

**V** **1601**  
**1605**  
**VICTORY**  
**BOULEVARD**  
GLENDALE, CA 91201

OFFERING MEMORANDUM



**Marcus & Millichap**  
BRANDON MICHAELS GROUP





EXCLUSIVELY LISTED BY

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# EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 1601 Victory Boulevard, a 3,871 square foot two-story office and warehouse compound situated on 0.12 acres of land (5,102 SF), ideally located at the N corner of Victory Boulevard and Justin Avenue in Glendale, CA.

1601 Victory Boulevard will be delivered vacant, creating an immediate owner-user or value-add opportunity. A value-add investor will have the ability to reposition the property with a market rate paying tenant. An owner-user buyer can occupy the property for their own business use.

Owner-users and potential tenants can take advantage of Glendale’s cost-effective tax structure for businesses. With no gross receipts tax, unlike the City of Los Angeles, it uses a flat-rate business license fee based on employee count or business category. The city also runs targeted economic development programs, including business retention and expansion services that assist with permits, site selection, and growth planning. Glendale provides incentives for key industries like tech, healthcare, and media, including relocation support and expedited services for qualifying projects.

The property is zoned C-3, a broad commercial zoning, with a flexible building that can accommodate a variety of uses. The site is demised into a 2,517 SF primary 1st floor commercial/office space, a 663 SF warehouse in the rear, and a small 510 SF private office space on the second floor. The warehouse is accessible through a roll up door alongside Justin Avenue and sits beside a covered yard area which can serve as additional storage or parking. The yard is fully enclosed and gate secured.



# PROPERTY HIGHLIGHTS

**\$1,950,000**  
Price

**10,766 VPD**  
Traffic Counts

**3,871 SF**  
Building Size

**4 Spaces**  
Parking

**5,102 SF**  
Lot Size

**1.03 Space(s) Per 1000**  
Parking Ratio

**\$504**  
Price/SF (BLDG)

**1946**  
Year Built

**\$382**  
Price/SF (LAND)

**5.54%**  
Proforma Cap Rate

**C3**  
Zoning

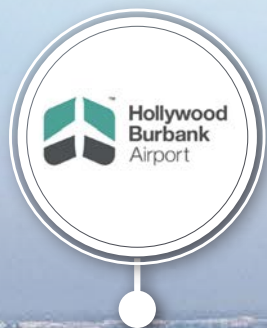
**Vacant**  
Occupancy





SUN VALLEY

BURBANK





# INVESTMENT HIGHLIGHTS

## Prime Owner-User or Value-Add Opportunity in Business-Friendly Glendale

### Owner-User or Value-Add

The property will be delivered vacant allowing for an immediate owner-user or value-add opportunity

### Victory Boulevard Corridor

Victory Boulevard is a key north-south thoroughfare with traffic counts in excess of 10,000 VPD and less than 2.5 miles from the Burbank Town Center

### Highly Visible Soft Corner

Northern corner of Justin Avenue and Victory Boulevard intersection with approximately 45 feet of frontage along Victory Boulevard, excellent exposure for an operator's business

### Business Friendly Environment

Glendale has no gross receipts tax on business revenues and runs targeted economic development programs, including business retention and expansion services that assist with permits, site selection, and growth planning



