



3935 FOOTHILL BLVD
GLENDALE, CA 91214



Marcus & Millichap
BRANDON MICHAELS GROUP



3935 FOOTHILL BLVD
GLENDALE, CA 91214

EXCLUSIVELY LISTED BY

BRANDON MICHAELS

Senior Managing Director Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685

BMG TEAM

STEVEN SCHECHTER

First Vice President Investments
CA License: 01089464

GARY WINFIELD

Associate
CA License: 02177405

EMIN GABRIMASSIHI

Associate
CA License: 02112980

DANIEL GAMBOA

Associate
CA License: 02235252





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EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 3935 Foothill Boulevard, a 4,180 square foot two-story office and warehouse asset situated on 0.16 acres of land (7,078 SF), ideally located along the highly trafficked Foothill Boulevard commercial corridor in northern Glendale, CA.

3935 Foothill Boulevard will be delivered 39.2% occupied by one tenant on a month-to-month lease. This creates an immediate owner-user or value-add opportunity. A value-add investor will have the ability to reposition the property with market rate paying tenants. An owner-user buyer can occupy a portion or all of the property for their own business use.

The property is zoned CH for commercial hillside, a broad commercial zoning, with a flexible building that can accommodate a variety of uses. The site is demised into a 1,628 SF primary first floor commercial/office space and a 2,520 SF warehouse on the second floor. The warehouse is accessible via the alley in the rear and features a fully enclosed and gate secured yard area which can serve as additional storage or parking.

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.





3935 FOOTHILL BLVD

GLENDALE, CA 91214

Price	\$1,700,000
Building Size	4,180 SF
Lot Size	7,078 SF
Price/SF (BLDF)	\$407
Price/SF (LAND)	\$207
Proforma Cap Rate	6.14%
Occupancy	39.25%
Year Built	1983
Zoning	CH (Commercial Hillside)
Parking	9 Spaces
Parking Ratio	2.15 Space(s) per 1000
Cross Streets	Foothill Blvd & Moore St

MINUTES TO FREEWAYS AND MAJOR AMENITIES

55 FT
FRONTAGE

28,440 VPD
Traffic Counts

210 FWY
1.0 Miles





Public Storage

PETSMART

DIY

Albertsons

DELTA

BIG 5
SPORTING GOODS

IN-N-OUT
BURGER

WELLS
FARGO

US STORAGE
Centers

LOWELL AVE

FOOTHILL BLVD (28,440 VPD)





3935 FOOTHILL BLVD
GLENDALE, CA 91214

MOORE ST



INVESTMENT HIGHLIGHTS

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

Owner-User or Value-Add

The property will be delivered 39.2% occupied by one tenant on a month-to-month lease allowing for an immediate owner-user or value-add opportunity

Foothill Boulevard Corridor

Foothill Boulevard is a key east-west thoroughfare with traffic counts in excess of 28,000 VPD connecting Sunland through to La Canada

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

Highly Visible

Just east of the intersection of Foothill Blvd and Lowell Ave, a north-south artery connecting Foothill Blvd to the 210 Freeway, with approximately 55 feet of frontage along Foothill Boulevard, excellent exposure for an operator's business







LOWELL AV

FOOT



BRANDON MICHAEL





3935 FOOTHILL BLVD
GLENDALE, CA 91214

VE
HILL BLVD (28,

VISTA CT



INVESTMENT HIGHLIGHTS

Versatile and Functional Office and Mixed-Use Property

Flexible Commercial/Warehouse Asset

A 4,180 square foot two-story commercial and warehouse asset situated on 0.16 acres of land (7,078 SF)

Property Breakdown

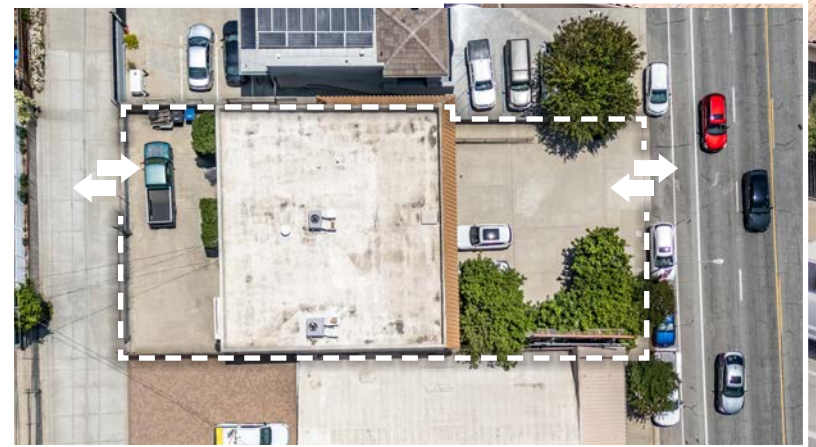
The site is demised into a 2,517 SF primary 1st floor commercial/office space and a second floor 2,520 SF warehouse

