



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Creative Office
For Lease

1851 Flower Street, Glendale, CA, 91201



KRIS HONS

CHIEF OPERATING OFFICER

O: 818.956.7001 X127 | C: 626.826.2431

KHons@stevensonrealestate.com

CALDRE #01807261

DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 310.740.7028

RandyS@stevensonrealestate.com

CALDRE #01228475

DAVID ZIEGENFUSS

SALES ASSOCIATE

O: 818.956.7001 X116 | C: 818.652.0632

DavidZ@stevensonrealestate.com

CALDRE #02149295

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Aerial Overview



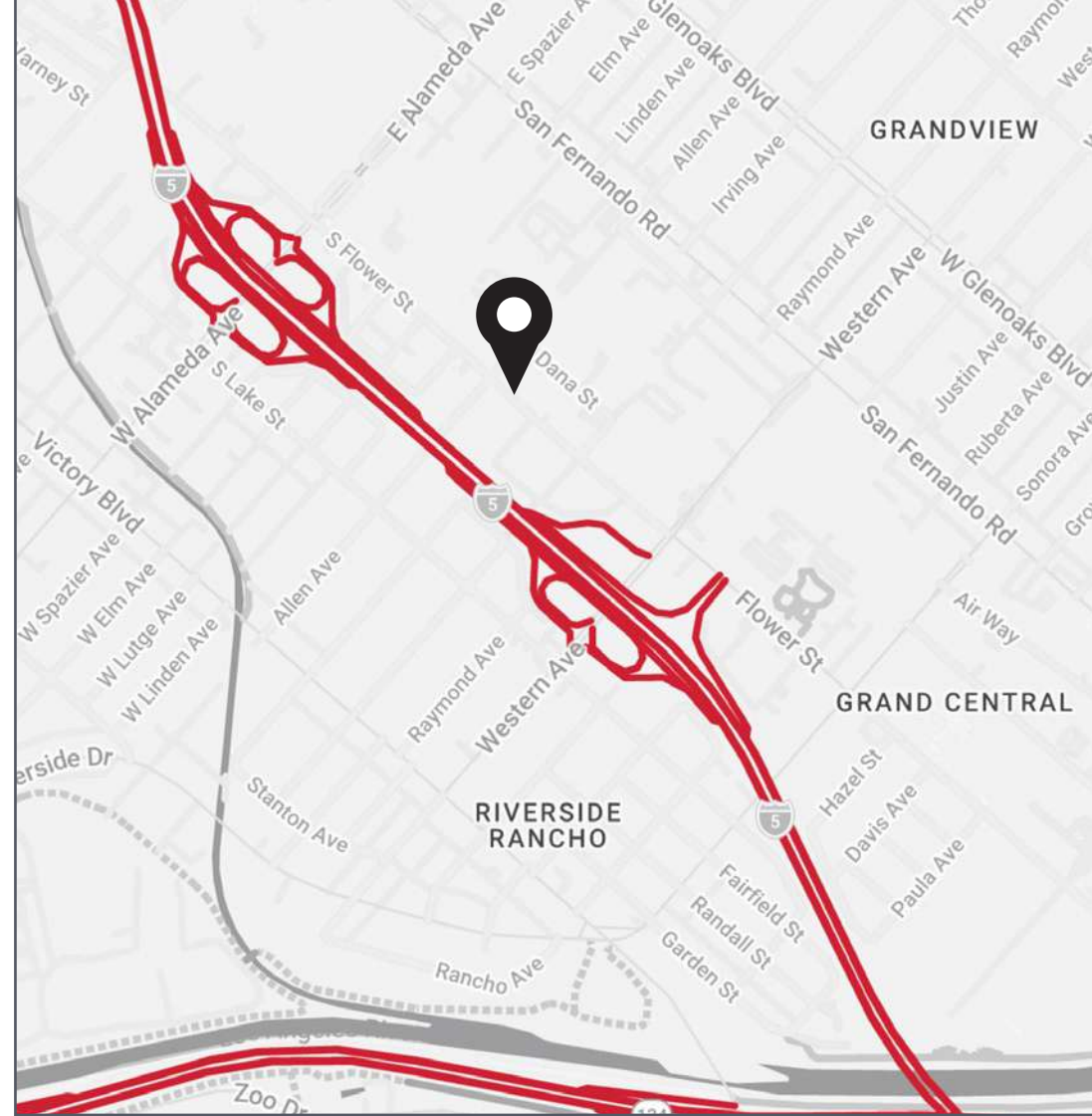
Offering Summary

BUILDING SIZE	7,242 SF
LEASE RATE	\$3.50 / PSF / MO, MG

Property Overview

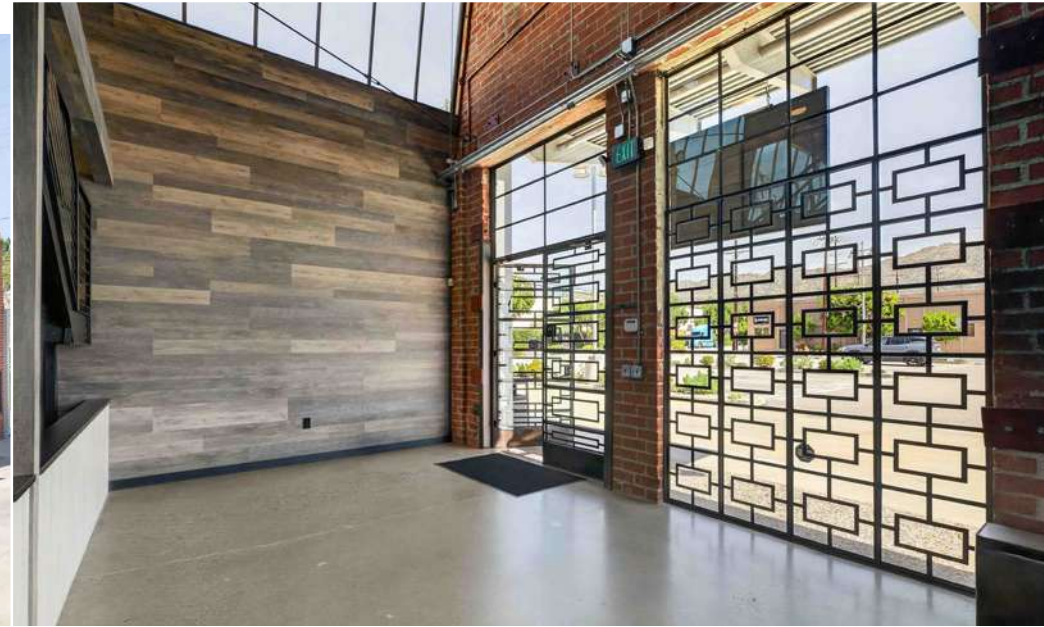
Located in the heart of Glendale's thriving commercial corridor, 1851 Flower Street is a 7,242-square-foot specialized compounding pharmacy facility designed to support pharmaceutical production, laboratory operations, and administrative functions. The property offers a highly functional layout tailored for pharmacy and healthcare-related uses, featuring clean-room capable areas, production space, storage, and professional office accommodations.

The building provides an efficient blend of operational infrastructure and modern workspace design, making it ideal for compounding, biotech, medical manufacturing, or specialty healthcare services. High ceilings, flexible floor plans, and utility capacity support a variety of technical and laboratory requirements, while dedicated loading and secure access enhance operational efficiency.

