

RETAIL SPACE FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1250 WEST GLENOAKS BOULEVARD, UNIT D

GLENDAL, CA 91201

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PRESIDENT

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SUITE 200
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CALDRE #00983560

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**OFFERING SUMMARY**

Available Space:	1,180 SF
Lease Rate:	\$3.25/SF/MO, NNN
Term:	3-5 Years
Building Size:	11,980 SF
Lot Size:	18,893 SF
Parking:	Shared in Common
Zoning:	C2

PROPERTY OVERVIEW

Retail space in a recently renovated shopping center on busy Glenoaks Boulevard; excellent, high-traffic mix of food and service uses including Domino's Pizza, The UPS Store, Karina's Hair Cutters, Glenoaks Café, Elite Cleaners, Aria Meat Market, Rafi's and Sipan Bakery; across the street from the Department of Motor Vehicles; building and monument signage available; Net Charges are estimated at \$.60 per square foot per month.

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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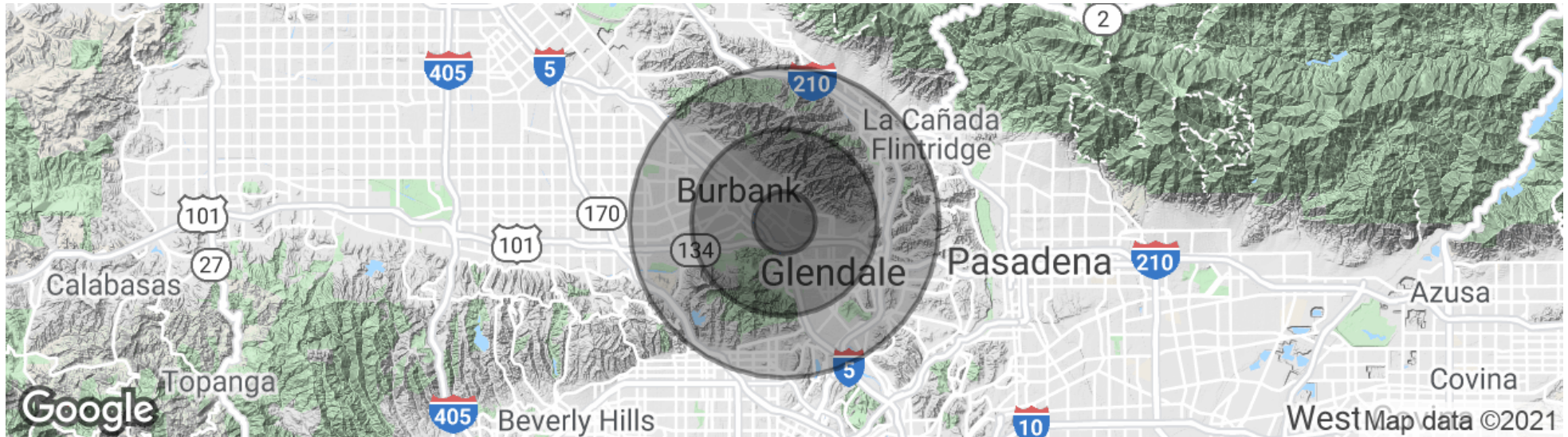
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	29,469	185,358	477,508
Median age	40.0	39.8	39.3
Median age (Male)	39.3	39.1	38.3
Median age (Female)	40.8	40.5	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	10,281	71,176	191,732
# of persons per HH	2.9	2.6	2.5
Average HH income	\$72,519	\$72,854	\$78,399
Average house value	\$706,597	\$609,360	\$636,441

* Demographic data derived from 2010 US Census

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