



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office Suites
For Lease

2600 Foothill Blvd, La Crescenta, CA 91214



OLE OLSON

SALES ASSOCIATE

O: 818.956.7001 X144 | C: 818.294.0787

Ole@stevensonrealestate.com

CALDRE #01973001

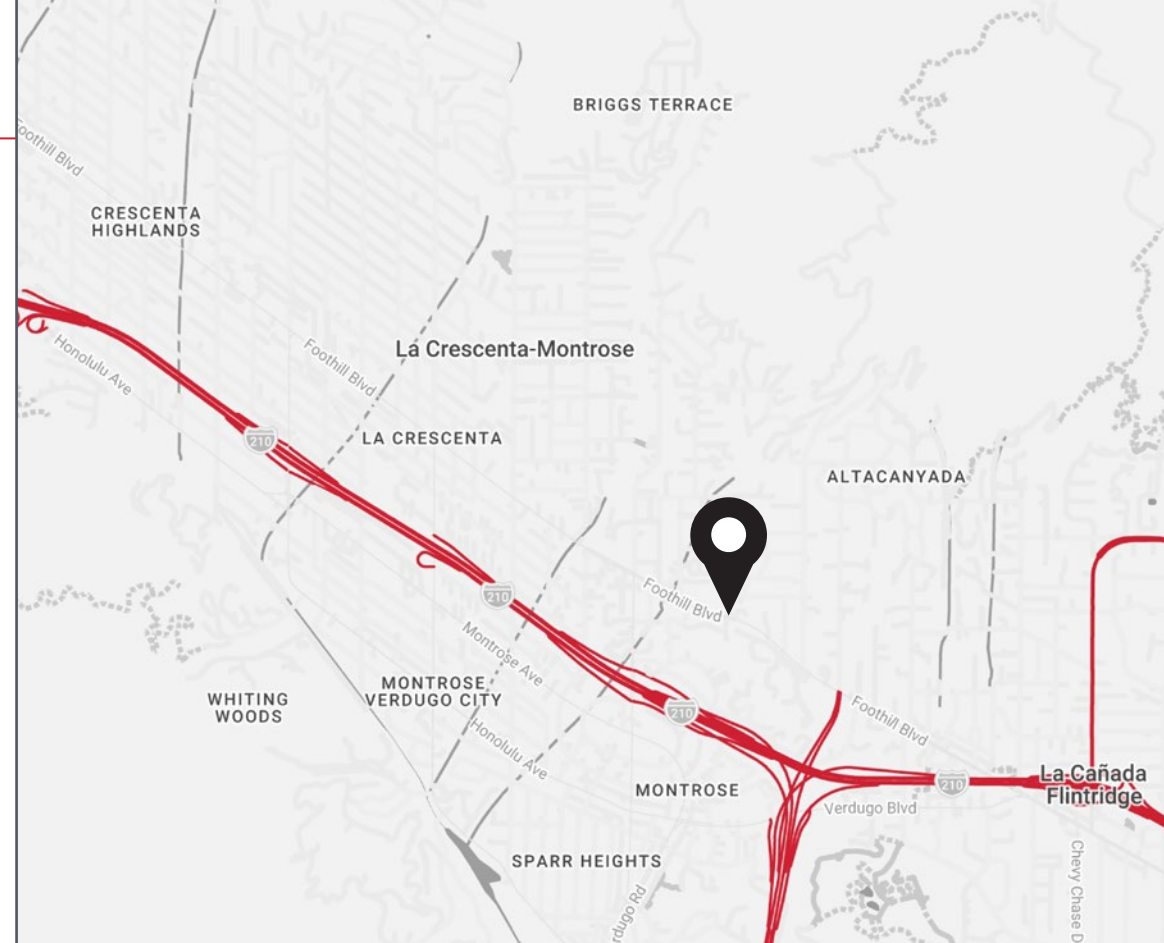
1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

SUITE 100	3,200 SF
PRICE / SF	\$2.50 SF / MO
PARKING	7 Spaces
SUITE 207	1,230 SF
PRICE / SF	\$2.65 SF / MO
PARKING	2 Spaces



Property Overview

Suite 100: Large, bright professional office suite with several offices and a kitchenette; seven (7) parking spaces.

Suite 207: Professional office suite with excellent views and plenty of natural light, and a kitchenette; two (2) parking spaces.

Elevator served, newer built building; covered parking included in the rent; Modified Gross; no CAM or NNN charges.

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.

