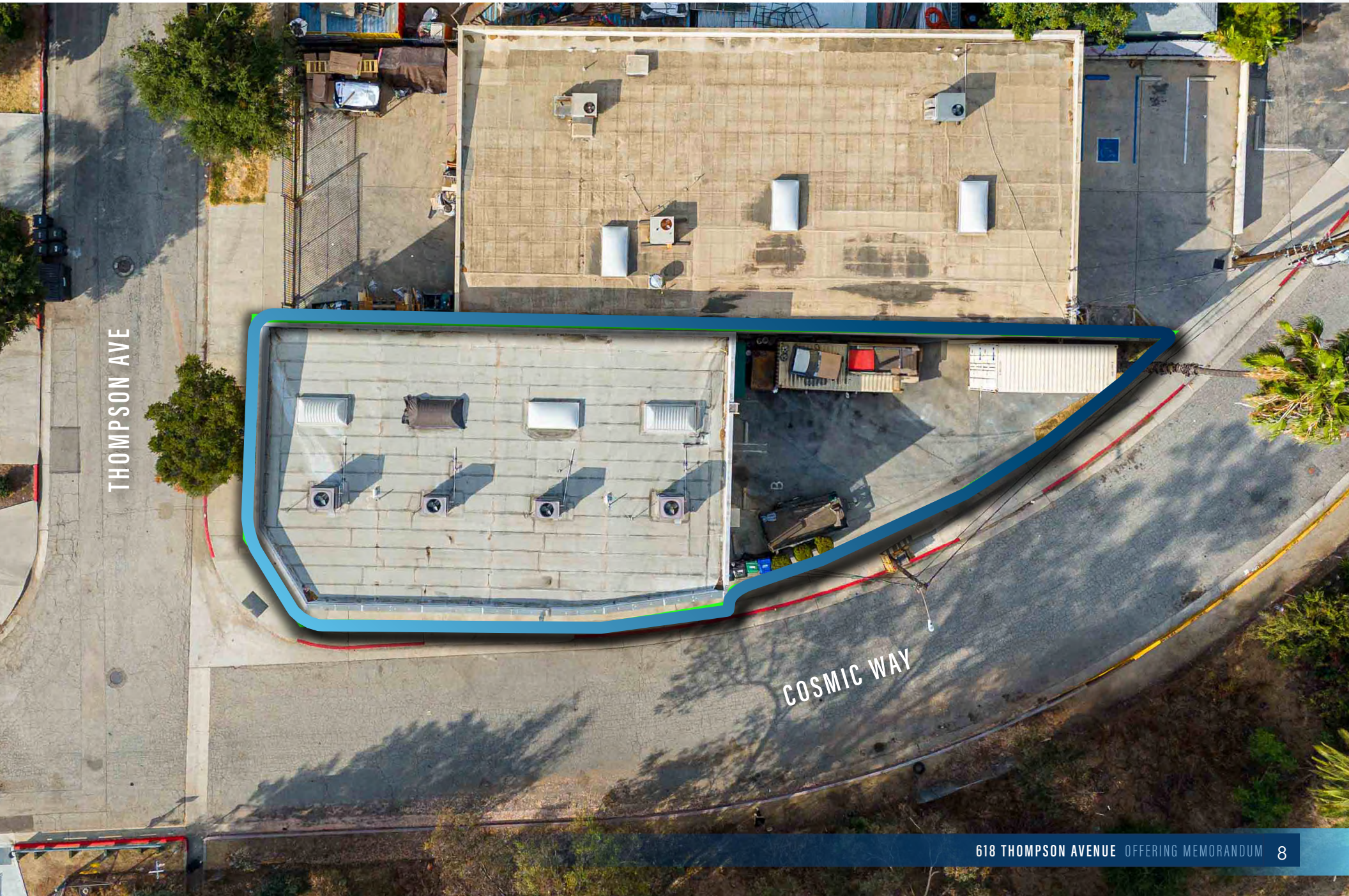
02

AERIALS

AERIAL VIEW



AERIAL VIEW



5624	26
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SCALE 1" = 60'

1993

FLOWER

ST.

670525500
670817421
930405

AVE.⁶⁰

THOMPSON

RAYMOND
50
AVF

AVE.

