

OFFICE SUITE FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

529 HAHN AVENUE GLENDALE, CA 91203

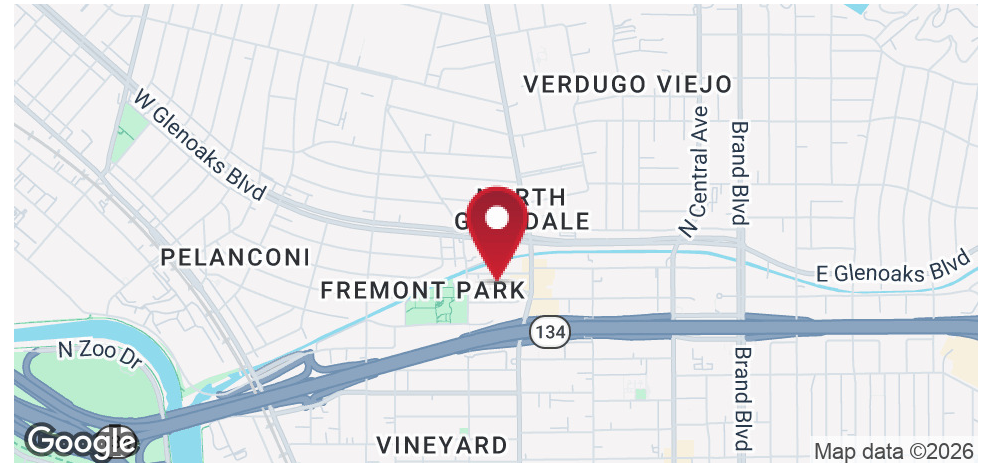
ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
O: 818.956.7001 X130 C: 818.371.1127
ATRINIDAD@STEVENSONREALESTATE.COM
CALDRE #00704267

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

529 HAHN AVENUE

GLENDALE, CA 91203

**OFFERING SUMMARY**

Available Space:	4,000 RSF
Suite Number:	201
Lease Rate/SF/MO:	\$2.50, MG
Total Monthly Rent:	\$10,000, MG
Lease Term:	Submit
Allocated Parking Spaces:	12
Total Building Size:	10,600 SF

PROPERTY OVERVIEW

Easy-access, second-floor office suite in a low-profile building, just two blocks from the 134 Freeway Pacific Avenue east/west on/offramps. Close proximity to local eateries and neighborhood services for convenience.

With its open-plenum high ceiling, the office suite offers a creative-space ambience for productive work flow. It consists of an open bullpen area plus four private offices – ideal for professional uses such as architectural, engineering or accounting offices among others.

Please note that City of Glendale has no local tax on businesses.

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.