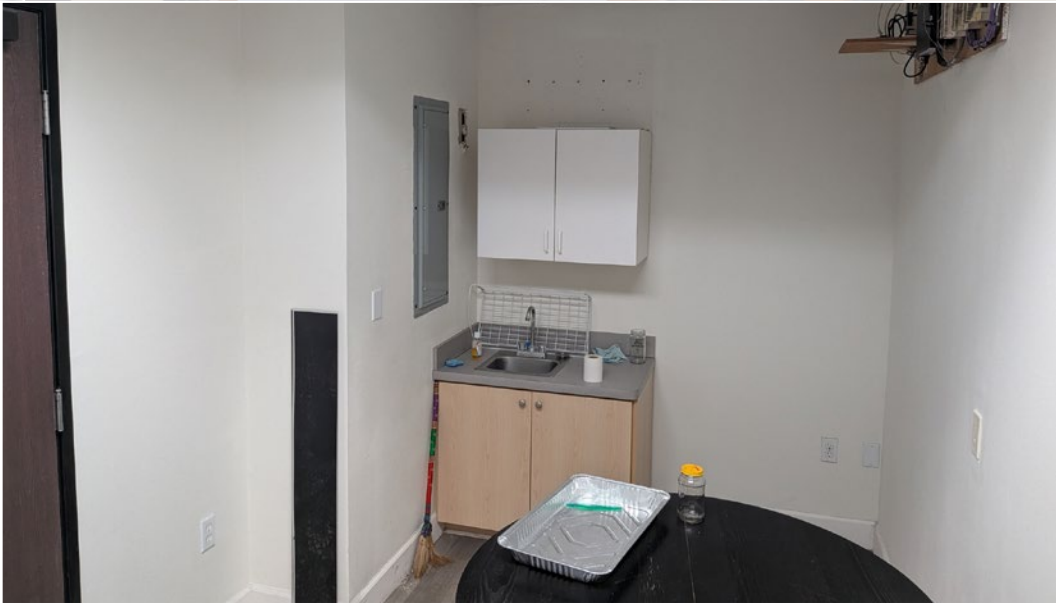
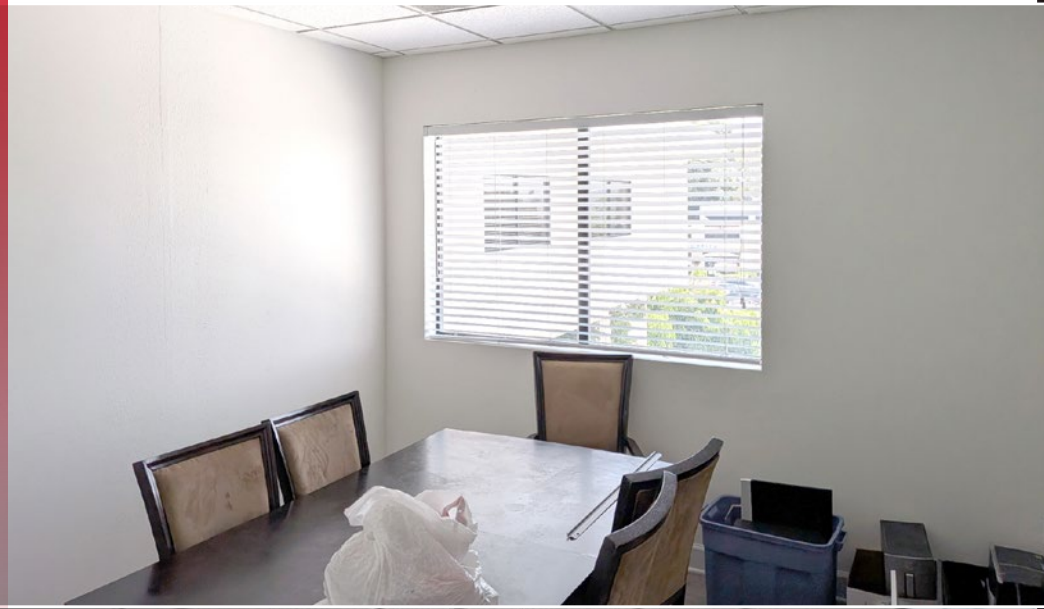
Property Photos - Suite 100