WESTERN

GOLDEN | STATE | FRV

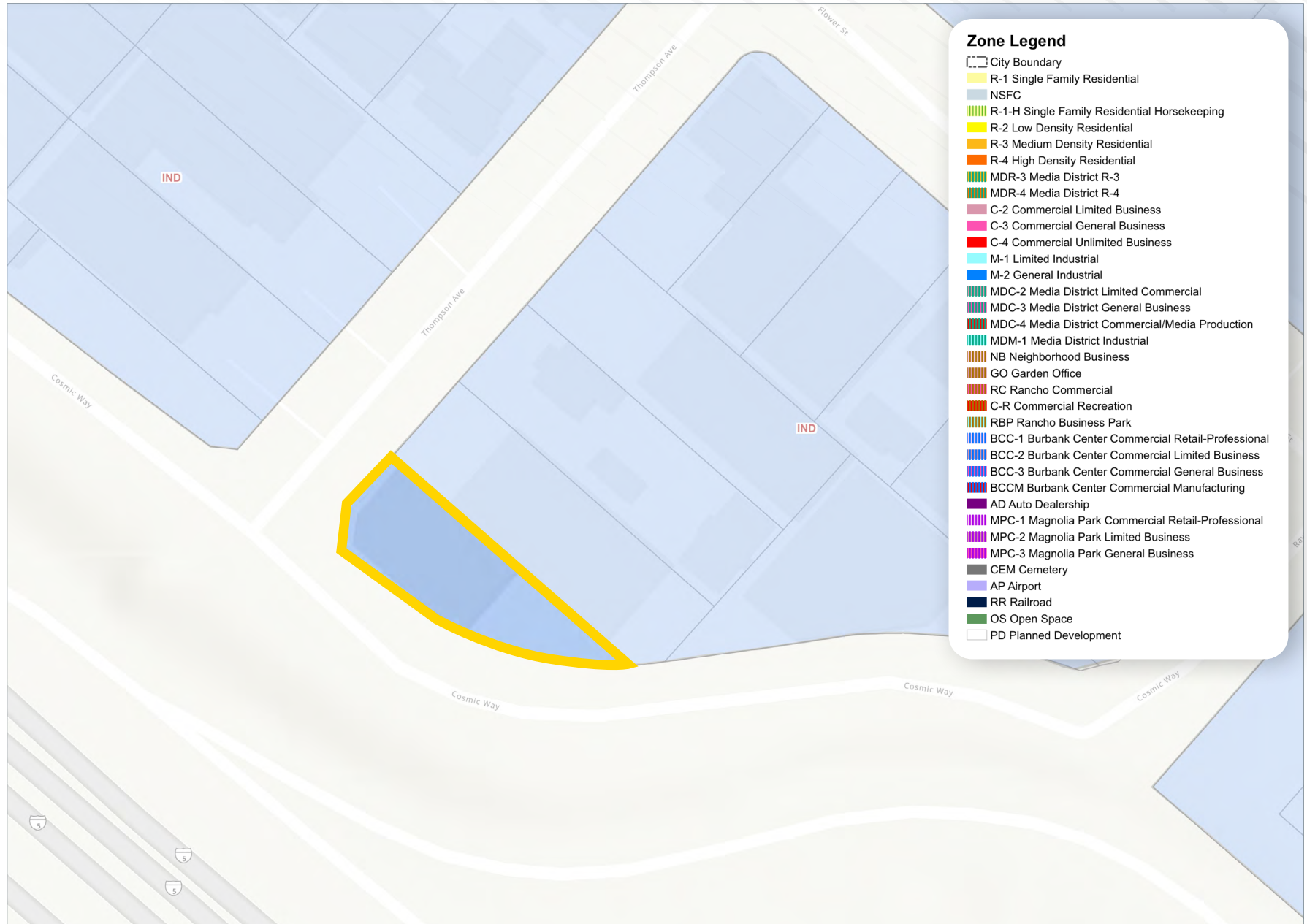
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TRACT NO. 8065
M.B. 110-49-50

