

OFFICE/RETAIL PROPERTY FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

PLAZA 111

107-117 EAST BROADWAY & 105-113 NORTH ARTSAKH AVENUE, GLENDALE, CA 91205

MARK MILLER

VICE PRESIDENT

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MMILLER@STEVENSONREALESTATE.COM

CALDRE #00689650

1111 NORTH BRAND BOULEVARD
SUITE 200
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	\$16,500,000
Building Size:	43,312 SF
Lot Size:	21,562 SF
Zoning:	DSP/AE Downtown Specific Plan / Art & Entertainment
Price/SF:	\$380.96
APN:	5642-005-079

PROPERTY OVERVIEW

Plaza 111 is a three-level office/retail property with ground floor retail including King Taco, Khinkali House Dumplings, Gabriella's New York City Pizza and Studio Kay along with second and third floor office space. There is a passageway which provides access between Brand Boulevard and Artsakh Avenue, and to the City parking structure with approximately 694 parking spaces and 90 minutes free parking. Located in the heart of Downtown Glendale in The Exchange, Plaza 111 is walking distance to an abundance of restaurants, shops, entertainment venues and services including heavily trafficked Brand Boulevard as well as The Americana at Brand and Glendale Galleria.

Drone Tour: <https://vimeo.com/527949736>

Property Website: <https://www.plaza111.com/>

Confidentiality Agreement (return completed form to Mark Miller for additional financial details): <https://buildout.com/docs/documents/1940623?token=8b4bfd9fdf004a3ce477573a155e13ef4fe98ac3>

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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The Americana at Brand



Glendale Galleria



Theater on Artsakh Avenue



Artsakh Avenue



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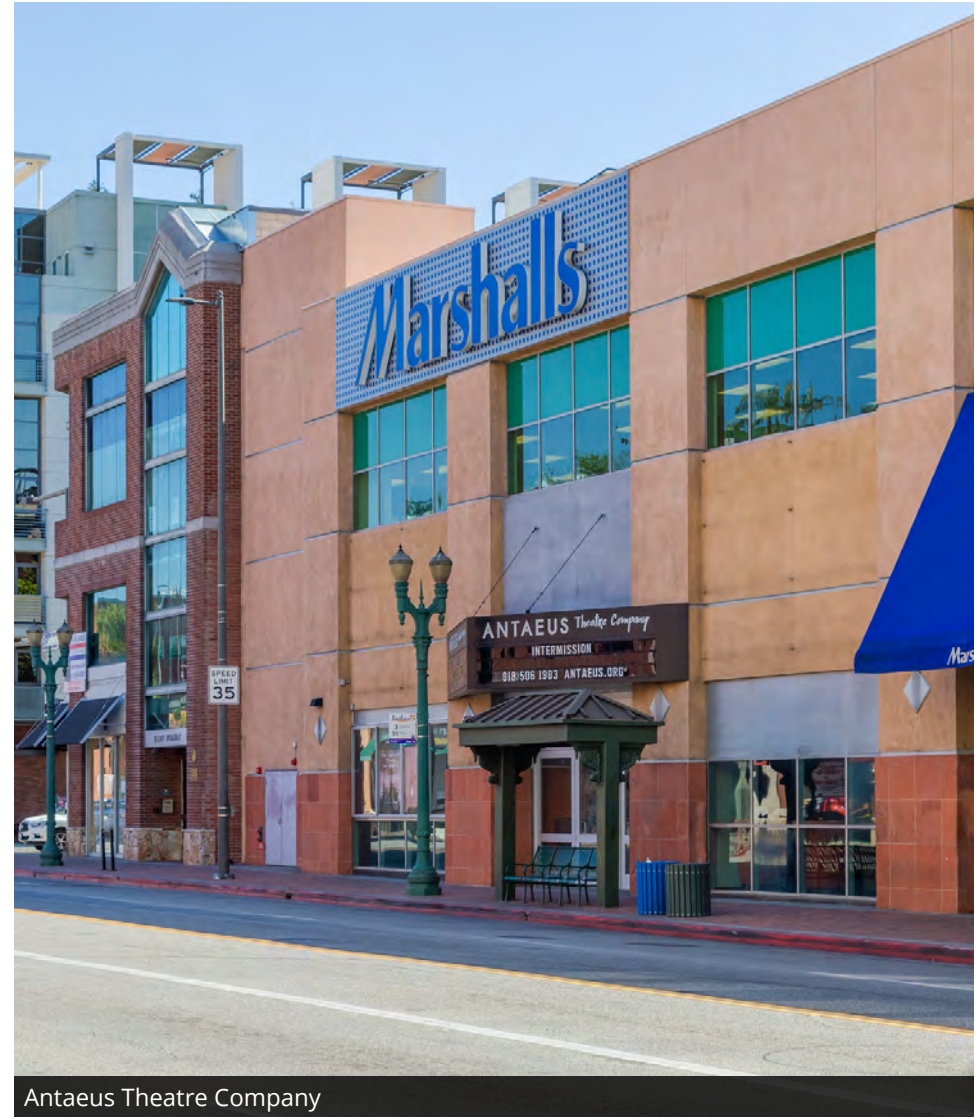
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Laemmle Glendale