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NORTH HOLLYWOOD

BURBANK

134



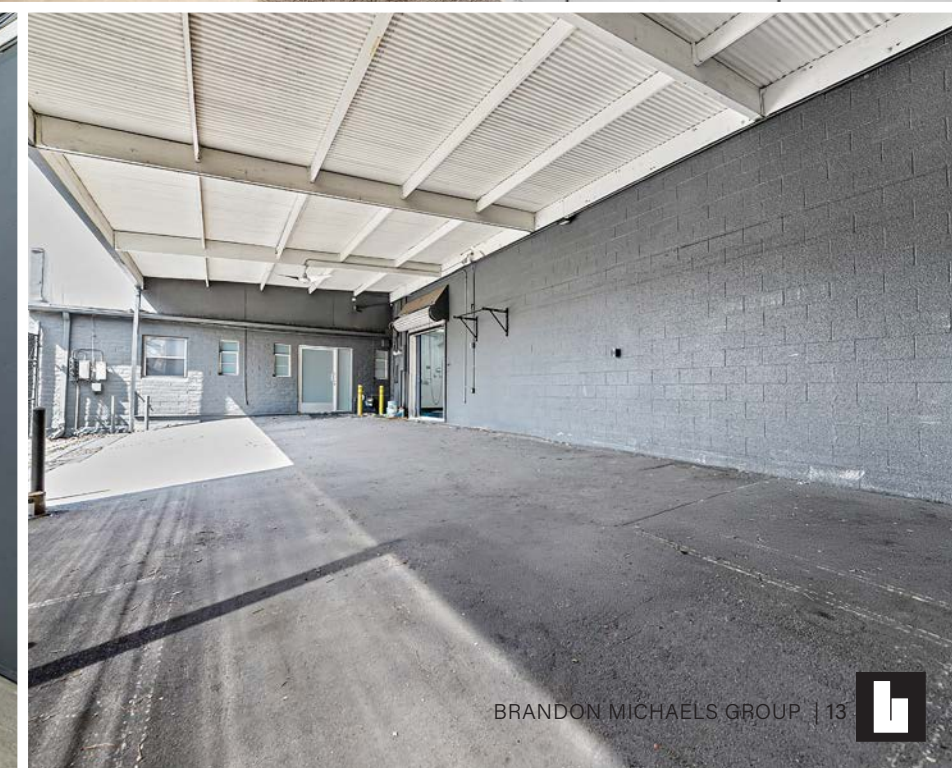
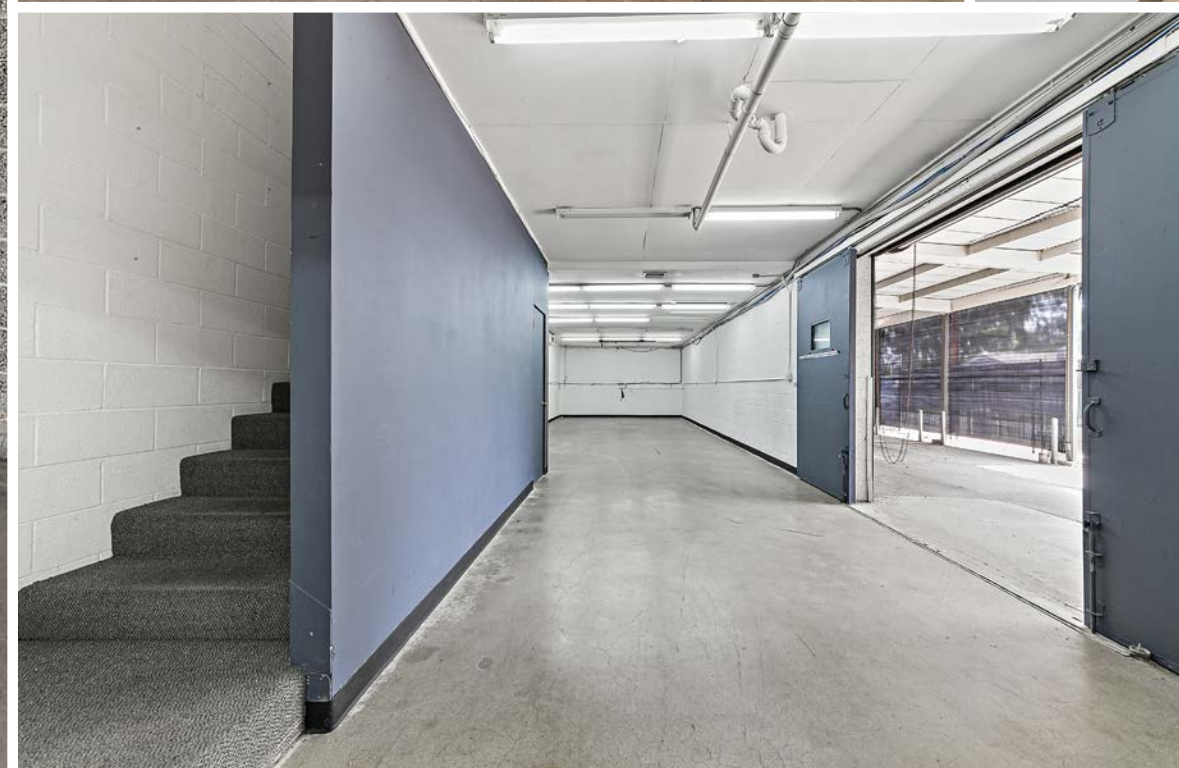
VICTORY BLVD (10,766 VPD)







