



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office Suite
For Lease

601 East Glenoaks Blvd, Suite 206, Glendale, CA 91207



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PRESIDENT

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CALDRE #00983560

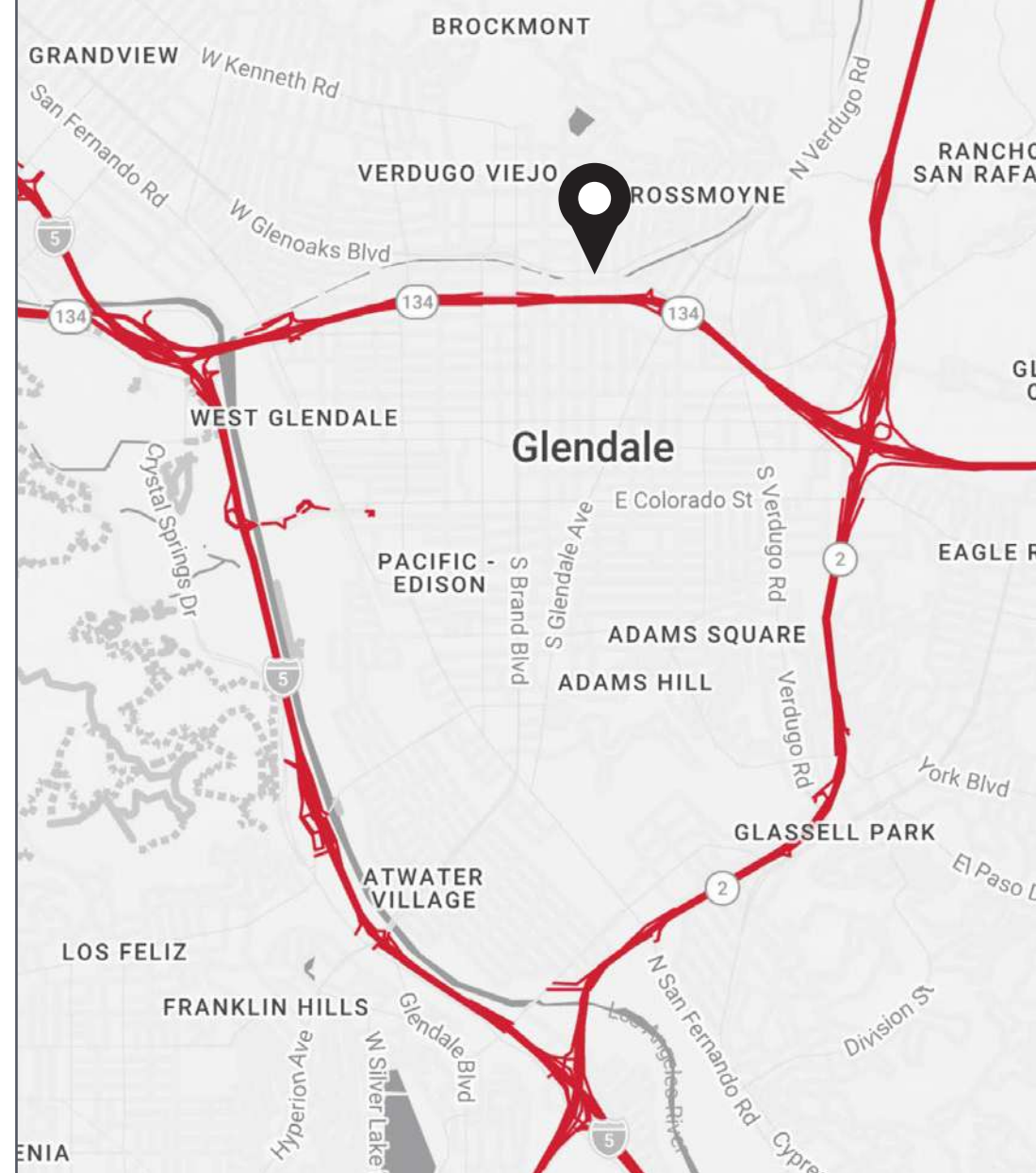
Offering Summary

AVAILABLE SPACE	1,727 SF
LEASE RATE	\$2.50 / SF / MO, MG
TERM	3 -5 Years

Property Overview