Antaeus Theatre Company



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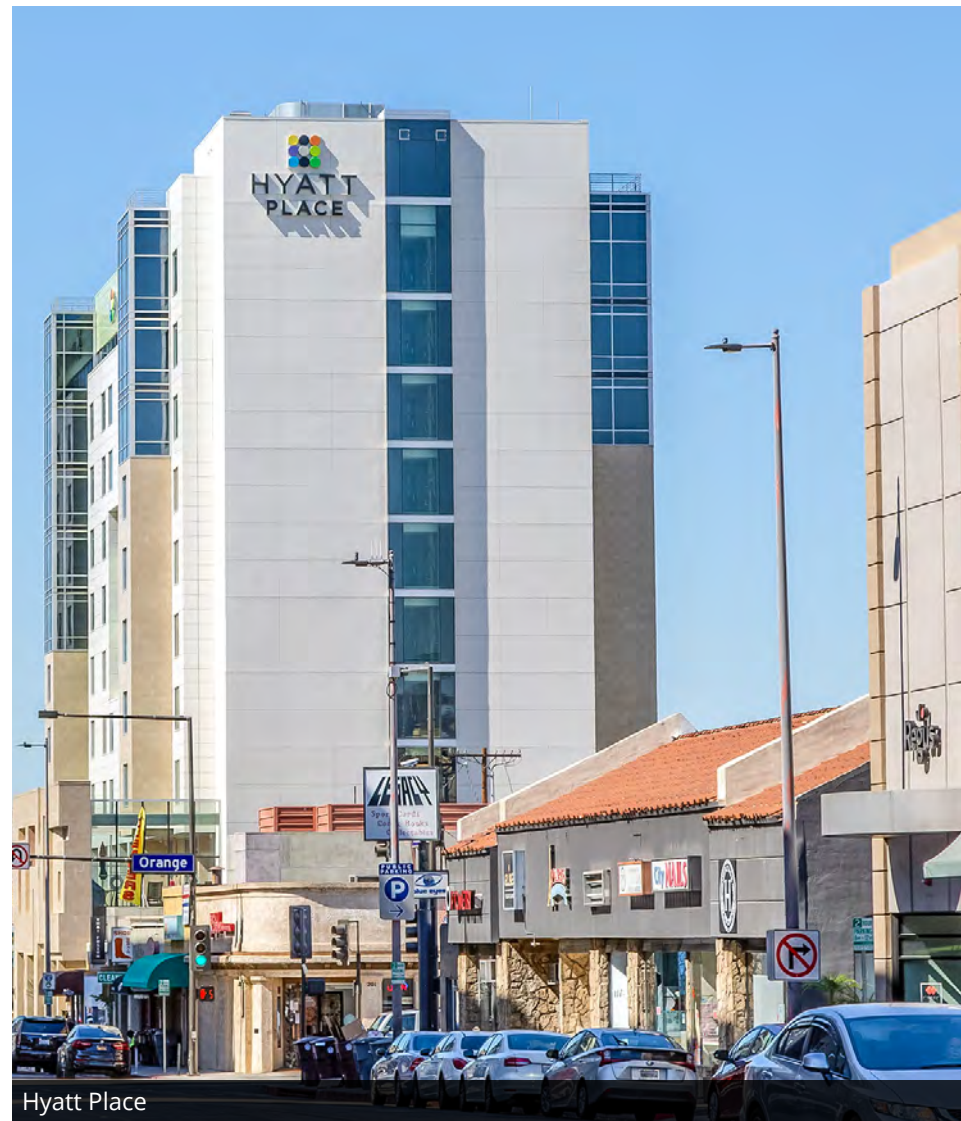
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INVESTMENT OVERVIEW

Price	\$16,500,000
Price per SF	\$380.96
CAP Rate	4.84%
Cash-on-Cash Return (yr 1)	3.8 %
Total Return (yr 1)	\$423,603
Debt Coverage Ratio	1.37

OPERATING DATA

Gross Scheduled Income	\$1,253,820
Other Income*	\$89,822
Total Scheduled Income	\$1,343,642
Vacancy Cost (5%)	\$67,182
Gross Income	\$1,276,459
Operating Expenses	\$478,160
Net Operating Income	\$798,299
Pre-Tax Cash Flow	\$216,337

FINANCING DATA (FOR ILLUSTRATION PURPOSES ONLY)**5-YEAR FIXED - 30YR AMT - 3.50% AS OF 3/10/21**

Down Payment	\$5,700,000
Loan Amount	\$10,800,000
Debt Service	\$581,962
Debt Service Monthly	\$48,496

*Projected income based on increase in real estate taxes to NNN tenants. Current real estate taxes are approximately \$53,377. Does not include tax increase to office tenants.

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**OFFERING SUMMARY**

Suite 200:	5,786 RSF
Lease Rate:	\$2.50/SF/MO, FSG
Suite 201:	2,206 RSF
Lease Rate:	\$2.60/SF/MO, FSG
Suites 200 & 201:	7,992 RSF
Lease Rate:	\$2.50/SF/MO, FSG
Term:	2-10 Years
Parking:	3 Spaces/1,000 SF City Lot

PROPERTY OVERVIEW

Suite 200: office suite with reception, large conference room, seven perimeter window offices, break room, storage room, bullpen area and two restrooms

Suite 201: office suite with seven (7) private offices, break room and storage room

Suites 200 & 201 are contiguous and can be combined.