**ANTE TRINIDAD, MRED**

COMMERCIAL INVESTMENT BROKER
 O: 818.956.7001 X130 C: 818.371.1127
 ATRINIDAD@STEVENSONREALESTATE.COM
 CALDRE #00704267

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

529 HAHN AVENUE

GLENDALE, CA 91203



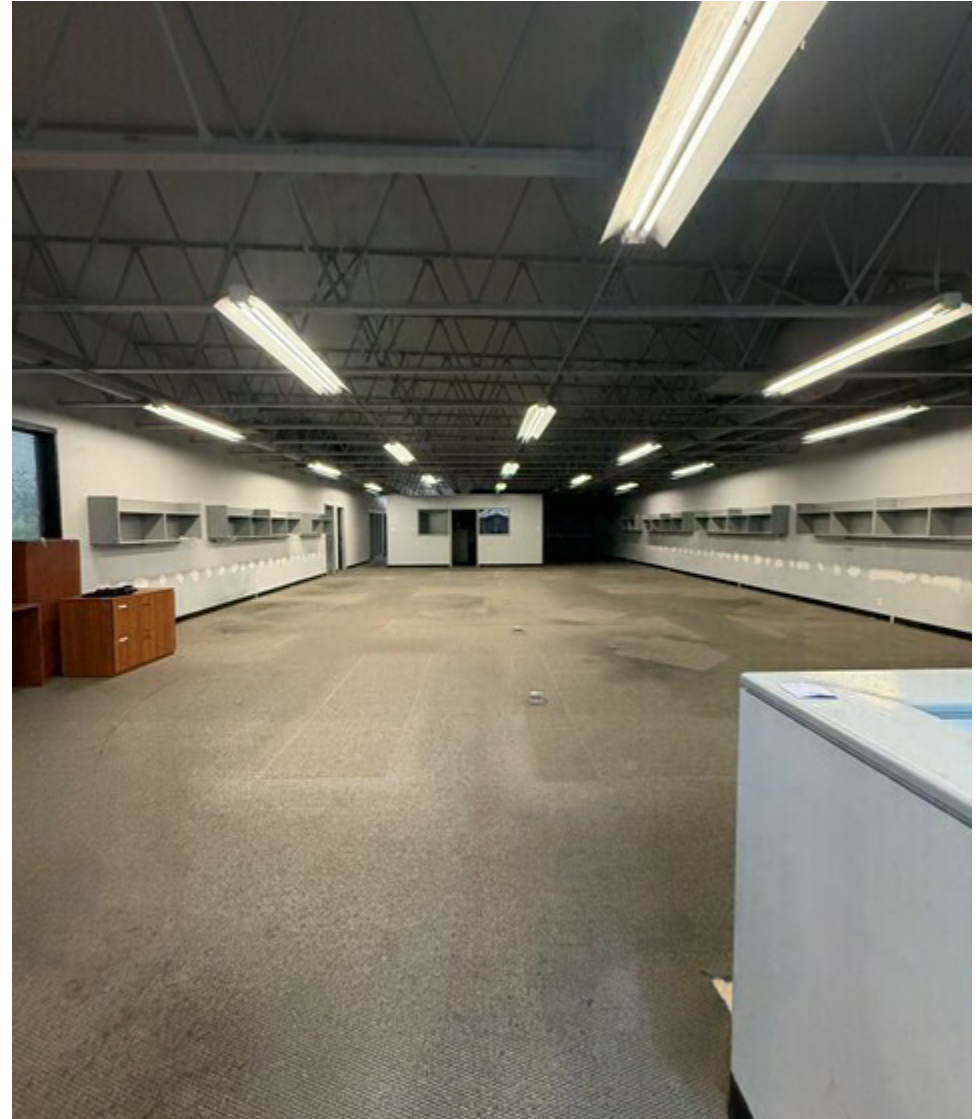
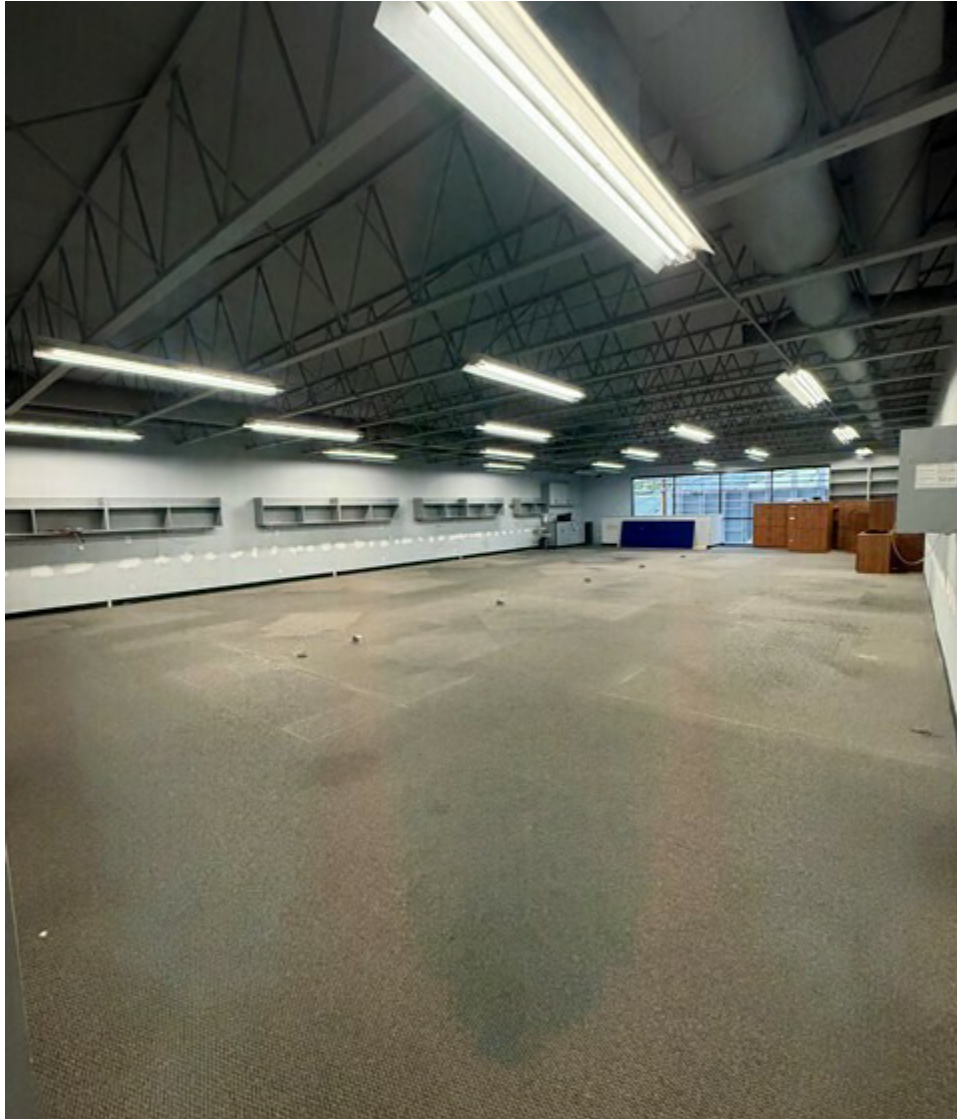
ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
O: 818.956.7001 X130 C: 818.371.1127
ATRINIDAD@STEVENSONREALESTATE.COM
CALDRE #00704267