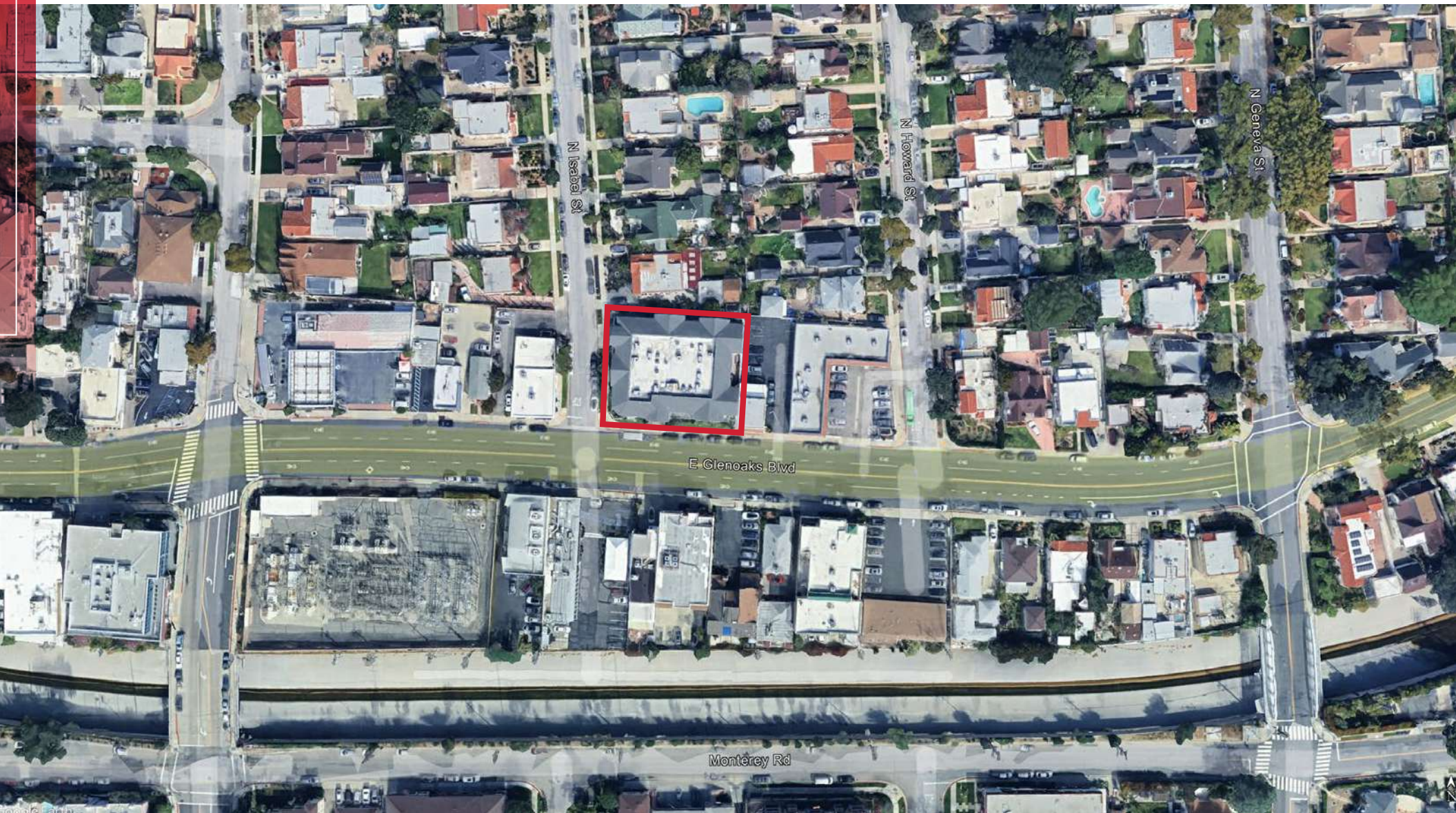
Two (2) offices, break room and large open area; four (4) reserved covered parking spaces

The property is located north of the 134 Freeway in an exceptionally maintained building by a local owner; reserved, gated and covered parking spaces at \$45 per space per month; on-site visitor parking and ample street parking are available; the building is elevator served.



