

RETAIL PROPERTY FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1000 - 1010 NORTH BRAND BOULEVARD

GLENDALE, CA 91202

DAVID "RANDY" STEVENSON

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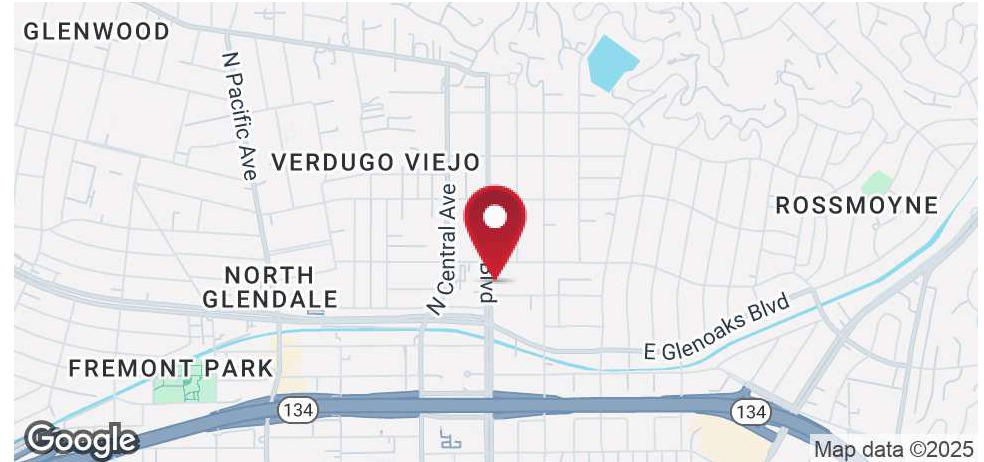
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OFFERING SUMMARY

1000 - 1010 N. Brand:	8,822 SF
Lease Rate:	\$33,000/MO, NNN
NNN Charges:	\$0.75/SF/MO (estimated)
1000 N. Brand:	7,472 SF
Lease Rate:	\$28,000/MO, NNN
NNN Charges:	\$1.00/SF/MO (estimated)
Term:	5 - 10 Years
Lot Size:	27,696 SF
Zoning:	C3 III (Commercial Service Height District III)

PROPERTY OVERVIEW

1000 -1010 North Brand Boulevard: First time on the market in over 25 years. Two freestanding commercial buildings located on prime north Brand Boulevard with an existing drive-through! The property is comprised of two structures totaling 8,822 gross square feet, 1000 North Brand Boulevard and 1010 North Brand Boulevard. 1000 North Brand Boulevard is approximately 7,472 square feet and comprised of roughly 5,856 square feet on the ground floor and 1,616 square feet on the second floor. 1010 North Brand Boulevard is approximately 1,350 square feet and comprised of roughly 1,000 square feet on the ground floor and 350 square feet on the second floor. The property is currently striped for 47 parking spaces and can likely be reconfigured to approximately 56 parking spaces. The property is in an irreplaceable location in Glendale, located on the northeast corner of Fairview Avenue and Brand Boulevard just one block north of the extremely busy Trader Joe's, Walgreens and Coffee Bean & Tea Leaf shopping center. The site is zoned C3 which allows for the widest array of commercial uses in Glendale. Please do not disturb occupants. All showings to be scheduled with Stevenson Real Estate Services.

1000 North Brand Boulevard: Approximately 7,472 square feet of building comprised of roughly 5,856 square feet on the ground floor and 1,616 square feet on the second floor. The ground floor has a very high ceiling and is essentially clear span which allows for tremendous flexibility in the floor plan. There are 600 amps of power (one (1) 400 amp, 120/240 v, single-phase service and one (1) 200 amp, 240 v, three-phase service). The building has excellent visibility and signage.

