



# Mixed-Use Multi-Tenant Investment Property

6623 San Fernando Road, Glendale, CA 91201

OFFERED AT \$2,850,000





For more information,  
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## Executive Summary

Glendale Commercial Real Estate Services is pleased to present the exclusive offering of 6623 San Fernando Road, Glendale, California 91201 — a two-story, mixed-use commercial building positioned along one of the most traveled arterials in the Glendale submarket. This is a rare opportunity to acquire a stabilized, income-producing asset in a supply-constrained market with meaningful value-add upside and a clear path to significantly enhanced returns.

The subject property consists of 5,922 square feet of net rentable area on a 6,625 square foot lot, built in 1942 and comprising six (6) distinct units: three ground-floor retail/commercial spaces, two second-floor office units, and one two-bedroom residential apartment. The building is currently 83% occupied with five of six units tenanted, generating \$9,411 in gross monthly income and a current annual net operating income of approximately \$59,206. Seven on-site parking spaces provide a meaningful amenity in a dense urban corridor where parking is at a premium.

The asset benefits from extraordinary locational fundamentals. Situated on San Fernando Road, the property sits at the convergence of two of the most economically dynamic cities in Los Angeles County: Glendale and Burbank. Glendale — the third-largest city in LA County by population — is home to major corporate employers including DreamWorks Animation, Disney Consumer Products, Nestlé USA, IHOP Corporation, and Avery Dennison, supporting a highly educated, high-income workforce and sustained consumer demand. Burbank, immediately to the west along San Fernando Road, is globally recognized as the Media Capital of the World and is home to the studios and headquarters of Warner Bros. Entertainment and The Walt Disney Company, among others. This dual-market positioning affords the property significant tenant depth across retail, office, and residential uses.