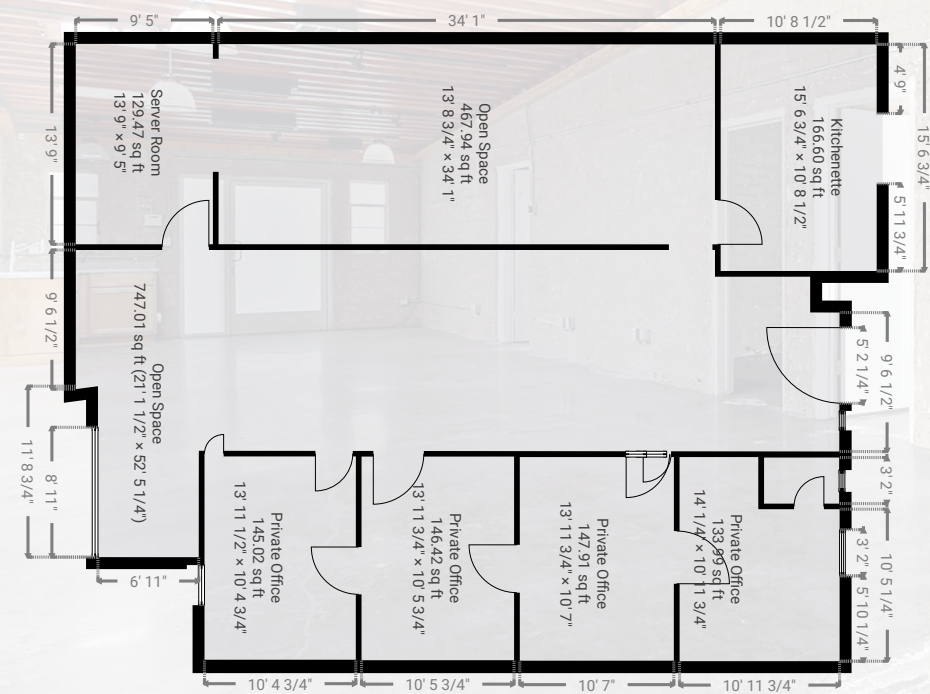
**PROPERTY PHOTOS**





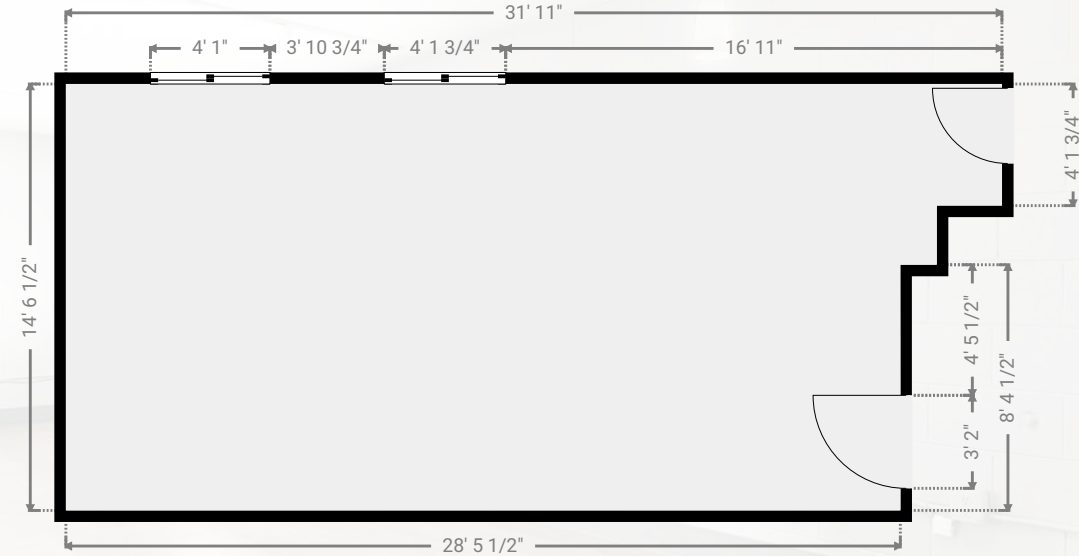
FLOOR PLAN

Ground Floor



FLOOR PLAN

2nd Floor





# INVESTMENT HIGHLIGHTS

## Versatile and Functional Office and Warehouse Property

### Flexible Office/Warehouse Asset

A 3,871 square foot two-story office and warehouse compound situated on 0.12 acres of land (5,102 SF)

### Property Breakdown

The site is demised into a 2,517 SF primary 1st floor commercial/office space, a 663 SF warehouse in the rear, and a small 510 SF private office space on the second floor

### Accommodating Commercial Zoning

The property is zoned C-3, a broad commercial zoning, with a flexible building that can accommodate a variety of uses

### Rear Warehouse and Yard

The warehouse is accessed through a roll up door which connects to the site's covered yard which can serve as additional storage or parking





## INVESTMENT HIGHLIGHTS

### Well-Located Property with Proximity to Studios, Amenities, and Transportation Links

#### San Fernando Valley Gateway Location

Ideally positioned at the Gateway to the San Fernando Valley, with Burbank to the north, Universal and Studio Cities to the west, Eagle Rock to the east, and Los Feliz and Atwater Village to the south