1010 North Brand Boulevard: Approximately 1,350 square feet of building comprised of roughly 1,000 square feet on the ground floor and 350 square feet on the second floor. The ground floor has a high ceiling and is largely clear span. The restroom is on the second floor. The building is available to lease with 1000 North Brand Boulevard. It is highly unlikely that the owner will lease this building prior to leasing 1000 North Brand Boulevard but will entertain all offers.

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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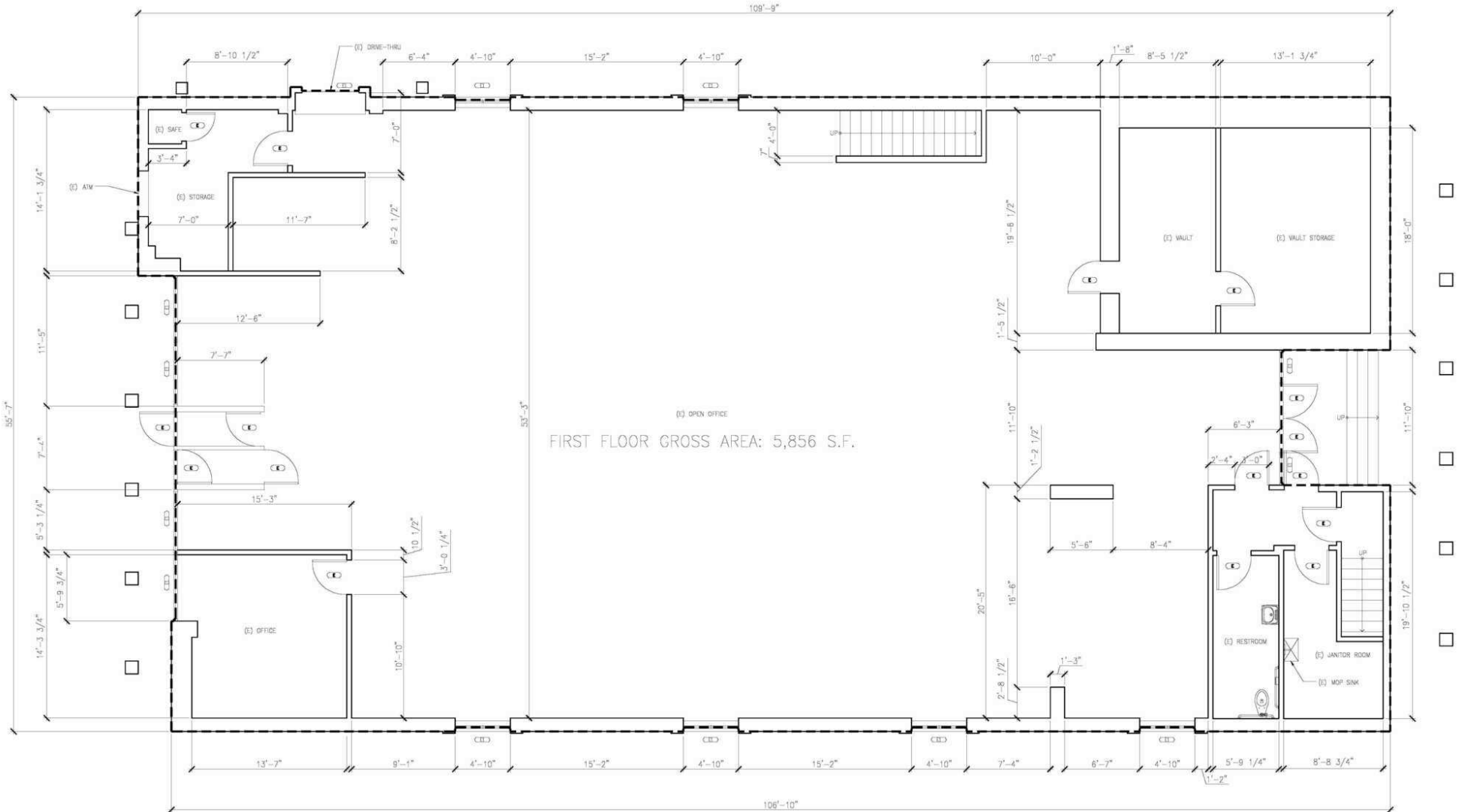
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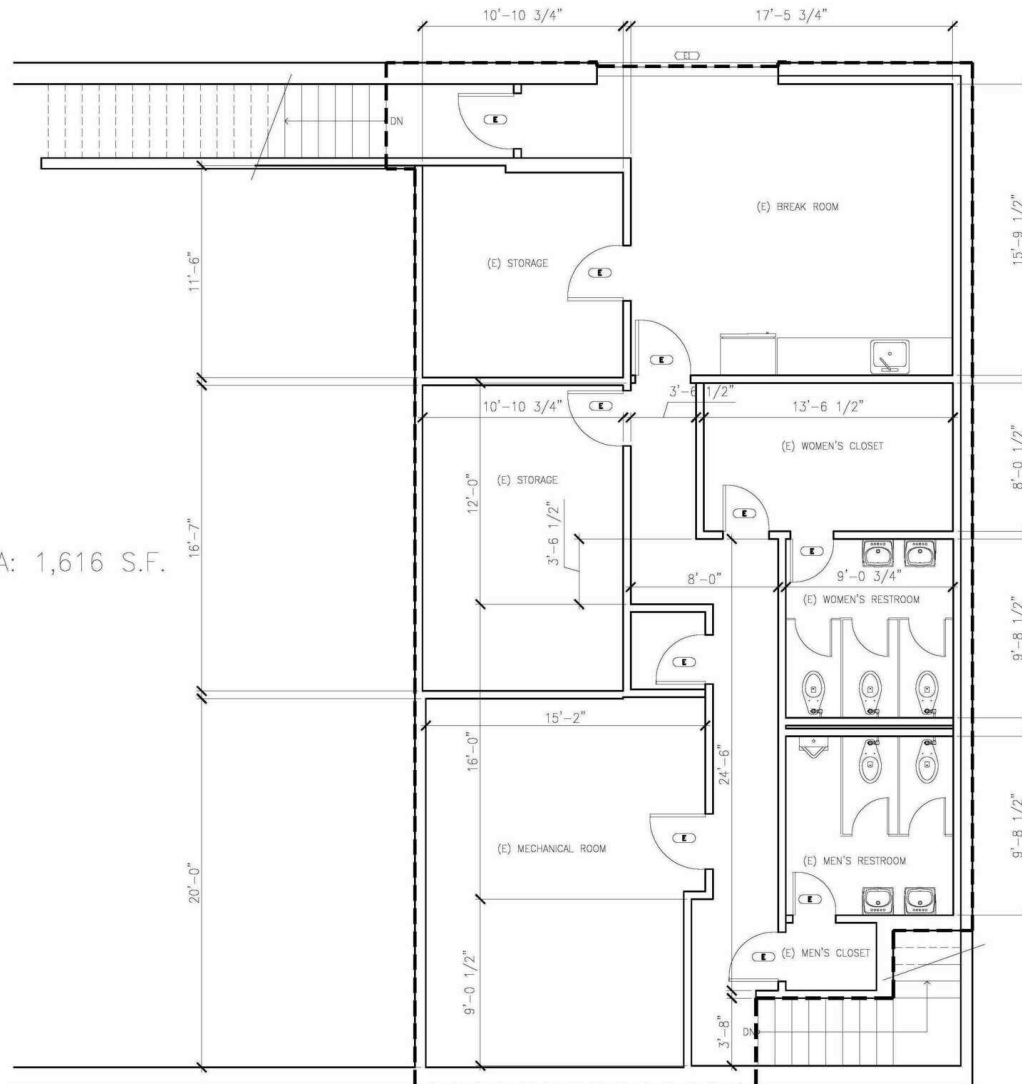
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SECOND FLOOR GROSS AREA: 1,616 S.F.