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



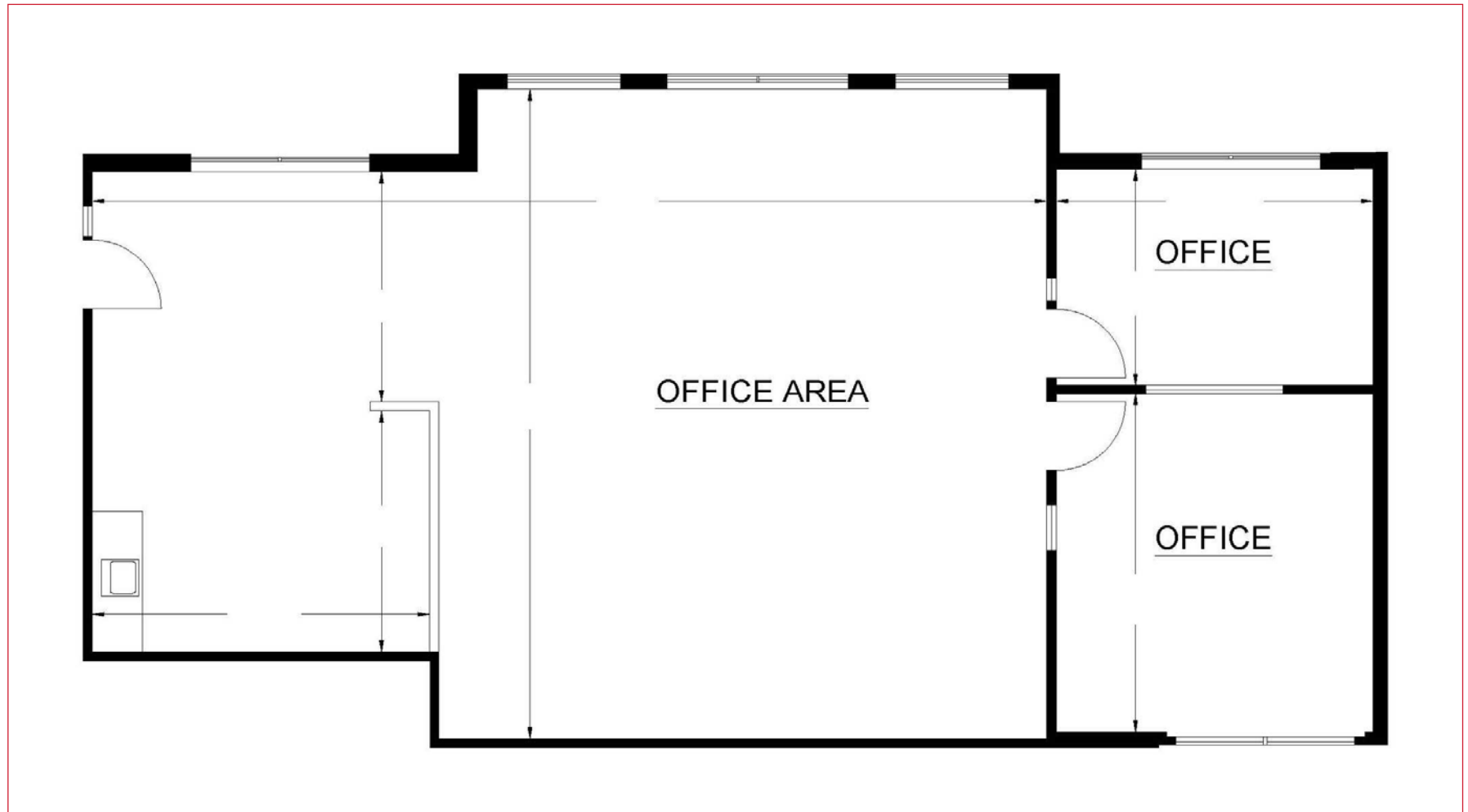
Property Photos



Property Photos



Floor Plan - Suite 206



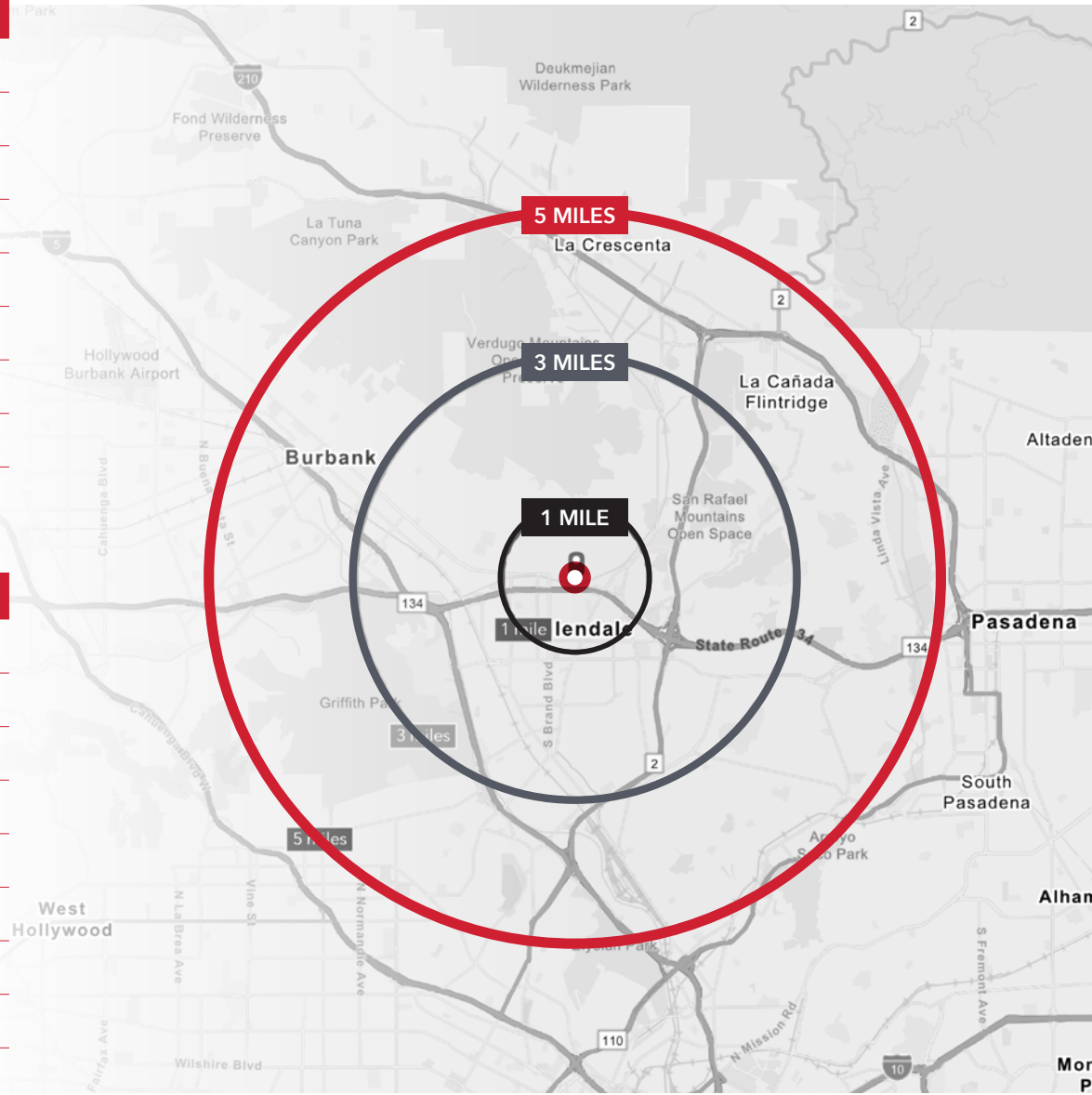
Location Map



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	51,828	198,857	464,716
Households	23,210	81,172	191,224
Families	13,654	50,905	113,979
Average Household Size	2.22	2.42	2.40
Owner Occupied Housing Units	6,190	27,090	76,046
Renter Occupied Housing Units	17,020	54,082	115,178
Median Age	41.9	42.5	41.8
Median Household Income	\$83,020	\$89,177	\$101,296
Average Household Income	\$119,346	\$128,231	\$146,735

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	51,721	196,548	459,054
Households	23,818	82,302	193,731
Families	13,991	51,628	115,494
Average Household Size	2.16	2.36	2.34
Owner Occupied Housing Units	6,277	27,577	77,274
Renter Occupied Housing Units	17,541	54,725	116,457
Median Age	43.6	44.2	43.3
Median Household Income	\$93,936	\$103,129	\$114,227
Average Household Income	\$132,888	\$144,202	\$163,620



For more information, please contact:

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