



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office Suite
For Lease

529 Hahn Avenue, Glendale, CA 91203



ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER

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CALDRE #00704267

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

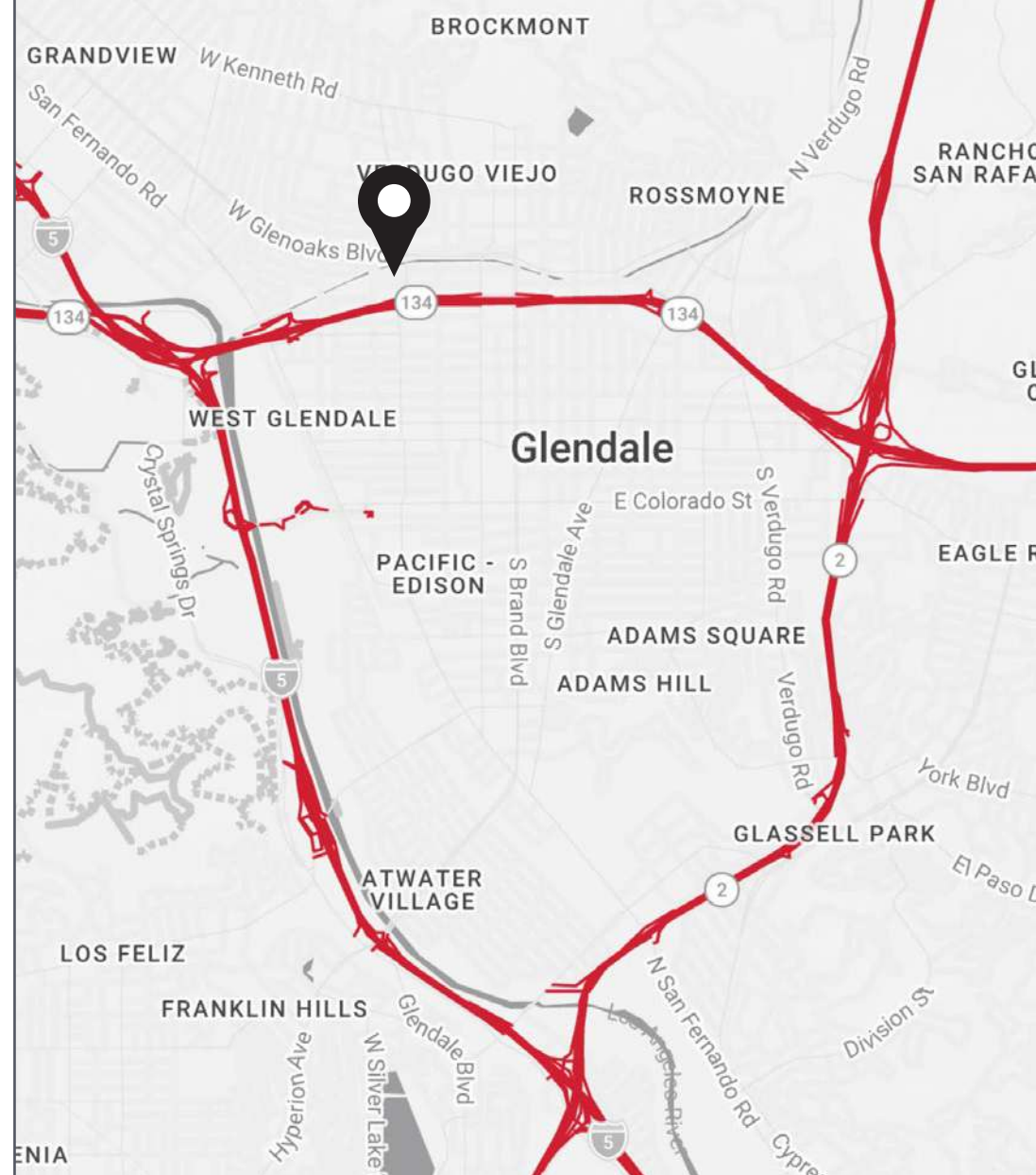
AVAILABLE SPACE	4,000 SF
SUITE NUMBER	201
LEASE RATE	\$2.25 / SF / MO, MG
TOTAL MONTHLY RENT	\$9,000, MG
LEASE TERM	Submit
ALLOCATED PARKING SPACES	12
TOTAL BUILDING SIZE	10,600 SF

Property Overview

Easy-access, second-floor office suite in a low-profile building, just two blocks from the 134 Freeway Pacific Avenue east/west on/off ramps. Close proximity to local eateries and neighborhood services for convenience, as well as to Fremont Park.

With its open-plenum high ceiling, the office suite offers a creative-space ambience for productive work flow. It consists of an open bullpen area plus four private offices - ideal for professional uses such as architectural, engineering or accounting offices among others.

Please note that City of Glendale has no local tax on businesses.



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.