TRACT NO. 9024

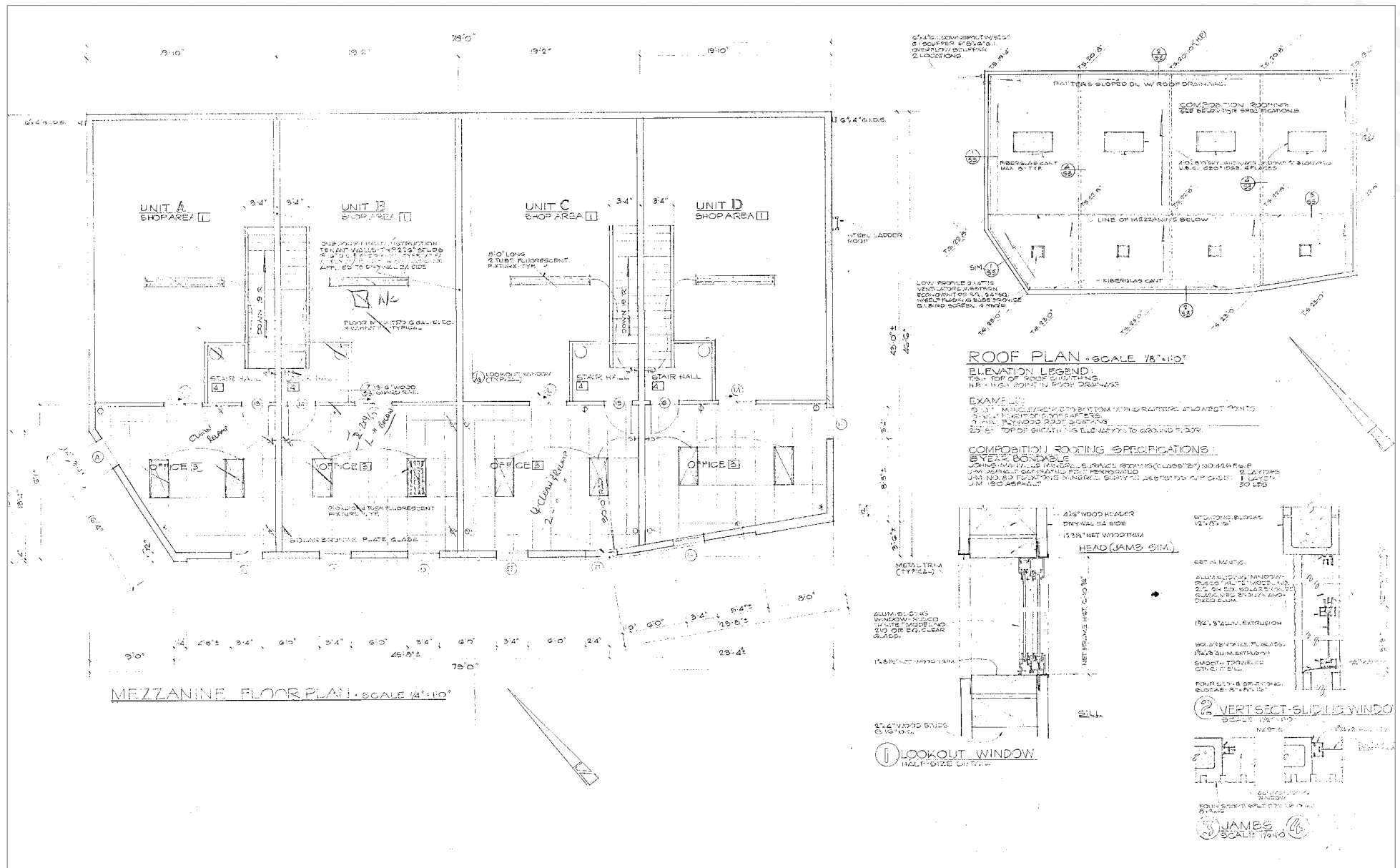
618 THOMPSON AVENUE OFFERING MEMORANDUM 9

ZONING MAP



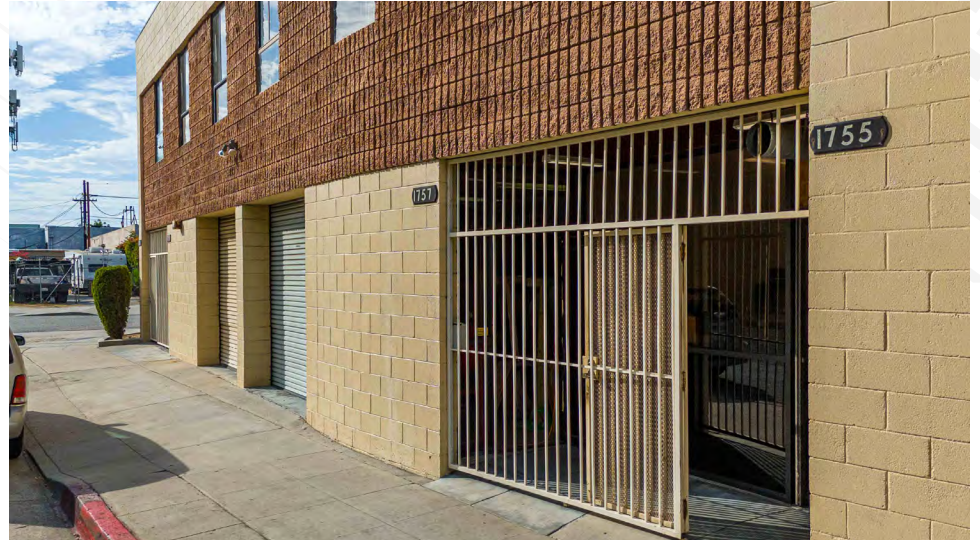
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FLOOR PLANS



[illegible]

PROPERTY PHOTOS



CONCEPTUAL RENDERINGS



The images shown are conceptual renderings created for illustrative purposes only. They do not represent existing conditions or approved plans. Buyers should independently verify all development potential, permits, and applicable zoning requirements."

AMENITIES MAP

SUPERIOR FREEWAY ACCESS

Located under a mile from the I-5 (Golden State Freeway)
with rapid connectivity to the Hwy 134.



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LOCATION OVERVIEW

GLENDAL, CA

Strategically located at **618 Thompson Avenue, Glendale, CA 91201**, this industrial property offers a highly desirable footprint in Grandview, one of Glendale's premier commercial corridors. Positioned along the San Fernando Road / Glenoaks Boulevard industrial pocket, this location provides a distinct leasing advantage for commercial investors and operators, combining exceptional walkability with rapid regional connectivity.



UNMATCHED ACCESSIBILITY

- **Direct Freeway Access:** Situated just minutes from Highway 134 and Interstate 5. This central positioning ensures seamless east-west and north-south logistics and commuting flows, providing businesses, employees, and clients with rapid connectivity to Downtown Los Angeles, Burbank, and the broader San Fernando Valley.
- **Public Transportation & Walkability:** The property boasts an impressive "Very Walkable" lifestyle score, allowing tenants and staff to accomplish daily errands, dining, and banking on foot. It is also supported by nearby transit routes and is located less than 3 miles from the Glendale Metrolink Station, connecting the local workforce to the wider Southern California transit network.
- **Regional Airport Proximity:** Located approximately 10 miles from Hollywood Burbank Airport (BUR), the site offers unparalleled convenience for frequent travelers, executive transport, and entertainment industry professionals, while remaining comfortably outside immediate airport traffic congestion for efficient daily operations.



