

OFFERING MEMORANDUM

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Justin Wictory

1605





EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

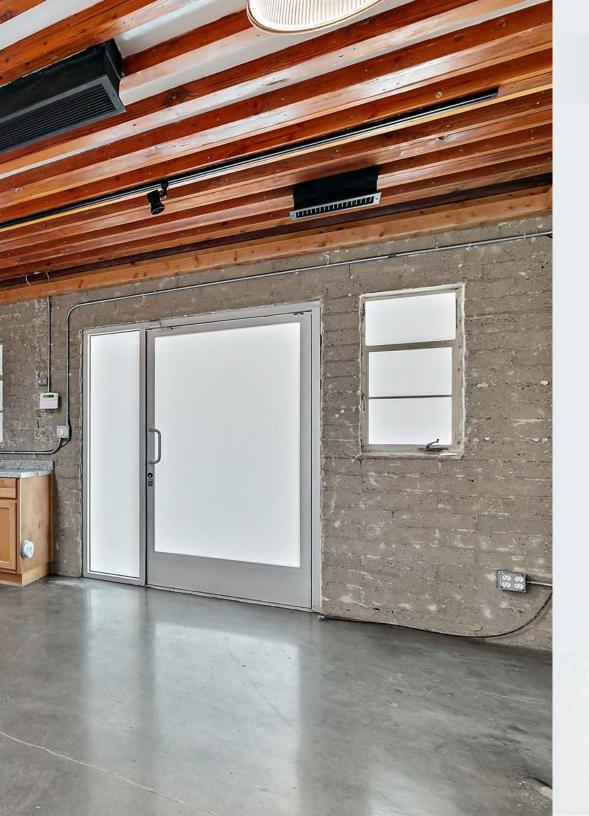
The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 1601 Victory Boulevard, a 3,871 square foot two-story office and warehouse compound situated on 0.12 acres of land (5,102 SF), ideally located at the N corner of Victory Boulevard and Justin Avenue in Glendale,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

1605



PROPERTY HIGHLIGHTS

\$1,950,000 Price

3,871 SF Building Size **10,766 VPD** Traffic Counts

4 Spaces Parking

5,102 SF Lot Size

\$504 Price/SF (BLDG)

\$382 Price/SF (LAND)

5.54% Proforma Cap Rate

C3 Zoning

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

1946 Year Built







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 owneruser 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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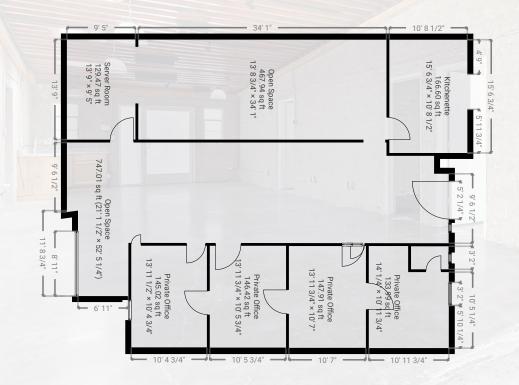


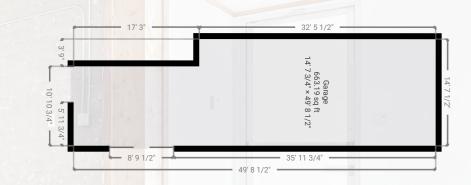
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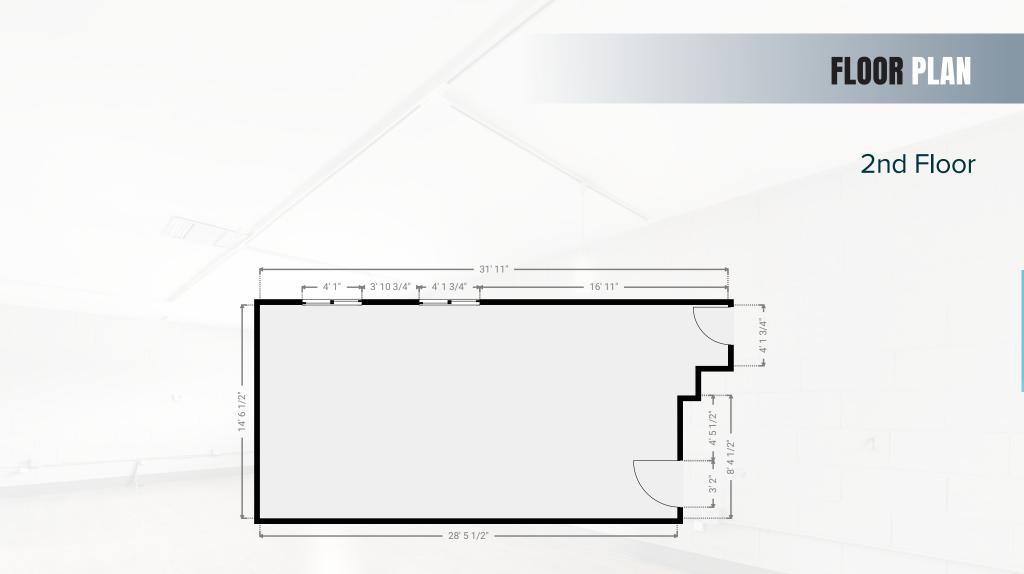
FLOOR PLAN



