



For Sale – Residential Multi Family Income – 10 Units

625 - 629 W. GLENOAKS BLVD – GLENDALE, CA 91202



KARA HANDY • ENGEL & VÖLKERS LA CAÑADA

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Property Overview

Introducing 625–629 West Glenoaks Boulevard in prime Glendale! This two-parcel investment offers a fourplex and a sixplex, totaling 10 units – one one-bed, one-bath, and nine two-bed, one-baths. With 8,227 square feet of living space on a generous 19,434-square-foot lot, there's plenty of room to thrive. Tenants enjoy on-site laundry and assigned parking. Electrical panels are fully updated, and the asphalt is freshly resealed.

Listed at \$3.5 million, this is a prime rental investment in a sought-after location. Don't miss out!

Additional Notes:

Built in 1945 - 1951

Number of Units: 10 (two parcels - 4 & 6 units)

- Built in 1945 - 1951
- Number of Units: 10
 - Two parcels - 4 units & 6 units

On-Site Laundry Room

Assigned Parking Spots

- Unit 627-1/2: Single Parking Spot Only
- All Other Units: Single Parking Spot & Garage

Electrical Panels & Subpanels Updated

Asphalt Areas Recently Resealed



Property Details

| | |
|----------------|---|
| Address: | 625 - 629 W. Glenoaks Blvd, Glendale, CA 91202 |
| NOI: | \$150,828.48 |
| Price/Unit | \$350,000/unit |
| GRM: | 14.41 |
| APN: | 5635-008-006 (FOURPLEX) and APN #5635-008-007 (6 UNITS) |
| # of Units: | (1) 1bed/1bath (9) 2 bed/ 1bath |
| Building Size: | ±3,035 sqft and ±5,192 sqft Total: ±8,227 sqft |
| Land Size: | ±6,496 sqft and ±2,938 sqft TOTAL ±19,434 sqft |
| Year Built: | 6 Units in 1945 4 Units in 1948 |
| Zoning: | GLR4YY and GLR4YY |
| Neighborhood: | The Verdugos |
| Income: | \$242,880 |
| Expense: | \$79,907.52 |

| | |
|----------------|----------|
| Offering Price | Cap Rate |
| \$3,500,000 | 4.31% |

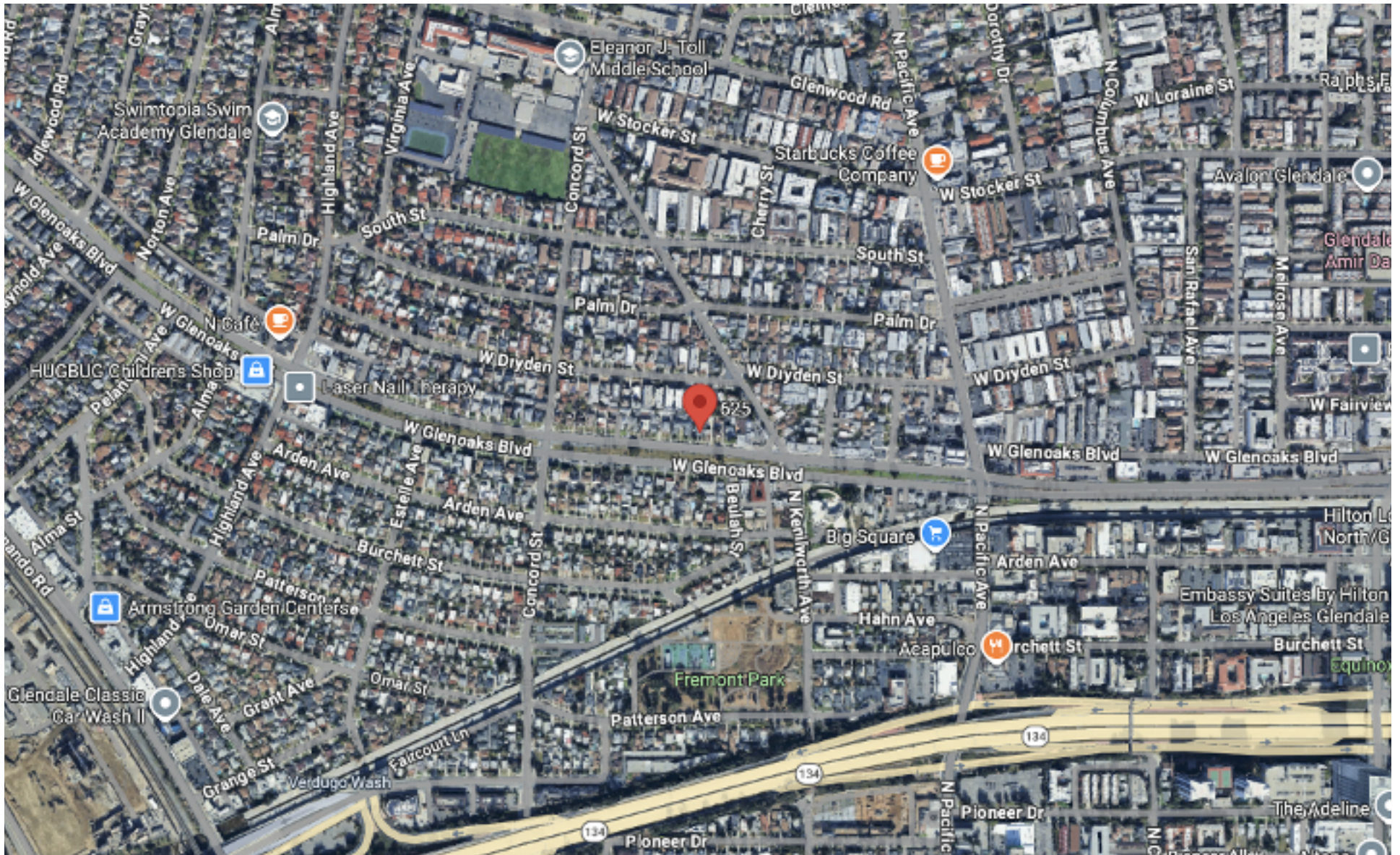
625 - 629 W. Glenoaks Blvd – Glendale, CA 91202