Accommodating Commercial Zoning

The property is zoned CH for commercial hillside, a broad commercial zoning, with a flexible building that can accommodate a variety of uses

Rear Warehouse and Yard

The warehouse is accessed alley in the rear and features a fully enclosed and gate secured yard area which can serve as additional storage or parking





2nd Floor: 2,520 SF

1st Floor: 1,628 SF





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LA CRESCENTA

PASADENA

CHAM SUT
GOL BP



Mobile

BBQ

BACKYARD

FAST FOOD RESTAURANT

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FOOTHILL BLVD (28,440 VPD)



US STORAGE
Centers



INVESTMENT HIGHLIGHTS

Well-Located Asset with Strong Connectivity and Nearby Commercial Amenities

Desirable San Fernando Valley Location

Ideally positioned in northern Glendale in the San Fernando Valley with Sunland & Tujunga to the northwest and Montrose and La Canada to the southeast

Proximity to Montrose Shopping Park

Less than 0.5 miles from Montrose Shopping Park, a vibrant open-air retail district featuring restaurants, boutique stores, cafes, and essential services

Surrounded by Daily-Needs Retail

Within a short radius of major retailers including Albertson's, Vons, Smart and Final, PetSmart, In-n-Out, Wells Fargo, and numerous local service providers to the south

Accessible Freeway Links

Just 1.0 mile to the 210 Freeway and approximately 4.0 miles to the 2 Freeway, providing direct regional access to Pasadena, Downtown Los Angeles, and Burbank





MONTROSE SHOPPING PARK



GUNNISON POINT



RENT ROLL

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLR	%	LEASE EXPIRATION	RENT	RENT/SF	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/ SF	PF LEASE TYPE
1	Chiropractor	1,628	1	39.2%	MTM	\$2,400.00	\$1.47	0.00 Year(s)	MG	\$4,070.00	\$2.50	NNN
2	Vacant	2,520	2	60.8%		\$-	\$-			\$5,040.00	\$2.00	NNN
3	Billboard	0	-	0.0%	MTM	\$200.00	-	0.00 Year(s)	-	\$200.00	-	-
		4,148		100%		\$2,400.00	\$1.47	0.00 Year(s)		\$9,110.00	\$2.20	

OPERATING EXPENSES

OPERATING EXPENSES	Current	Per SF	Proforma	Per SF
Property Taxes @ 1.25%	\$21,250	\$5.08/SF	\$21,250	\$5.08/SF
Management	\$1,152	\$0.28/SF	\$4,373	\$1.05/SF
Insurance	\$3,344	\$0.80/SF	\$3,344	\$0.80/SF
Utilities	\$1,463	\$0.35/SF	\$1,463	\$0.35/SF
Trash Removal	\$1,463	\$0.35/SF	\$1,463	\$0.35/SF
Grounds Maintenance	\$1,045	\$0.25/SF	\$1,045	\$0.25/SF
Repairs & Maintenance	\$3,553	\$0.85/SF	\$3,553	\$0.85/SF
TOTAL EXPENSES	\$33,270	\$7.96	\$36,491	\$8.73
EXPENSES/SF/MONTH		\$0.66		\$0.73

*Not actual operating expenses. Operating expenses are based on industry standard averages.

OPERATING DATA

OPERATING DATA	CURRENT	PROFORMA
Scheduled Lease Income:	\$28,800	\$109,320
CAM Reimbursement:	\$1,774	\$36,491
Additional Income:	\$2,400	\$2,400
Effective Gross Income:	\$32,974	\$148,211
Vacancy:	\$0	5% \$7,411
Expenses:	\$33,270	\$36,491
NET OPERATING INCOME:	-\$296	\$104,309

OCCUPANCY

39.2%

Vacancy	60.8%
# of Units	2
Occupied Units	1
Occupied SF	1,628
Vacant SF	2,520
Average Unit SF	2,074





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.