Ground 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



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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 Borther's Ranch Lot, Universal Studios, Nickelodeon Animation Studios, and the Burbank Studios, among the most notable







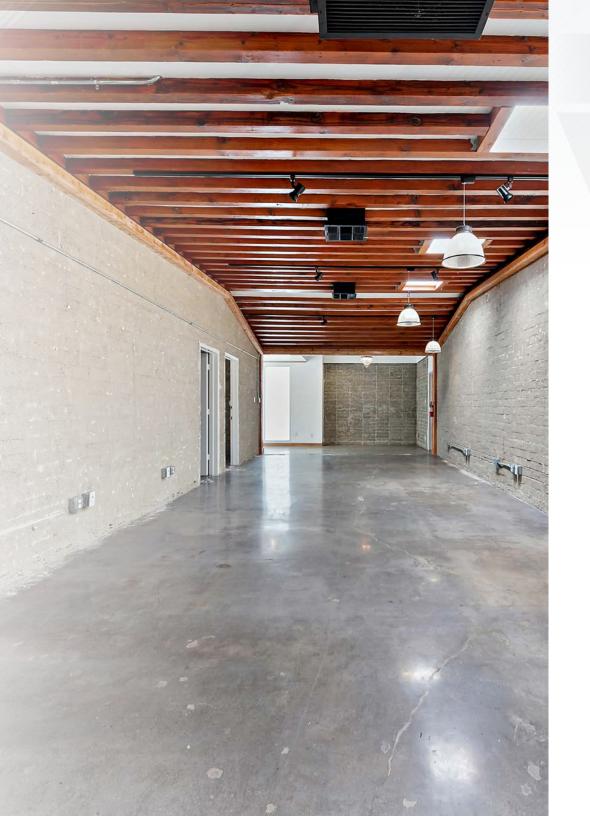
TENANT INFORMATION

| 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



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DOWNTOWN LA 9.7 MILES FROM THE SUBJECT PROPERTY

SANTA MONICA 19.7 MILES FROM THE SUBJECT PROPERTY

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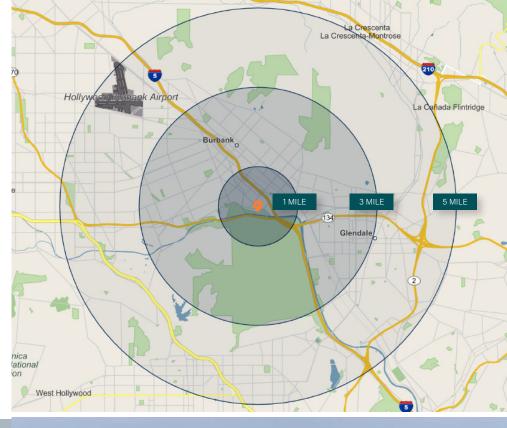


DEMOGRAPHICS



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| 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



236,700

Households within a 5-mile radius



\$168 Million

Annual Consumer Spending within a 1-mile radius



940

Businesses within a 5-mile radius



66,400

wner Occupied Housing within a 5-mile radius



163,400

Renter Occupied Housing within 5-mile radius

1605 SLENDALE, CA 91201

Marcus & Millichap BRANDON MICHAELS

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