Elevator served; walk to shopping and restaurants; located in Downtown Glendale in the Arts District near Laemmle Theatre; within a block of Glendale Galleria and The Americana at Brand; across the street from a live theater and adjacent to the city parking structure (3 spaces/1,000 SF) with monthly parking and 90-minute free parking for visitors; space shown by appointment

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**7,992 RENTABLE SQUARE FEET**

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(NOT TO SCALE)

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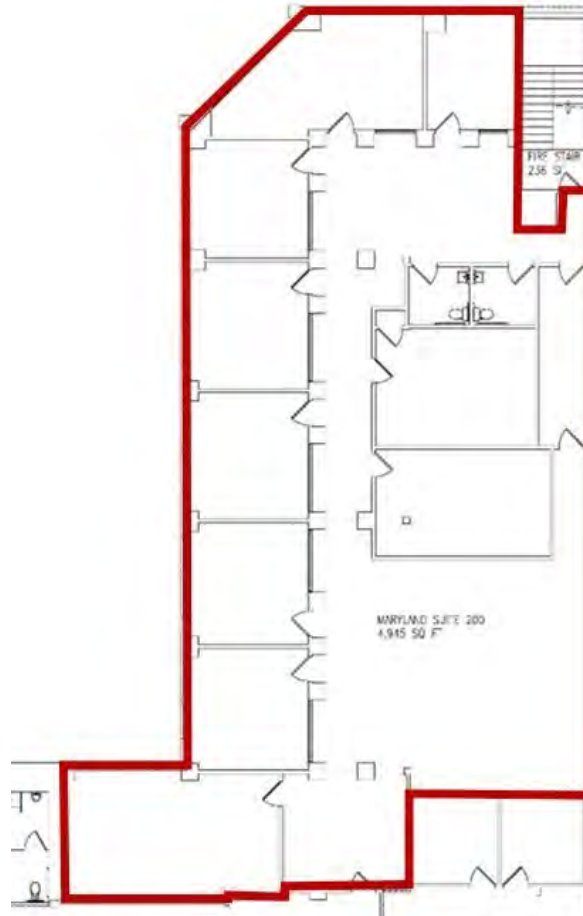
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5,786 RENTABLE SQUARE FEET

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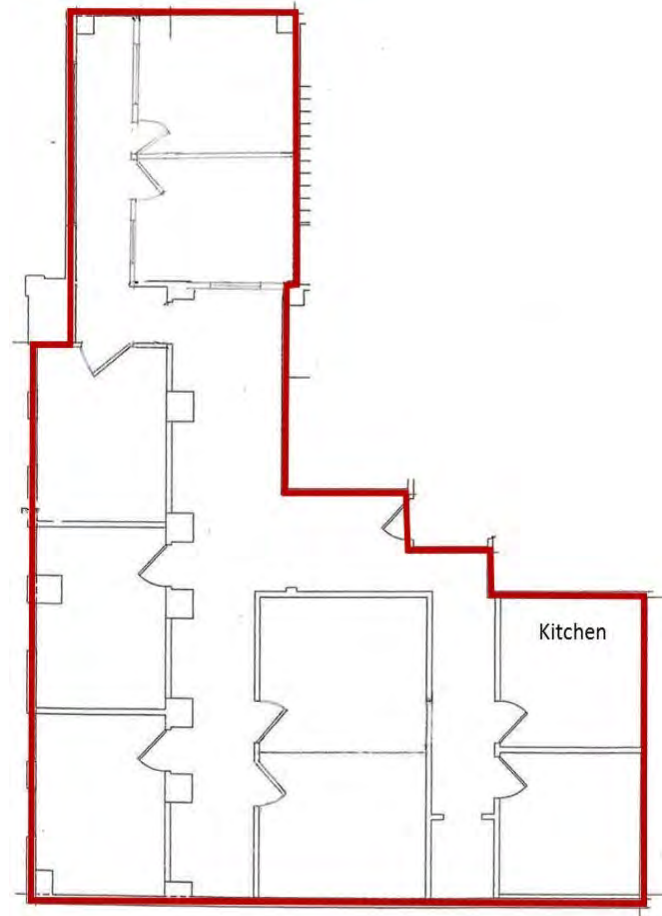
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2,206 RENTABLE SQUARE FEET