RAFFI'S PLACE



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

9.6 MILES FROM THE SUBJECT PROPERTY



HOLLYWOOD

17.7 MILES FROM THE SUBJECT PROPERTY



DOWNTOWN LA

16.0 MILES FROM THE SUBJECT PROPERTY



SANTA MONICA

33.2 MILES FROM THE SUBJECT PROPERTY



DEMOGRAPHICS

POPULATION



175,900

Total Population
within a 5-mile radius



44.1

Median Age
within a 5-mile radius



51.1%

Male



48.9%

Female

EDUCATION

3 mile 2023 % of Population



1.8%

Some High School



23.1%

Some College



9.2%

Bachelor's Degree

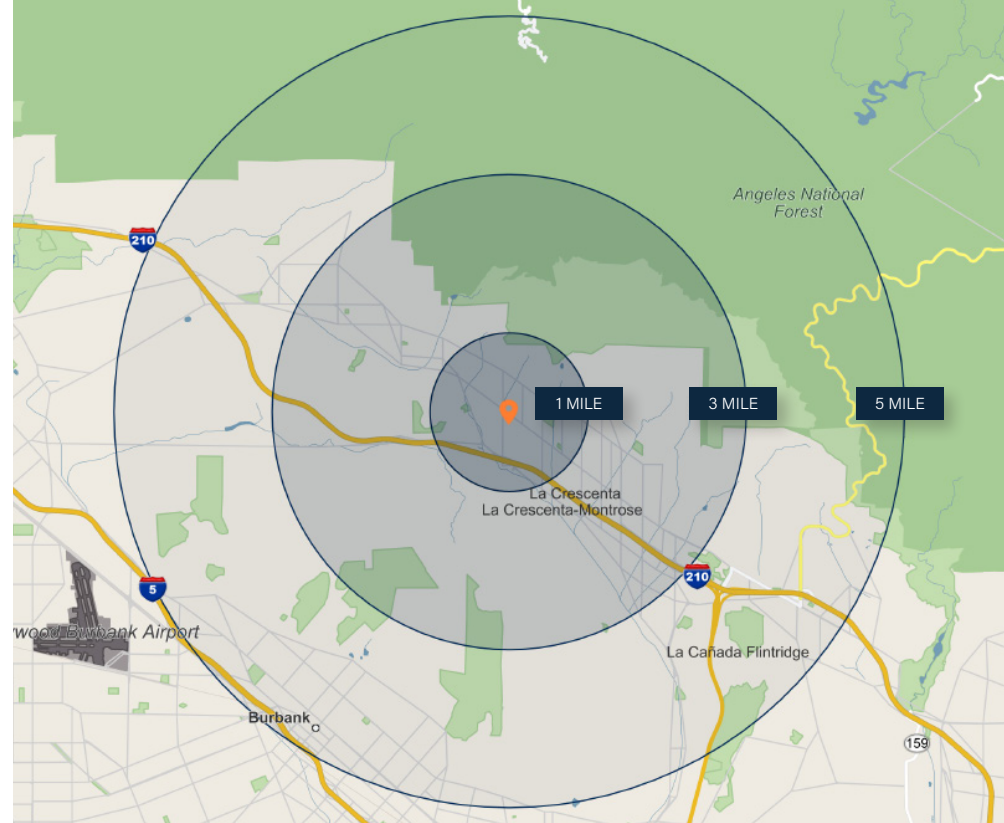


43.0%

Graduate Degree



Demographics	1 Mile	3 Mile	5 Mile
Population	13,800	71,300	175,900
Households	4,700	25,400	64,500
Average Household Size	2.8	2.8	2.7
Median Age	46	44.7	44.1
Owner Occupied Households	3,700	14,900	35,000
Renter Occupied Households	800	9,500	27,000
Average Household Income	\$150,400	\$123,200	\$124,800
Median Household Income	\$120,900	\$97,900	\$97,200
Businesses	600	2,700	8,400



\$150,400

Average HH income
within a 1-mile radius



\$223 Million

Annual Consumer Spending
within a 1-mile radius



35,000

Owner Occupied Housing
within a 5-mile radius



64,500

Households
within a 5-mile radius



8,400

Businesses
within a 5-mile radius



27,000

Renter Occupied Housing
within 5-mile radius





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