Maps

625 - 629 W. GLENOAKS BLVD – GLENDALE, CA 91202





Financial Overview

625 - 629 W. GLENOAKS BLVD – GLENDALE, CA 91202

Rent Roll (full occupancy latest rent rate)

| UNIT# | CURRENT RENT |
|---------|--------------------------|
| 625 | \$2,025.00 |
| 625 1/2 | \$2,100.00 |
| 627 | \$2,000.00 |
| 627 1/2 | \$1,650.00 |
| | Total: \$7,775.00 |

| UNIT# | CURRENT RENT |
|---------|---------------------------|
| 629 | \$2,025.00 |
| 629 1/2 | \$2,090.00 |
| 629 A | \$2,310.00 |
| 633 | \$1,950.00 |
| 633 1/2 | \$2,090.00 |
| 633 A | \$2,000.00 |
| | Total: \$12,465.00 |

| | |
|-----------------|---------------------------|
| 10-Units | Total: \$20,240.00 |
|-----------------|---------------------------|

Operating Expenses

| MONTHLY RENTS | EXTRAPOLATED | EXPENSE CATEGORIES | 2025 EXPENSES | 2024 EXPENSES | 2023 EXPENSES |
|---------------|--------------|---------------------------|---------------|---------------------|--------------------|
| \$20,240.00 | \$242,880.00 | Cleaning & Maintenance | \$11,737.00 | \$10,126.00 | \$10,116.00 |
| | | Insurance | \$17,674.00 | - | \$3,878.00 |
| | | Legal & Professional Fees | \$4,874.00 | \$4,342.00 | \$4,170.00 |
| | | Repairs | \$16,001.00 | \$3,969.00 | \$2,136.00 |
| | | Property Tax | \$29,147.00 | \$28,676.00 | \$28,076.00 |
| | | Utilities | \$8,210.00 | \$9,109.00 | \$6,927.00 |
| | | Mgmt & Maint. Fees | \$11,250.00 | \$9,263.00 | \$9,598.00 |
| | | General Operating Exps | \$335.00 | \$201.00 | \$195.00 |
| | | CA FTB Tax Fee | \$1,600.00 | \$800.00 | \$800.00 |
| | | TOTAL EXPENSES | | \$100,828.00 | \$66,486.00 |

| PROPERTY EXPENSE NOTES | |
|------------------------|---|
| 2025 | Insurance costs increased significantly after State Farm stopping insuring apartment buildings in California. New annual cost is greater than 500% of State Farm's premium. Repairs remained high in 2025 due to insurance required upgrades; including driveway resealing and circuit breaker upgrades. There were also 2 vacancies of long-occupied units, requiring repairs/refreshing. |
| 2024 | Insurance bill for coverage ending 1/18/2025 was paid in late November 2023. |
| 2023 | Insurance bill for coverage ending 1/18/2025 was paid in late November 2023. |