# Property Overview

**Purchase Price**  
\$2,850,000

**Building Size**  
±5,922 Sq. Ft.

**Land Area**  
±6,625 Sq. Ft.

**Parking**  
7 Stalls

**Year Built**  
1942



**6623 San Fernando Rd**  
**Glendale, CA 91201**

**Total Units**  
6 Units  
3 Retail  
2 Office  
1 Residential

**Occupancy**  
83%

**Current Gross Rent**  
\$9,411 / month

**Traffic Counts**  
23,587 CPD  
(on San Fernando Rd)

# Major Area Retailers

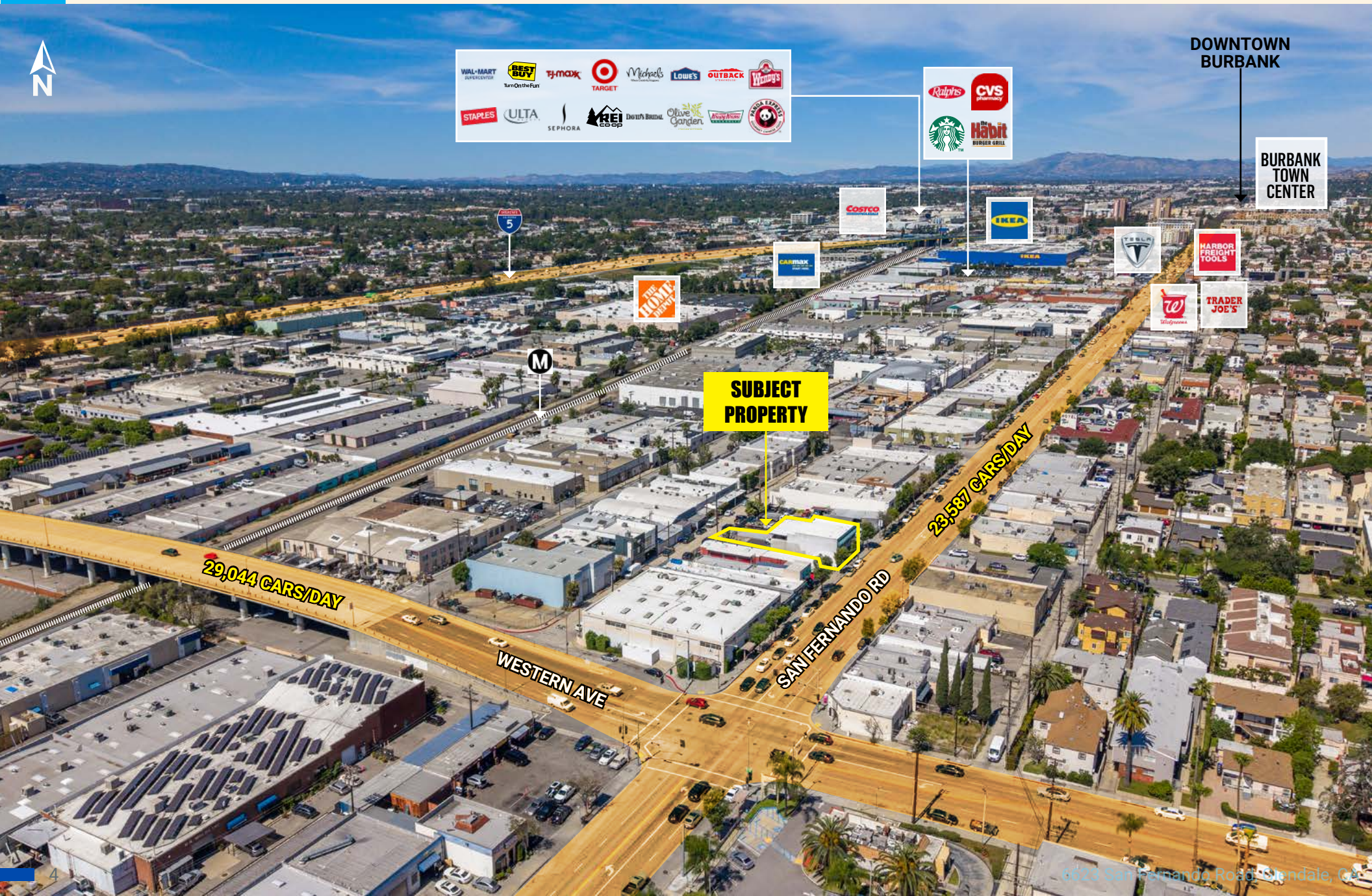


## NO. OF BUSINESSES

1 Mile  
1,767

3 Miles  
13,343

5 Miles  
33,271



DOWNTOWN BURBANK

BURBANK TOWN CENTER

**SUBJECT PROPERTY**

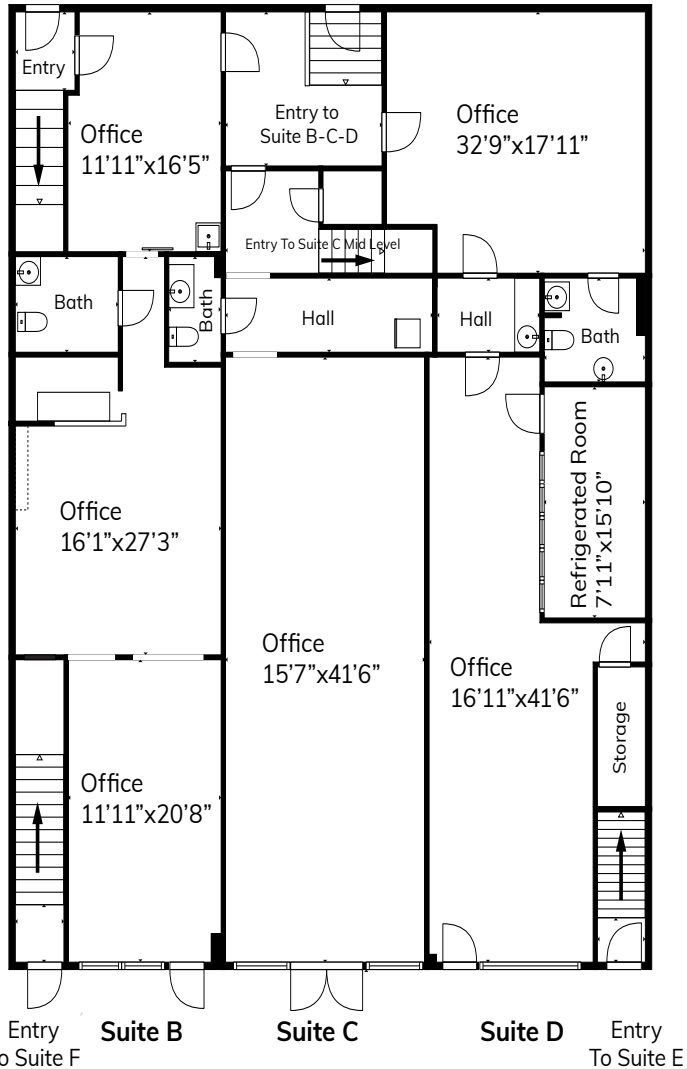
29,044 CARS/DAY

