

RETAIL SPACES FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

932-946 NORTH BRAND BOULEVARD GLENDALE, CA 91202

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SUITE 200
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CALDRE #00983560

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**OFFERING SUMMARY**

Available Space:	1,195 - 2,400 SF
Lease Rate:	\$3.75/SF/MO, NNN
NNN Charges:	Estimated at \$0.75/SF/MO
Lease Term:	3-10 Years
Year Built/Renovated:	1966/2019
Building Size:	12,210 SF
Zoning:	C3

PROPERTY OVERVIEW

Retail spaces in prime, north Brand Boulevard location adjacent to Trader Joe's, Coffee Bean & Tea Leaf and Walgreens; there are 123 parking spaces shared in common; excellent vehicular traffic with 34,530 cars per day (northbound/southbound) and 21,973 cars per day (eastbound/westbound) at the signalized corner of Brand Boulevard and Glenoaks Boulevard.

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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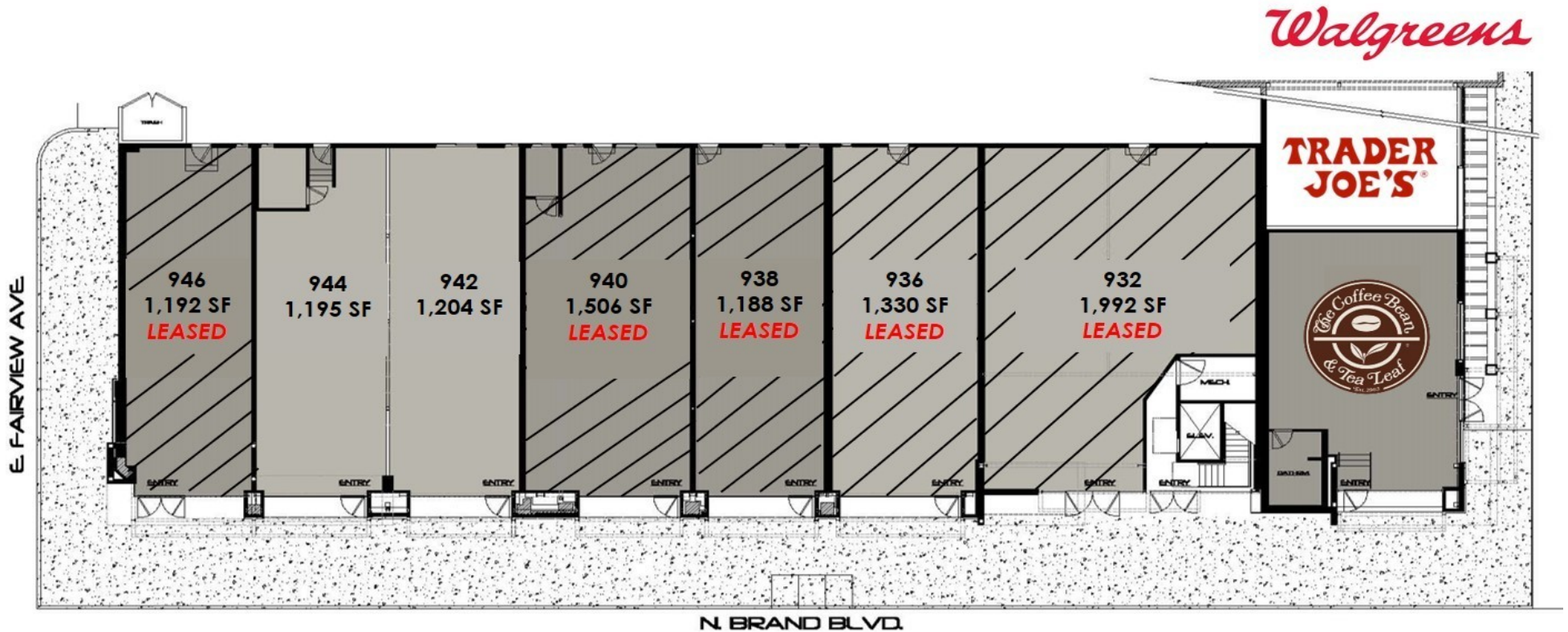
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* Not an accurate depiction of the street front exterior walls. The site plan is for representative purposes to show the individual units and respective square footages. As-built floor plans are provided herein.



