

# MEDICAL OFFICE BUILDING FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

406 EAST COLORADO STREET  
GLENDALE, CA 91205

**MARK MILLER**

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SUITE 250  
GLENDALE, CA 91202  
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CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	\$5,900,000
Building Size:	7,840 SF
Lot Size:	24,269 SF
Zoning:	DSP/EB Downtown Specific Plan/East Broadway
APN:	5641-004-007
Year Built / Renovated:	1932 / 2011

PROPERTY OVERVIEW

The property consists of an approximately 7,840 square foot building currently occupied by medical uses. The building sits on over a half acre of land with 160 lineal feet of frontage on Colorado. The property is striped for 39 cars including 3 ADA spaces.

**The existing tenant's lease runs through January 31, 2028 at \$16,940/month, NNN.\* Tenant may be open to terminating the master lease. Buyer would be able to occupy 5,290 square feet upon close of escrow and the entire building commencing January 2028. Call for details.**

\*Landlord is responsible for the roof and plumbing outside of the building. Tenant is not responsible for any increases in property taxes due to the sale, refinance or other conveyance of the building.

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



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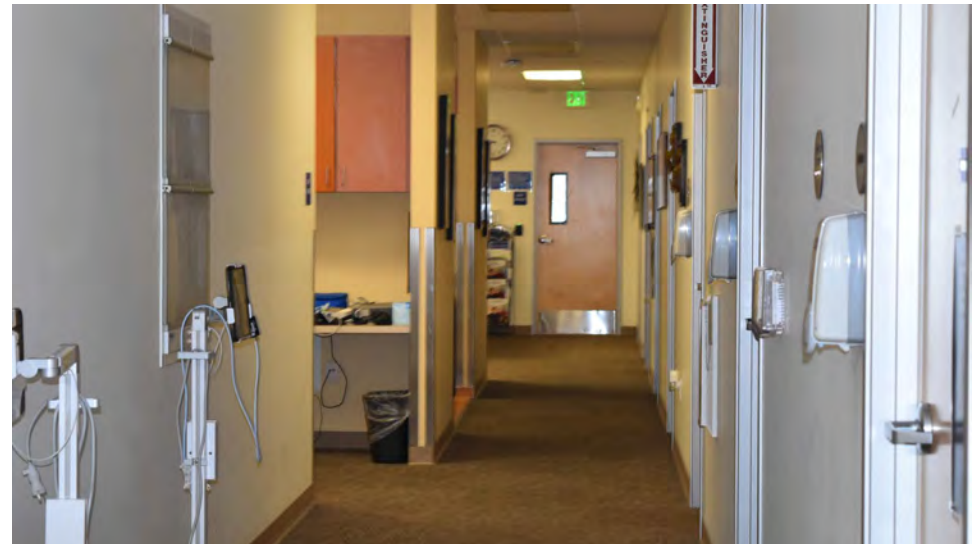
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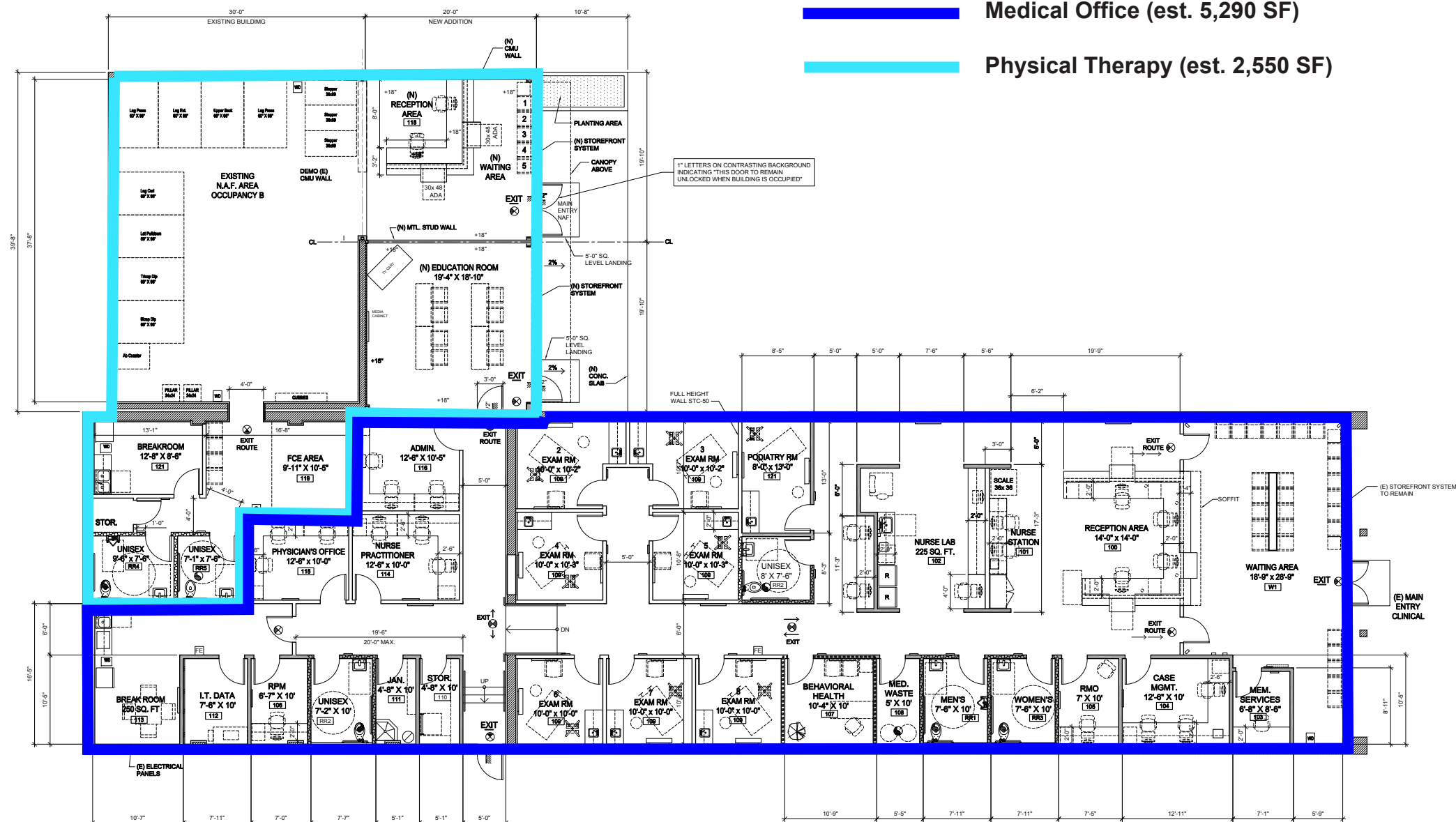
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## FLOOR PLAN