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

529 HAHN AVENUE

GLENDALE, CA 91203



ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
O: 818.956.7001 X130 C: 818.371.1127
ATRINIDAD@STEVENSONREALESTATE.COM
CALDRE #00704267

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

529 HAHN AVENUE

GLENDALE, CA 91203

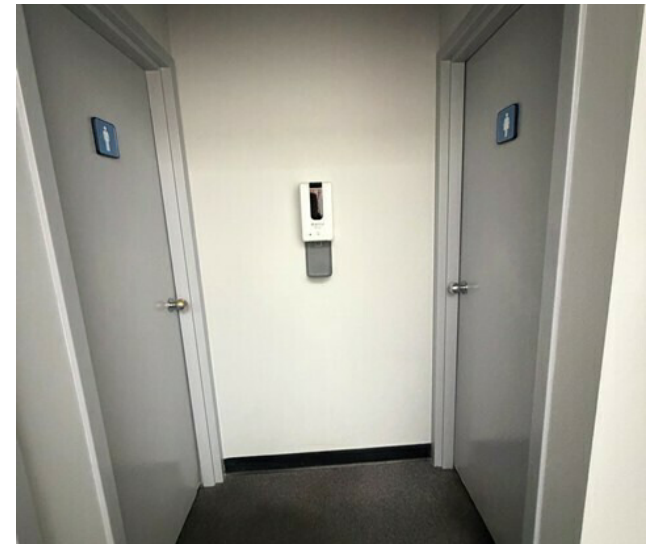
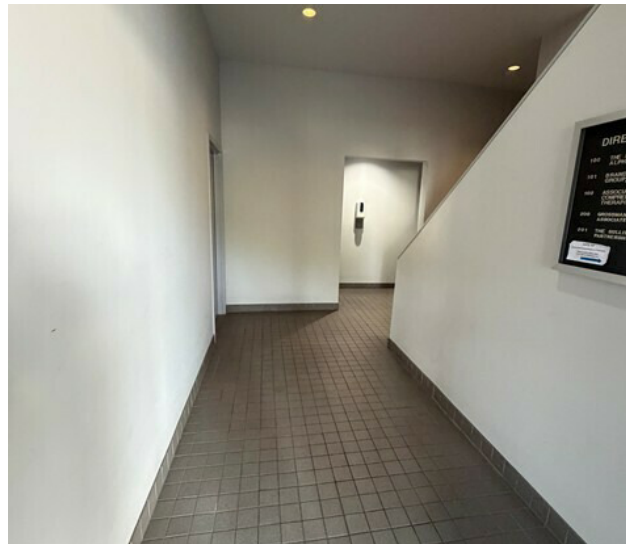


ANTE TRINIDAD, MRED
COMMERCIAL INVESTMENT BROKER
O: 818.956.7001 X130 C: 818.371.1127
ATRINIDAD@STEVENSONREALESTATE.COM
CALDRE #00704267

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

529 HAHN AVENUE

GLENDALE, CA 91203



ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
O: 818.956.7001 X130 C: 818.371.1127
ATRINIDAD@STEVENSONREALESTATE.COM
CALDRE #00704267

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

529 HAHN AVENUE

GLENDALE, CA 91203



Google



ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
 O: 818.956.7001 X130 C: 818.371.1127
 ATRINIDAD@STEVENSONREALESTATE.COM
 CALDRE #00704267

