



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

Office Building  
For Lease

*3210 Honolulu Avenue, Glendale, CA 91214*



**DAVID "RANDY" STEVENSON**

**PRESIDENT**

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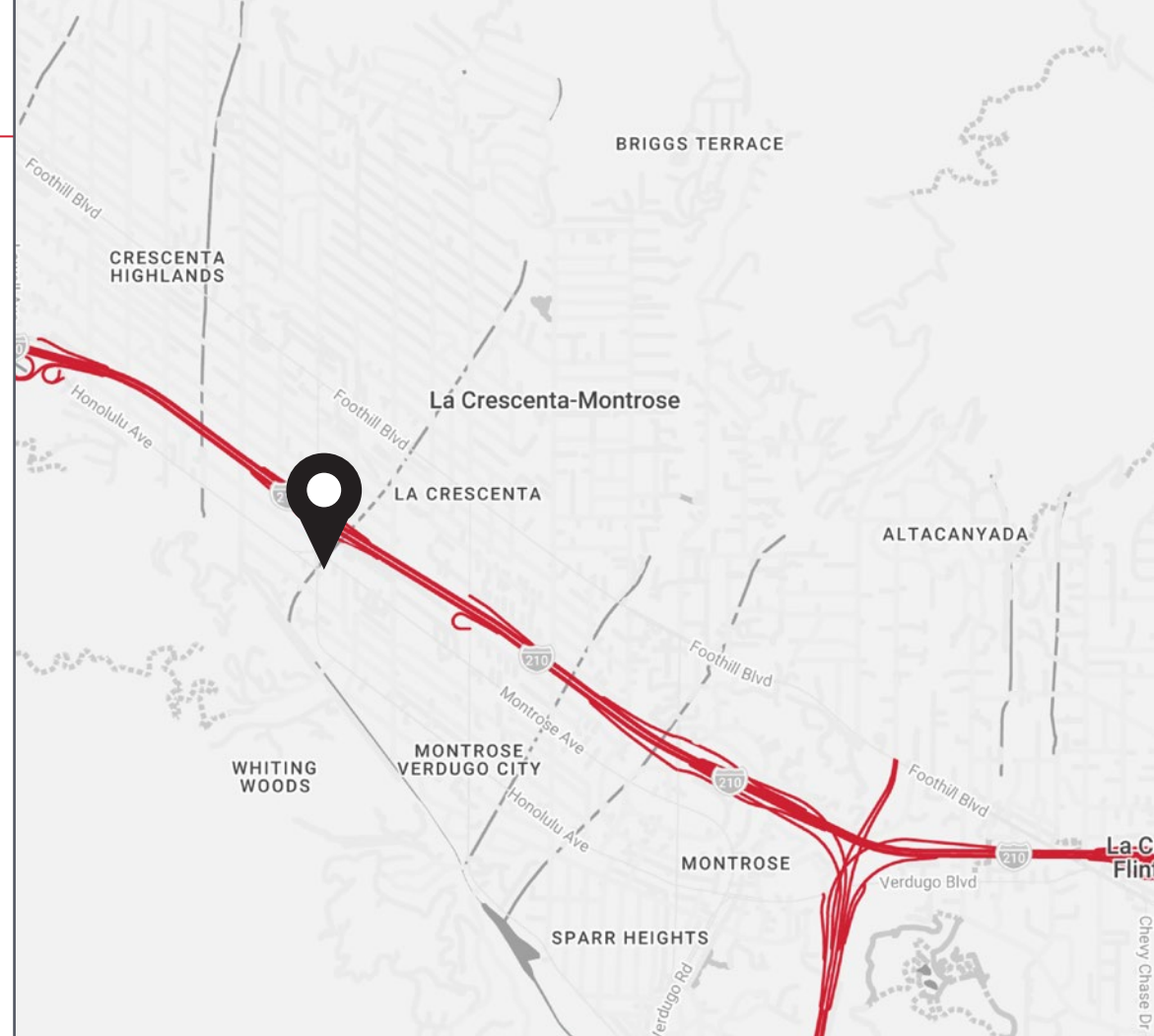
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1111 NORTH BRAND BOULEVARD, SUITE 250  
GLENDALE, CA 91202

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CALDRE #00983560

# Offering Summary

|                     |                  |
|---------------------|------------------|
| <b>AVAILABLE SF</b> | 1,008 SF         |
| <b>LEASE RATE</b>   | \$2.75 / SF / MO |
| <b>LEASE TERM</b>   | 1 - 5 years      |
| <b>ZONING</b>       | C1               |
| <b>CAM CHARGES</b>  | \$0.50 / SF / MO |
| <b>PARKING</b>      | 3 Spaces         |



## Property Overview

Small, nicely built out retail/office space in Montrose; the suite is configured with four (4) offices, a reception and a restroom. The space provides excellent on-site parking and easy access to the 210 and 2 Freeways.

