

214 E CHEVY CHASE DRIVE

GLENDAL, CALIFORNIA 91205

Marcus & Millichap
THE RAYMUNDO GROUP

\$4,100,000 | 16 MULTIFAMILY UNITS

**FULL COPPER PLUMBING | HIGHER ALLOWABLE RENT INCREASES
NEAR AMERICANA AT BRAND AND GLENDALE GALLERIA | ADJACENT TO ADAMS SQUARE
ATTRACTIVE PRICE PER UNIT, PRICE PER SF, CAP RATE, AND GRM RELATIVE TO COMPARABLE SALES**

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THE RAYMUNDO GROUP

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214 E CHEVY CHASE DRIVE, GLENDALE, CA 91205

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214 E CHEVY CHASE DRIVE, GLENDALE, CA 91205

214 E CHEVY CHASE DRIVE

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Not Subject to Los Angeles Rent Control -- Higher Allowable Annual Rent Increases Under AB1482
- Full Copper Plumbing
- Potential to Convert Large Storage Unit to ADU (Buyer to Verify)
- Only One Mile from High-End Americana at Brand and Fully Remodeled Glendale Galleria
- Blocks from Historic Adams Square and Picturesque Adams Hill Neighborhood
- Deemed a “Walker’s Paradise” — Highest Possible Walk Score Designation
- No Seismic Retrofit Repairs Required (Buyer to Verify)
- Located Blocks from New East End Studios Campus — Large Influx of Capital to Local Neighborhood
- Glendale Recently Rated Among America’s Top 10 Safest Cities by FBI



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 214 E Chevy Chase Drive, a 16-unit multifamily property in desirable Glendale, CA. Situated near the intersection of Brand Boulevard and Chevy Chase Drive, the building grants tenants convenient access to Glendale’s numerous amenities, including the nearby Americana at Brand and the Glendale Galleria, each within one mile.

Due to the fact that the property is subject only to AB 1482, a new owner may be able to recapture the rent upside and keep pace with improving rent growth via higher allowable annual rent increases, when compared with other assets subject to Los Angeles City rent control. The plumbing system has already been upgraded with copper pipes, and the property also does not appear on the Seismic Retrofit List, saving a new owner from an otherwise significant capital expense (Buyer to verify). A large on-site storage unit could potentially be converted to an ADU (Buyer to verify), adding significant value in a high-demand rental submarket.

The property benefits from its proximity to the high-end shopping and dining destinations nearby – notably the Americana at Brand and the Glendale Galleria – while providing tenants with a more peaceful and serene atmosphere near the Adams Hill neighborhood, removed from the densely urban neighborhood in Downtown Glendale. Residents also enjoy access to the nearby boutiques, coffee shops, and restaurants in historic Adams Square, just blocks from the property.



214 E CHEVY CHASE DRIVE

Glendale, CA 91205

LISTING PRICE		PRICE/UNIT		PRICE/SF			
\$4,100,000		\$256,250		\$384			
CAP RATE - CURRENT		GRM - CURRENT		CAP RATE - PRO FORMA		GRM - PRO FORMA	
5.68%		11.15		6.66%		9.98	

The Offering	
Price	\$4,100,000
Down Payment	100% / \$4,100,000
Price/Unit	\$256,250
Price/SF	\$384
Number of Units	16
Rentable Square Feet	10,674 SF
Number of Buildings	1
Number of Stories	2
Year Built	1964
Lot Size	9,553 SF

Vital Data	
CAP Rate - Current	5.68%
GRM - Current	11.15
Net Operating Income - Current	\$232,870
CAP Rate - Pro Forma	6.66%
GRM - Pro Forma	9.98
Net Operating Income - Pro Forma	\$273,042

Property Details

The Offering	
Property Address:	214 E Chevy Chase Drive Glendale, CA 91205
Assessor's Parcel Number:	5640-014-011
Zoning:	GLR4YY
Site Description	
Number of Units:	16
Number of Buildings:	1
Number of Stories:	2
Year Built:	1964
Rentable Square Feet:	10,674 SF
Lot Size:	9,553 SF
Type of Ownership:	Fee Simple
Construction	
Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Pitched



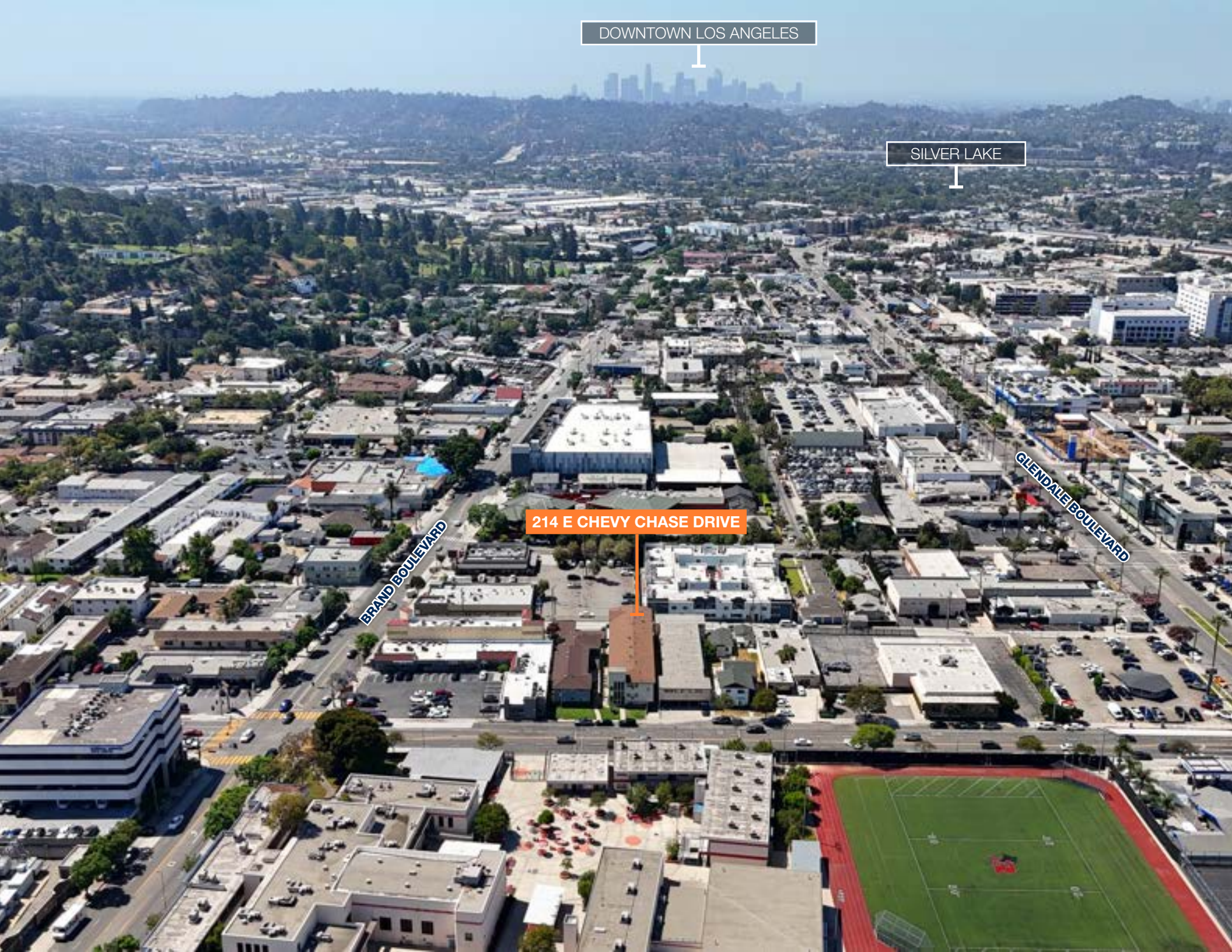
Offering Price:

\$4,100,000

Property Tours:

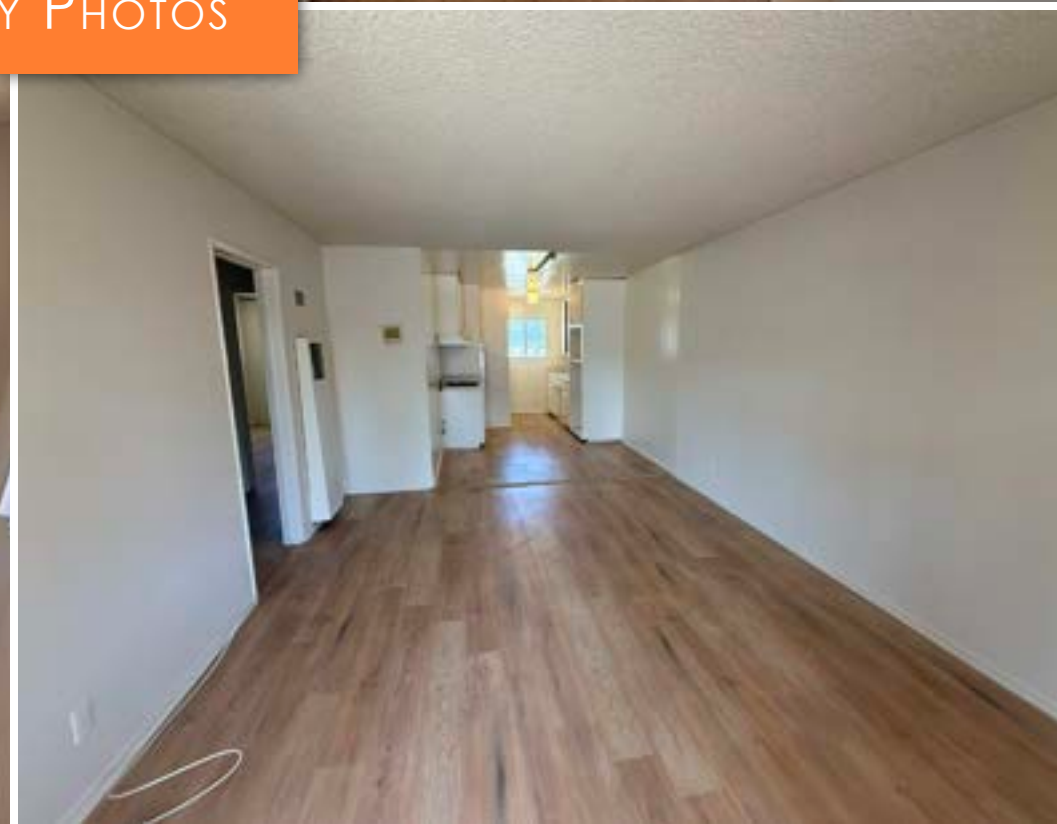
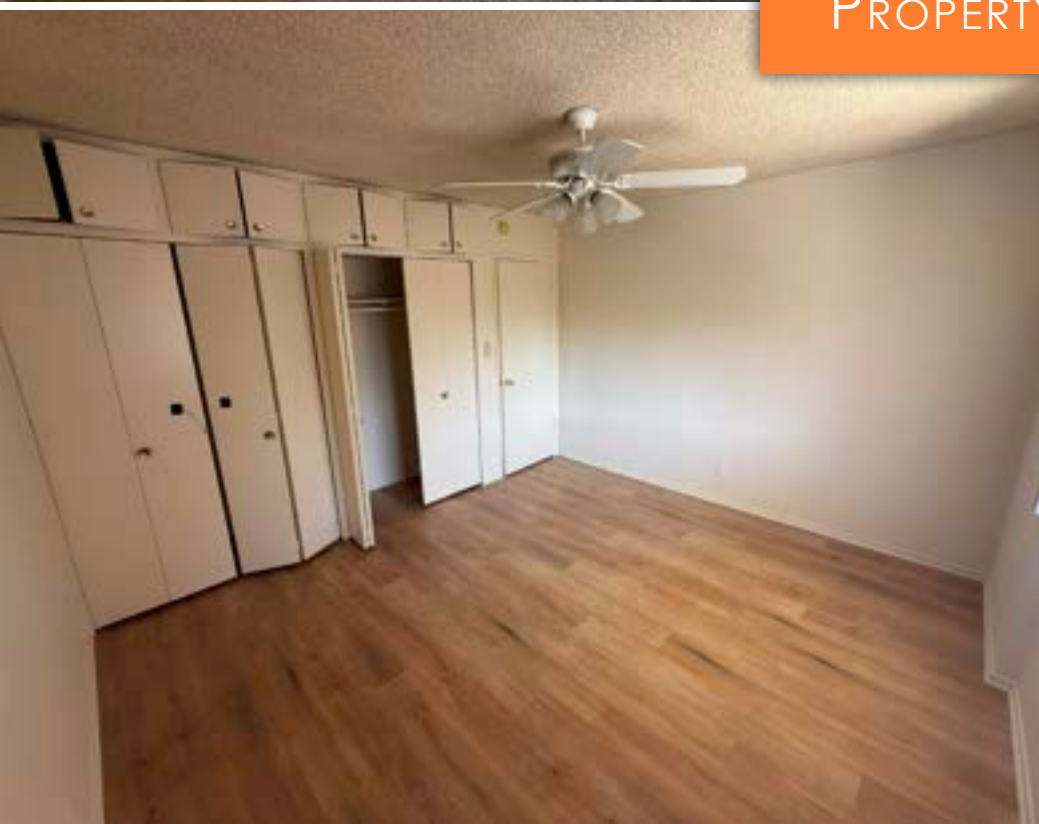
Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

No. of Units	Unit Type	Approx. Squire Feet
14	1 Bdr 1 Bath	625
2	2 Bdr 2 Bath	950
16	TOTAL	10,674





PROPERTY PHOTOS



214 E CHEVY CHASE DRIVE, GLENDALE, CA 91205

214 E CHEVY CHASE DRIVE

LOCATION
OVERVIEW

Marcus & Millichap

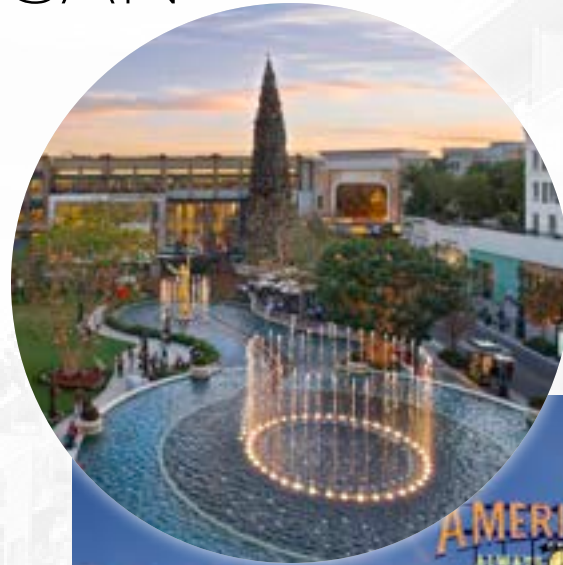
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GLENDALE, NICKNAMED “THE JEWEL CITY,” IS IDEALLY LOCATED CLOSE TO DOWNTOWN L.A., PASADENA, HOLLYWOOD AND THE SAN FERNANDO VALLEY...

In the past 15 years, the City of Glendale has undergone a massive revitalization, as esteemed real estate developers have transformed the skyline, turning vacant lots and outdated buildings into modern shopping destinations and luxury residential structures. After Glendale’s City Council set plans in motion in 2006 to create an “18-hour city,” the area quickly grew into a more walkable urban center. Arguably the centerpiece of this recent boom is the Americana at Brand, a 16-acre high-end outdoor shopping neighborhood from the creator of Los Angeles’ The Grove at Farmers Market.

Thousands of brand new residential condominiums and apartments have been constructed in the past decade, causing an influx of higher-paying tenants to bolster the local renter base. The young professionals who inhabit many of these new developments are often employed by one of several large companies that have a presence in Glendale. In addition to housing the headquarters of several national companies, Glendale and neighboring Burbank boast perhaps the largest collective of animation studios in the country. Disney’s Grand Central Creative Campus houses Marvel Animation Studios, Disney Interactive, the Muppets Studio, and DisneyToon Studio. Also nearby are DreamWorks Animation and KABC-TV.



Catering to this affluent tenant base are new retail destinations, including the aforementioned Americana at Brand. Featuring a large outdoor space with synchronized fountains, decorative chandeliers, and a functioning trolley, the shopping center houses brands such as Tiffany & Co., Nordstrom, Apple, Amazon 4-Star, Tesla, Urban Outfitters, and Sur La Table. Several high-end dining options draw traffic to the center as well as to the newly remodeled Glendale Galleria just across the street.

MAJOR EMPLOYERS

Employees

1	Travelers Insurance Company	5,037
2	Burlington Coat Factory	4,187
3	Aramark LLC	4,180
4	Walt Disney Records	2,990
5	Providence Holy Cross Medical Center	2,561
6	Glendale Adventist Medical Center	2,550
7	Childrens Hospital Los Angeles	2,212
8	Providnce Holy Cross Foundation	2,000
9	Providence Saint Joseph Medical Center	2,000
10	Rusty Pelican Restaurants Inc	1,983
11	All In One Inc	1,904
12	Andrews International Inc	1,700
13	ServiceTitan	1,567
14	CHA - Hollywood Medical Center	1,487
15	McCormick & Schmick Holding	1,433
16	Goodwill Retail Services	1,400
17	Walt Disney Company	1,381
19	Scanline Vfx Inc	1,250
18	Hollywood Presbyterian Medical Center	1,200
20	Glendale Community College	1,180
21	Walt Disney Imagineering	1,011
22	Dreamworks Animation	975
23	Juvenile Justice Division California Youth Authority	903
24	Alecto Healthcare Services LLC	900
25	Goodwill Industry Southern California	880



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	45,921	241,968	670,430
2025 Estimate			
Total Population	45,873	240,871	666,777
2020 Census			
Total Population	46,580	245,686	674,500
2010 Census			
Total Population	46,292	243,322	687,832
Daytime Population			
2025 Estimate	51,361	243,442	698,271
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	19,179	102,449	287,169
2025 Estimate			
Total Households	18,942	101,225	282,145
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	18,504	98,969	272,725
2010 Census			
Total Households	17,077	93,085	257,721
Growth 2025-2030	1.3%	1.2%	1.8%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	19,930	107,624	304,551
2025 Estimate	19,683	106,331	299,110
Owner Occupied	3,059	34,651	81,002
Renter Occupied	15,871	66,462	201,164
Vacant	742	5,106	16,965
Persons in Units			
2025 Estimate Total Occupied Units	18,942	101,225	282,145
1 Person Units	33.0%	32.4%	34.8%
2 Person Units	29.4%	31.5%	30.5%
3 Person Units	16.3%	16.5%	15.5%
4 Person Units	13.3%	12.4%	11.3%
5 Person Units	5.7%	4.7%	5.0%
6+ Person Units	2.3%	2.5%	2.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	7.6%	17.2%	14.8%
\$150,000-\$199,999	8.4%	10.7%	9.4%
\$100,000-\$149,999	15.8%	18.1%	16.7%
\$75,000-\$99,999	10.8%	11.4%	11.6%
\$50,000-\$74,999	13.7%	13.0%	13.8%
\$35,000-\$49,999	9.4%	7.5%	8.9%
\$25,000-\$34,999	8.1%	5.8%	6.8%
\$15,000-\$24,999	10.3%	6.5%	7.0%
Under \$15,000	15.9%	9.7%	10.9%
Average Household Income	\$85,855	\$121,616	\$112,256
Median Household Income	\$63,928	\$95,446	\$87,882
Per Capita Income	\$35,972	\$51,485	\$47,831
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	45,873	240,871	666,777
Under 20	17.5%	17.4%	17.6%
20 to 34 Years	22.9%	21.9%	24.2%
35 to 39 Years	8.2%	9.0%	8.9%
40 to 49 Years	12.9%	14.1%	14.0%
50 to 64 Years	18.9%	18.9%	18.5%
Age 65+	19.7%	18.9%	16.9%
Median Age	43.0	42.0	41.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	35,296	186,759	512,629
Elementary (0-8)	12.9%	7.4%	10.1%
Some High School (9-11)	6.0%	4.4%	6.1%
High School Graduate (12)	23.7%	18.2%	17.8%
Some College (13-15)	12.1%	14.7%	15.5%
Associate Degree Only	9.0%	8.3%	7.0%
Bachelor's Degree Only	25.0%	31.0%	29.0%
Graduate Degree	11.3%	16.0%	14.5%
Population by Gender			
2025 Estimate Total Population	45,873	240,871	666,777
Male Population	48.0%	48.7%	49.6%
Female Population	52.0%	51.3%	50.4%



POPULATION

In 2025, the population in your selected geography is 666,777. The population has changed by -3.06 since 2010. It is estimated that the population in your area will be 670,430 five years from now, which represents a change of 0.5 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 8,488 people per square mile.