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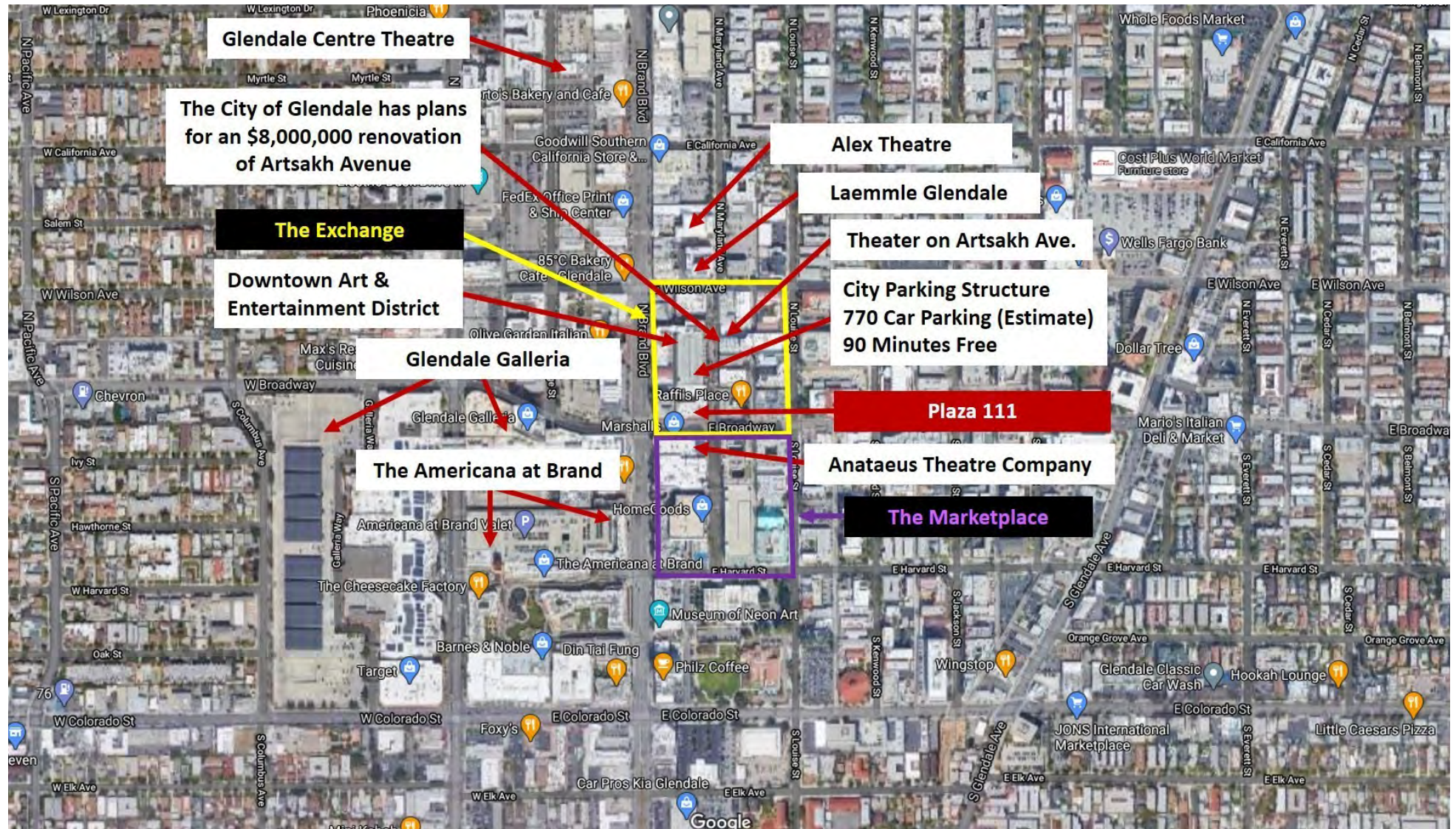
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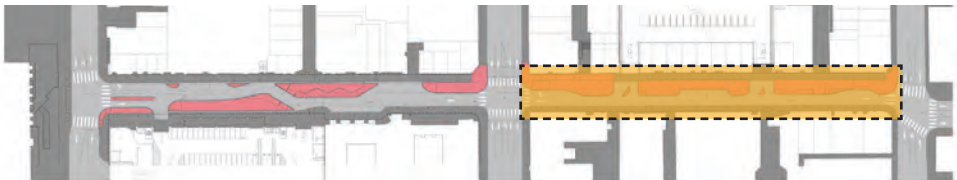
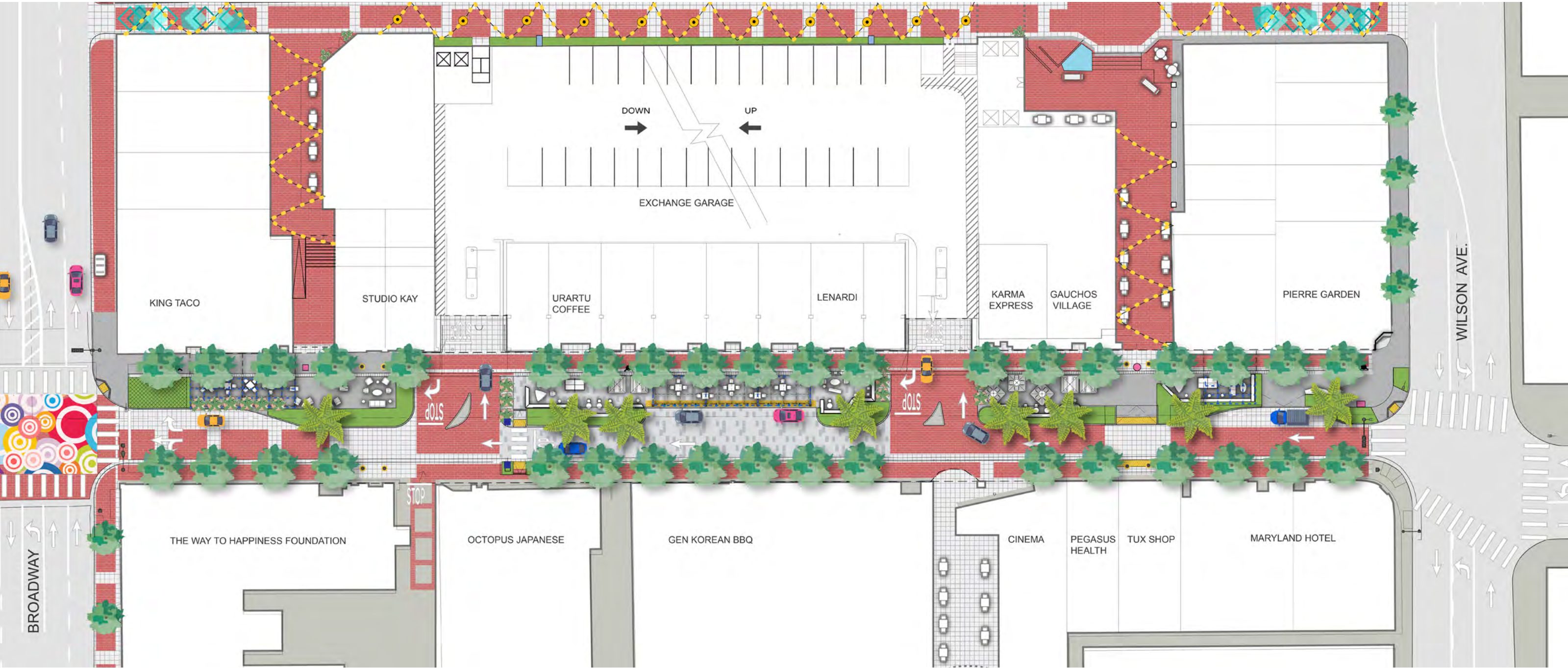
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PROPOSED
One-Way Shared Street Option - North Block Street Scene