#### Ample Nearby Amenities

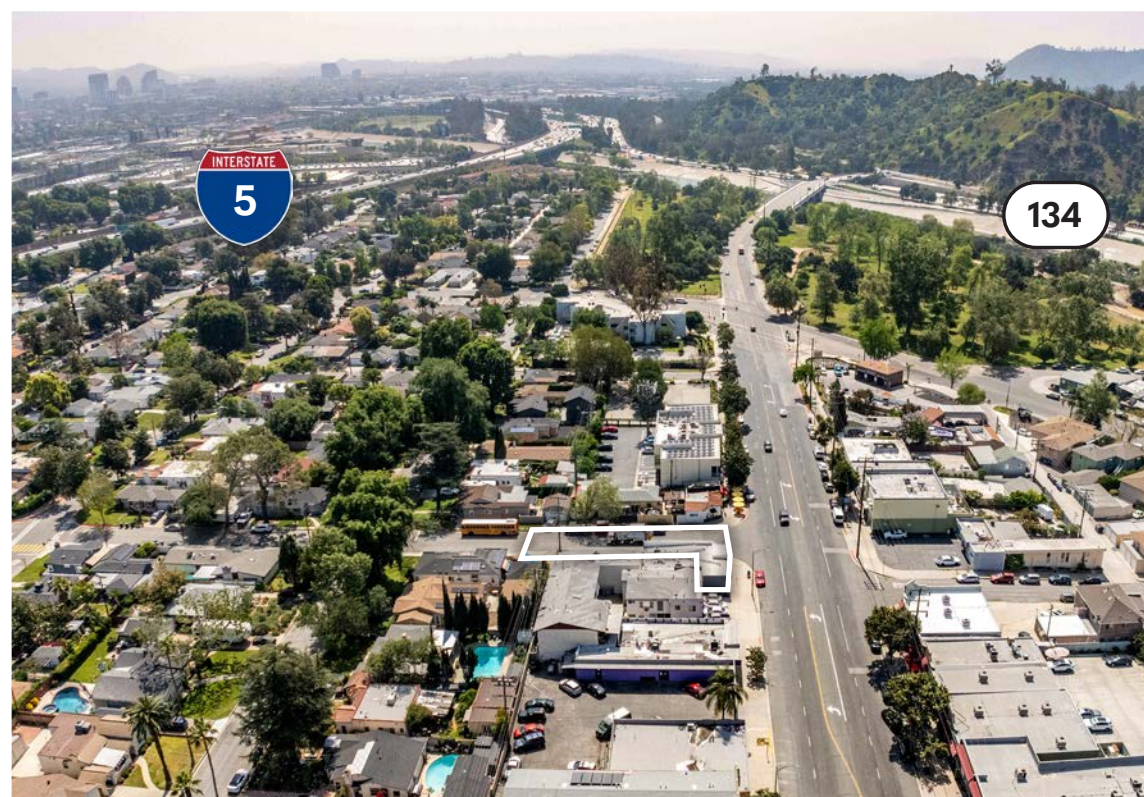
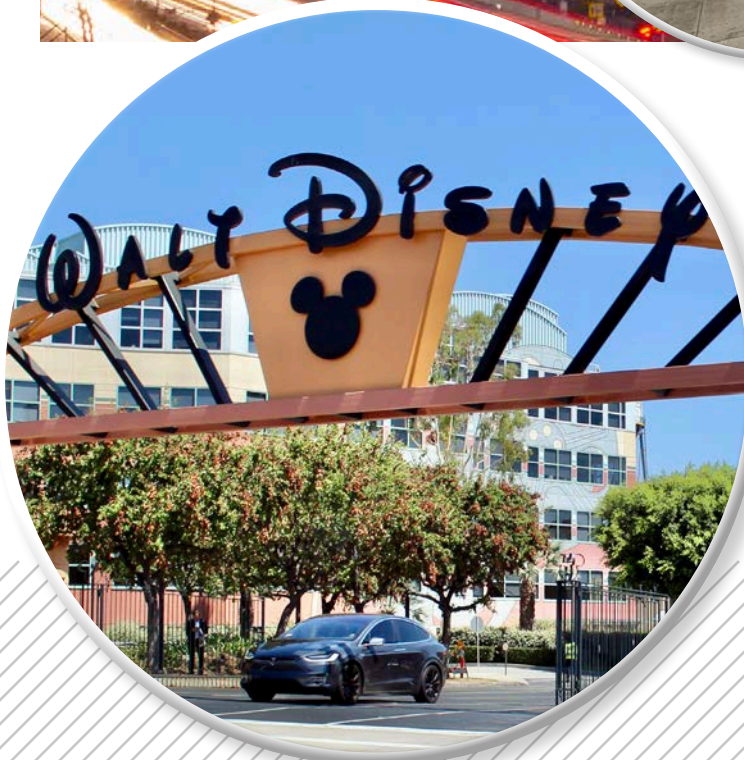
A short distance from major retailers like, convenient access to Griffith Park Golf Course (1.5 mi), the Los Angeles Zoo (2.0 mi), and Glendale Community College's (6.0 mi) 13,300 student enrollment. 1601 Victory Blvd is also close to major retail centers like the Burbank Town Center (2.3 mi), Americana at Brand (3.5 mi), and Glendale Galleria (3.5 mi)

#### Proximate to Freeways

Less than one (1.0) mile to the 5 Freeway via Western Avenue and less than 0.5 miles to the 134 Freeway

#### Adjacent to the Major Studios

Conveniently located nearby the major production studios of Walt Disney Studios, Warner Brothers Studios and newly developed Waner Borthers's Ranch Lot, Universal Studios, Nickelodeon Animation Studios, and the Burbank Studios, among the most notable