HOUSEHOLDS

There are currently 282,145 households in your selected geography. The number of households has changed by 9.48 since 2010. It is estimated that the number of households in your area will be 287,169 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$87,882, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 92.70 since 2010. It is estimated that the median household income in your area will be \$105,330 five years from now, which represents a change of 19.9 percent from the current year.

The current year per capita income in your area is \$47,831, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$112,256, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 359,183 people in your selected area were employed. The 2010 Census revealed that 61.7 of employees are in white-collar occupations in this geography, and 17 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 78,519.00 owner-occupied housing units and 179,202.00 renter-occupied housing units in your area.

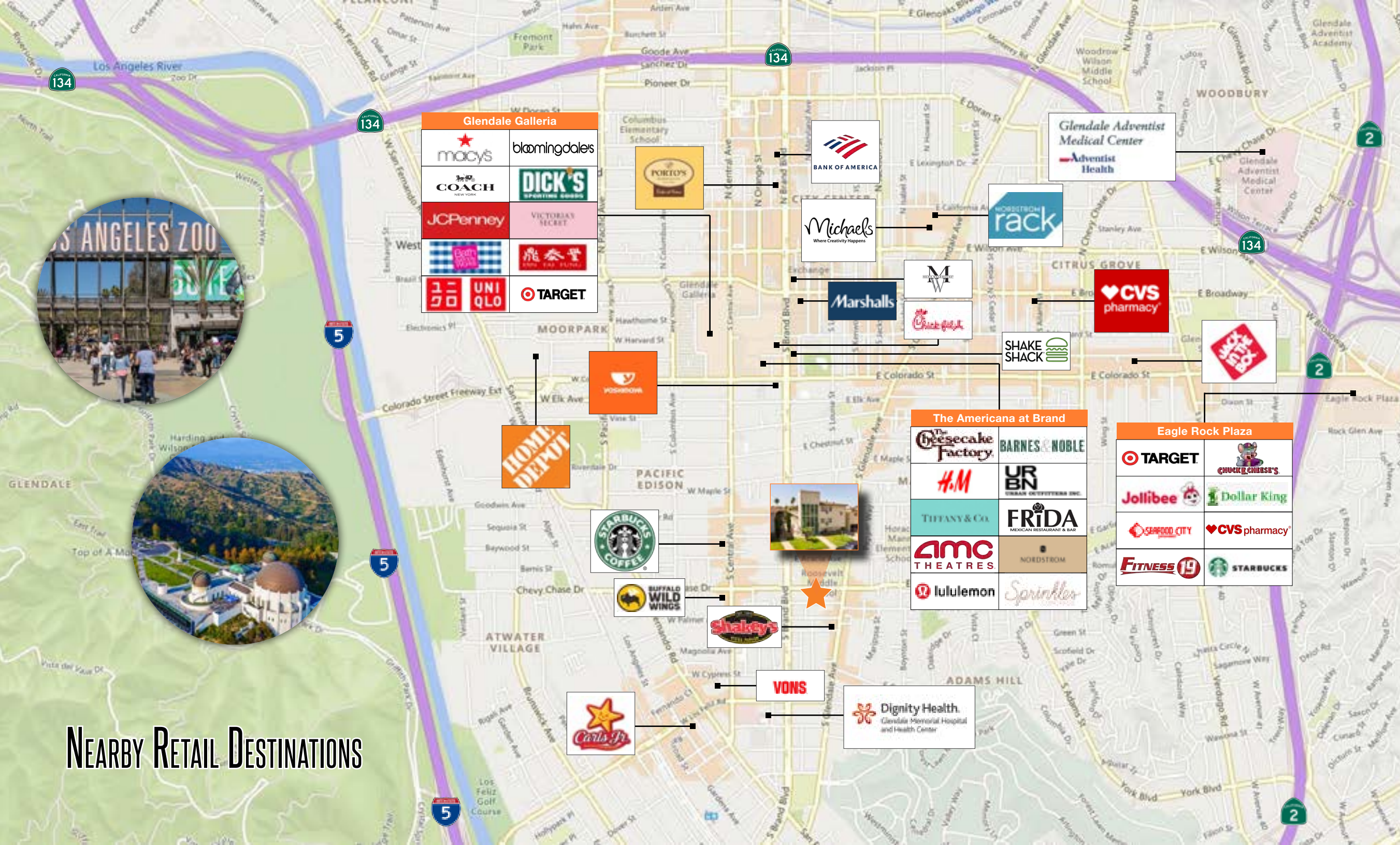


EDUCATION

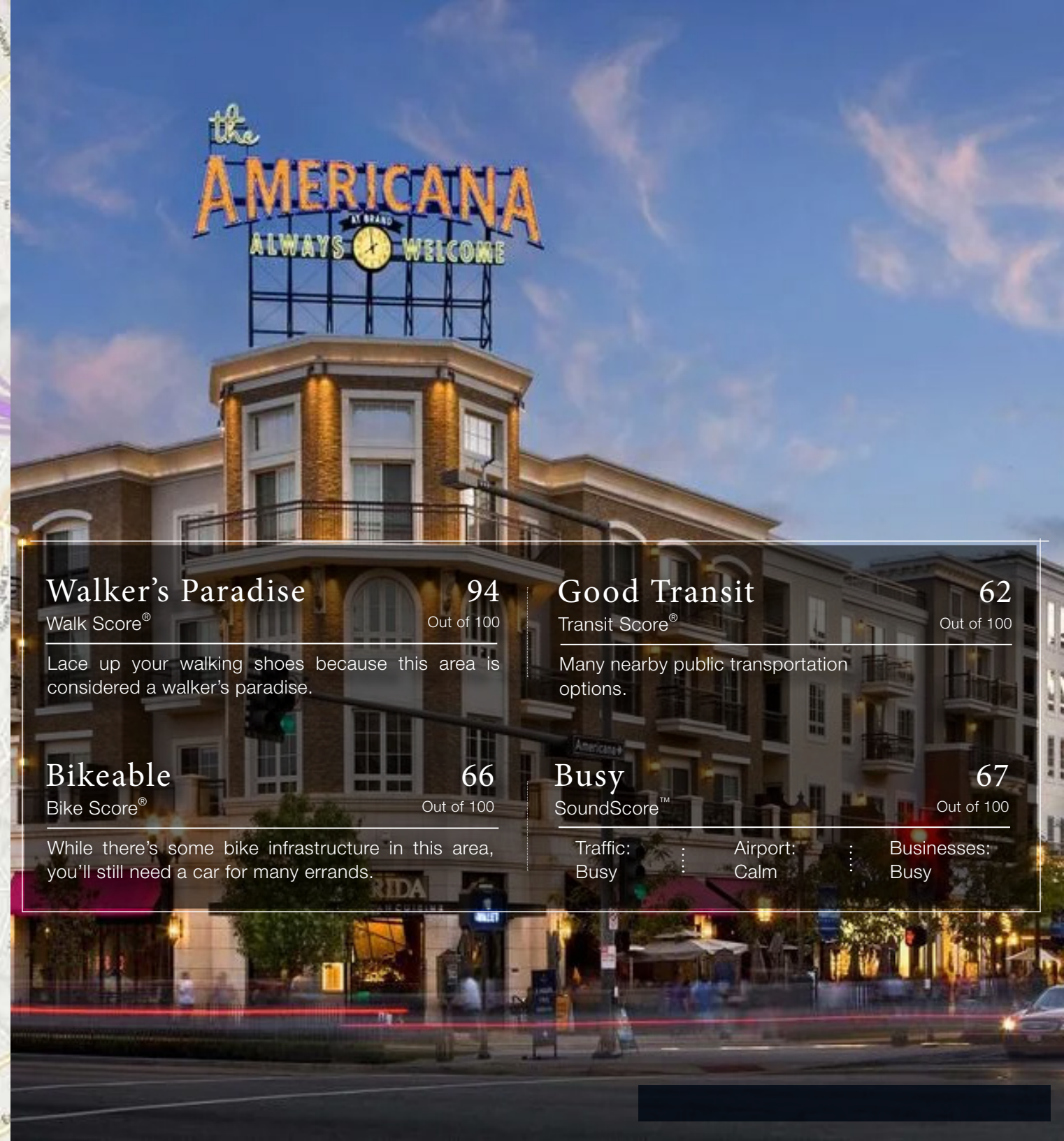
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 41.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.0 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.7 percent in the selected area compared with the 19.6 percent in the U.S.



NEARBY RETAIL DESTINATIONS



Walker's Paradise

Walk Score®

94

Out of 100

Lace up your walking shoes because this area is considered a walker's paradise.

Bikeable

Bike Score®

66

Out of 100

While there's some bike infrastructure in this area, you'll still need a car for many errands.