Rendering of Artsakh Avenue provided by the City of Glendale. 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.

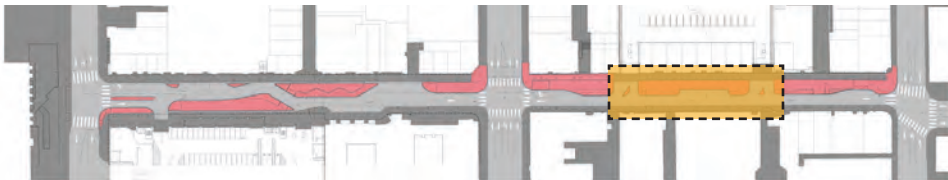
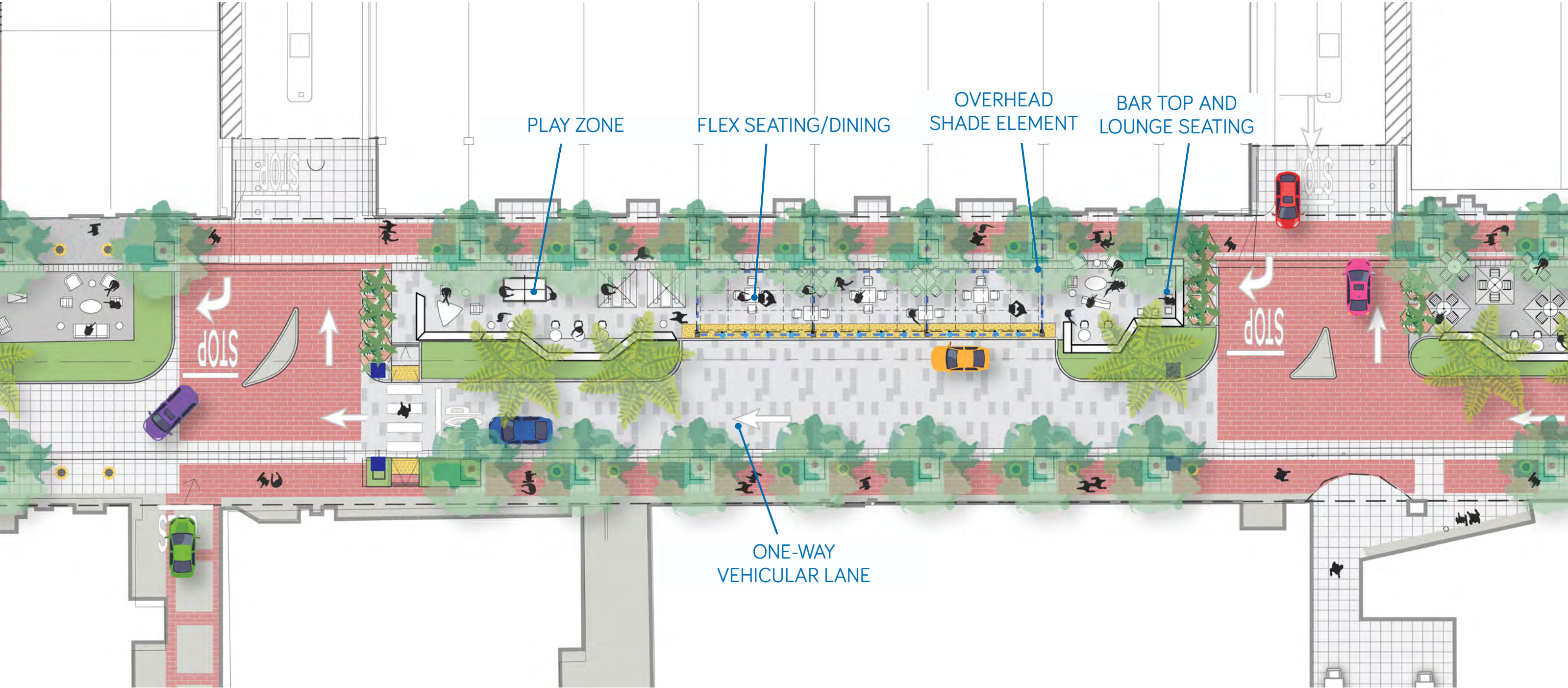
PROPOSED
Artsakh Avenue North