STRATEGIC INVESTMENT LOCATION

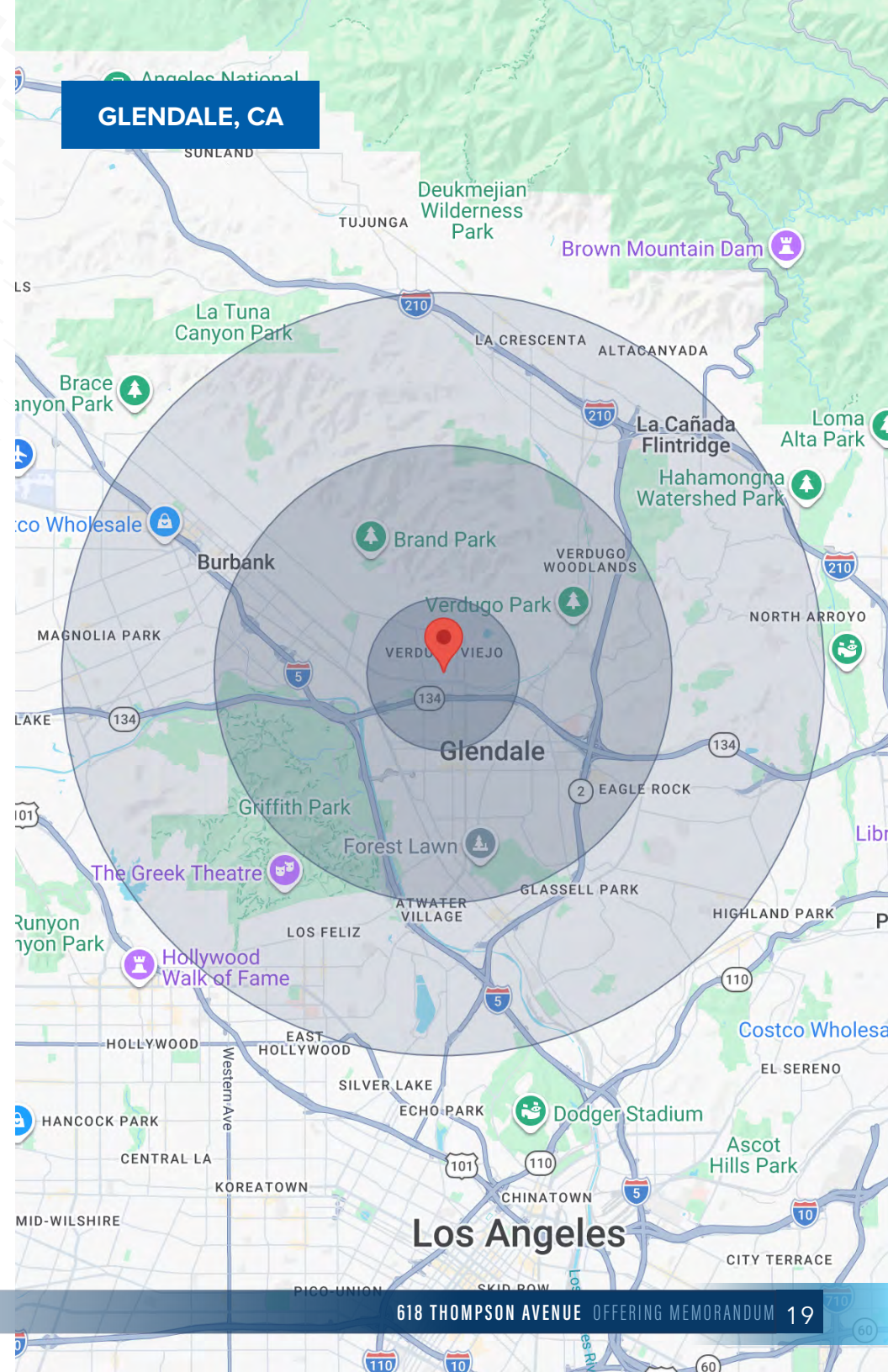
- **Zoning & Infrastructure:** Designated under Glendale's IND zoning code (Industrial).
- **Thriving Local Ecosystem:** The property sits within a robust community hub renowned for its top-rated public schools, located less than a mile from Mark Keppel Elementary (rated 9/10), Eleanor J. Toll Middle, and Herbert Hoover High School. The location benefits from the massive professional labor pool of the adjacent Burbank media district, along with immediate access to outdoor recreation at Griffith Park and the Verdugo Mountains.

With its strategic positioning near major freeways, highly functional multi-family layout, and proximity to Southern California's premier retail and media districts, **618 Thompson Avenue** presents an outstanding opportunity for investors seeking a high-demand, logistically superior asset in the Glendale market.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	47,289	201,090	474,153
Daytime Population	23,394	98,260	245,181
Household	19,312	78,611	189,144
Avg. Age	40.8	41.5	41.0
Avg. HH Income	\$114,709	\$114,226	\$136,728
Avg. House Value	\$851,282	\$1,066,853	\$1,238,014

Demographics by American Community Survey



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