Good Transit

Transit Score®

62

Out of 100

Many nearby public transportation options.

Busy

SoundScore™

67

Out of 100

Traffic:
Busy

Airport:
Calm

Businesses:
Busy

214 E CHEVY CHASE DRIVE, GLENDALE, CA 91205

214 E CHEVY CHASE DRIVE

PRICING & FINANCIAL ANALYSIS

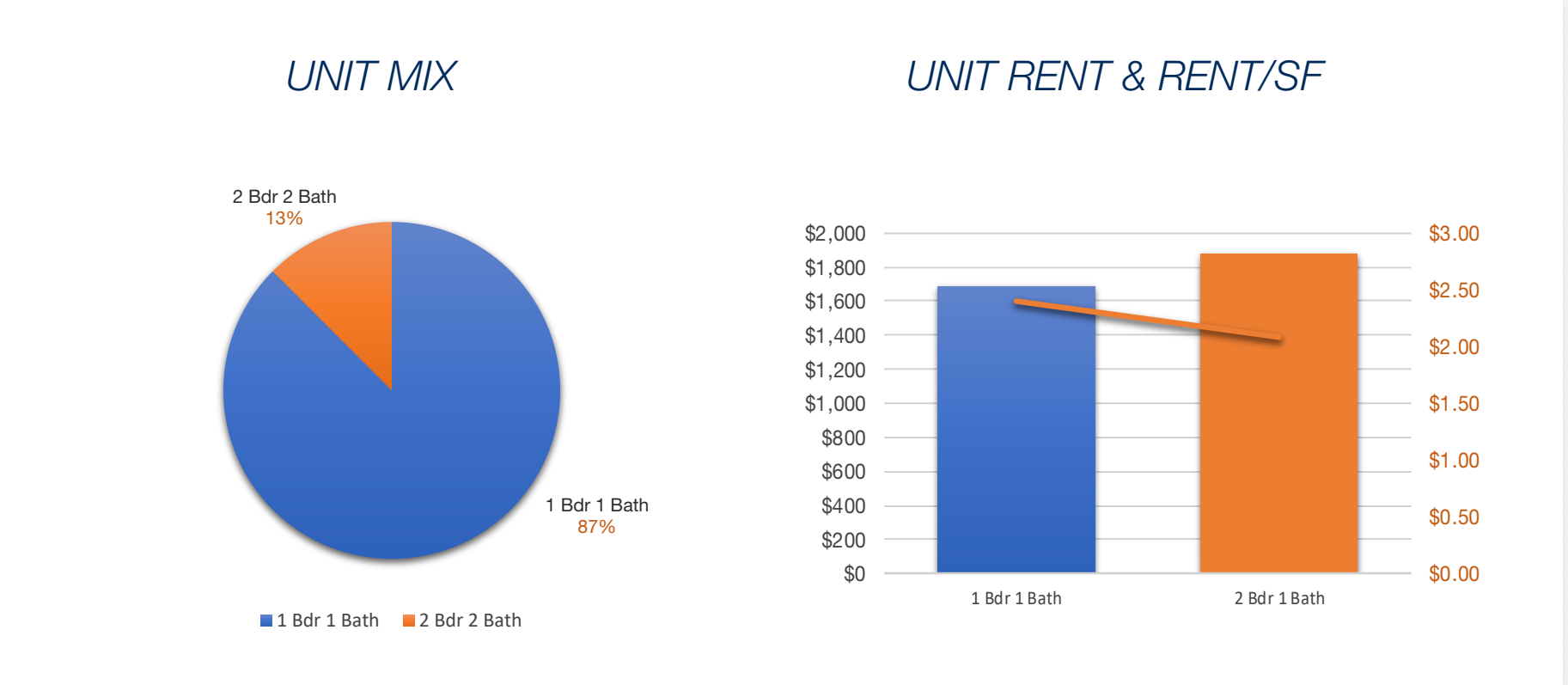
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
14	1 Bdr 1 Bath	625	\$1,800-\$1,850	\$2.93	\$25,600	\$2,050	\$3.28	\$28,700
2	2 Bdr 2 Bath	950	\$2,200	\$2.58	\$4,895	\$2,695	\$2.84	\$5,390
16	TOTAL	10,674			\$30,495			\$34,090



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$365,940	\$22,871	\$409,080	\$25,568
Additional Income	\$1,848	\$116	\$1,848	\$116
GROSS POTENTIAL INCOME	\$367,788	\$22,987	\$410,928	\$25,683
Vacancy/Collection Allowance (GPR)	3.0% / \$10,978	\$686	3.0% / \$12,272	\$767
EFFECTIVE GROSS INCOME	\$356,810	\$22,301	\$398,656	\$24,916
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$47,036	\$2,940	\$47,036	\$2,940
Insurance	\$12,809	\$801	\$12,809	\$801
Utilities	\$16,210	\$1,013	\$16,210	\$1,013
Repairs & Maintenance	\$8,000	\$500	\$8,000	\$500
Trash	\$6,493	\$406	\$6,493	\$406
Management Fee	\$14,272	\$892	\$15,946	\$997
Reserves & Replacements	\$3,200	\$200	\$3,200	\$200
Landscaping	\$720	\$45	\$720	\$45
Pest Control	\$800	\$50	\$800	\$50
Unit Turnover	\$4,000	\$250	\$4,000	\$250
On-Site Payroll	\$10,400	\$650	\$10,400	\$650
TOTAL EXPENSES	\$123,940	\$7,746	\$125,614	\$7,851
Expenses per SF	\$11.61		\$11.77	
% of EGI	34.7%		31.5%	
NET OPERATING INCOME	\$232,870	\$14,554	\$273,042	\$17,065

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath		625	\$1,800	\$2.88
Unit 2	1 Bdr 1 Bath	Vacant	625	\$2,050	\$3.28
Unit 3	1 Bdr 1 Bath		625	\$1,800	\$2.88
Unit 4	1 Bdr 1 Bath		625	\$1,800	\$2.88
Unit 5	1 Bdr 1 Bath		625	\$1,800	\$2.88
Unit 6	2 Bdr 2 Bath	Manager's Unit	950	\$2,200	\$2.32
Unit 7	1 Bdr 1 Bath		625	\$1,850	\$2.96
Unit 8	1 Bdr 1 Bath		625	\$1,800	\$2.88
Unit 9	1 Bdr 1 Bath		625	\$1,850	\$2.96
Unit 10	1 Bdr 1 Bath		625	\$1,800	\$2.88
Unit 11	1 Bdr 1 Bath		625	\$1,850	\$2.96
Unit 12	1 Bdr 1 Bath		625	\$1,800	\$2.88
Unit 13	1 Bdr 1 Bath		625	\$1,800	\$2.88
Unit 14	2 Bdr 2 Bath	Vacant	950	\$2,695	\$2.84
Unit 15	1 Bdr 1 Bath		625	\$1,800	\$2.88
Unit 16	1 Bdr 1 Bath		625	\$1,800	\$2.88
2	Total	Vacant	1,575	\$4,745	
14	Total	Occupied	9,075	\$25,750	
16	Total		10,650	\$30,495	

FINANCIAL OVERVIEW

Property Details	
Location	214 E Chevy Chase Drive Glendale, CA 91205
Price	\$4,100,000
Down Payment	100% / \$4,100,000
Number of Units	16
Price/Unit	\$256,250
Rentable Square Feet	10,674 SF
Price/SF	\$384
CAP Rate - Current	5.68%
CAP Rate - Pro Forma	6.66%
GRM - Current	11.15
GRM - Pro Forma	9.98
Year Built	1964
Lot Size	9,553 SF
Type of Ownership	Fee Simple

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$365,940	\$409,080
Other Income	\$1,848	\$1,848
Gross Potential Income	\$367,788	\$410,928
Less: Vacancy / Deductions (GPR)	3.0% / \$10,978	3.0% / \$12,272
Effective Gross Income	\$356,810	\$398,656
Less: Expenses	\$123,940	\$125,614
Net Operating Income	\$232,870	\$273,042

Expenses	Current	Pro Forma
Real Estate Taxes	\$47,036	\$47,036
Insurance	\$12,809	\$12,809
Utilities	\$16,210	\$16,210
Repairs & Maintenance	\$8,000	\$8,000
Trash	\$6,493	\$6,493
Management Fee	\$14,272	\$15,946
Reserves & Replacements	\$3,200	\$3,200
Landscaping	\$720	\$720
Pest Control	\$800	\$800
Unit Turnover	\$4,000	\$4,000
On-Site Payroll	\$10,400	\$10,400
Total Expenses	\$123,940	\$125,614
Expenses / Unit	\$7,746	\$7,851
Expenses / SF	\$11.61	\$11.77
% of EGI	34.7%	31.5%

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
14	1 Bdr 1 Bath	625	\$1,800-\$1,850	\$25,600
2	2 Bdr 2 Bath	950	\$2,200	\$4,895
16	TOTAL	10,674		\$30,495

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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

Property Address	214 E Chevy Chase Drive Glendale, CA 91205
Assessor's Parcel Number	5640-014-011
Zoning	GLR4YY

