



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office Building
For Lease

3210 Honolulu Avenue, Glendale, CA 91214



DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 818.634.3281
RandyS@stevensonrealestate.com
CALDRE #01228475

WILLIAM THABIT

SALES ASSOCIATE

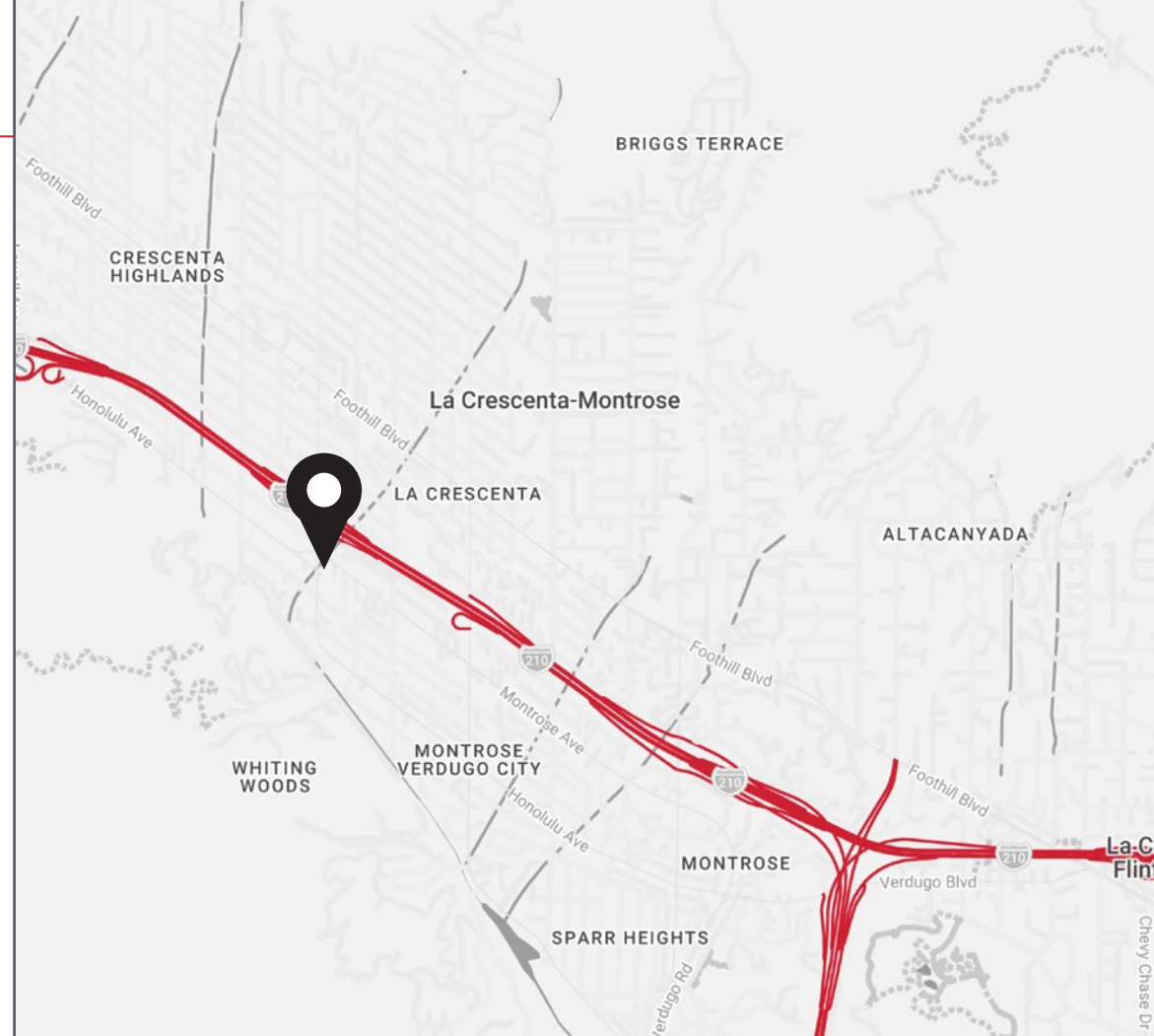
O: 818.956.7001 X135 | C: 650.387.5821
WThabit@stevensonrealestate.com
CALDRE #02399306

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com
CALDRE #00983560

Offering Summary

AVAILABLE SF	1,008 SF
LEASE RATE	\$2.75 / SF / MO / MG
LEASE TERM	1 - 5 years
ZONING	C1
CAM CHARGES	\$350 / MO
PARKING	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