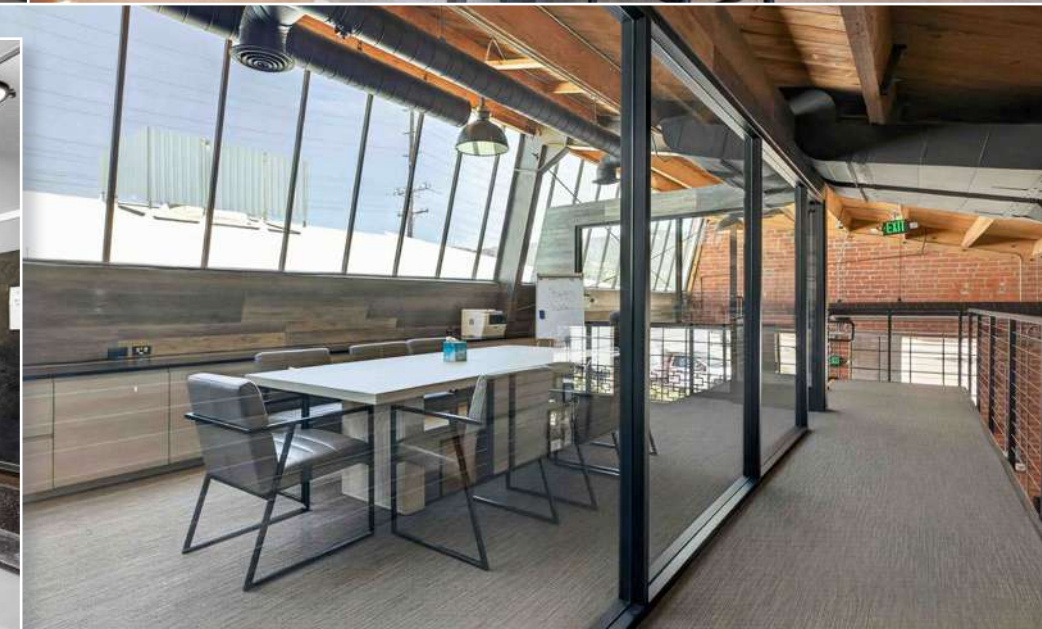
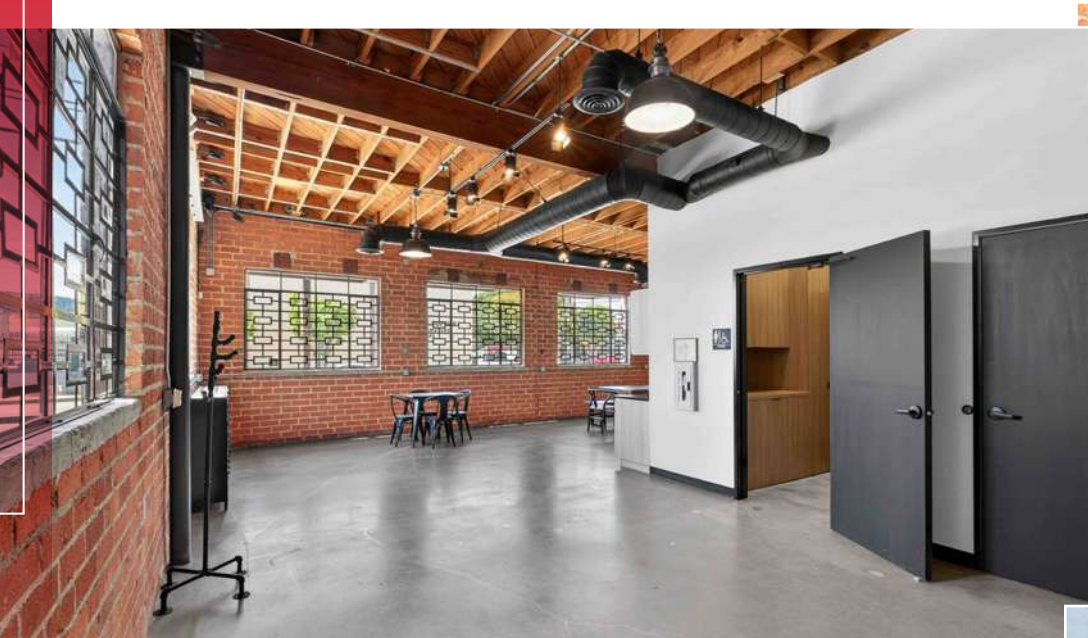


DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical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

