

1767 Standard Ave

Glendale, CA



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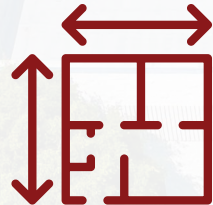
JOHNHART
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PROPERTY SUMMARY

1767 STANDARD AVE | GLENDALE, CA



BUILDING SIZE
4,887 SQFT



LOT SIZE
7,944 SQFT



PROPERTY TYPE
MIX-USE INDUSTRIAL
FLEX / OFFICE SPACE



PROPERTY ZONING
IND

ASKING PRICE: \$10,500/MONTH

PRICE PER SQFT: \$2.15

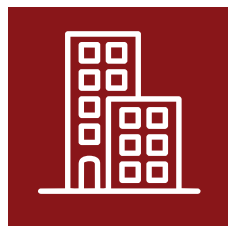
1767 STANDARD AVE | GLENDALE, CA

Approx. 4,887 SF industrial flex/office space available in a prime Glendale location. This unique mixed-use property features high-ceiling warehouse space with 3-phase heavy power, a roll-up door, and a comfortable two-story office setup, making it ideal for a variety of industrial, creative, showroom, office, or flex users. The property also includes a mezzanine area, shower, 3 private restrooms, a private gated yard, and 5 parking spaces, offering both functionality and convenience for a wide range of operations.



Prime Glendale Location

Convenient access to major business districts, entertainment hubs, and commuter routes throughout Los Angeles and the San Fernando Valley.



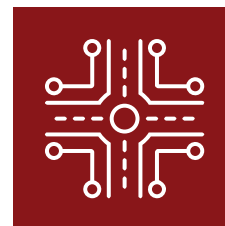
Strong Rental Appeal

Nearby dining, shopping, and lifestyle amenities help attract consistent tenant interest and long-term occupancy.



Established Residential Setting

Located within a well-established neighborhood known for stability, community appeal, and lasting market demand.



Excellent Accessibility

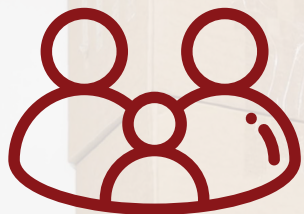
Close proximity to freeways, transit options, and everyday conveniences supports an easy and connected lifestyle.



Long-Term Growth Potential

Positioned in a desirable Southern California market with ongoing housing demand and strong long-term investment fundamentals.

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



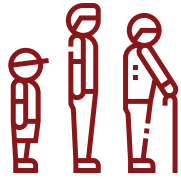
**MAJORITY
ATTENDED COLLEGE**

| | 5 MILE 2025 PER CAPITA | 5 MILE 2025 AVG HOUSEHOLDS |
|-------------------------------|-------------------------------|-----------------------------------|
| EDUCATION & DAYCARE | \$981 | \$2,338 |
| HEALTH CARE | \$666 | \$1,588 |
| TRANSPORTATION & MAINTENANCE | \$3,284 | \$7,831 |
| HOUSEHOLD | \$711 | \$1,696 |
| FOOD & ALCOHOL | \$3,878 | \$9,248 |
| ENTERTAINMENT, HOBBIES & PETS | \$1,999 | \$4,766 |
| APPAREL | \$700 | \$1,669 |

DEMOGRAPHICS

OVERVIEW

The area around 1767 Standard Ave in Glendale offers a welcoming residential atmosphere with a balanced mix of households, including young professionals, families, and long-term residents. The neighborhood is known for its strong sense of community, convenient access to parks, shopping, dining, and major commuter routes, making it attractive for a variety of lifestyles. Residents often appreciate the walkable streets, nearby schools, and the blend of suburban comfort with easy access to the greater Los Angeles area.