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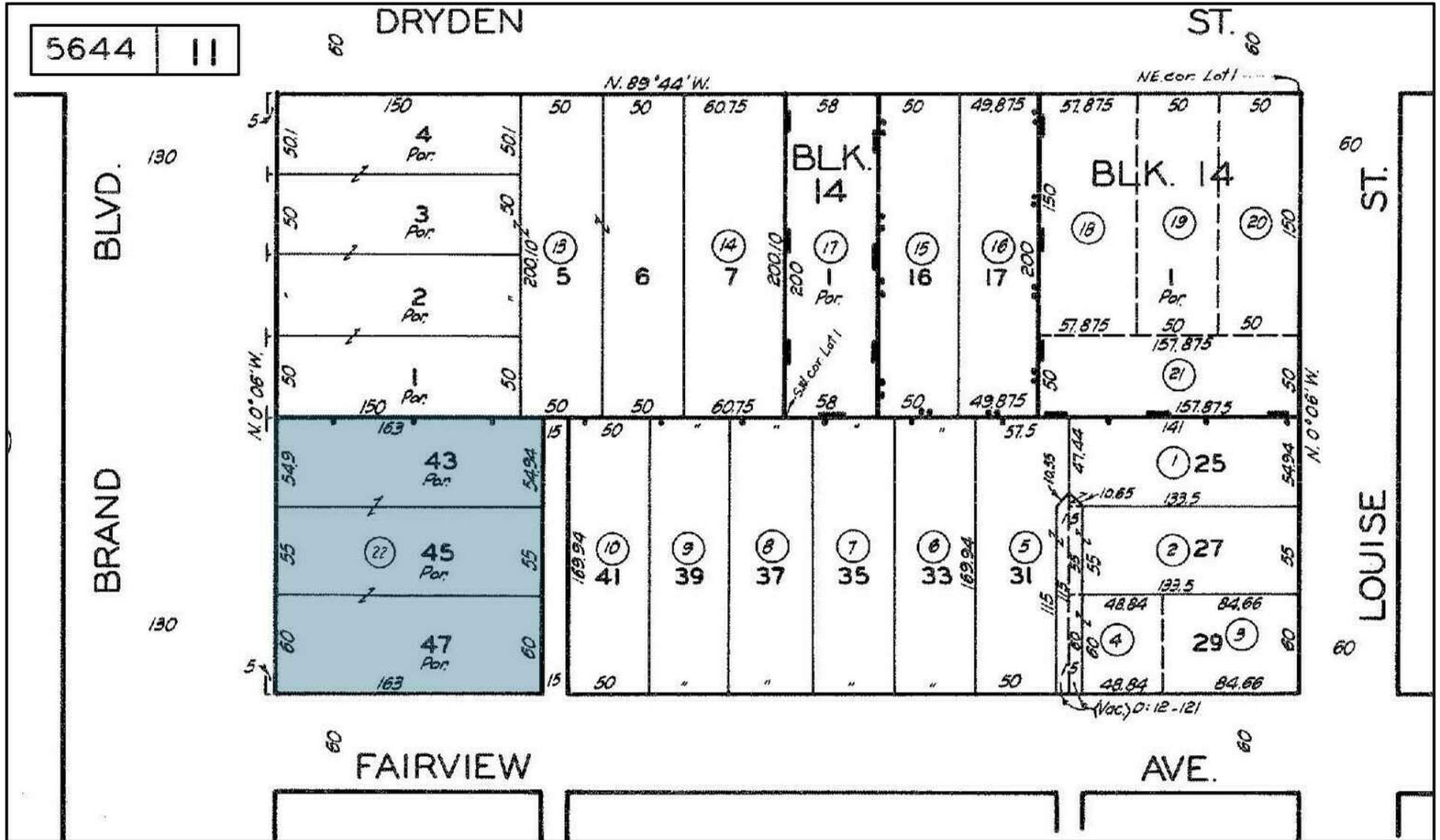
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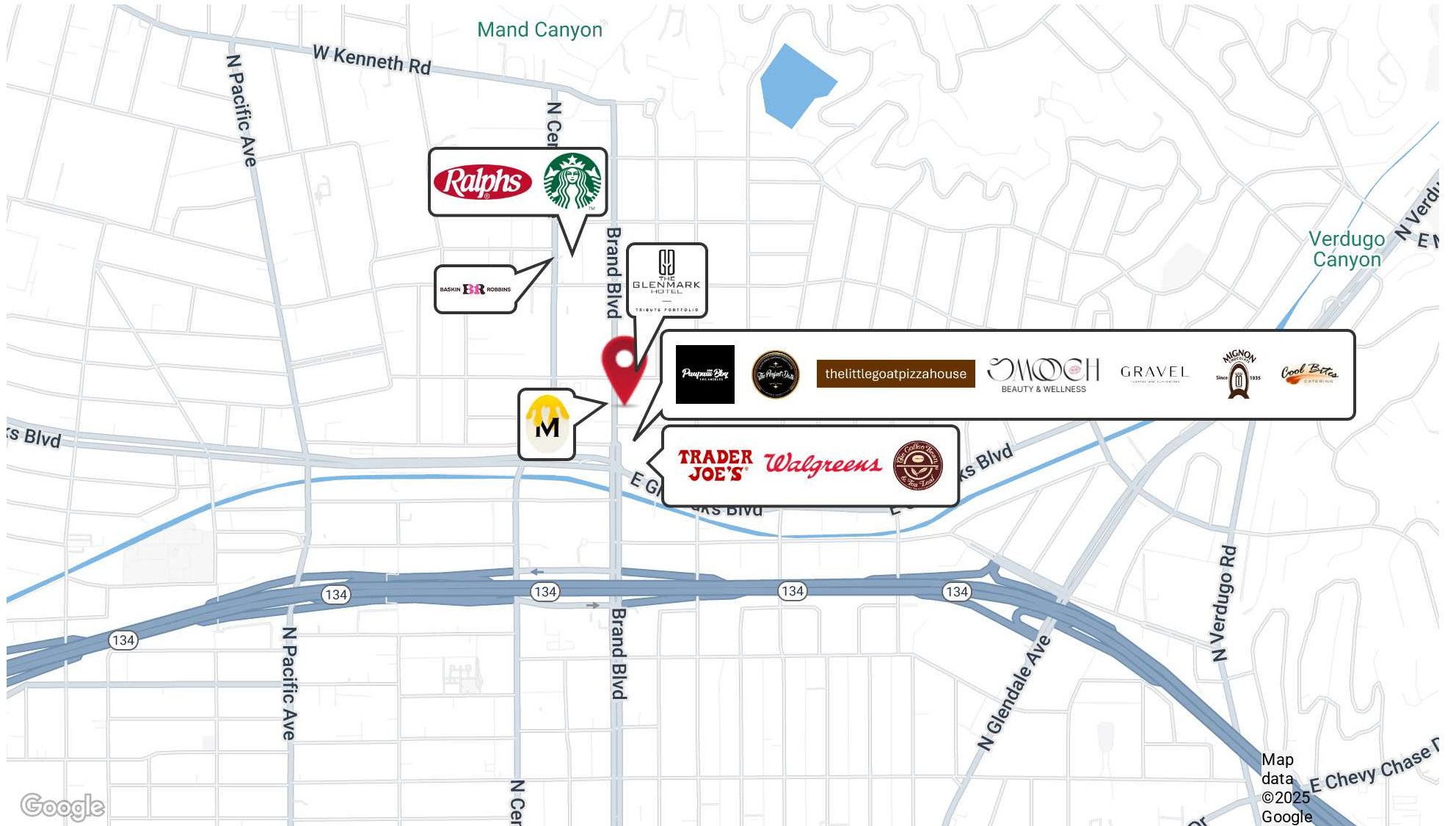
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