Key Map

Rendering of Artsakh Avenue provided by the City of Glendale. 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.

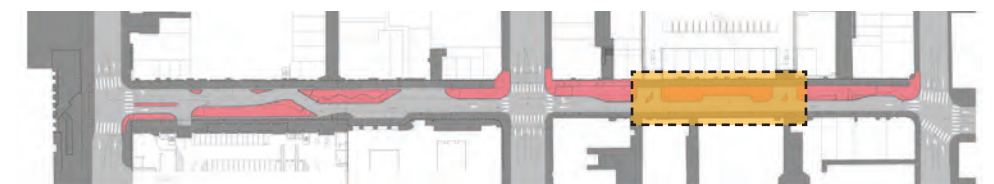
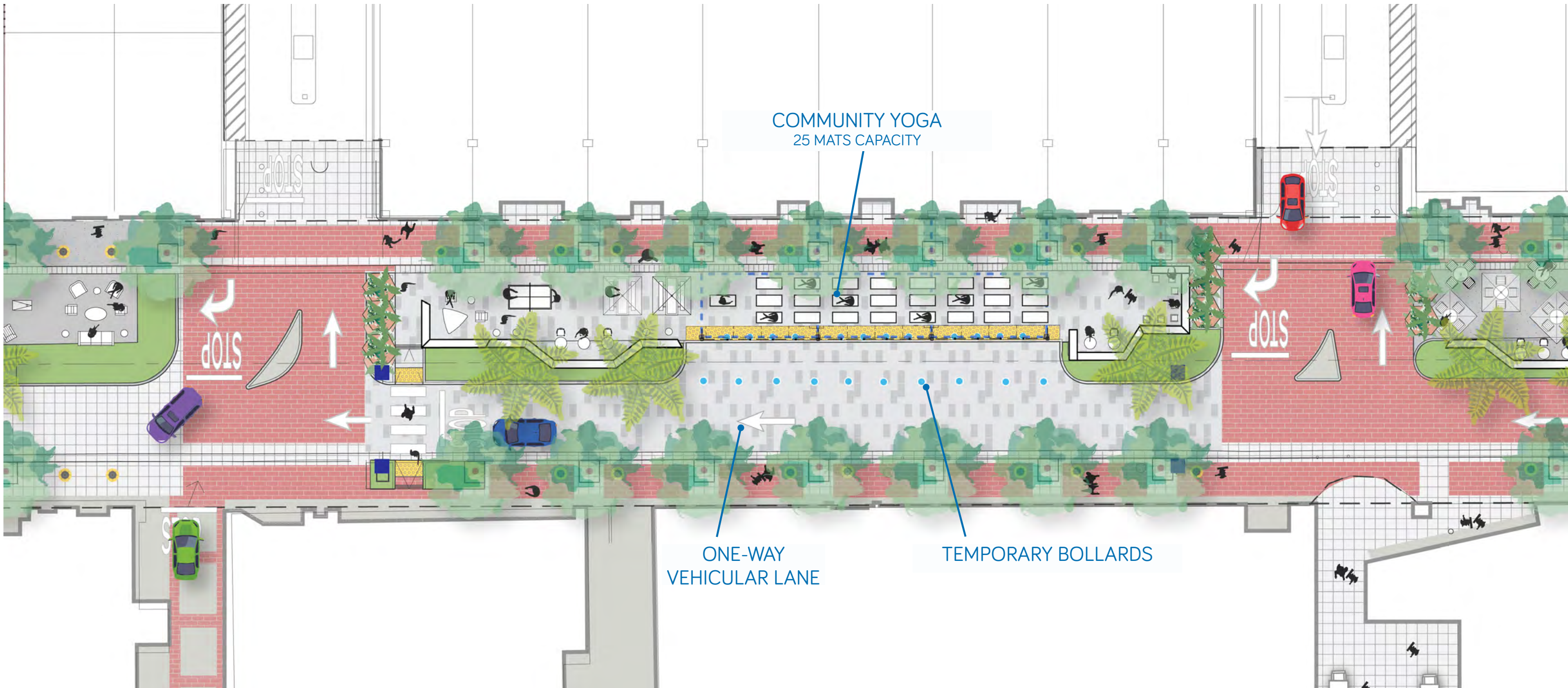
PROPOSED
Artsakh North Plaza