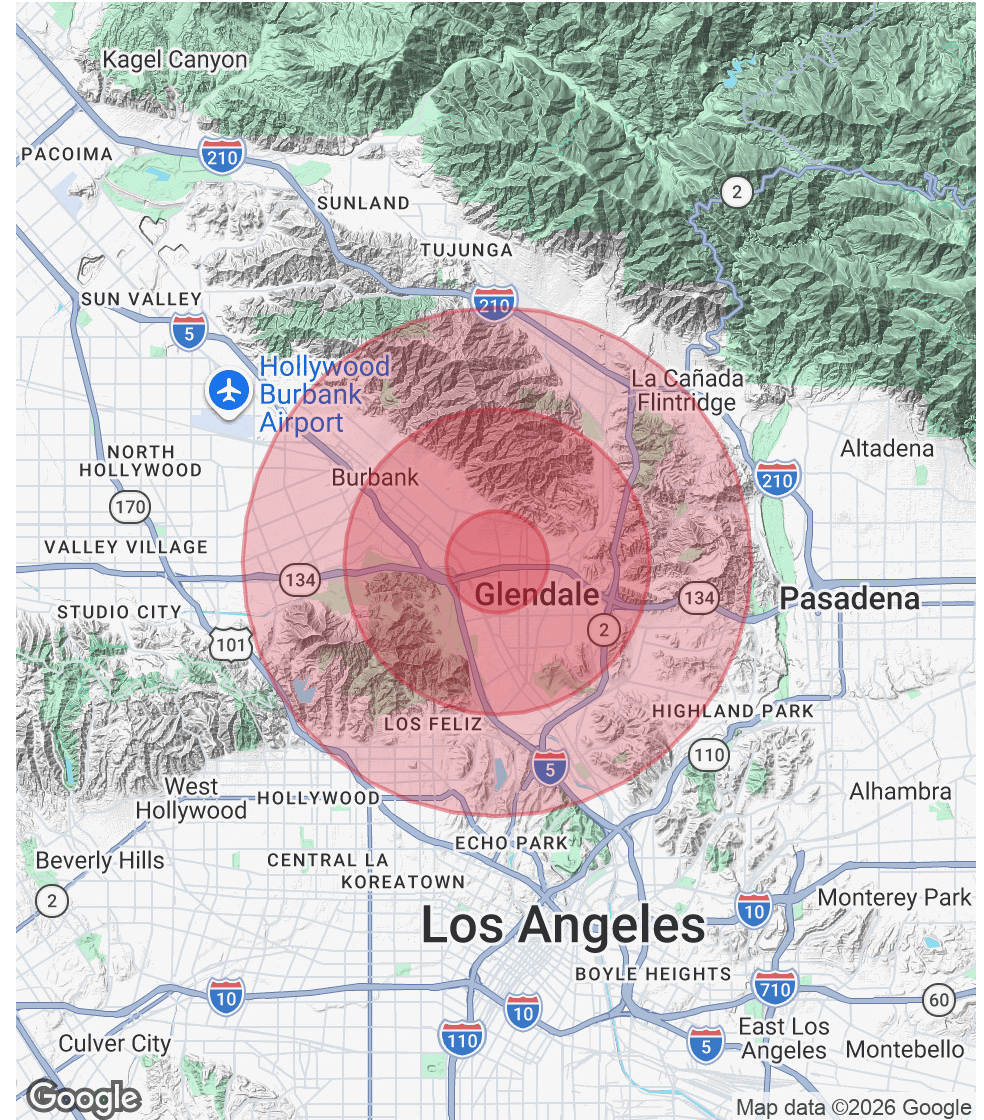
1111 NORTH BRAND BOULEVARD
 SUITE 250
 GLENDALE, CA 91202
 STEVENSONREALESTATE.COM
 CALDRE #00983560

529 HAHN AVENUE

GLENDALE, CA 91203

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	48,289	205,327	500,157
Average Age	40.7	41.3	40.9
Average Age (Male)	39.2	39.9	39.9
Average Age (Female)	41.7	42.3	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	19,811	80,829	202,528
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$110,180	\$113,910	\$132,979
Average House Value	\$809,361	\$1,065,797	\$1,217,800

2023 American Community Survey (ACS)



ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
 O: 818.956.7001 X130 C: 818.371.1127
 ATRINIDAD@STEVENSONREALESTATE.COM
 CALDRE #00704267

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