RENT ROLL

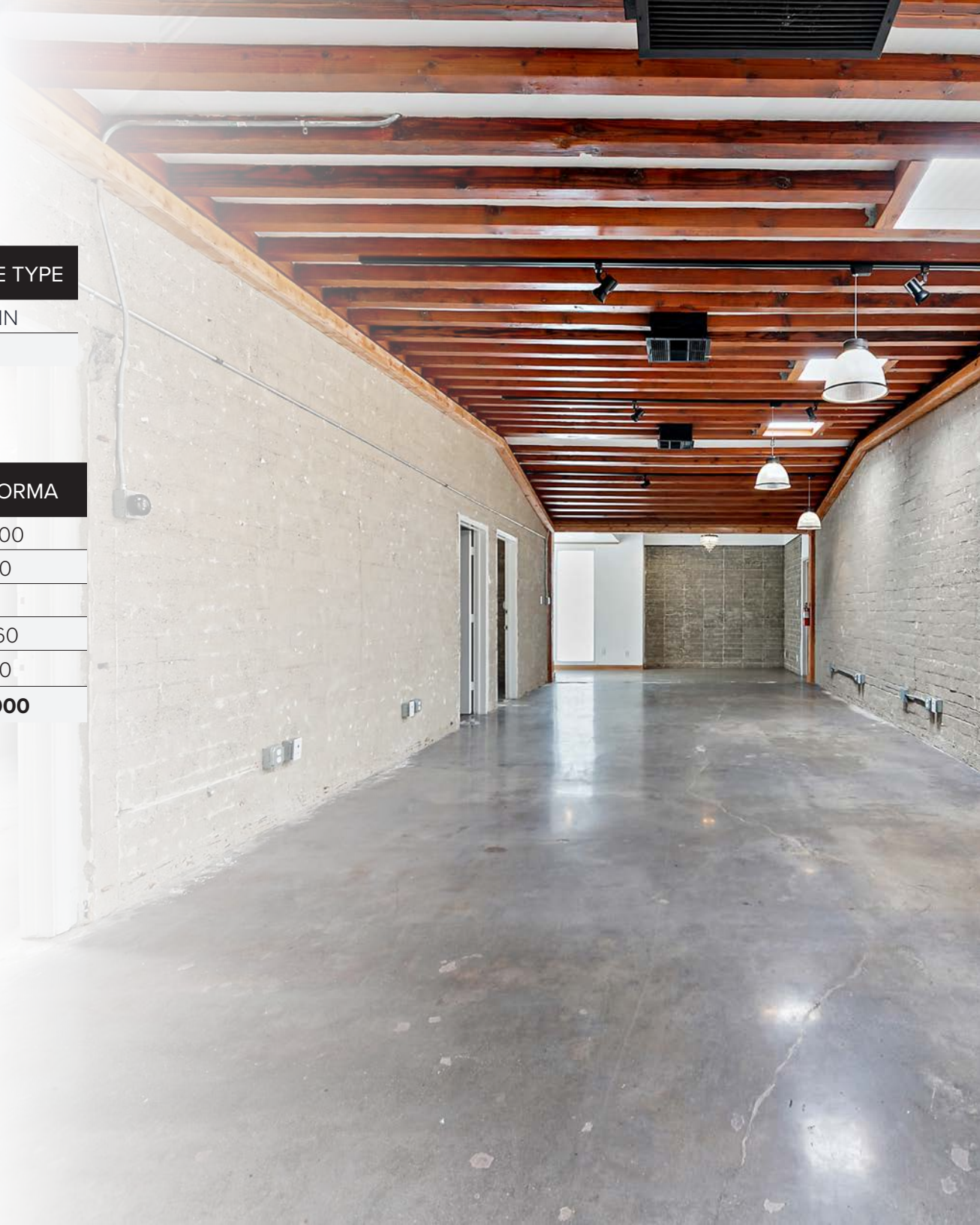
TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	PF RENT	PF RENT/SF	PF LEASE TYPE
100	Vacant	3,871	1,2	100.0%	\$9,000.00	\$2.32	NNN
		3,871		100%	\$9,000.00	\$2.32	

OPERATING EXPENSES

OPERATING EXPENSES	PROFORMA	PER SF
Property Taxes @ 1.25%	\$24,375	\$6.30/SF
Management	\$4,320	\$1.12/SF
Insurance	\$3,097	\$0.80/SF
Utilities	\$1,355	\$0.35/SF
Trash Removal	\$1,355	\$0.35/SF
Grounds Maintenance	\$968	\$0.25/SF
Repairs & Maintenance	\$3,290	\$0.85/SF
TOTAL EXPENSES	\$38,760	\$10.01
Expenses/SF/Month		\$0.83

OPERATING DATA	PRO-FORMA
Scheduled Lease Income:	\$108,000
CAM Reimbursement:	\$38,760
Additional Income:	\$0
Effective Gross Income:	\$146,760
Expenses:	\$38,760
Net Operating Income:	\$108,000