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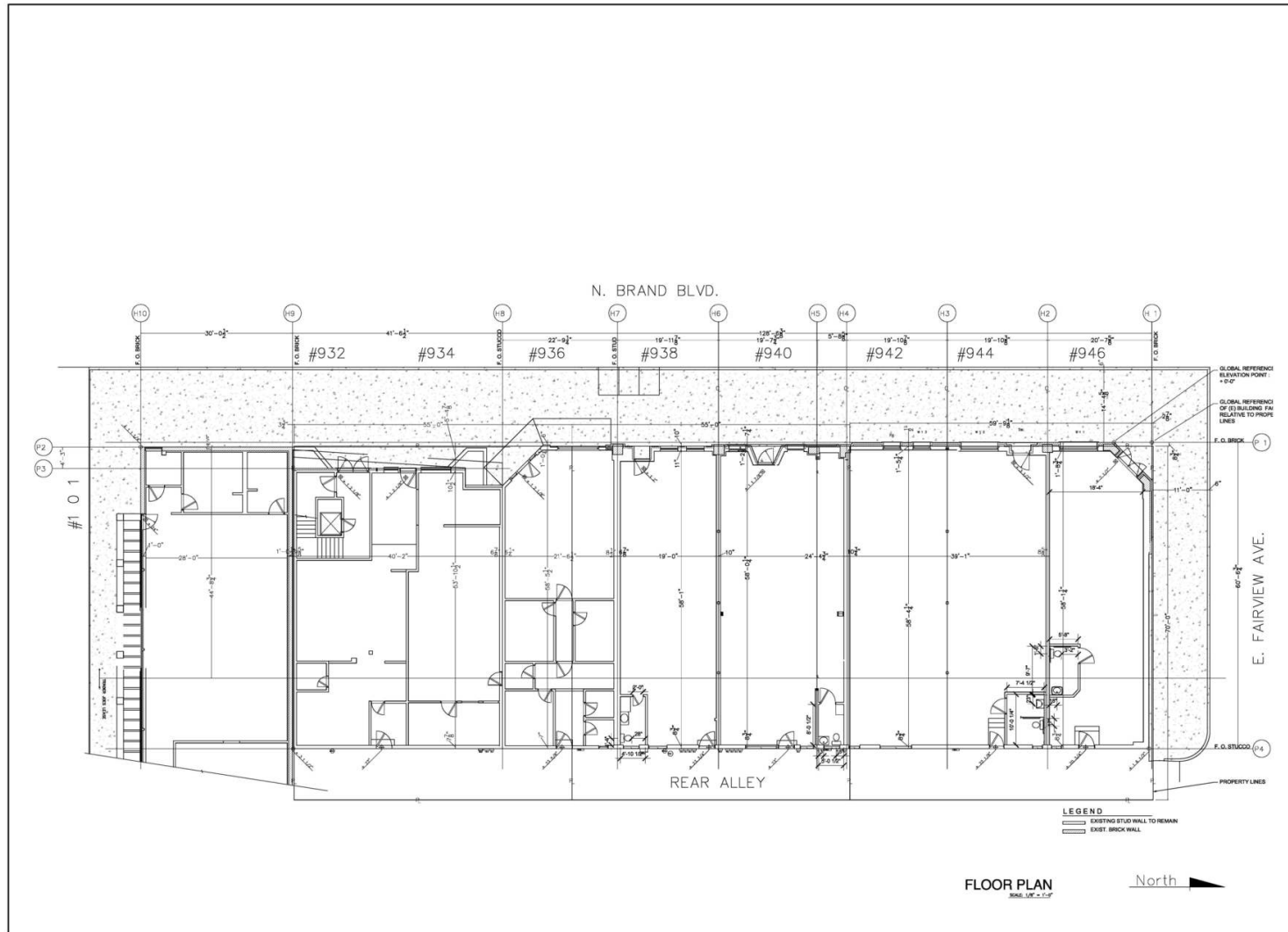
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A TENANT IMPROVEMENT FOR
GATEWAY
 938-946 N BRAND BLVD GLENDALE, CA