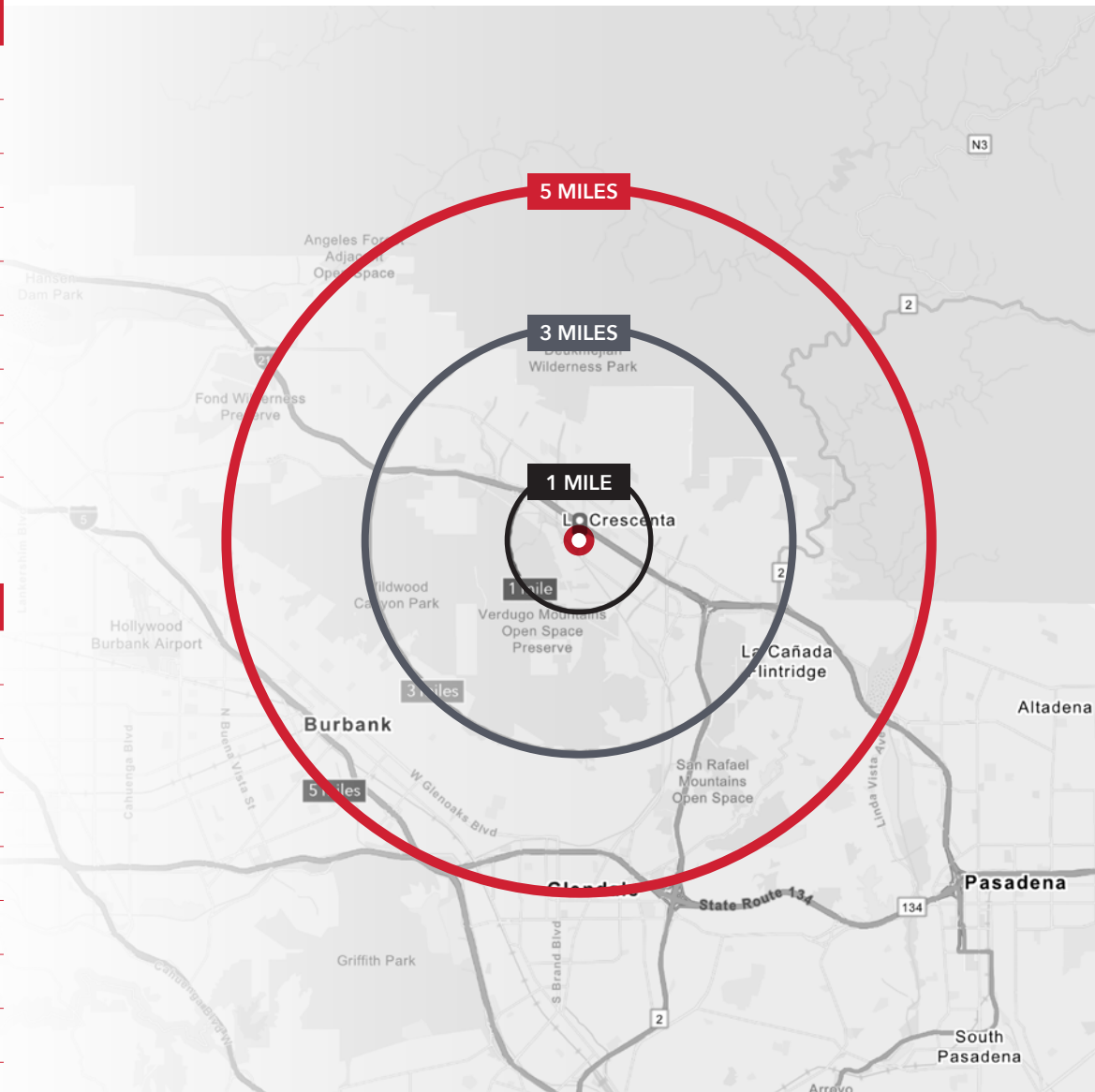
Location Map



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:

DAVID "RANDY" STEVENSON

PRESIDENT

O: 818.956.7001 X155 | C: 818.634.3281

RandyS@stevensonrealestate.com

CALDRE #01228475

WILLIAM THABIT

SALES ASSOCIATE

O: 818.956.7001 X135 | C: 650.387.5821

WThabit@stevensonrealestate.com

CALDRE #02399306



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560