Property Photos - Suite 100



Property Photos - Suite 207



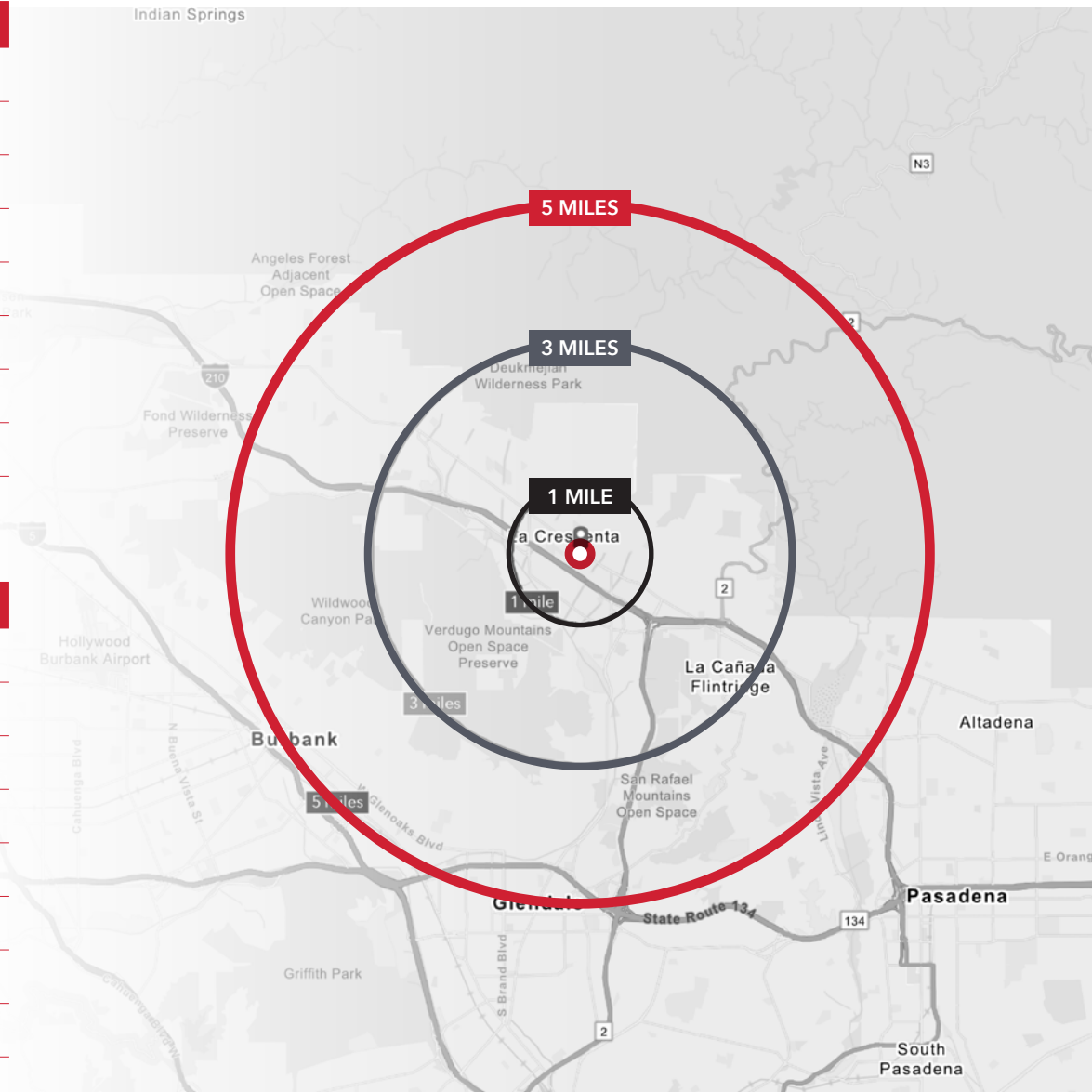
Location Map



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	23,787	67,820	224,722
Households	8,958	24,875	88,065
Families	6,445	18,847	60,558
Average Household Size	2.64	2.71	2.54
Owner Occupied Housing Units	4,870	17,393	45,758
Renter Occupied Housing Units	4,088	7,482	42,307
Median Age	43.8	45.2	44.1
Median Household Income	\$112,387	\$146,379	\$109,038
Average Household Income	\$159,394	\$194,962	\$156,199

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	23,086	65,798	220,615
Households	8,885	24,644	88,581
Families	6,402	18,698	60,869
Average Household Size	2.58	2.66	2.48
Owner Occupied Housing Units	4,912	17,419	46,274
Renter Occupied Housing Units	3,973	7,225	42,307
Median Age	44.9	46.0	45.4
Median Household Income	\$130,049	\$171,944	\$126,008
Average Household Income	\$179,725	\$218,178	\$174,323



For more information, please contact:

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