42

MEDIAN AGE



22k

POPULATION



33%

**RATE OF
HOMEOWNERSHIP**



\$80k

**AVERAGE
HOUSEHOLD INCOME**



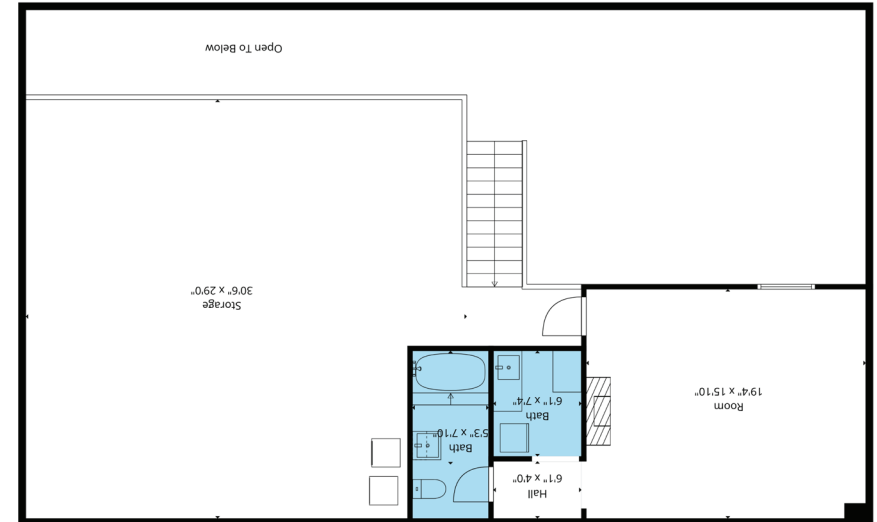
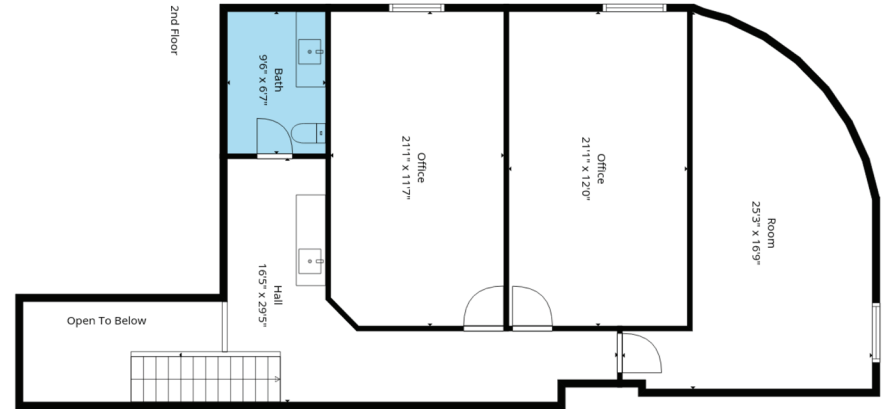
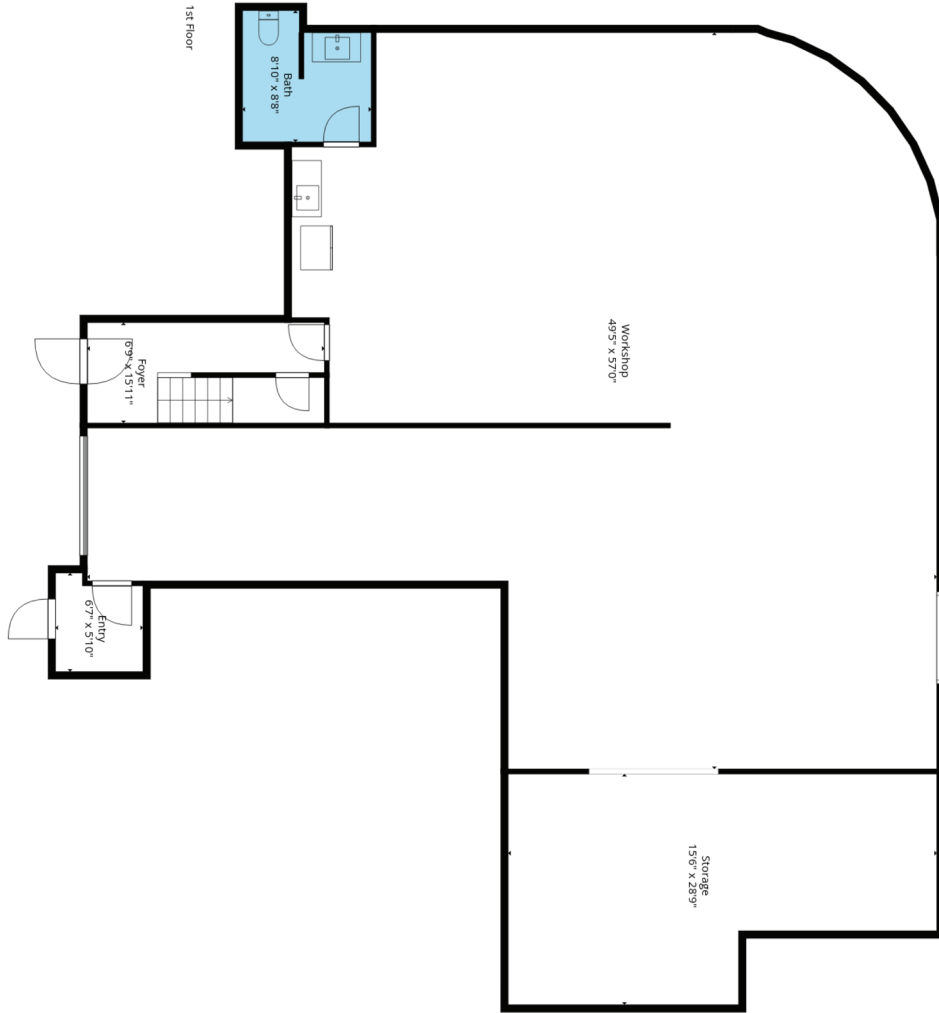
62%