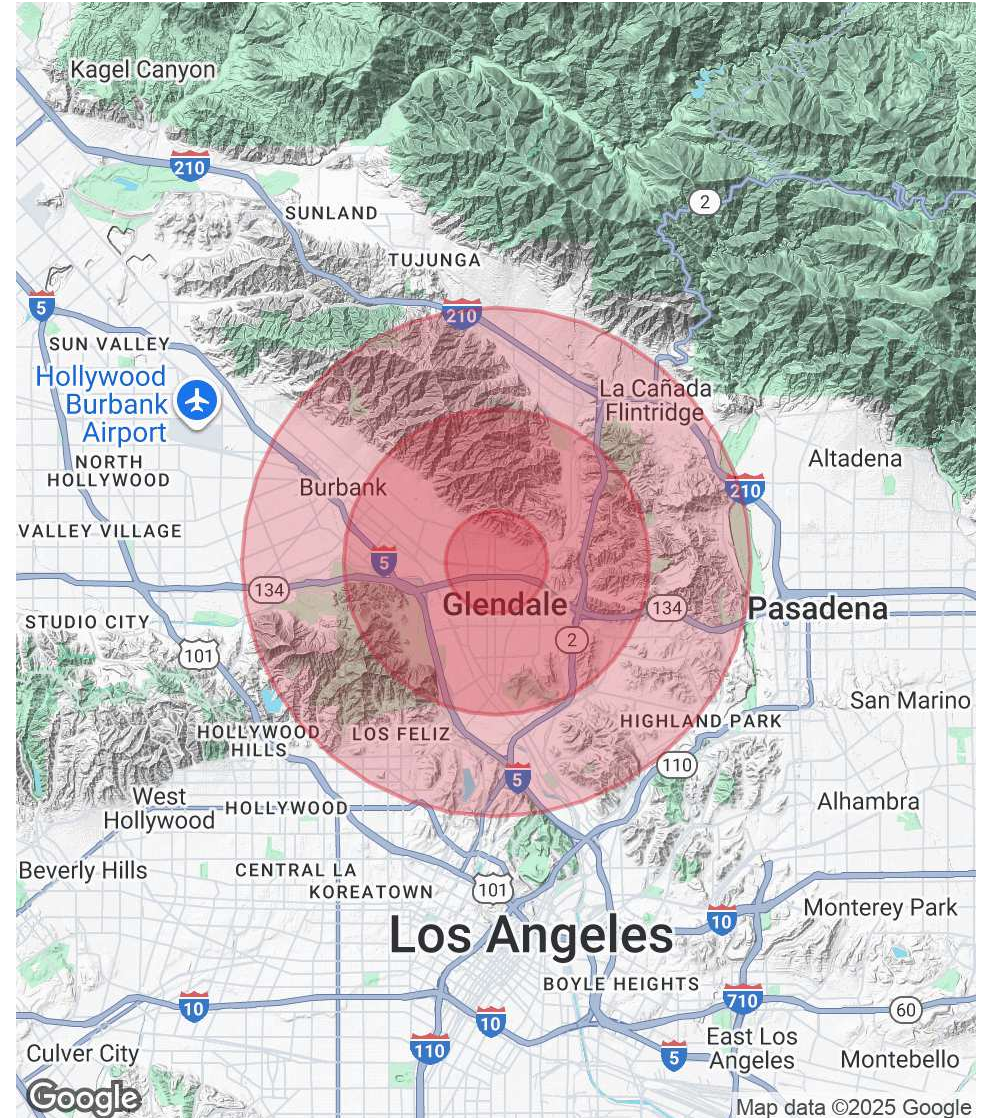
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	48,407	194,605	457,185
Average Age	43	44	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	20,709	77,554	182,801
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$116,997	\$116,251	\$134,915
Average House Value	\$935,811	\$1,062,804	\$1,178,595

Demographics data derived from AlphaMap



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