23,587 CARS/DAY

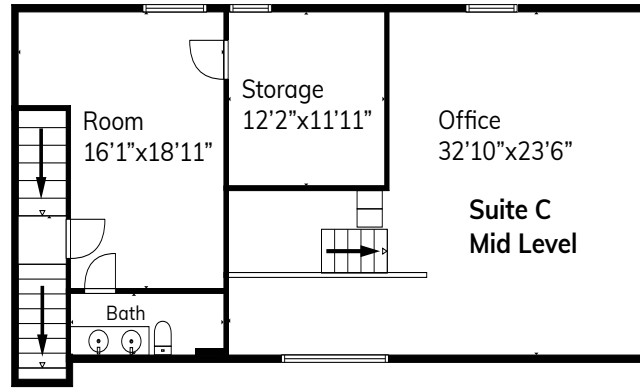
WESTERN AVE

SAN FERNANDO RD

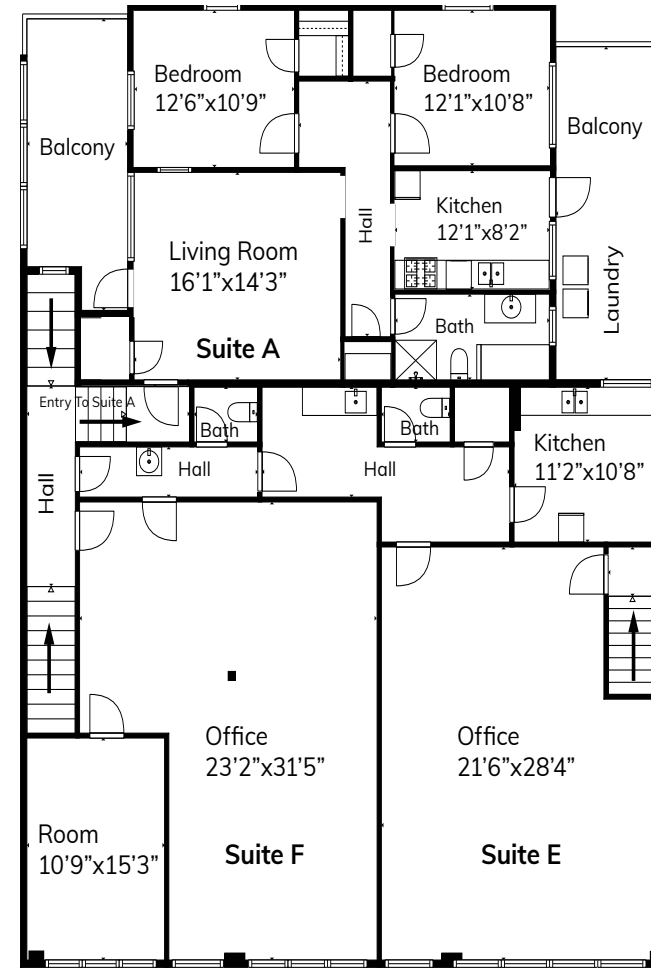
# Floor Plan



First Level

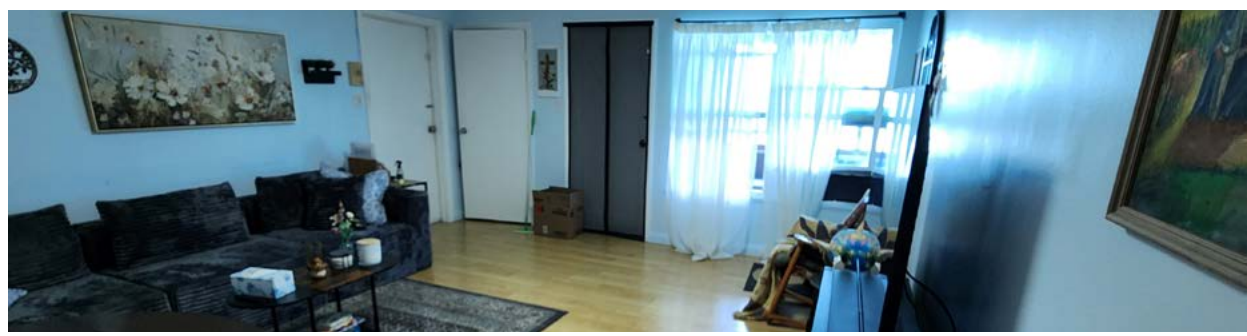
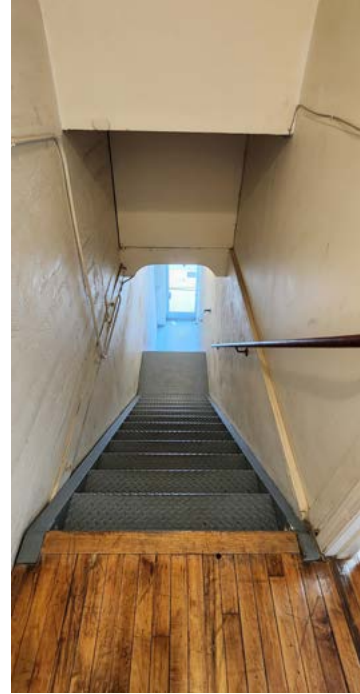


Mid Level

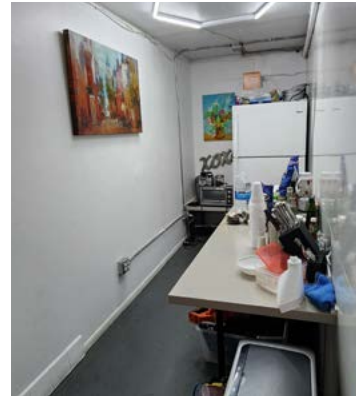
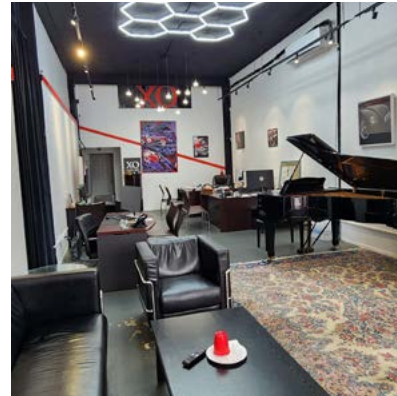