EMPLOYED

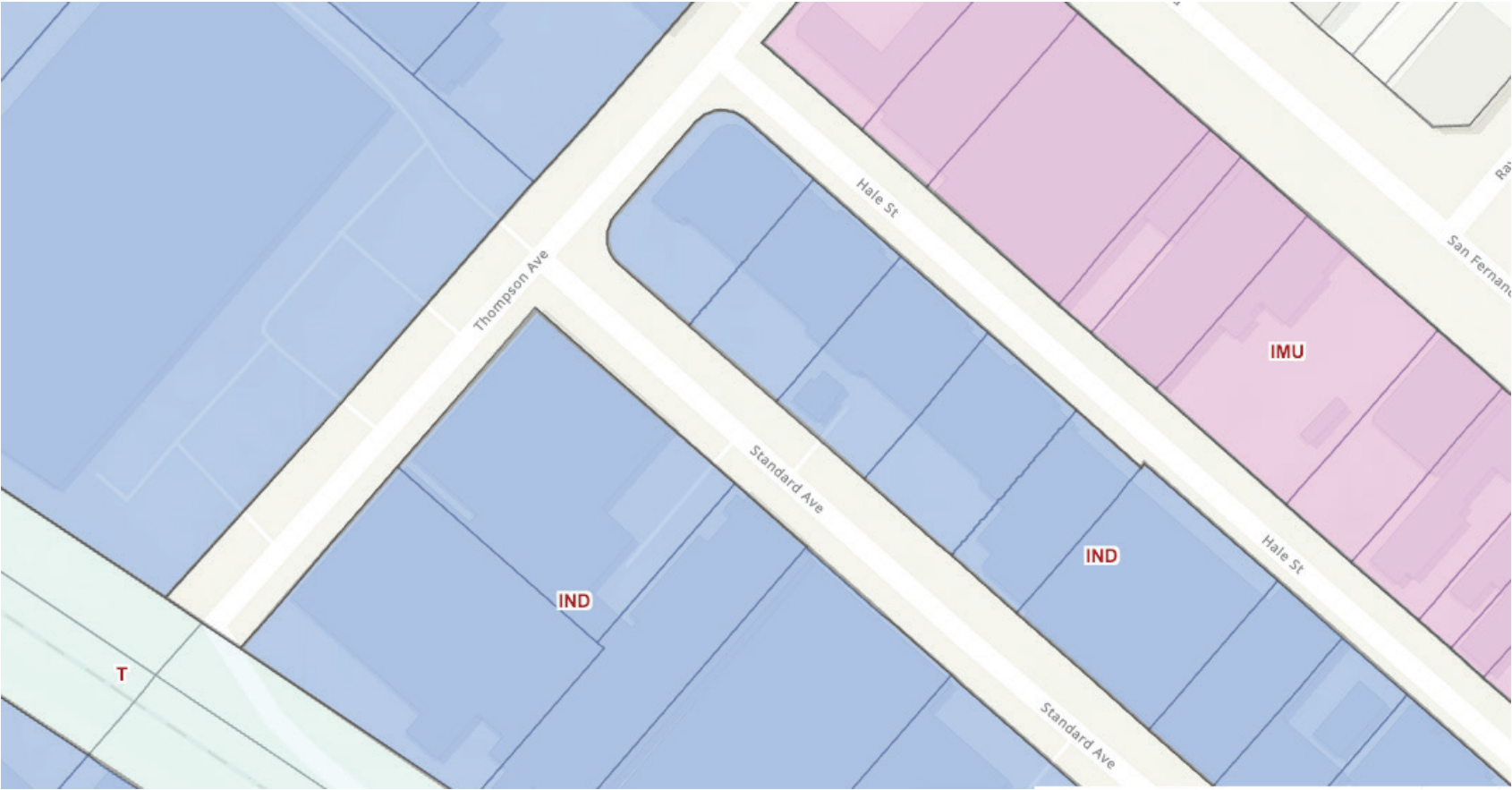




FLOOR PLANS

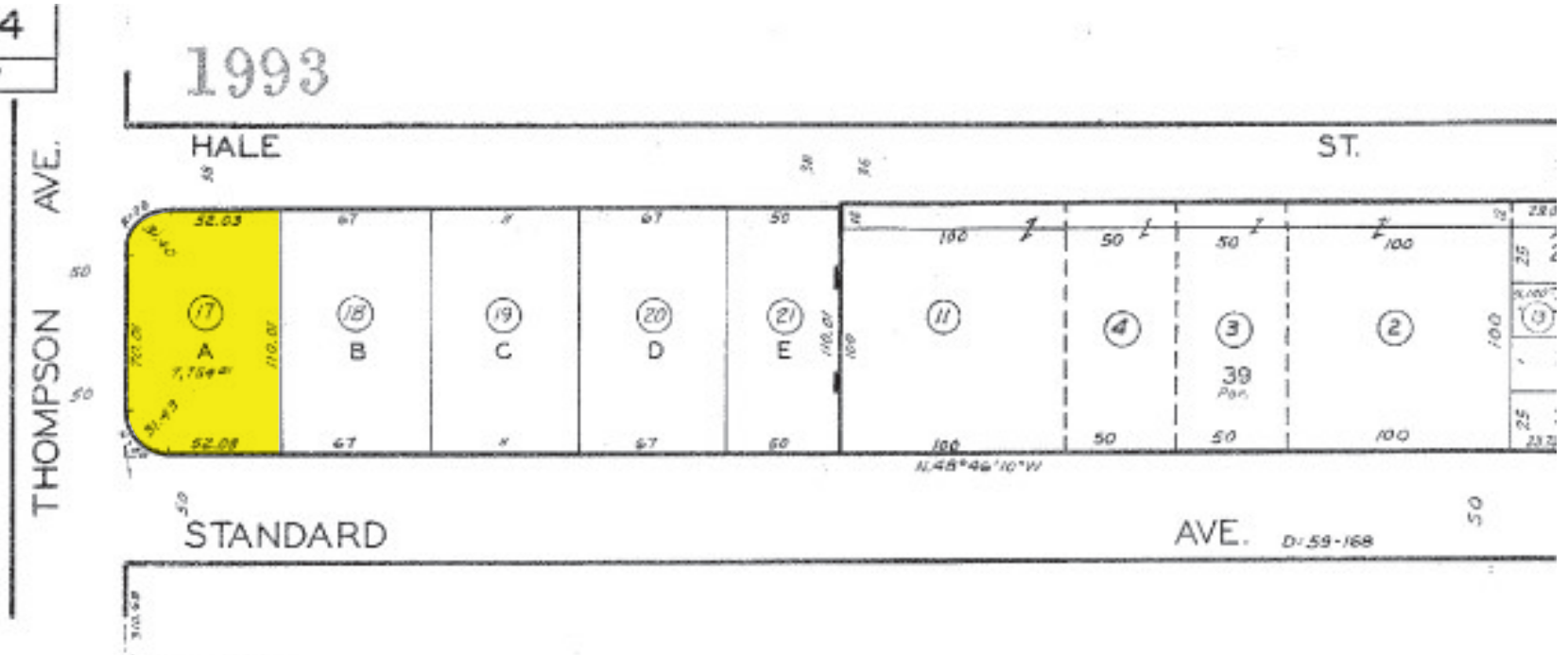


PARCEL MAP



PARCEL MAP

5624 | 14
SCALE 1" = 60'



NEIGHBORHOOD OVERVIEW

The area surrounding 1767 Standard Ave benefits from a wide variety of nearby businesses and everyday conveniences. Residents enjoy easy access to local cafes, restaurants, grocery stores, fitness centers, and retail shopping, along with professional services and entertainment options just minutes away. Its central location near major commercial corridors provides a convenient lifestyle while still maintaining the feel of a quiet residential neighborhood.