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## AREA OVERVIEW

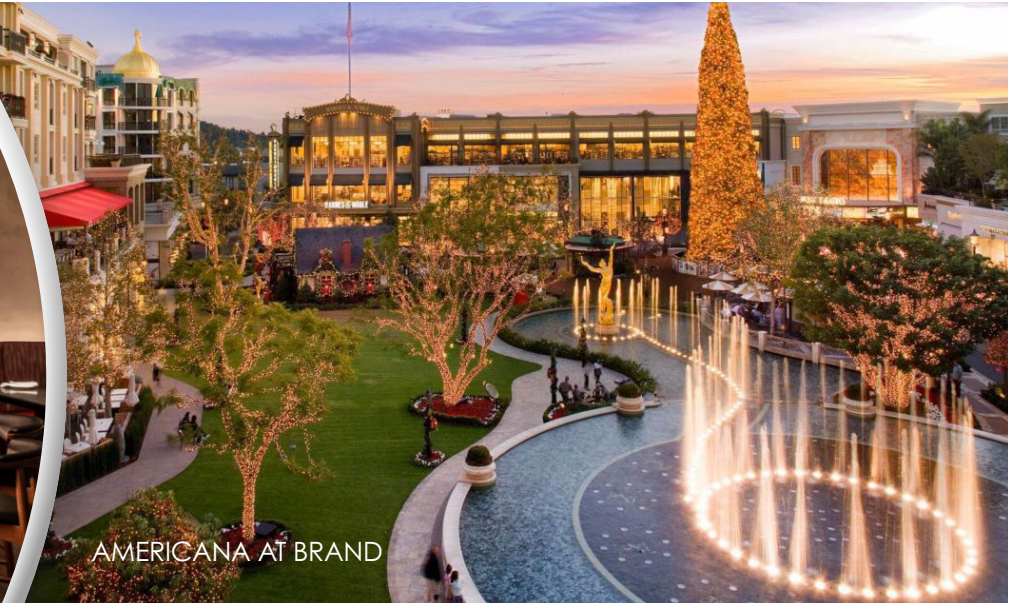
# GLENDALE, CALIFORNIA

Glendale, California, referred to as the “Jewel City”, is a vibrant, multicultural suburb just 10 miles north of downtown Los Angeles. Framed by the Verdugo Mountains, it offers a mix of scenic neighborhoods, commercial hubs, and cultural landmarks, making it an attractive destination for residents and visitors alike. The city is surrounded by prominent neighboring communities including Burbank to the west, Pasadena to the east, and the artistic enclaves of Eagle Rock and Atwater Village to the east and south. Within Glendale, neighborhoods like Adams Hill offer hillside views and creative flair, while Sparr Heights and Northwest Glendale provide family-friendly atmospheres, tree-lined streets, and easy access to quality schools and parks.

Glendale is also known for its robust shopping and entertainment scene. The Glendale Galleria is one of the top-grossing malls in the nation, housing major retailers like Target and Bloomingdale’s. Directly across from it is The Americana at Brand, an upscale outdoor shopping center with a curated mix of high-end boutiques, restaurants, and luxury apartments, all surrounding a central green with a dancing fountain. Brand Boulevard, the city’s main thoroughfare, is lined with local shops, cafes, and theaters, including the historic Glendale Centre Theatre, which has operated continuously since 1947. For outdoor enthusiasts, Verdugo Park and nearby hiking trails offer a green respite in an otherwise urban

environment, while the iconic Forest Lawn Memorial Park provides both historical significance and beautiful grounds.

Glendale is highly accessible, bordered by major freeways including the I-5, 134, 2, and 210, making it easy to reach surrounding regions. The city also supports public transit with its own Glendale Beeline bus system and the Glendale Transportation Center, which serves as a regional hub for Amtrak, Metrolink, Greyhound, and LADOT Commuter Express services. This makes commuting or traveling throughout Los Angeles County relatively convenient.