Upper Level

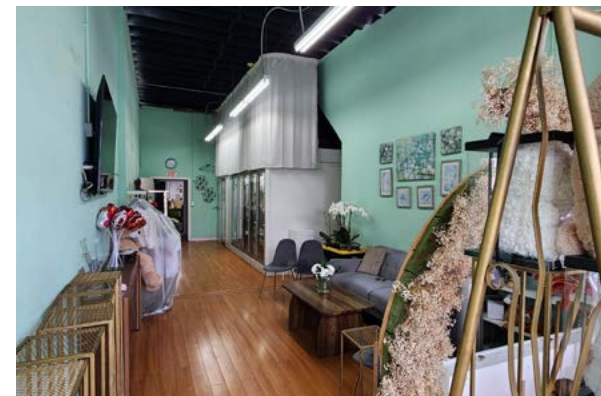
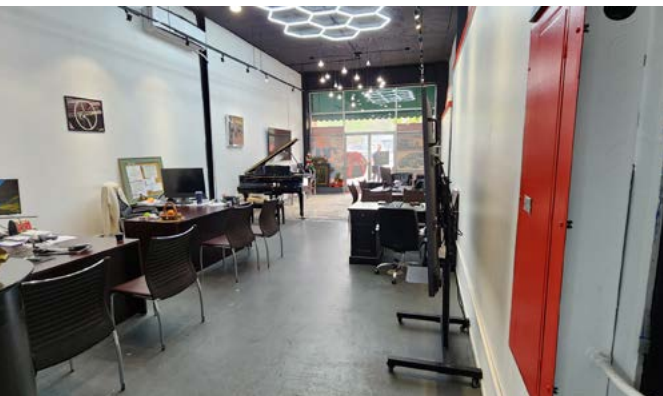
# Interior Photo Gallery