Key Map

PROPOSED

Artsakh North Plaza - Active Programming



Key Map

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Demographic Detail Report

Plaza III



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	74,063		231,495		574,159	
2020 Estimate	73,127		230,735		574,192	
2010 Census	66,505		221,566		561,667	
Growth 2020 - 2025	1.28%		0.33%		-0.01%	
Growth 2010 - 2020	9.96%		4.14%		2.23%	
2020 Population by Age	73,127		230,735		574,192	
Age 0 - 4	4,170	5.70%	12,865	5.58%	32,672	5.69%
Age 5 - 9	3,775	5.16%	12,016	5.21%	30,525	5.32%
Age 10 - 14	3,416	4.67%	11,189	4.85%	28,468	4.96%
Age 15 - 19	3,395	4.64%	11,159	4.84%	28,403	4.95%
Age 20 - 24	4,005	5.48%	12,774	5.54%	32,489	5.66%
Age 25 - 29	5,642	7.72%	17,132	7.42%	43,826	7.63%
Age 30 - 34	5,763	7.88%	17,270	7.48%	44,869	7.81%
Age 35 - 39	5,487	7.50%	16,757	7.26%	43,933	7.65%
Age 40 - 44	4,998	6.83%	15,798	6.85%	41,218	7.18%
Age 45 - 49	5,095	6.97%	16,504	7.15%	42,244	7.36%
Age 50 - 54	4,952	6.77%	16,157	7.00%	40,187	7.00%
Age 55 - 59	4,971	6.80%	16,167	7.01%	39,192	6.83%
Age 60 - 64	4,540	6.21%	14,754	6.39%	35,042	6.10%
Age 65 - 69	3,707	5.07%	12,082	5.24%	28,280	4.93%
Age 70 - 74	2,993	4.09%	9,581	4.15%	22,021	3.84%
Age 75 - 79	2,318	3.17%	7,103	3.08%	15,911	2.77%
Age 80 - 84	1,787	2.44%	5,253	2.28%	11,494	2.00%
Age 85+	2,112	2.89%	6,174	2.68%	13,417	2.34%
Age 65+	12,917	17.66%	40,193	17.42%	91,123	15.87%
Median Age	40.90		41.30		40.20	
Average Age	41.20		41.10		40.30	



Demographic Detail Report

Plaza III						
Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	73,127		230,735		574,192	
White	54,384	74.37%	168,138	72.87%	429,412	74.79%
Black	1,283	1.75%	4,538	1.97%	14,932	2.60%
Am. Indian & Alaskan	418	0.57%	1,745	0.76%	6,484	1.13%
Asian	13,922	19.04%	47,045	20.39%	101,525	17.68%
Hawaiian & Pacific Island	100	0.14%	305	0.13%	914	0.16%
Other	3,019	4.13%	8,964	3.88%	20,926	3.64%
Population by Hispanic Origin	73,127		230,735		574,192	
Non-Hispanic Origin	56,447	77.19%	166,512	72.17%	364,105	63.41%
Hispanic Origin	16,680	22.81%	64,223	27.83%	210,088	36.59%
2020 Median Age, Male	38.90		39.70		39.10	
2020 Average Age, Male	39.30		39.70		39.10	
2020 Median Age, Female	42.90		42.90		41.40	
2020 Average Age, Female	42.80		42.50		41.40	
2020 Population by Occupation Classification	61,091		192,432		476,852	
Civilian Employed	35,676	58.40%	117,082	60.84%	304,234	63.80%
Civilian Unemployed	2,049	3.35%	5,933	3.08%	14,821	3.11%
Civilian Non-Labor Force	23,316	38.17%	69,268	36.00%	157,596	33.05%
Armed Forces	50	0.08%	149	0.08%	201	0.04%
Households by Marital Status						
Married	13,058		40,655		91,265	
Married No Children	7,579		23,437		51,603	
Married w/Children	5,480		17,218		39,662	
2020 Population by Education	58,296		183,209		460,203	
Some High School, No Diploma	11,179	19.18%	29,644	16.18%	77,491	16.84%
High School Grad (Incl Equivalency)	12,187	20.91%	31,844	17.38%	75,009	16.30%
Some College, No Degree	14,533	24.93%	45,887	25.05%	107,412	23.34%
Associate Degree	3,930	6.74%	12,476	6.81%	38,568	8.38%
Bachelor Degree	11,713	20.09%	42,897	23.41%	108,359	23.55%
Advanced Degree	4,754	8.15%	20,461	11.17%	53,364	11.60%