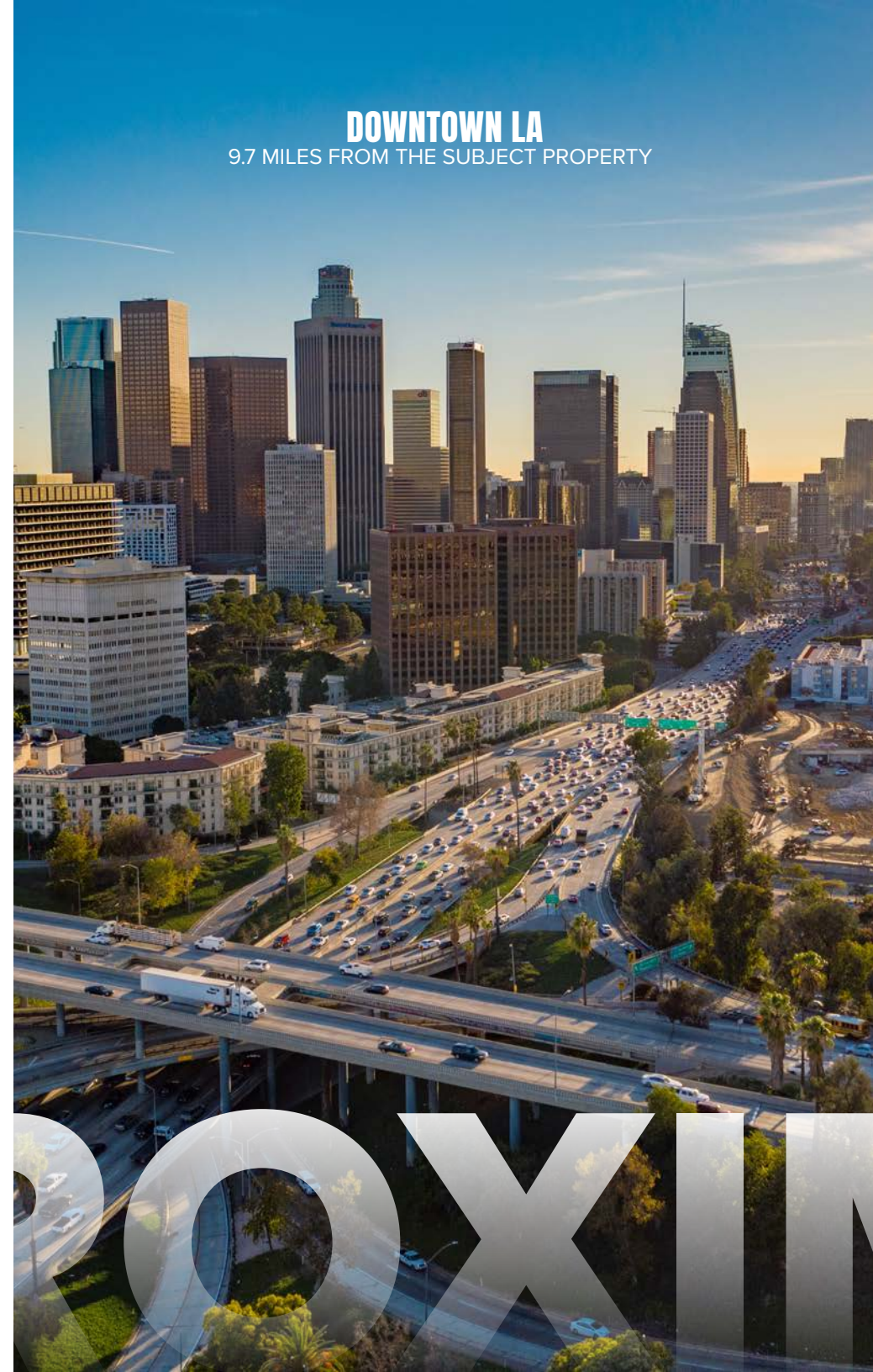
## BURBANK AIRPORT

4.5 MILES FROM THE SUBJECT PROPERTY



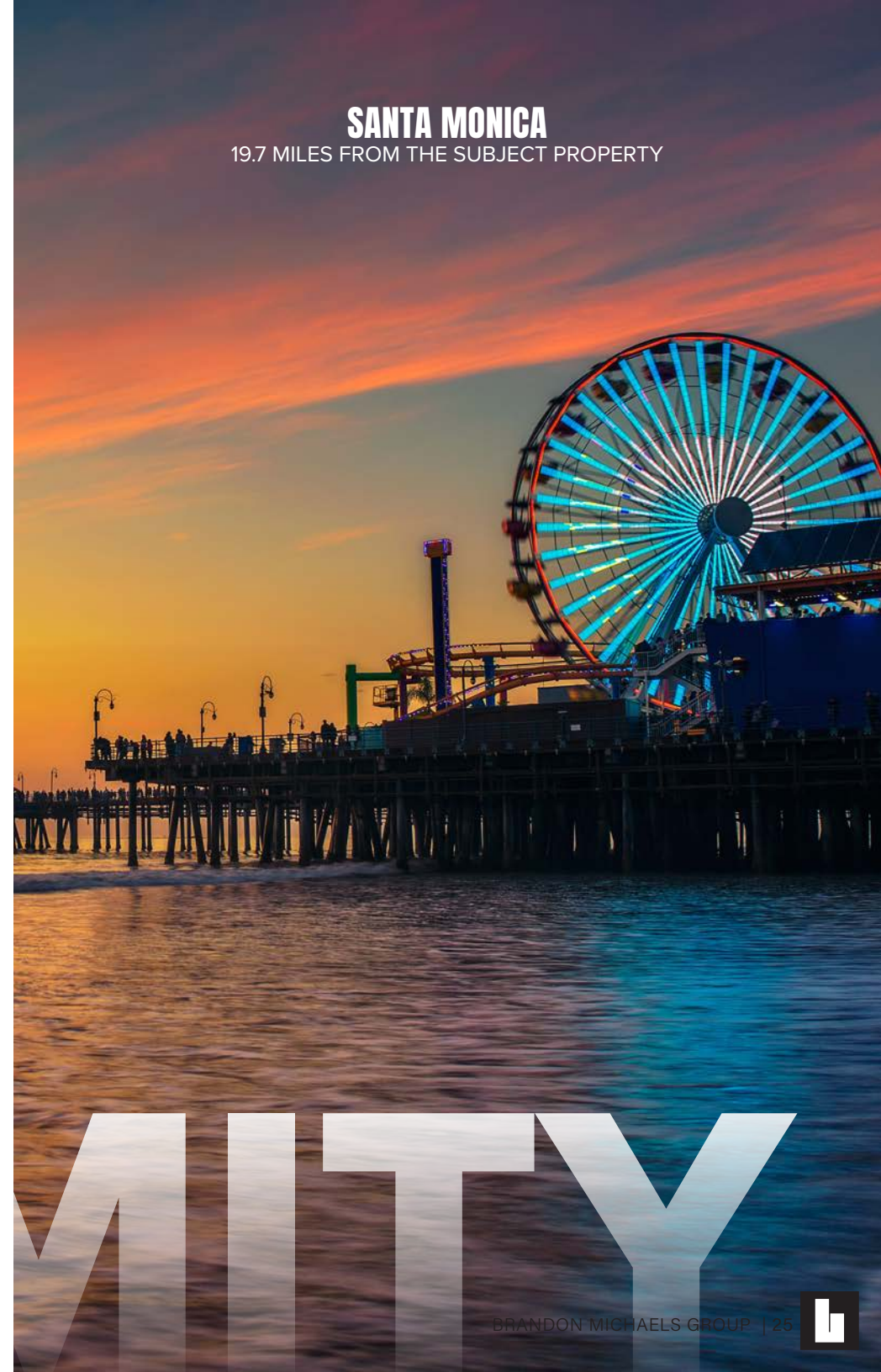
## HOLLYWOOD

9.4 MILES FROM THE SUBJECT PROPERTY



## DOWNTOWN LA

9.7 MILES FROM THE SUBJECT PROPERTY



## SANTA MONICA

19.7 MILES FROM THE SUBJECT PROPERTY

CLOS

STREET

PROXIM

ITY



# DEMOGRAPHICS

## POPULATION



548,400

Total Population  
within a 5-mile radius



40.5

Median Age  
within a 5-mile radius



50.3%

Male



49.7%

Female

## EDUCATION

3 mile 2023 % of Population



1.8%

Some High School



21.7%

Some College



13.5%

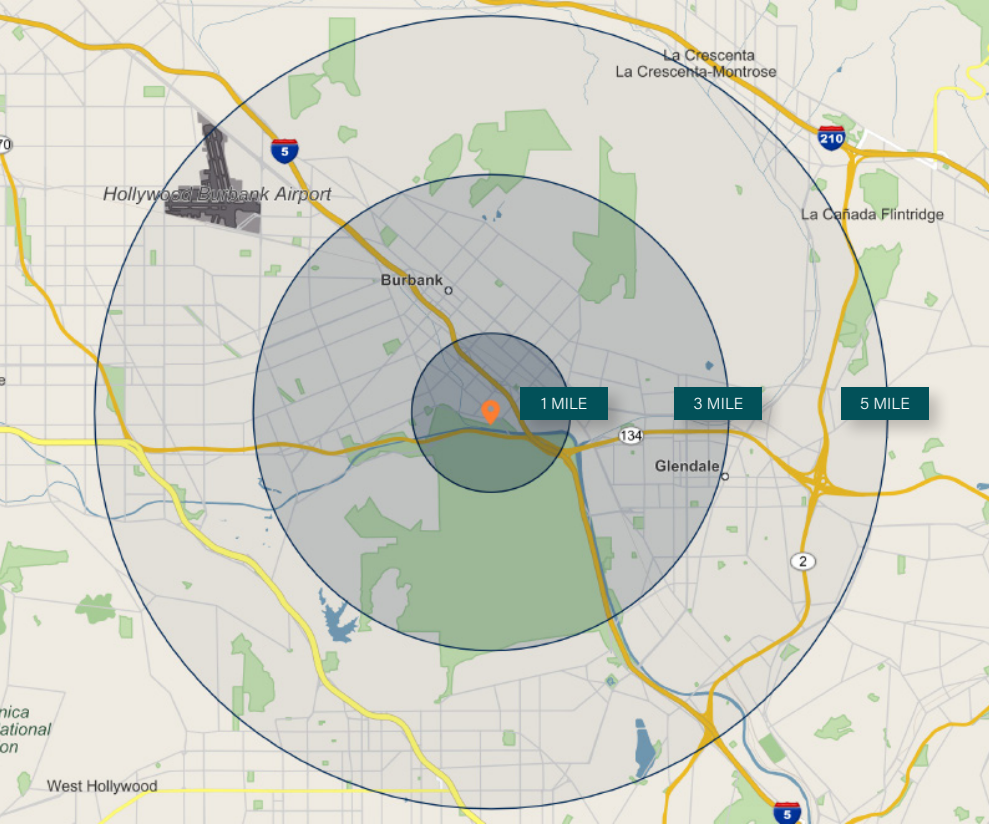
Bachelor's Degree



45.1%

Graduate Degree

Demographics	1 Mile	3 Mile	5 Mile
Population	14,600	173,900	548,400
Households	5,900	71,400	236,700
Average Household Size	2.4	2.4	2.2
Median Age	42	41.8	40.5
Owner Occupied Households	1,200	22,300	66,400
Renter Occupied Households	4,300	46,500	163,400
Average Household Income	\$84,100	\$104,300	\$102,700
Median Household Income	1,500	15,900	39,600
Businesses	470	790	940



\$102,700

Average HH income  
within a 5-mile radius



\$168 Million

Annual Consumer Spending  
within a 1-mile radius



66,400

Owner Occupied Housing  
within a 5-mile radius



236,700

Households  
within a 5-mile radius



940

Businesses  
within a 5-mile radius



163,400

Renter Occupied Housing  
within 5-mile radius





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GROUP

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