# Interior Photo Gallery (cont.)



# Interior Photo Gallery (cont.)



# Point of Interest

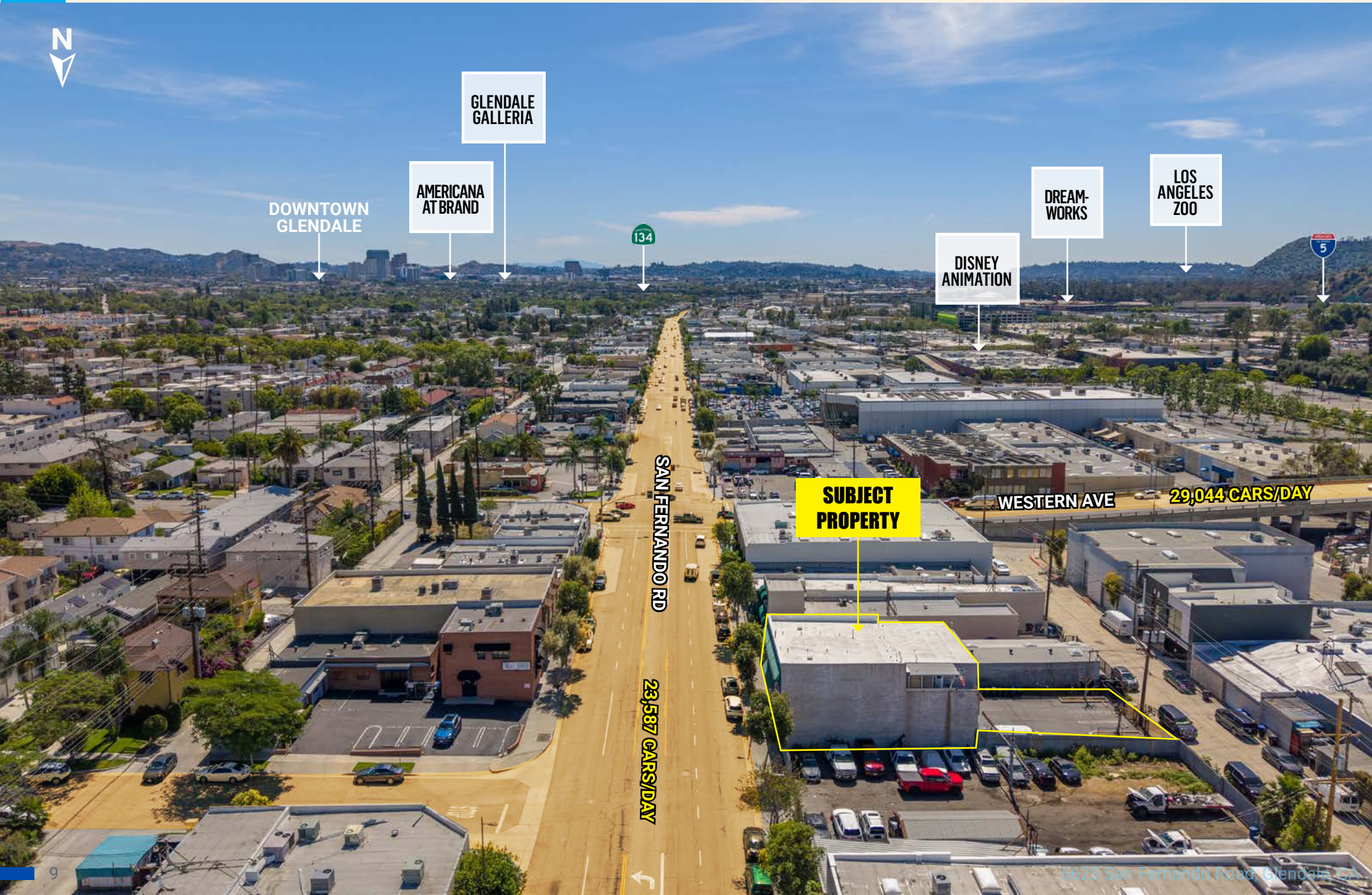
## Connectivity to Subject Property

Drive time to Warner Bros. ~10 minutes

Drive time to Burbank Airport ~12 minutes

Access

I-5 and 134 freeways nearby



DOWNTOWN  
GLENDALE

AMERICANA  
AT BRAND

GLENDALE  
GALLERIA

134

SAN FERNANDO RD

23,587 CARS/DAY

SUBJECT  
PROPERTY

WESTERN AVE

29,044 CARS/DAY

DISNEY  
ANIMATION

DREAM-  
WORKS

LOS ANGELES  
ZOO

5

# Financial Valuation

## Unit Mix

Current gross rent <b>\$9,411</b> per month	Market gross rent <b>\$12,011</b> per month (est.)	Total upside <b>\$2,600</b> per month	Occupancy <b>5 / 6</b> 1 unit vacant
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### SECOND FLOOR — MIXED USE (RESIDENTIAL + OFFICE)

<b>Unit A</b> <span>Month-to-month</span> Residential Current rent <b>\$1,200/mo</b> Upside <b>+\$800/mo</b> 2 bed · 1 bath	<b>Unit F</b> <span>Vacant</span> Office Current rent — Market rent <b>~\$1,500/mo</b> Upside <b>+\$1,500/mo</b> Wall A/C Shared meter w/ Unit E	<b>Unit E</b> <span>Lease exp. 10/31/2026</span> Office Current rent <b>\$1,200/mo</b> Market rent — Wall A/C · No options Shared meter w/ Unit F
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### FIRST FLOOR — RETAIL / COMMERCIAL

<b>Unit B</b> <span>Month-to-month</span> Hair Salon Current rent <b>\$2,106/mo</b> Market rent — Wall A/C + split A/C	<b>Unit C</b> <span>Month-to-month</span> Auto Leasing Business Current rent <b>\$2,750/mo</b> Market rent — Wall A/C + split A/C Shared meter w/ Unit D	<b>Unit D</b> <span>Month-to-month</span> Flower Shop Current rent <b>\$2,155/mo</b> Market rent — Wall A/C Shared meter w/ Unit C
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# Financial Valuation