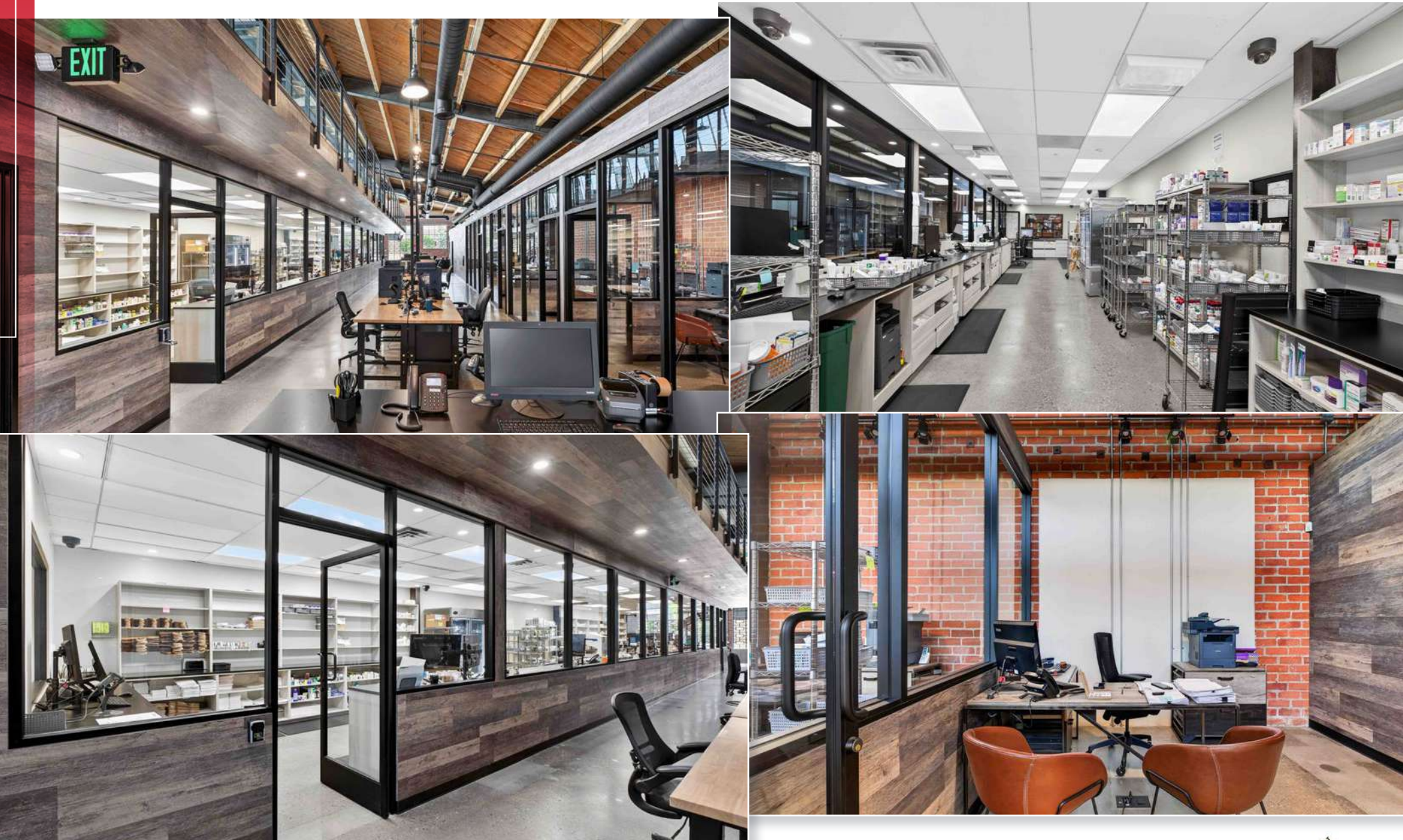
Property Photos



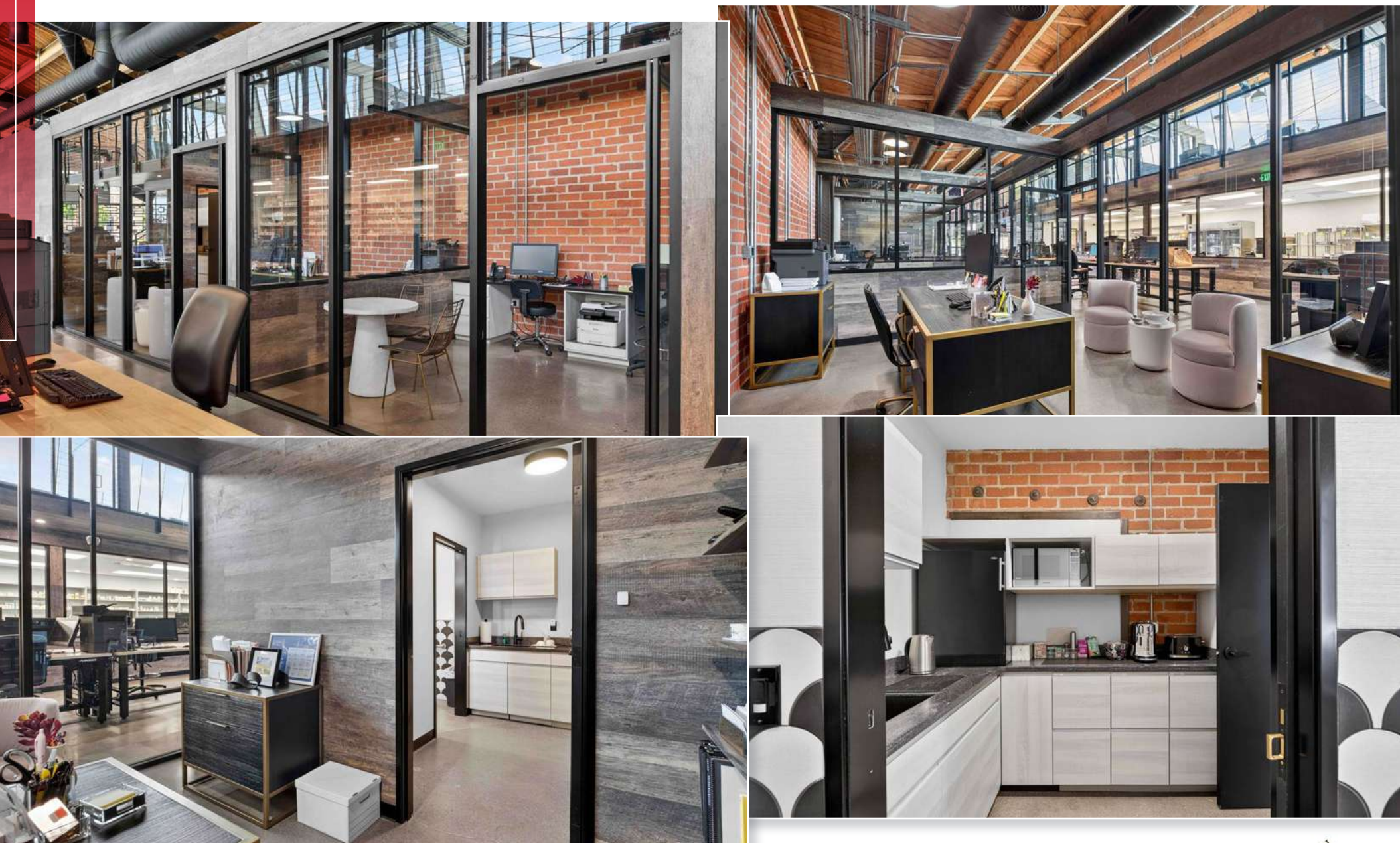
Property Photos



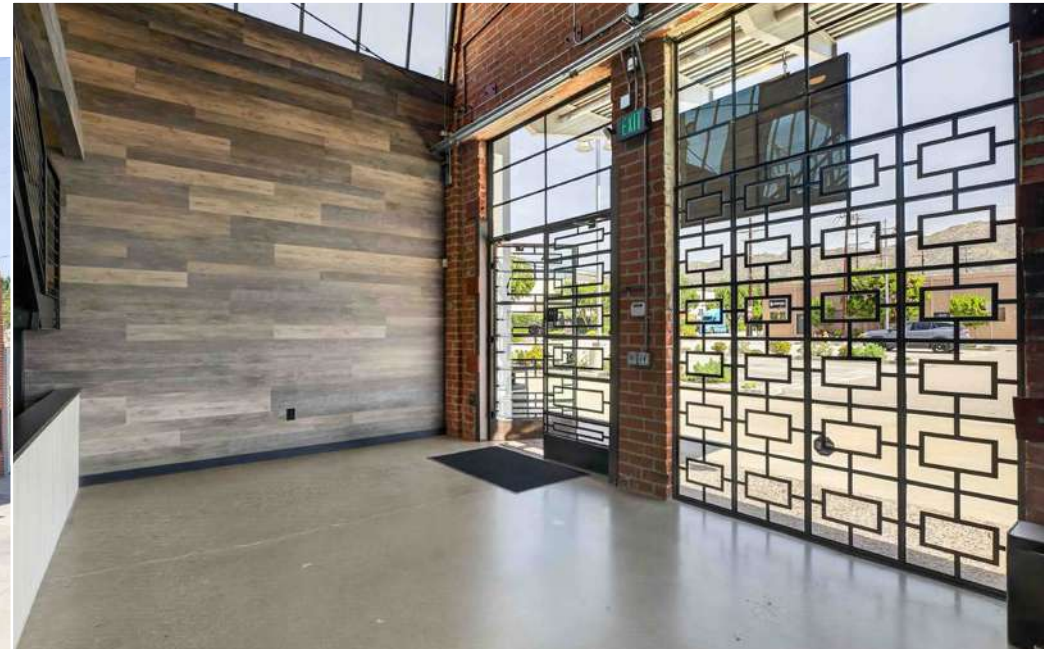
Property Photos



Property Photos



Property Photos



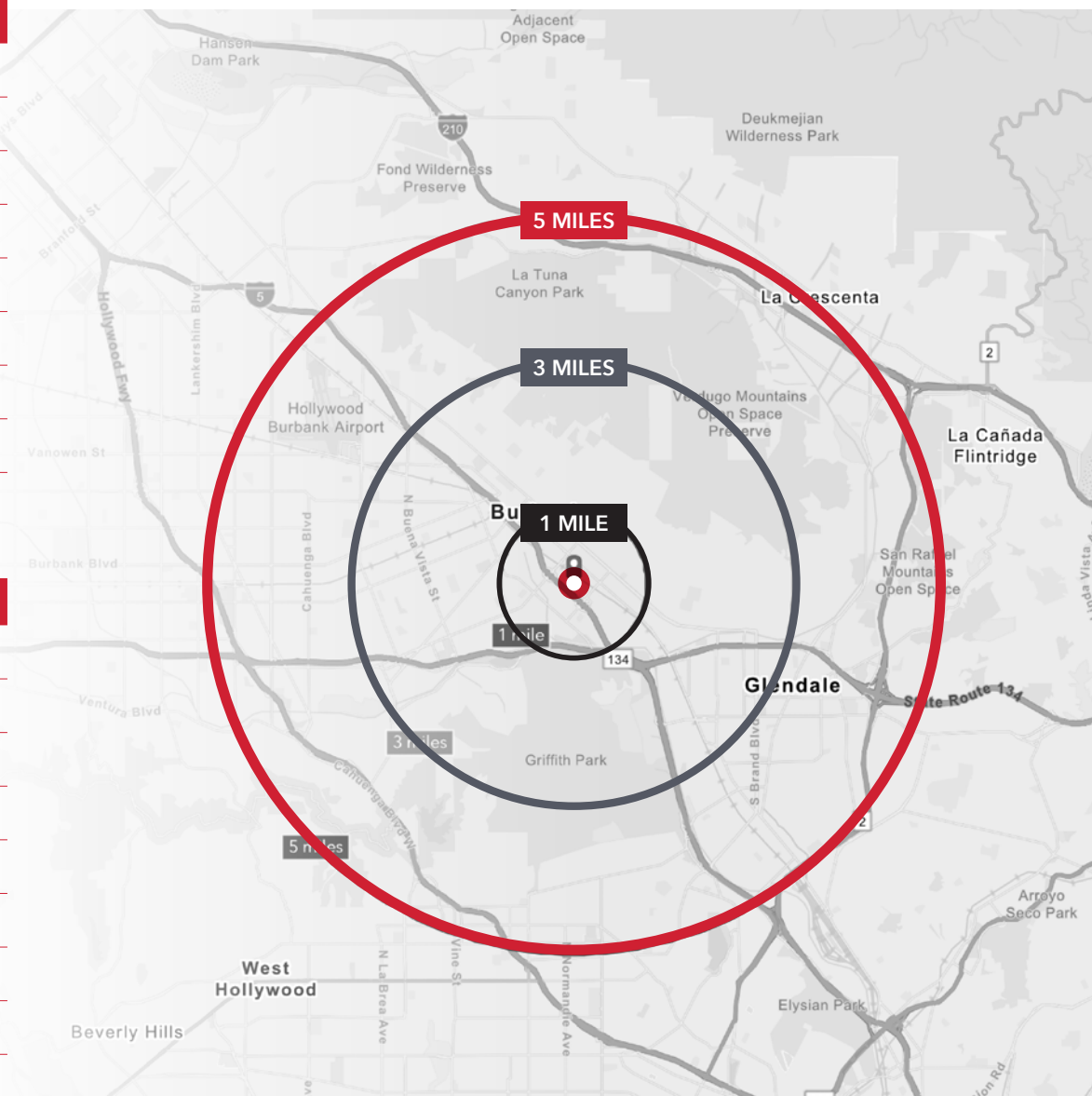
Location Map



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	34,474	170,312	497,418
Households	14,496	71,965	219,639
Families	8,638	43,294	115,729
Average Household Size	2.36	2.35	2.23
Owner Occupied Housing Units	3,051	25,234	69,597
Renter Occupied Housing Units	11,445	46,731	150,042
Median Age	42.0	42.0	40.5
Median Household Income	\$75,649	\$92,629	\$88,898
Average Household Income	\$104,748	\$131,153	\$131,226

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	33,804	169,611	496,821
Households	14,579	73,562	224,868
Families	8,709	44,232	118,516
Average Household Size	2.30	2.28	2.18
Owner Occupied Housing Units	3,194	25,855	71,195
Renter Occupied Housing Units	11,385	47,708	153,672
Median Age	44.1	43.6	42.0
Median Household Income	\$84,619	\$104,839	\$100,897
Average Household Income	\$118,107	\$145,981	\$145,613



For more information, please contact:

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PRESIDENT

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