GAS

SHELL

CHEVRON

COFFEE SHOPS

AMAI

STARBUCKS

BANKS

GLENDALE FEDERAL CREDIT UNION

CHASE BANK



RESTAURANTS

DIN TAI FUNG

FOXY'S RESTAURANT

BARs

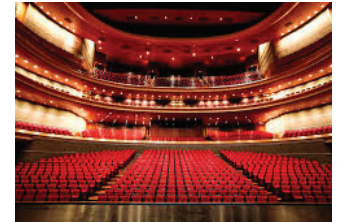
PAPERBACK BREWING COMPANY

THE SAN FERNANDO

THEATRES

AMC AMERICANA AT BRAND 18

LOOK DINE-IN CINEMAS GLENDALE



MUSEUMS

FOREST LAWN MUSEUM

MUSEUM OF NEON ART

FITNESS

ANYTIME FITNESS

LA FITNESS

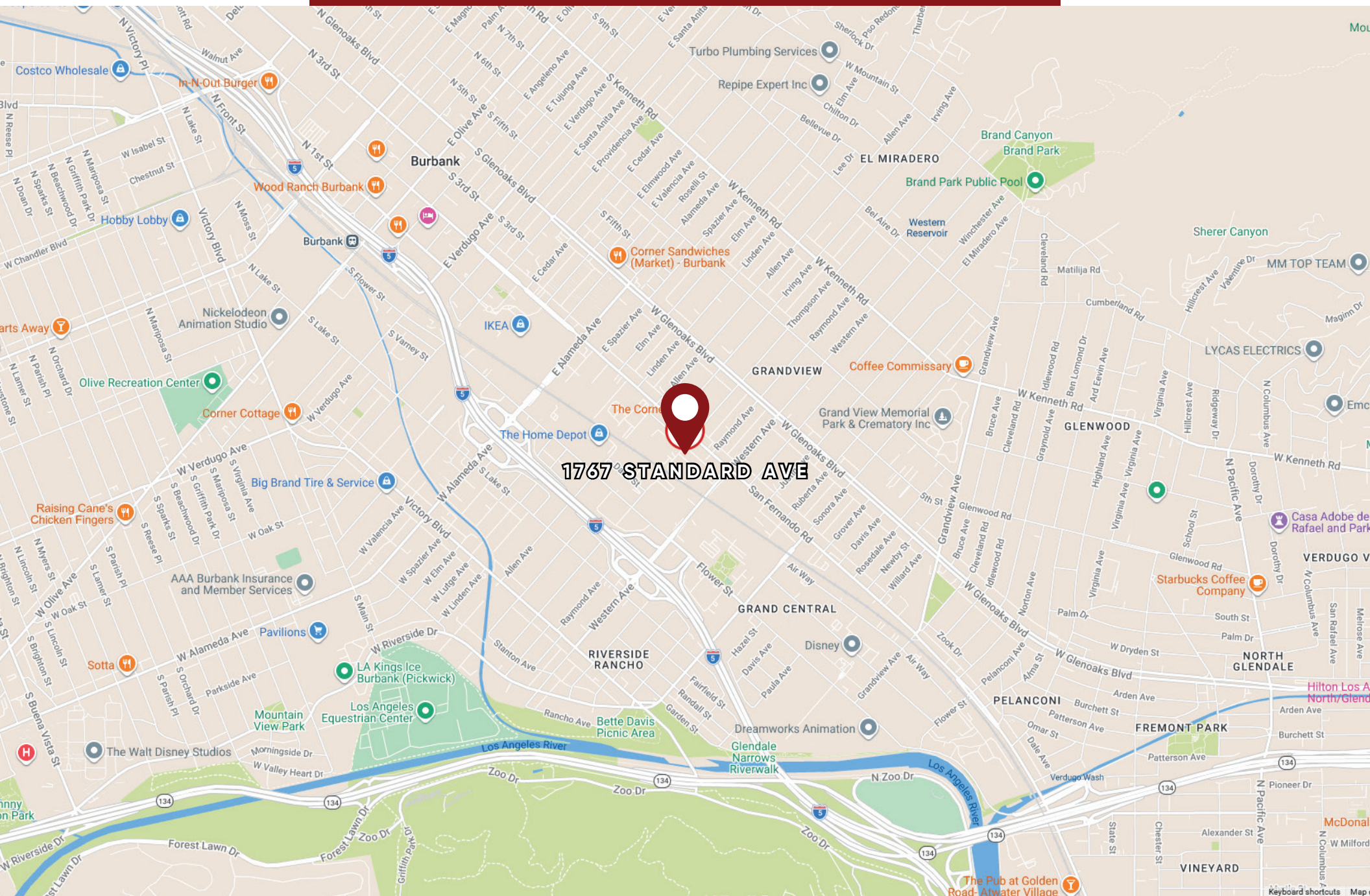
SPAS

GLEN IVY DAY SPA

BURKE WILLIAMS SPA



AREA LAYOUT



TRAFFIC

| COLLECTION STREET | CROSS STREET | TRAFFIC VOLUME | DISTANCE FROM PROPERTY |
|-------------------|--------------------|----------------|------------------------|
| San Fernando Rd | Raymond Ave NW | 23,587 | 0.10 mi |
| Western Ave | Thompson Ave NE | 29,044 | 0.15 mi |
| Raymond Ave | W Glenoaks Blvd NE | 721 | 0.18 mi |
| San Fernando Rd | Linden Ave NW | 31,191 | 0.21 mi |
| Flower St | Thompson Ave NW | 9,926 | 0.23 mi |
| Flower St | Allen Ave NW | 4,061 | 0.26 mi |
| Western Ave | Flower St NE | 43,526 | 0.27 mi |
| Justin Ave | W Glenoaks Blvd NE | 1,515 | 0.32 mi |
| Allen Ave | I- 5 SW | 1,576 | 0.32 mi |
| Western Ave | I- 5 SW | 190,783 | 0.33 mi |

1767 Standard Ave

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