Aerial Map



Property Photos



Property Photos



Property Photos



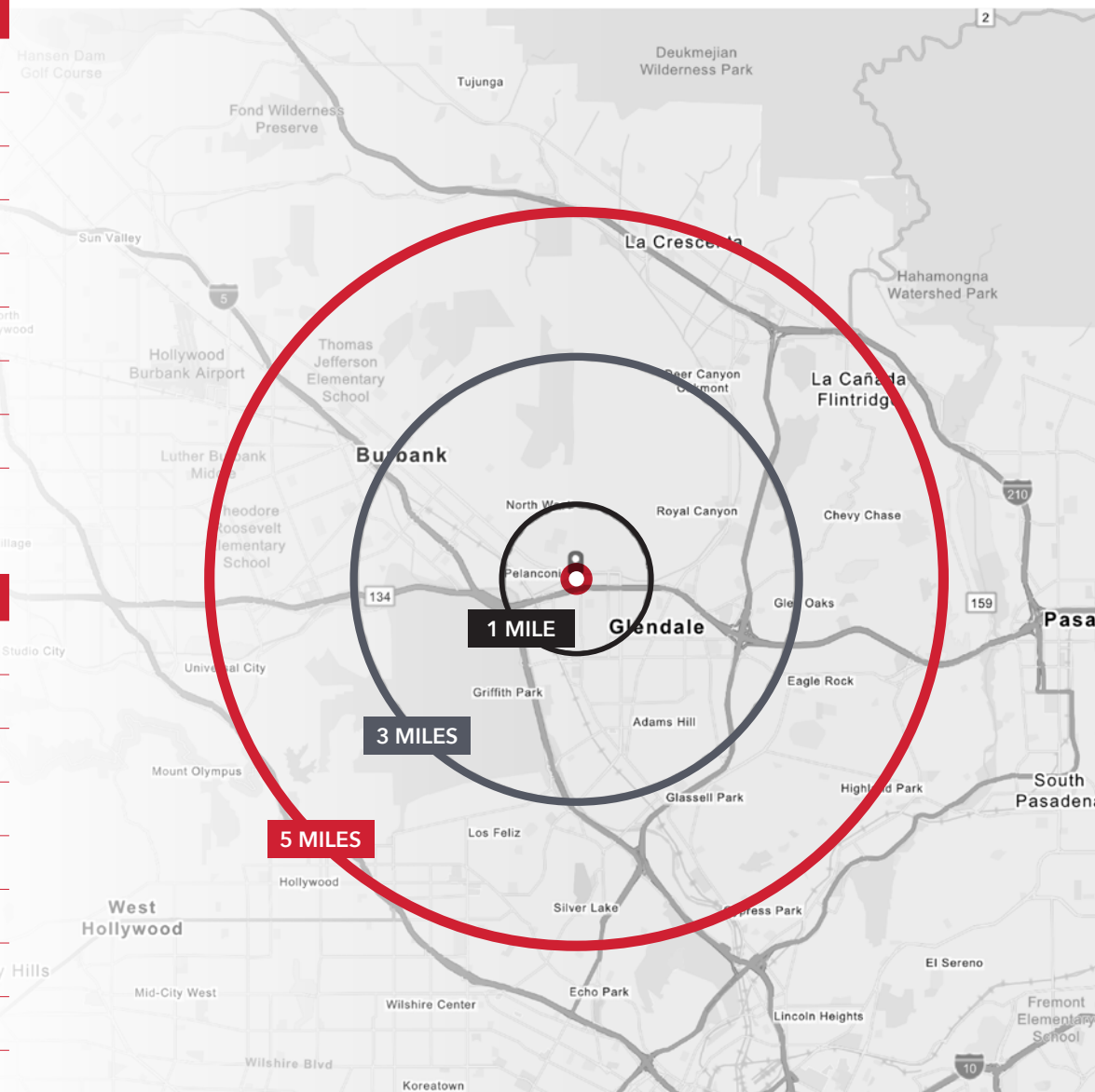
Location Map



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	48,562	203,466	495,219
Households	21,185	84,532	210,577
Families	12,748	51,833	118,530
Average Household Size	2.28	2.38	2.31
Owner Occupied Housing Units	5,508	25,410	76,264
Renter Occupied Housing Units	15,677	59,122	134,313
Median Age	41.4	42.3	41.6
Median Household Income	\$85,227	\$85,061	\$96,517
Average Household Income	\$122,106	\$123,476	\$140,197

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	49,087	200,969	491,378
Households	22,065	85,662	214,241
Families	13,239	52,556	120,564
Average Household Size	2.21	2.32	2.25
Owner Occupied Housing Units	5,627	25,964	77,654
Renter Occupied Housing Units	16,438	59,698	136,588
Median Age	43.2	44.0	43.1
Median Household Income	\$98,178	\$98,204	\$108,778
Average Household Income	\$137,173	\$138,614	\$155,981



For more information, please contact:

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