Demographic Detail Report

Plaza III							
Radius		1 Mile		3 Mile		5 Mile	
2020 Population by Occupation		67,932		222,956		581,751	
Real Estate & Finance	2,461	3.62%	7,744	3.47%	18,484	3.18%	
Professional & Management	15,979	23.52%	63,661	28.55%	172,767	29.70%	
Public Administration	1,323	1.95%	4,368	1.96%	9,252	1.59%	
Education & Health	8,955	13.18%	28,803	12.92%	66,043	11.35%	
Services	8,029	11.82%	21,926	9.83%	58,139	9.99%	
Information	1,430	2.11%	7,441	3.34%	24,941	4.29%	
Sales	9,698	14.28%	29,211	13.10%	70,736	12.16%	
Transportation	2,221	3.27%	6,508	2.92%	26,146	4.49%	
Retail	4,506	6.63%	13,020	5.84%	31,260	5.37%	
Wholesale	904	1.33%	3,024	1.36%	7,653	1.32%	
Manufacturing	2,421	3.56%	7,534	3.38%	19,470	3.35%	
Production	3,949	5.81%	10,594	4.75%	25,562	4.39%	
Construction	2,099	3.09%	6,506	2.92%	17,566	3.02%	
Utilities	1,681	2.47%	4,931	2.21%	10,426	1.79%	
Agriculture & Mining	41	0.06%	263	0.12%	858	0.15%	
Farming, Fishing, Forestry	23	0.03%	107	0.05%	467	0.08%	
Other Services	2,212	3.26%	7,315	3.28%	21,981	3.78%	
2020 Worker Travel Time to Job		33,354		109,824		283,623	
<30 Minutes	20,939	62.78%	62,951	57.32%	151,607	53.45%	
30-60 Minutes	9,635	28.89%	35,766	32.57%	99,195	34.97%	
60+ Minutes	2,780	8.33%	11,107	10.11%	32,821	11.57%	
2010 Households by HH Size		25,544		83,549		215,113	
1-Person Households	7,024	27.50%	22,260	26.64%	63,435	29.49%	
2-Person Households	7,272	28.47%	24,467	29.28%	62,993	29.28%	
3-Person Households	4,610	18.05%	14,777	17.69%	35,012	16.28%	
4-Person Households	4,147	16.23%	13,076	15.65%	29,946	13.92%	
5-Person Households	1,586	6.21%	5,360	6.42%	13,362	6.21%	
6-Person Households	560	2.19%	2,099	2.51%	5,640	2.62%	
7 or more Person Households	345	1.35%	1,510	1.81%	4,725	2.20%	
2020 Average Household Size		2.60		2.60		2.60	
Households							
2025 Projection	28,351		86,383		217,361		
2020 Estimate	28,004		86,227		217,746		
2010 Census	25,545		83,549		215,113		
Growth 2020 - 2025	1.24%		0.18%		-0.18%		
Growth 2010 - 2020	9.63%		3.21%		1.22%		



Demographic Detail Report

Plaza III					
Radius	1 Mile		3 Mile		5 Mile
2020 Households by HH Income	28,003		86,226		217,746
<\$25,000	8,187	29.24%	18,428	21.37%	44,015 20.21%
\$25,000 - \$50,000	5,651	20.18%	15,113	17.53%	39,578 18.18%
\$50,000 - \$75,000	4,396	15.70%	13,121	15.22%	34,105 15.66%
\$75,000 - \$100,000	3,074	10.98%	10,649	12.35%	25,427 11.68%
\$100,000 - \$125,000	2,669	9.53%	8,815	10.22%	21,437 9.84%
\$125,000 - \$150,000	1,410	5.04%	5,509	6.39%	13,214 6.07%
\$150,000 - \$200,000	1,237	4.42%	5,954	6.91%	16,028 7.36%
\$200,000+	1,379	4.92%	8,637	10.02%	23,942 11.00%
2020 Avg Household Income	\$71,662		\$93,304		\$96,011
2020 Med Household Income	\$50,826		\$67,886		\$68,417
2020 Occupied Housing	28,004		86,227		217,746
Owner Occupied	5,104	18.23%	29,764	34.52%	76,628 35.19%
Renter Occupied	22,900	81.77%	56,463	65.48%	141,118 64.81%
2010 Housing Units	30,047		92,706		235,669
1 Unit	4,402	14.65%	35,305	38.08%	100,963 42.84%
2 - 4 Units	2,971	9.89%	9,877	10.65%	25,704 10.91%
5 - 19 Units	12,606	41.95%	25,907	27.95%	58,446 24.80%
20+ Units	10,068	33.51%	21,617	23.32%	50,556 21.45%
2020 Housing Value	5,104		29,763		76,627
<\$100,000	116	2.27%	273	0.92%	542 0.71%
\$100,000 - \$200,000	21	0.41%	33	0.11%	130 0.17%
\$200,000 - \$300,000	129	2.53%	269	0.90%	475 0.62%
\$300,000 - \$400,000	562	11.01%	1,116	3.75%	2,111 2.75%
\$400,000 - \$500,000	1,164	22.81%	2,281	7.66%	5,108 6.67%
\$500,000 - \$1,000,000	2,784	54.55%	17,896	60.13%	43,981 57.40%
\$1,000,000+	328	6.43%	7,895	26.53%	24,280 31.69%
2020 Median Home Value	\$600,575		\$804,802		\$840,459
2020 Housing Units by Yr Built	30,110		92,903		236,132
Built 2010+	2,883	9.57%	4,413	4.75%	7,906 3.35%
Built 2000 - 2010	1,363	4.53%	3,157	3.40%	8,286 3.51%
Built 1990 - 1999	2,152	7.15%	5,468	5.89%	13,074 5.54%
Built 1980 - 1989	6,201	20.59%	12,721	13.69%	25,123 10.64%
Built 1970 - 1979	4,733	15.72%	12,265	13.20%	26,590 11.26%
Built 1960 - 1969	3,565	11.84%	11,858	12.76%	32,185 13.63%
Built 1950 - 1959	2,826	9.39%	12,042	12.96%	34,938 14.80%
Built <1949	6,387	21.21%	30,979	33.35%	88,030 37.28%
2020 Median Year Built	1974		1962		1958