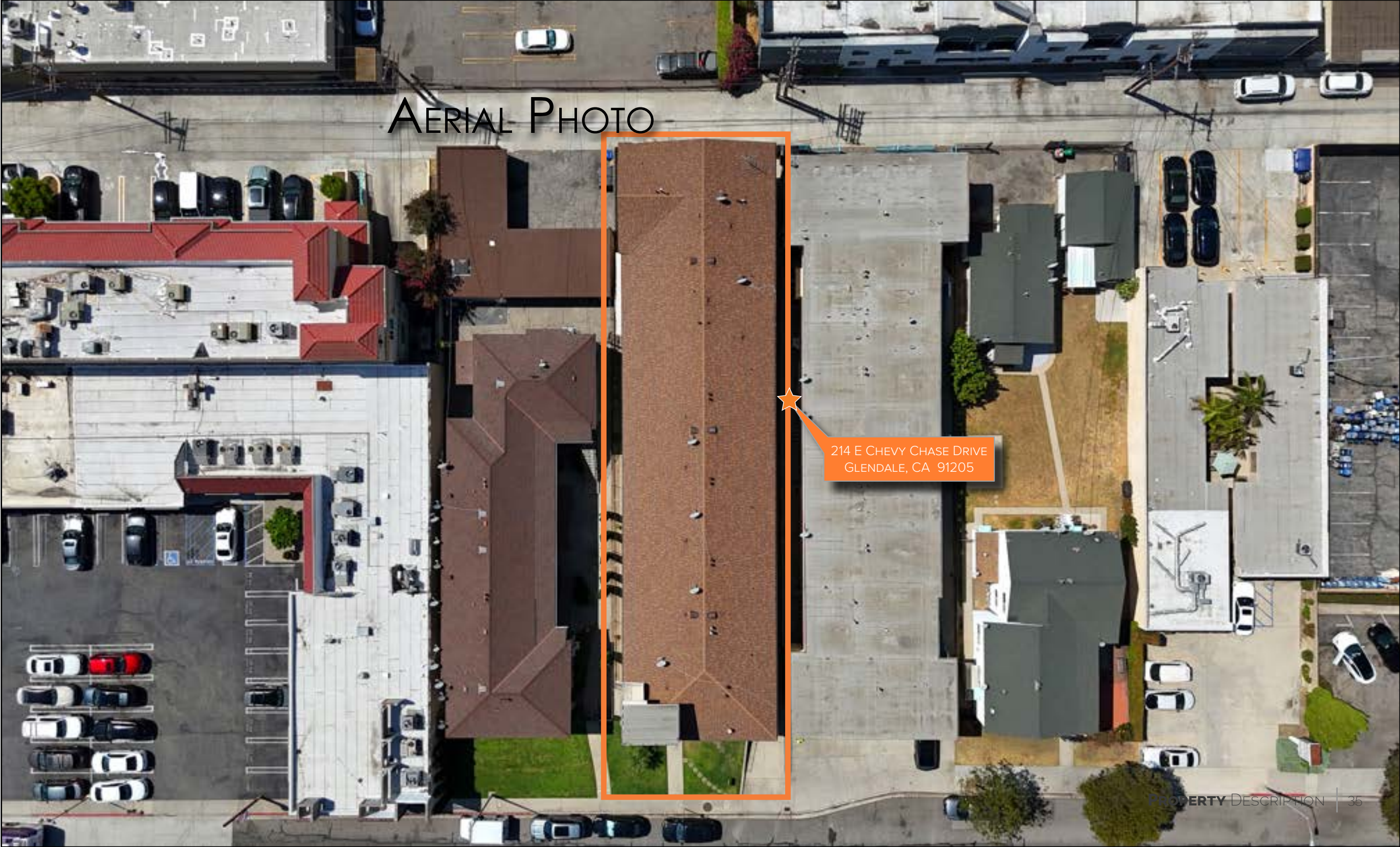
SITE DESCRIPTION

Number of Units	16
Number of Buildings	1
Number of Stories	2
Year Built	1964
Rentable Square Feet	10,674 SF
Lot Size	9,553 SF
Type of Ownership	Fee Simple

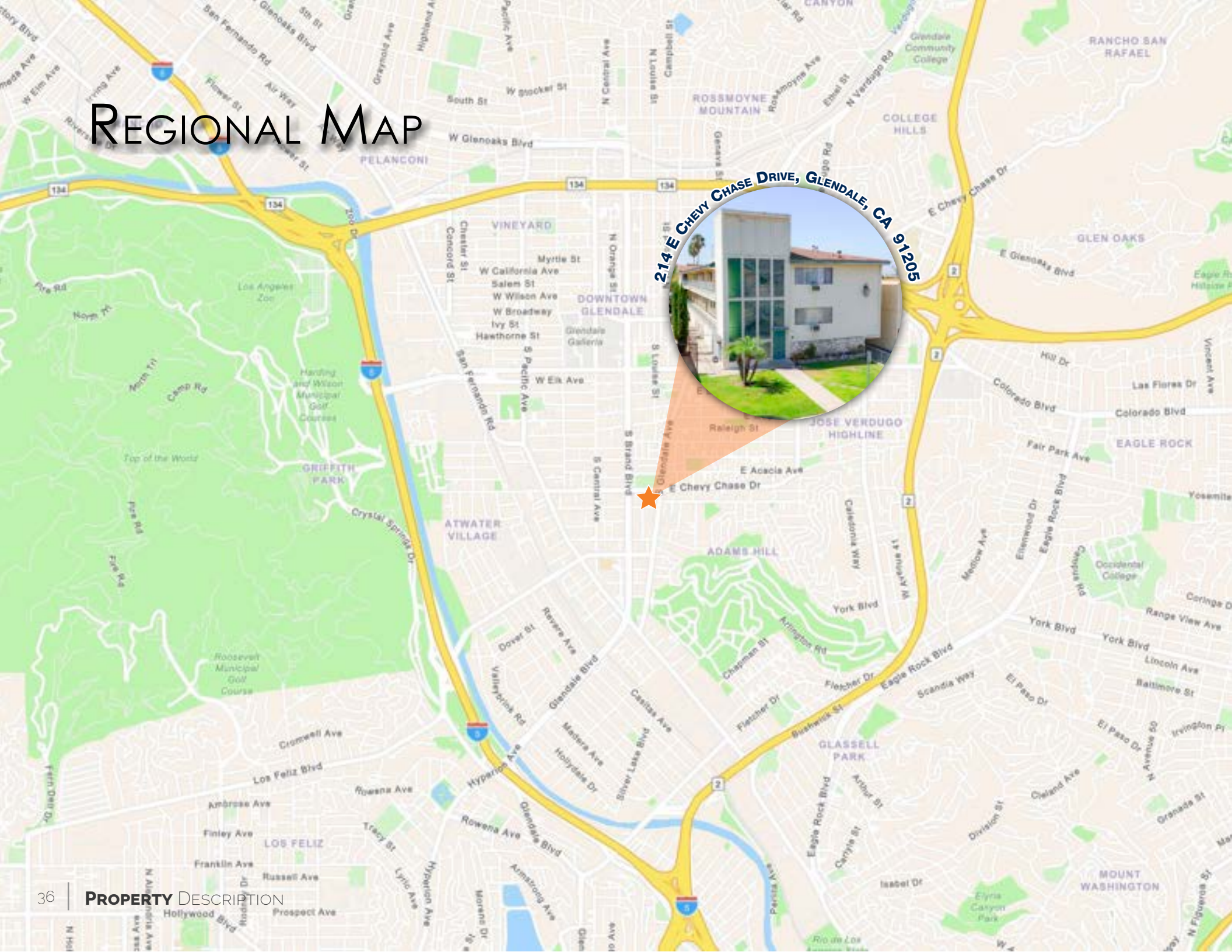
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched

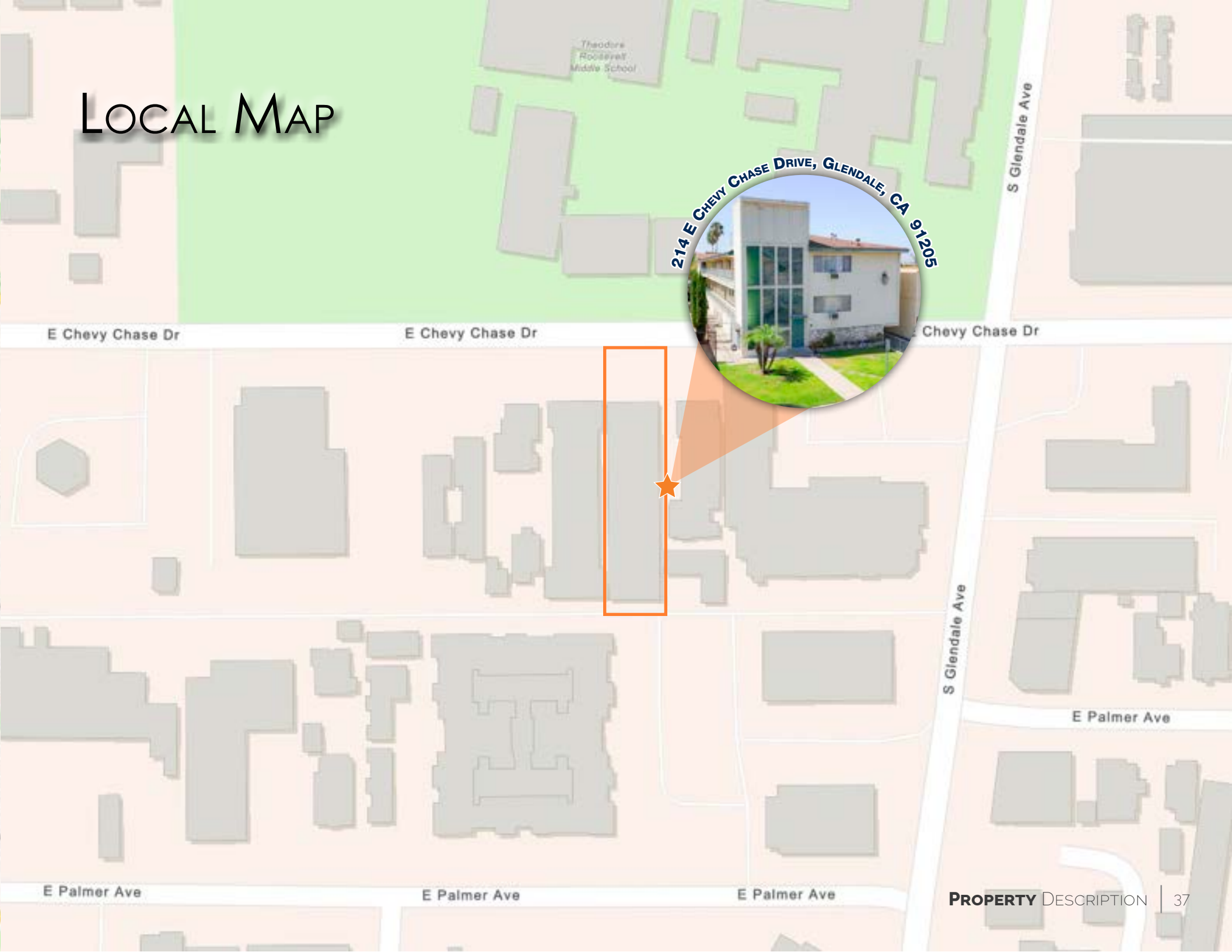
AERIAL PHOTO



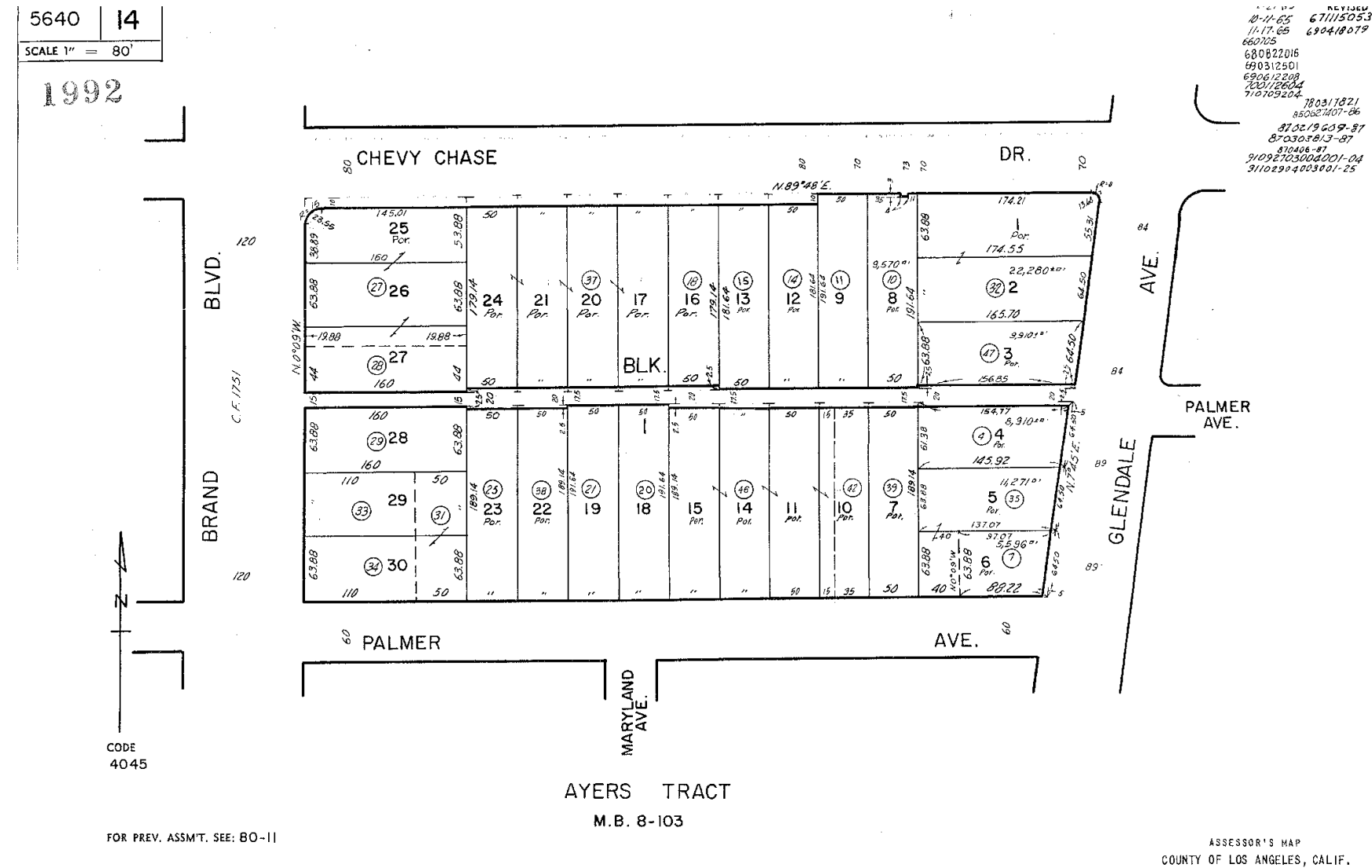
REGIONAL MAP



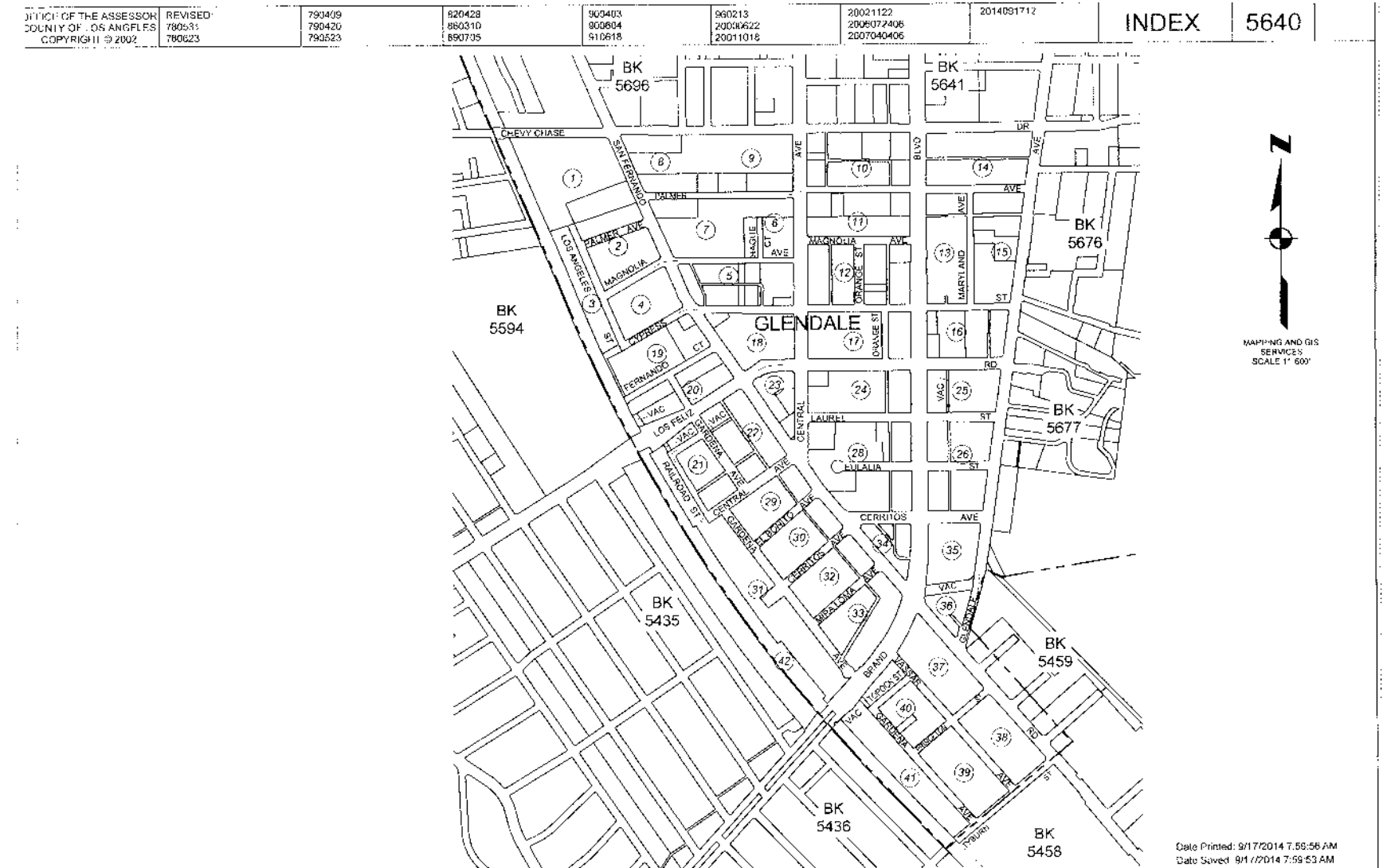
LOCAL MAP



PARCEL MAP



INDEX MAP



214 E CHEVY CHASE DRIVE, GLENDALE, CA 91205

214 E CHEVY CHASE DRIVE

SALES
COMPARABLES

Marcus & Millichap

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SALES COMPARABLES MAP

- ★ 214 E Chevy Chase Drive

1) 1542 E Broadway

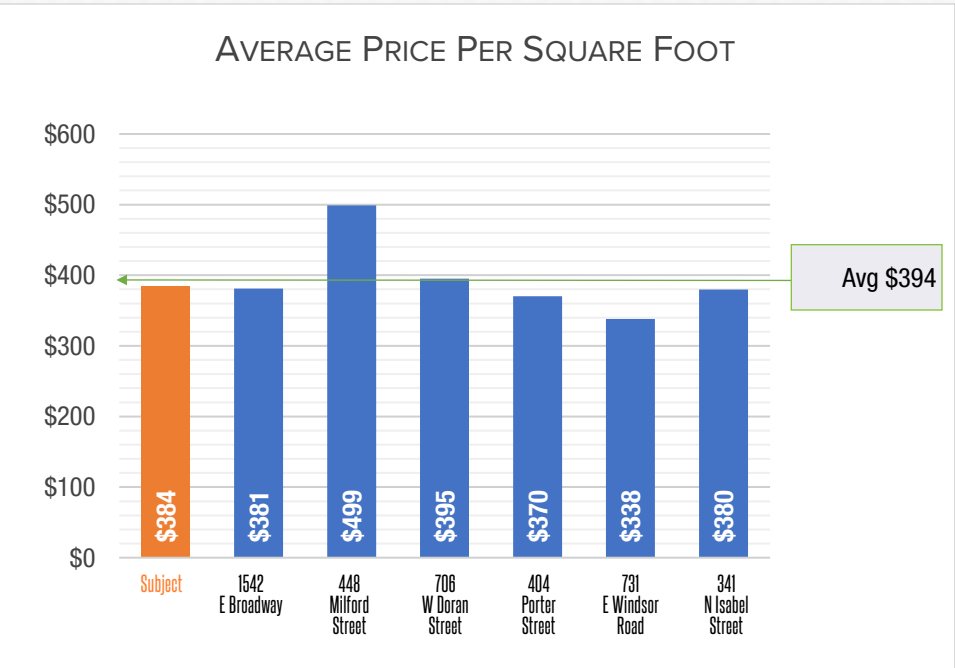
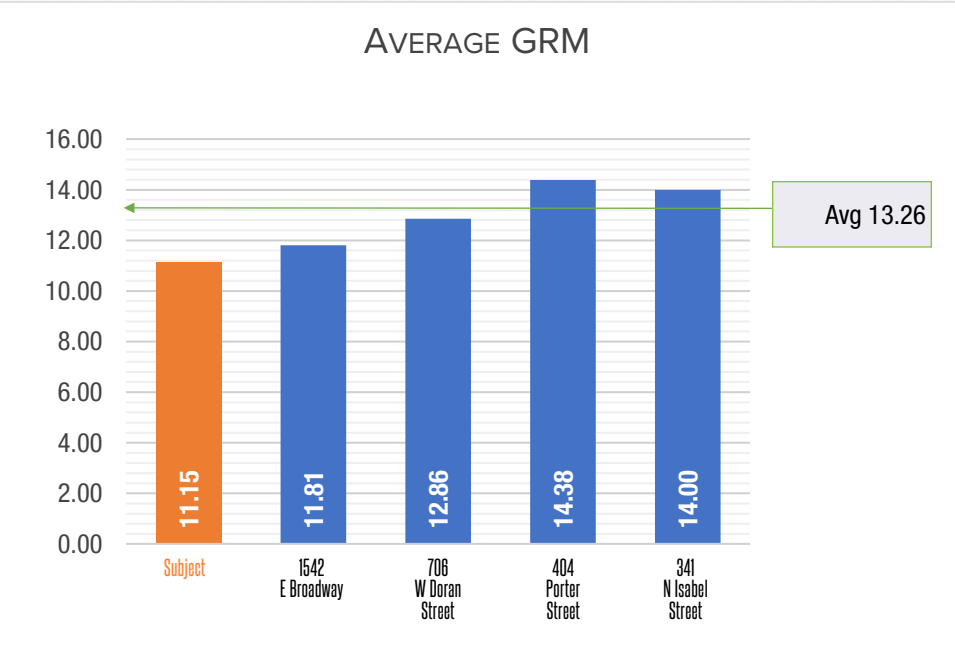
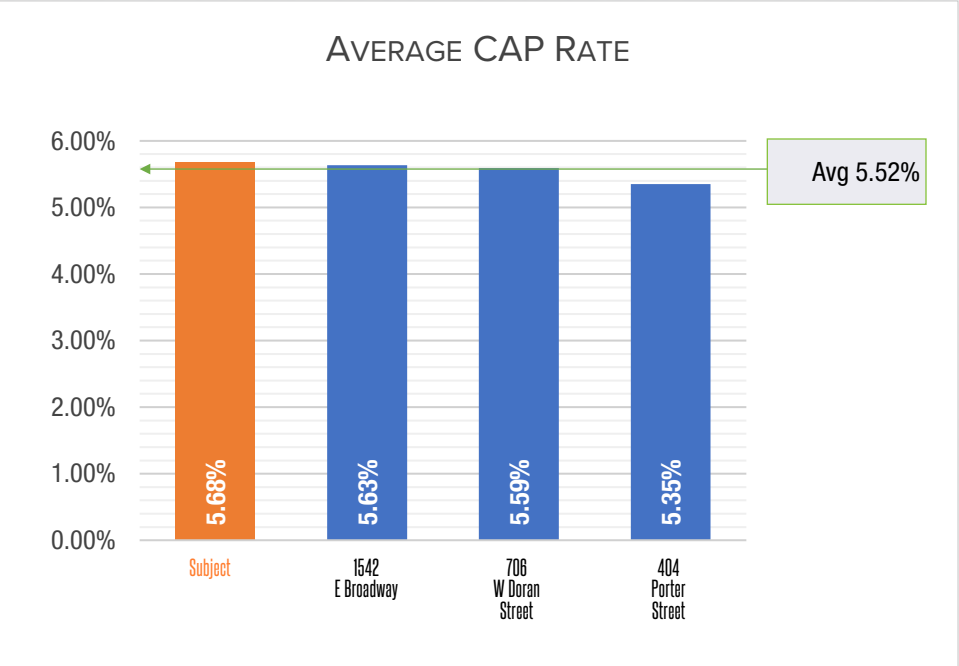
2) 448 Milford Street

3) 706 W Doran Street

4) 404 Porter Street

5) 731 E Windsor Road

6) 341 N Isabel Street





**214 E Chevy Chase Drive
Glendale, CA 91205**

Subject Property

Total No. of Units: 16
Year Built: 1964
Rentable SF: 10,674 SF
Lot Size: 9,553 SF
Listing Price: \$4,100,000
Price/Unit: \$256,250
Price/SF: \$384
CAP Rate: 5.68%
GRM: 11.15

No. of Units	Unit Type
14	1 Bdr 1 Bath
2	2 Bdr 2 Bath



**1542 E Broadway
Glendale, CA 91205**

Close of Escrow: 05/13/26
Total No. of Units: 8
Year Built: 1937
Rentable SF: 5,484 SF
Lot Size: 8,092 SF
Sales Price: \$2,090,000
Price/Unit: \$261,250
Price/SF: \$381
CAP Rate: 5.63%
GRM: 11.81

No. of Units	Unit Type
8	1 Bdr 1 Bath



**448 Milford Street
Glendale, CA 91203**

Close of Escrow: 05/08/26
Total No. of Units: 5
Year Built: 1938
Rentable SF: 2,636 SF
Lot Size: 7,407 SF
Sales Price: \$1,315,000
Price/Unit: \$263,000
Price/SF: \$499

No. of Units	Unit Type
5	1 Bdr 1 Bath



**706 W Doran Street
Glendale, CA 91203**

Close of Escrow: 03/10/26
Total No. of Units: 7
Year Built: 1962
Rentable SF: 6,009 SF
Lot Size: 7,506 SF
Sales Price: \$2,375,000
Price/Unit: \$339,286
Price/SF: \$395
CAP Rate: 5.59%
GRM: 12.86