*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



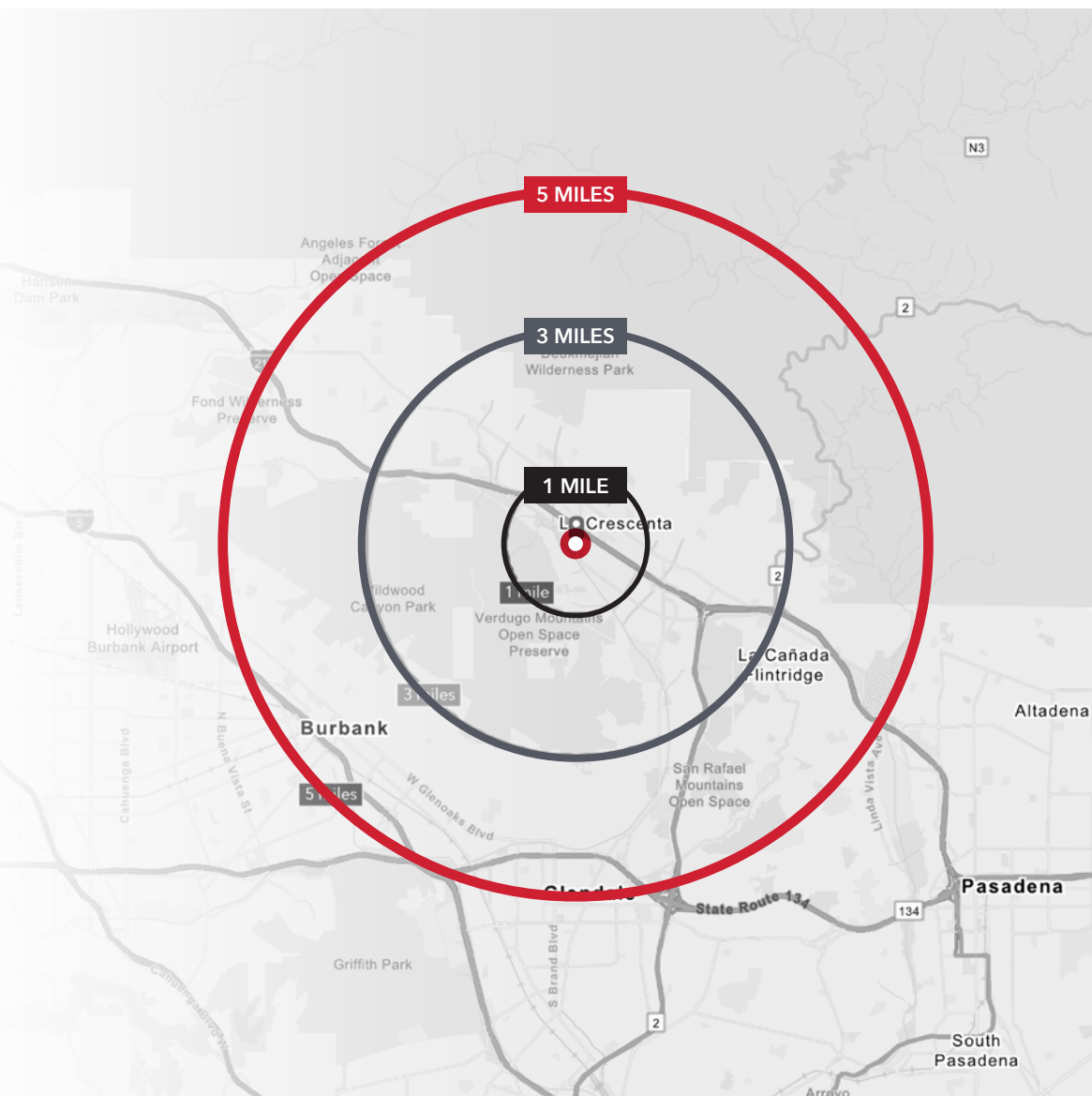
# Location Map



# Demographics

| 2025 SUMMARY                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 17,760    | 69,086    | 255,197   |
| Households                    | 6,564     | 25,576    | 100,602   |
| Families                      | 4,836     | 19,019    | 68,232    |
| Average Household Size        | 2.68      | 2.69      | 2.52      |
| Owner Occupied Housing Units  | 3,817     | 17,236    | 49,449    |
| Renter Occupied Housing Units | 2,747     | 8,340     | 51,153    |
| Median Age                    | 43.6      | 45.0      | 43.6      |
| Median Household Income       | \$118,061 | \$134,021 | \$105,508 |
| Average Household Income      | \$158,518 | \$181,094 | \$150,783 |

| 2030 SUMMARY                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 17,210    | 67,096    | 251,036   |
| Households                    | 6,505     | 25,377    | 101,406   |
| Families                      | 4,801     | 18,895    | 68,720    |
| Average Household Size        | 2.62      | 2.63      | 2.46      |
| Owner Occupied Housing Units  | 3,855     | 17,295    | 50,104    |
| Renter Occupied Housing Units | 2,651     | 8,083     | 51,302    |
| Median Age                    | 44.6      | 45.9      | 45.0      |
| Median Household Income       | \$140,364 | \$158,018 | \$121,062 |
| Average Household Income      | \$180,577 | \$203,190 | \$168,433 |



For more information, please contact:

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