Market Overview

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County Overview

Los Angeles County, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



City Overview

Strategically positioned as a cornerstone of Southern California's "Tri-City" market alongside Burbank and Pasadena, Glendale stands as one of the region's most resilient and sophisticated commercial hubs. As of 2026, the city continues to command a premier reputation for its blend of corporate density and high-end lifestyle amenities, anchored by an expansive Class A office inventory exceeding six million square feet. Glendale's economic landscape is characterized by a diverse and prestigious tenant base, ranging from global entertainment giants like Walt Disney Imagineering and DreamWorks Animation to innovative tech leaders such as ServiceTitan. This industrial diversity, bolstered by a strong presence in healthcare and financial services, provides a stable economic foundation that consistently attracts institutional investment and high-quality talent. Glendale's appeal is further amplified by its "live-work-play" infrastructure, most notably the high-performing retail corridor along Brand Boulevard. This urban core features world-class destinations such as The Americana at Brand and the Glendale Galleria, which serve as regional magnets for foot traffic and affluent consumers. The city's demographics reflect this prestige, with a highly educated workforce and a median household income that significantly outpaces regional averages. Known for its safety, exceptional municipal services, and central location with immediate access to the 134, 210, and 5 freeways, Glendale remains a top-tier destination for occupiers and investors seeking a stable, low-volatility environment within the Greater Los Angeles area.

Transportation

Transportation in Glendale is defined by its strategic "Gateway" location, offering a sophisticated blend of traditional freeway access and a highly developed local transit network. As of 2026, the city continues to enhance its reputation as one of the most accessible submarkets in the Tri-Cities area.

Regional Freeway Access

Glendale is encircled by four major arteries, making it a focal point for regional logistics and commuting:

- **The 134 (Ventura Freeway):** Connects the city east-to-west, providing direct access to Pasadena and the San Fernando Valley.
- **The 2 (Glendale Freeway):** Offers a rapid, scenic route south into Silver Lake, Echo Park, and Downtown Los Angeles.
- **The I-5 (Golden State Freeway):** Serves as the primary north-south corridor for the state, linking Glendale to the Burbank media district and beyond.
- **The 210 (Foothill Freeway):** Accessible via the northern neighborhoods, connecting to the San Gabriel Valley and inland empire.

Public Transit & The Glendale Beeline

The city is home to the **Glendale Transportation Center (GTC)**, a historic multimodal hub that serves as a vital link for the region.

- **Metrolink & Amtrak:** The GTC provides frequent rail service via the **Antelope Valley Line** and **Ventura County Line**, connecting residents to LA Union Station in under 20 minutes. The **Pacific Surfliner** also services this station, offering coastal travel from San Diego to San Luis Obispo.

- **The Beeline:** Glendale's proprietary bus system, the **Beeline**, operates 12 distinct routes designed to bridge the gap between residential neighborhoods and commercial cores like the Galleria and Americana at Brand. It is widely regarded for its cleanliness and reliability.
- **LA Metro:** Extensive Metro bus lines intersect the city, and the **Metro Micro** on-demand pilot program has expanded in 2026 to provide "first-mile/last-mile" shuttle service within specific zones.

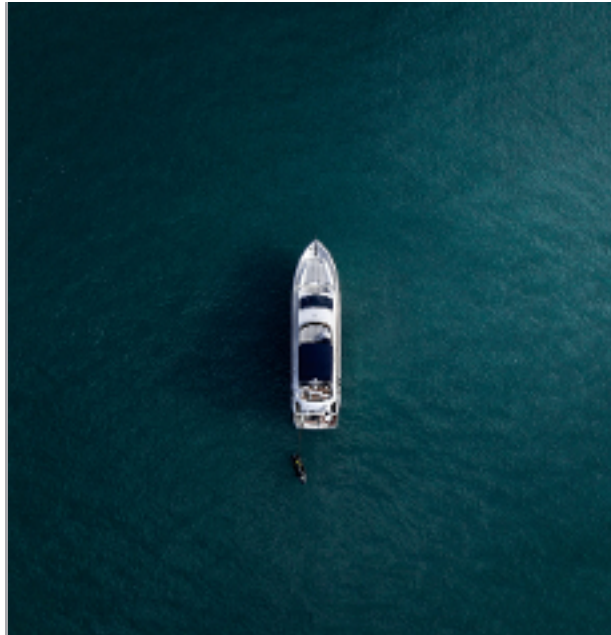
Walkability and Micromobility

In recent years, Glendale has pivoted toward "active transportation" to reduce traffic density in its downtown core.

- **Walkability:** The Downtown area and the Brand Boulevard corridor boast high walk scores, with the city investing in **decorative crosswalks**, enhanced lighting, and wider sidewalks to support a "park-once" lifestyle.
- **Biking Infrastructure:** The city is currently finalizing the **Garden River Bridge**, a major pedestrian and bicycle span over the LA River, which will connect Glendale Narrows to Griffith Park. This is part of a broader 2026 initiative to expand protected bike lanes along North Verdugo Road and other key north-south corridors.



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