No. of Units	Unit Type
3	1 Bdr 1 Bath
3	2 Bdr 1 Bath
1	2 Bdr 2 Bath

4



404 Porter Street
Glendale, CA 91205

Close of Escrow: 01/28/26
Total No. of Units: 6
Year Built: 1965
Rentable SF: 5,198 SF
Lot Size: 7,491 SF
Sales Price: \$1,925,000
Price/Unit: \$320,833
Price/SF: \$370
CAP Rate: 5.35%
GRM: 14.38

No. of Units	Unit Type
2	1 Bdr 1 Bath
3	2 Bdr 1 Bath
1	2 Bdr 2 Bath

5



731 E Windsor Road
Glendale, CA 91205

Close of Escrow: 01/02/26
Total No. of Units: 15
Year Built: 1962
Rentable SF: 11,956 SF
Lot Size: 14,374 SF
Sales Price: \$4,040,000
Price/Unit: \$269,333
Price/SF: \$338

No. of Units	Unit Type
13	1 Bdr 1 Bath
2	2 Bdr 1 Bath

6



341 N Isabel Street
Glendale, CA 91206

Close of Escrow: 12/23/25
Total No. of Units: 10
Year Built: 1958
Rentable SF: 8,666 SF
Lot Size: 7,537 SF
Sales Price: \$3,290,000
Price/Unit: \$329,000
Price/SF: \$380
GRM: 14.00

No. of Units	Unit Type
6	1 Bdr 1 Bath
4	2 Bdr 1 Bath

SALES COMPARABLES SUMMARY

		Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1		1542 E Broadway Glendale, CA 91205	5/13/2026	8	1937	\$2,090,000	\$261,250	\$381	5.63%	11.81
2		448 Milford Street Glendale, CA 91203	5/8/2026	5	1938	\$1,315,000	\$263,000	\$499	N/A	N/A
3		706 W Doran Street Glendale, CA 91203	3/10/2026	7	1962	\$2,375,000	\$339,286	\$395	5.59%	12.86
4		404 Porter Street Glendale, CA 91205	1/28/2026	6	1965	\$1,925,000	\$320,833	\$370	5.35%	14.38
5		731 E Windsor Road Glendale, CA 91205	1/2/2026	15	1962	\$4,040,000	\$269,333	\$338	N/A	N/A
6		341 N Isabel Street Glendale, CA 91206	12/23/2025	10	1958	\$3,290,000	\$329,000	\$380	N/A	14.00
A V E R A G E S							\$297,117	\$394	5.52%	13.26
★		214 E Chevy Chase Drive Glendale, CA 91205	Subject Property	16	1964	\$4,100,000	\$256,250	\$384	5.68%	11.15