Date:	06-11-19
Revisions:	

Job No. 1974
 Sheet No. **A-1**
 of



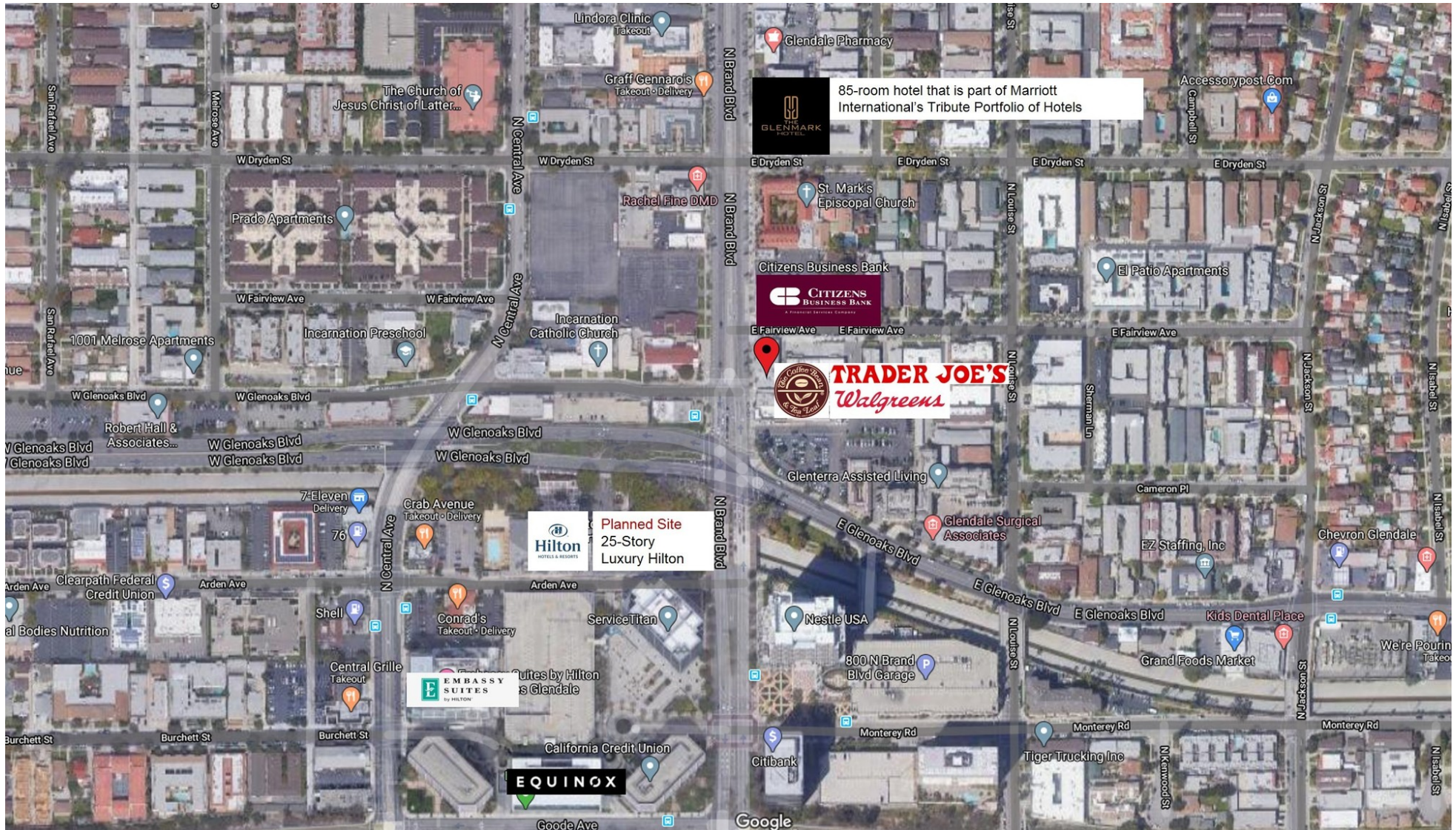
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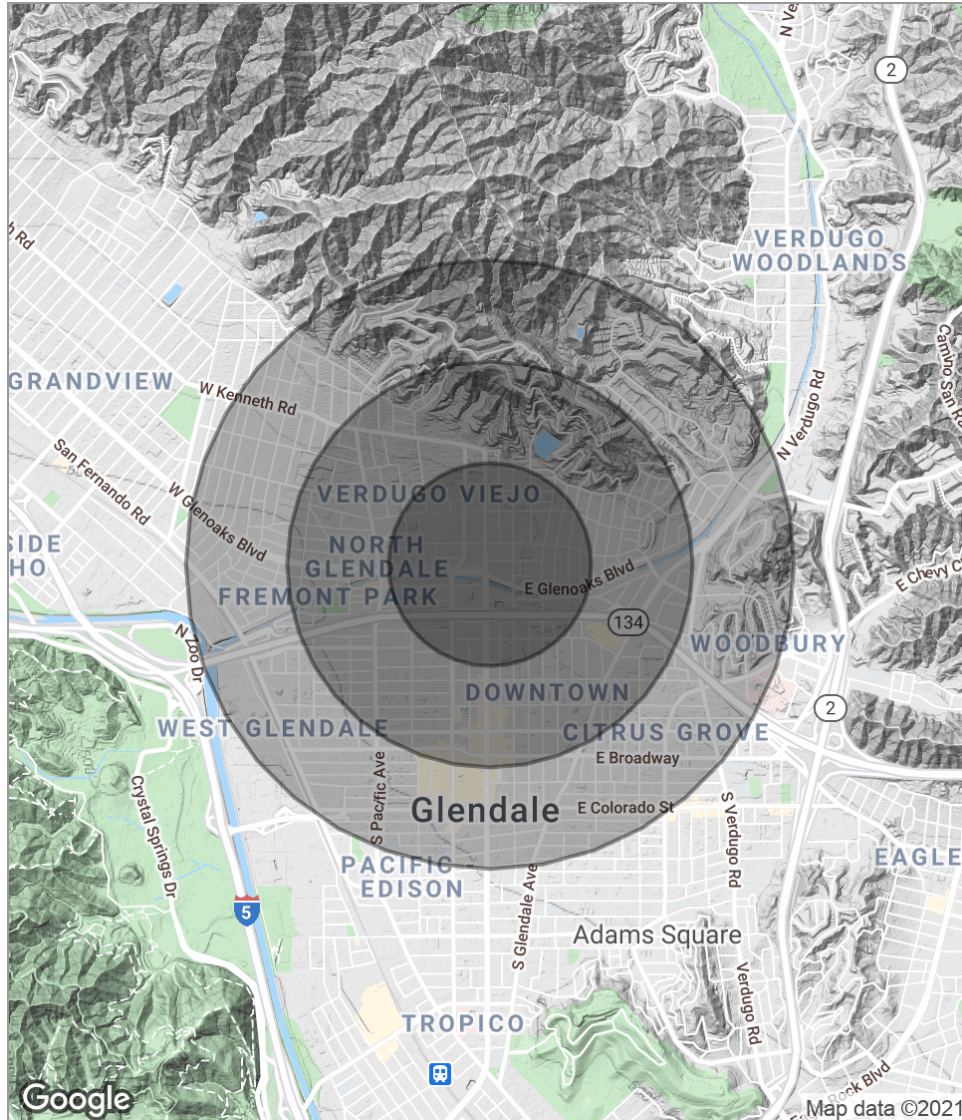
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	13,733	45,292	90,902
Median age	40.5	41.8	40.9
Median age (Male)	40.4	41.1	39.6
Median age (Female)	40.1	42.0	41.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	5,785	18,318	35,154
# of persons per HH	2.4	2.5	2.6
Average HH income	\$73,308	\$71,186	\$68,903
Average house value	\$514,586	\$466,477	\$525,629

* Demographic data derived from 2010 US Census



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