**Medical Office (est. 5,290 SF)**

### Physical Therapy (est. 2,550 SF)



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E Colorado St



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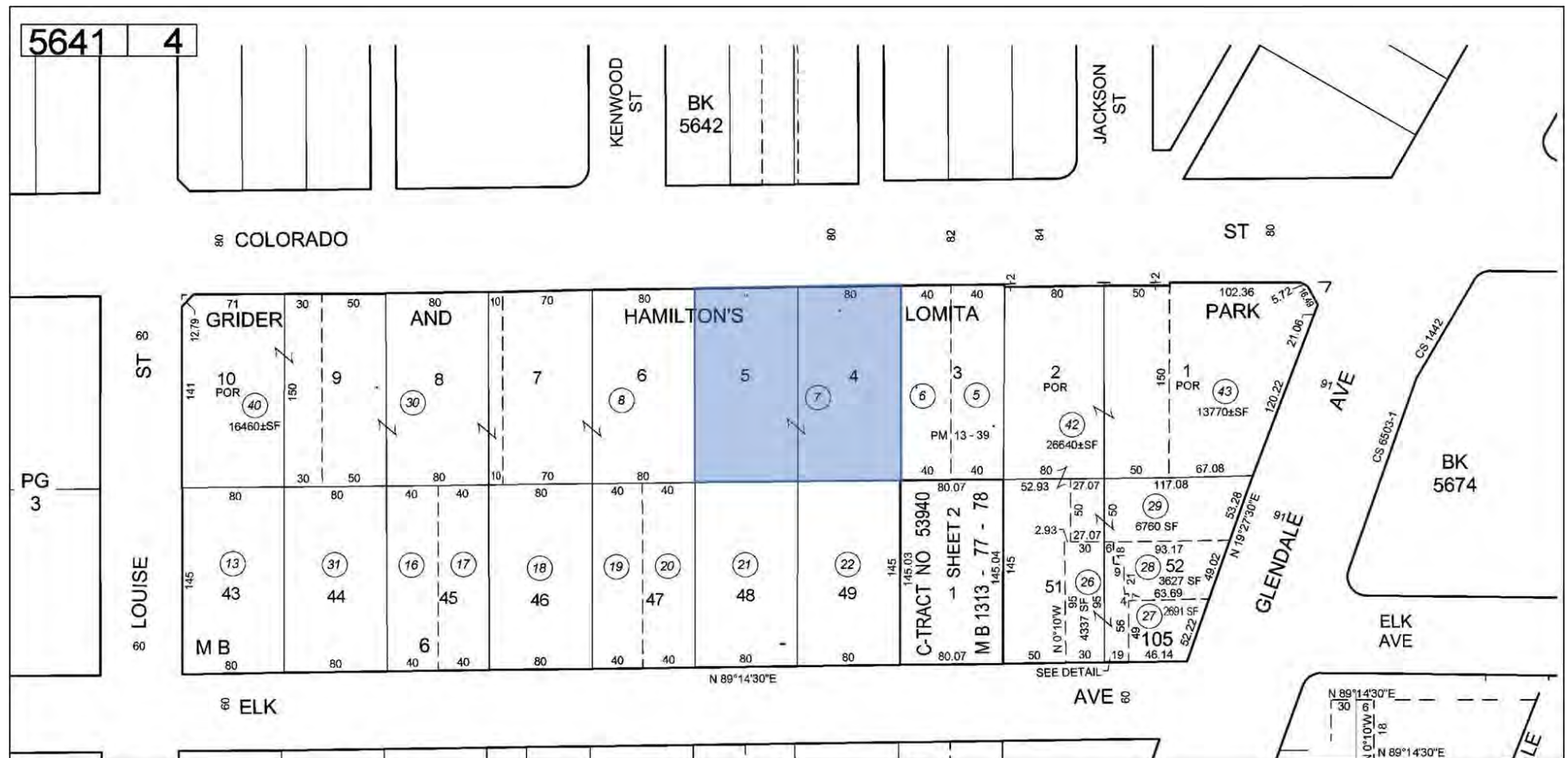
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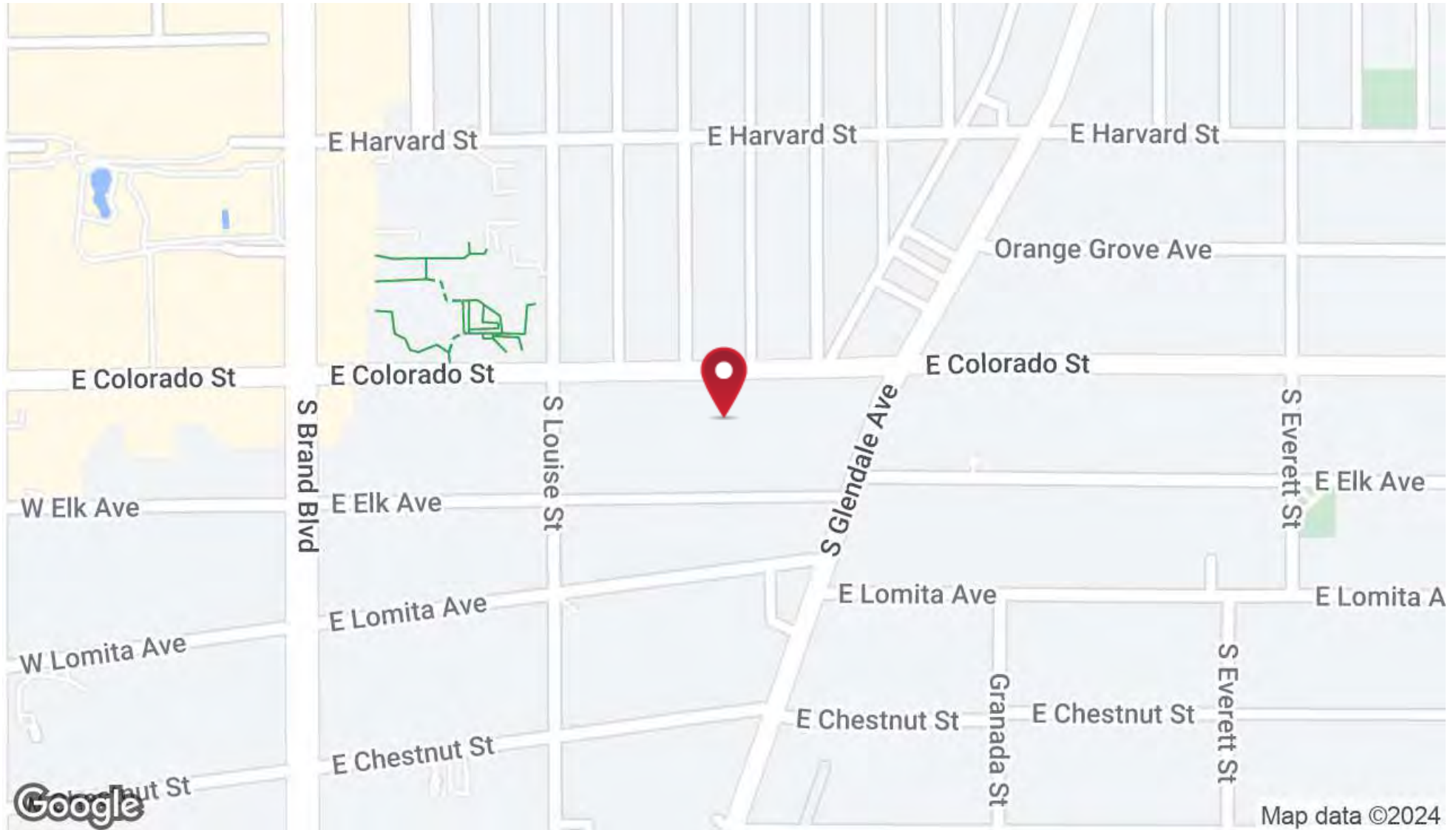
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	70,501	236,850	590,324
Average Age	40.3	40.2	39.7
Average Age (Male)	39.1	39.1	38.9
Average Age (Female)	42.2	41.7	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	28,821	94,742	247,609
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$66,691	\$96,589	\$98,850
Average House Value	\$416,239	\$683,138	\$722,814

\* Demographic data derived from 2020 ACS - US Census



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