

RESTAURANT FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2527 CANADA BOULEVARD GLENDALE, CA 91208

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SUITE 250
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OFFERING SUMMARY

Sales Price:	\$1,250,000
Building Size:	2,327 SF
Lot Size:	5,305 SF
Year Built:	1947
Zoning:	C1 Neighborhood Commercial
Price/SF:	\$537.17
APN:	5614-008-022 & 5614-008-023

PROPERTY OVERVIEW

This is an opportunity to purchase a fully built out, commercial kitchen and restaurant in one of the most desirable neighborhoods in Glendale. Located in the heart of the Woodlands, the property would be a wonderful neighborhood cafe, pizza parlor or coffee shop. There is a small, private banquet room and seating on the outdoor patio. The property is located on a signalized corner with fantastic visibility. The current tenant is month-to-month. Please do not disturb the tenant.

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.



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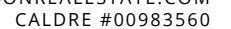
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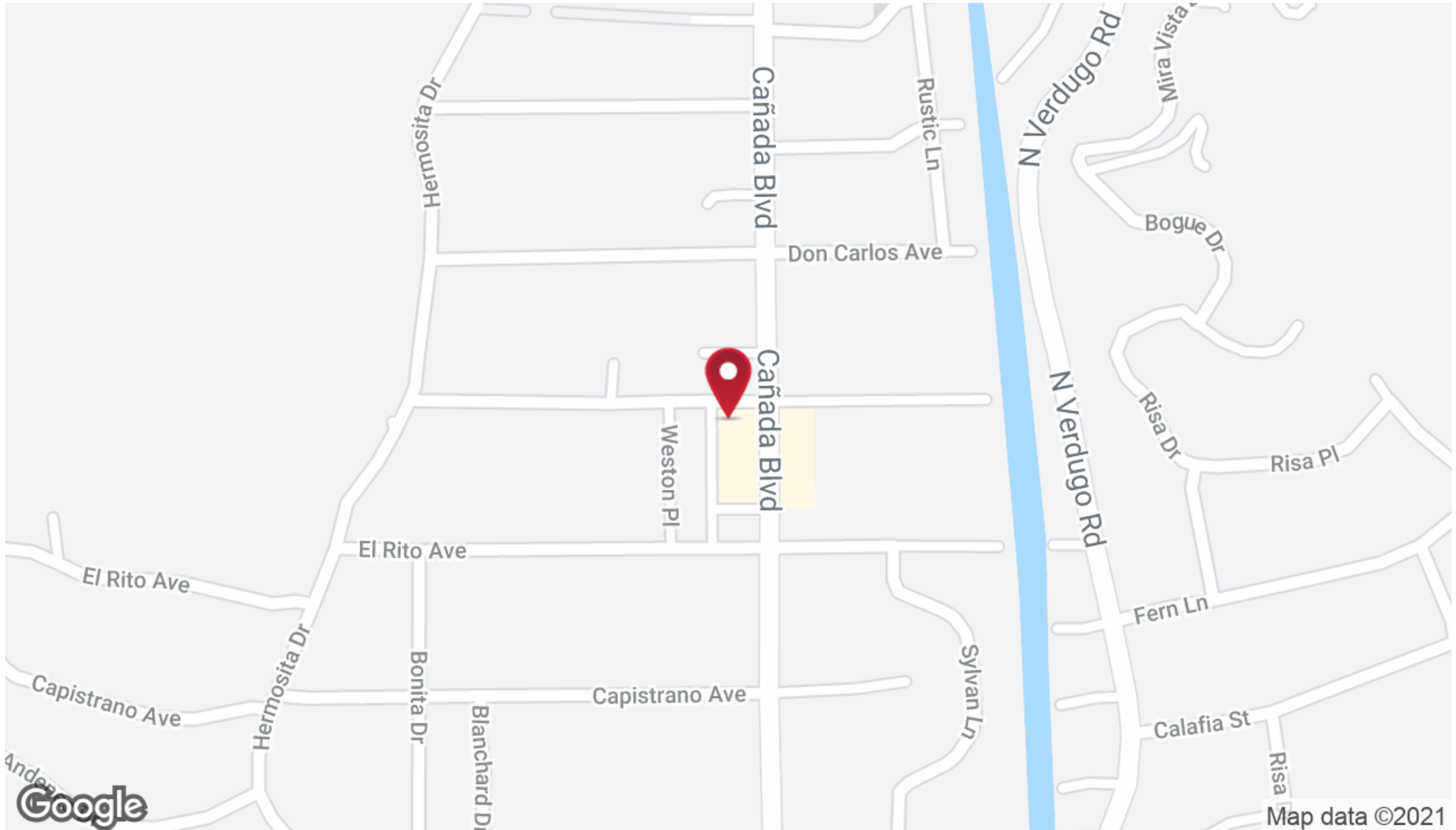
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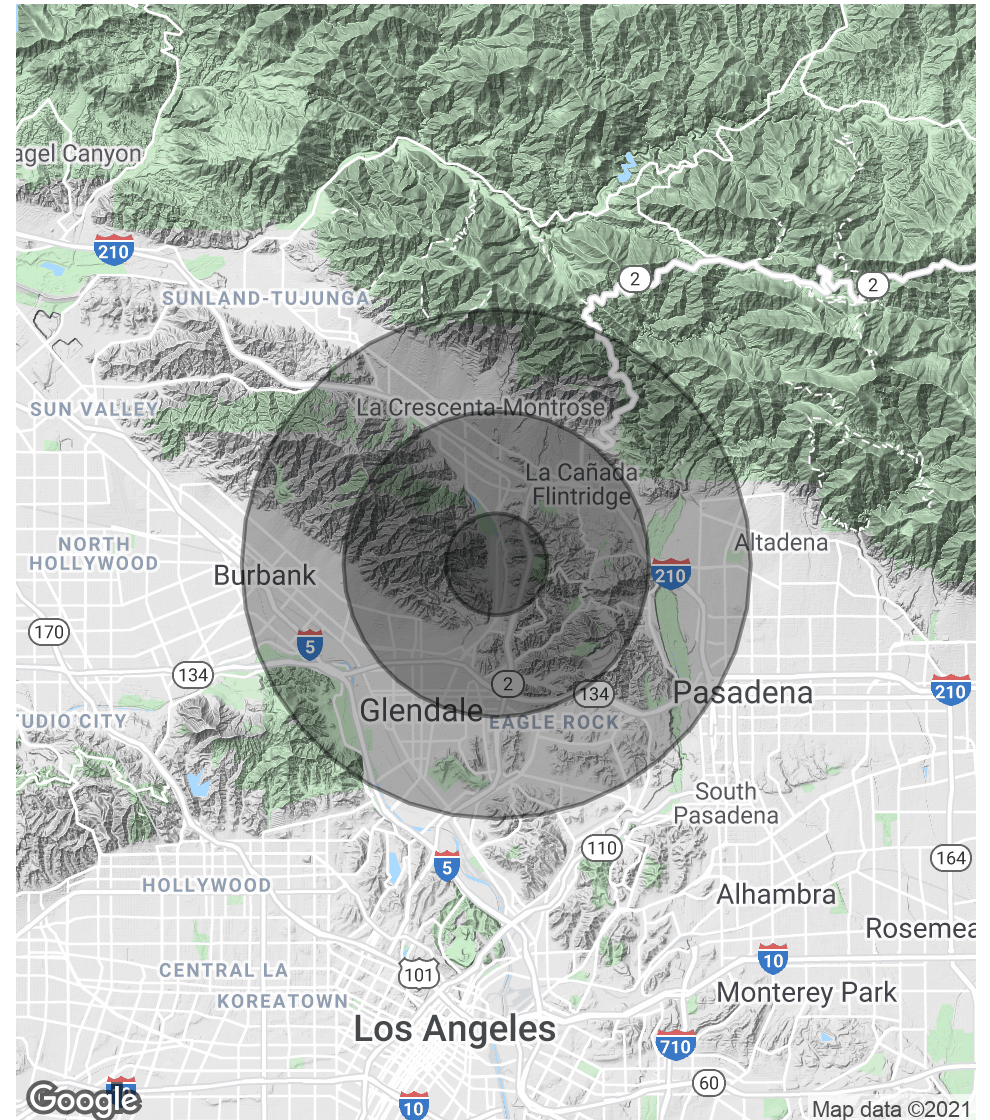
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,299	131,362	402,218
Average age	43.5	41.6	39.7
Average age (Male)	42.1	40.2	38.7
Average age (Female)	44.7	42.1	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,457	50,075	142,919
# of persons per HH	2.6	2.6	2.8
Average HH income	\$110,778	\$100,513	\$89,280
Average house value		\$786,785	\$714,211

* Demographic data derived from 2010 US Census

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