214 E CHEVY CHASE DRIVE, GLENDALE, CA 91205

214 E CHEVY CHASE DRIVE

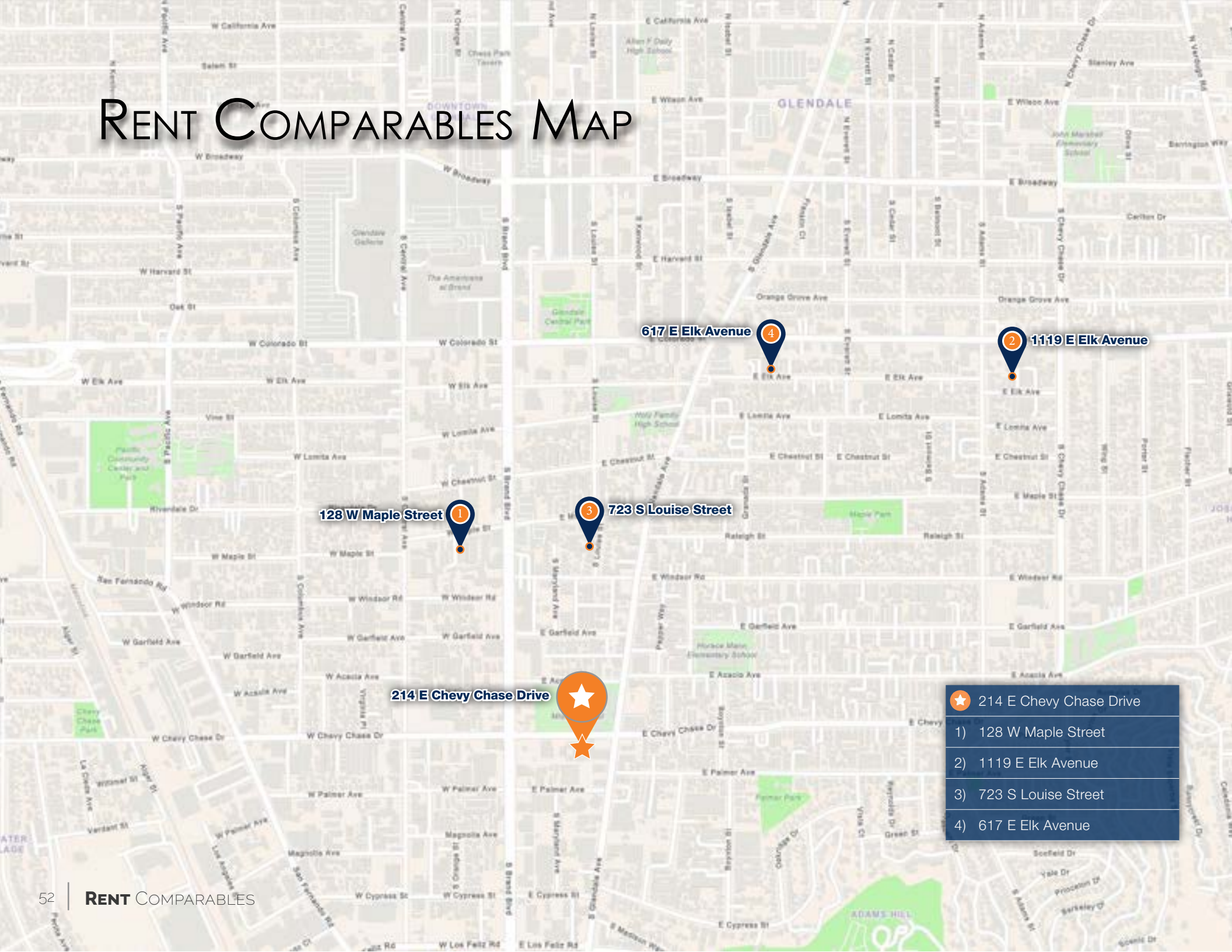
RENT
COMPARABLES

Marcus & Millichap

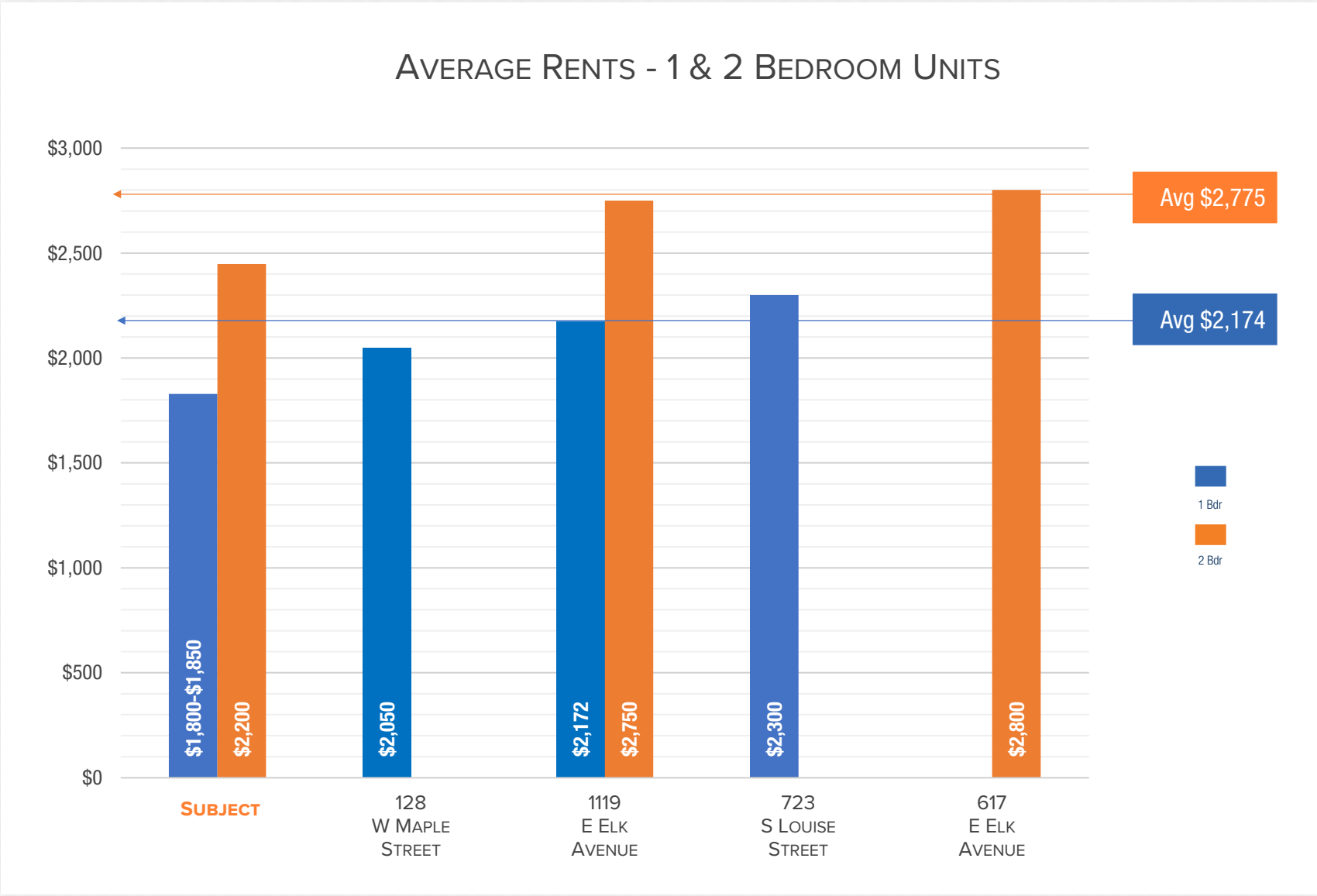
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RENT COMPARABLES MAP



AVERAGE RENTS - 1 & 2 BEDROOM UNITS





**214 E Chevy Chase Drive
Glendale, CA 91205**

Total No. of Units		16	
Year Built		1964	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	625	\$1,800-\$1,850	\$2.93
2 Bdr 2 Bath	950	\$2,200	\$2.58



**128 W Maple Street
Glendale, CA 91204**

Total No. of Units		35	
Year Built		1962	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$2,050	\$3.15

Amenities
Property features wood a carpet flooring, wall AC units, ceiling fans, and on-site laundry.



**1119 E Elk Avenue
Glendale, CA 91205**

Total No. of Units		26	
Year Built		1961	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	572	\$2,172	\$3.80
2 Bdr 2 Bath	900	\$2,750	\$3.06

Amenities
Property features wood flooring, quartz countertops, wall AC units, stainless steel appliances, and on-site laundry.



**723 S Louise Street
Glendale, CA 91205**

Total No. of Units		4	
Year Built		1957	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$2,300	\$3.83

Amenities
Property features wood flooring, white appliances, wall AC units, ceiling fans, and no laundry.



4

617 E Elk Avenue
Glendale, CA 91205

Total No. of Units10

Year Built1987

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	1,050	\$2,800	\$2.67

Amenities

Property features wood flooring, white appliances, recessed lighting, central air/heat, and in-unit washer/dryers.

RENT COMPARABLES SUMMARY

		Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1		128 W Maple Street Glendale, CA 91204	35	1962	1 Bdr 1 Bath	650	\$2,050	\$3.15
2		1119 E Elk Avenue Glendale, CA 91205	26	1961	1 Bdr 1 Bath 2 Bdr 2 Bath	572 900	\$2,172 \$2,750	\$3.80 \$3.06
3		723 S Louise Street Glendale, CA 91205	4	1957	1 Bdr 1 Bath	600	\$2,300	\$3.83
4		617 E Elk Avenue Glendale, CA 91205	10	1987	2 Bdr 2 Bath	1,050	\$2,800	\$2.67
A V E R A G E S					1 Bedroom 2 Bedroom	607 975	\$2,174 \$2,775	\$3.58 \$2.85
★		214 E Chevy Chase Drive Glendale, CA 91205	16	1964	1 Bdr 1 Bath 2 Bdr 2 Bath	625 950	\$1,800-\$1,850 \$2,200	\$2.93 \$2.58

56 | RENT COMPARABLES

RENT COMPARABLES | 57



214 E CHEVY CHASE DRIVE, GLENDALE, CA 91205

Exclusively Listed By:

JUSTIN SWANSON

ASSOCIATE INVESTMENTS
NATIONAL MULTI HOUSING GROUP

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