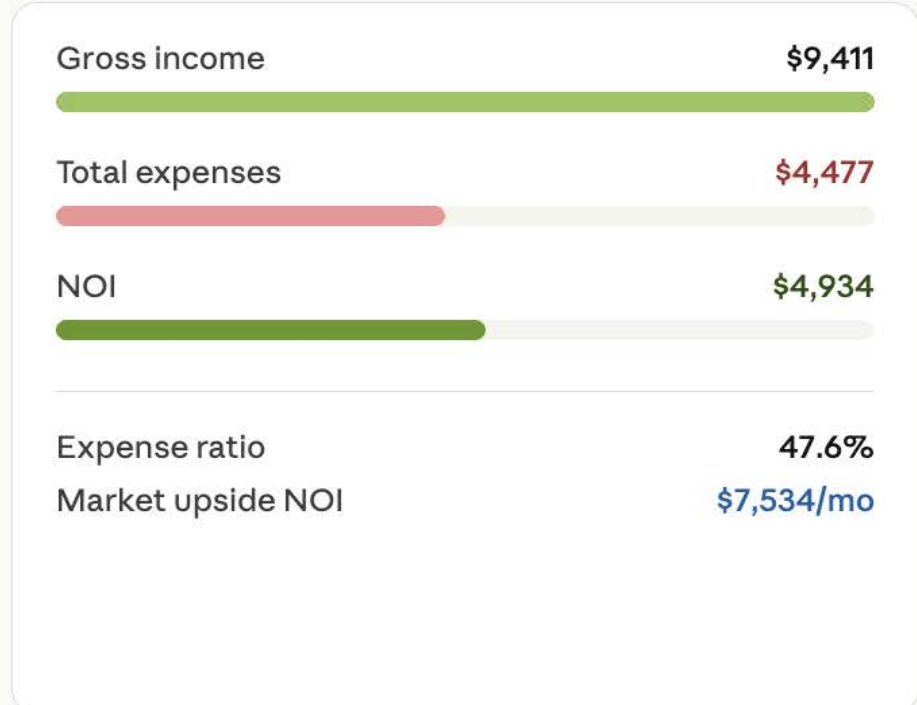
## Income & Expenses

<p>Gross income</p> <p><b>\$9,411</b></p> <p>per month</p>	<p>Total expenses</p> <p><b>\$4,563</b></p> <p>per month</p>	<p>Net operating income</p> <p><b>\$4,848</b></p> <p>per month</p>	<p>Annual NOI</p> <p><b>\$58,176</b></p> <p>per year</p>
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### MONTHLY EXPENSES

Property tax	\$3,000.00
Insurance	\$1,131.41
Trash	\$239.34
Water & power	\$86.43
<small>Billed bi-monthly · \$172.86 ÷ 2</small>	
Gas	\$20.00
Tenant electricity	Tenant paid
<b>Total monthly expenses</b>	<b>\$4,477.18</b>

### INCOME VS. EXPENSES



**Annual net operating income (current)**  
 At full market rents: ~\$90,408/yr · Upside: +\$32,232/yr

**\$59,213/yr**

## Market Overview

**~184,000**  
City Population

**\$12.8B**  
Annual GDP

**\$88,400**  
Median HH Income

**65%**  
Renter-Occupied

Glendale, California is the third-largest city in Los Angeles County by population, home to approximately 184,000 residents across 30.6 square miles. Strategically positioned just north of downtown Los Angeles and bordered by the Verdugo Mountains to the north, Glendale sits at the crossroads of the Glendale, Ventura, and Foothill freeways – making it one of the most accessible commercial locations in the greater Los Angeles region.

The city generates an estimated \$12.8 billion in annual GDP and is home to major corporate headquarters including IHOP Corporation, Nestlé USA, Avery Dennison, Public Storage, and significant operations for DreamWorks Animation and Disney Consumer Products. This concentration of blue-chip employers creates a stable, high-income workforce and sustained demand for both retail and office space across the city.

Glendale boasts one of the strongest retail corridors in the San Fernando Valley, anchored by the Glendale Galleria and The Americana at Brand – two major shopping destinations that collectively draw millions of visitors annually and support a dense ecosystem of neighborhood retail, restaurants, and service businesses throughout the city.

The city's median household income is approximately \$88,400, with an average household income of \$128,000 – well above state and national averages. Over 44% of residents hold a bachelor's degree or higher, and roughly 92,000 residents are employed across healthcare, professional services, retail trade, and entertainment – the city's four largest employment sectors. With a renter-majority population (approximately 65% renters), Glendale sustains strong and consistent demand for both commercial and residential leasing.



# The Location

The **subject property** enjoys immediate access to some of the region’s most prominent demand drivers, including the Glendale Galleria, The Americana at Brand, Adventist Health Glendale, and Warner Bros. Studios – all within a 6-mile radius along one of Los Angeles County’s most active commercial corridors.



**Glendale Galleria**  
1.5 mi south



**The Americana at Brand**  
1.6 mi south



**Adventist Health Glendale**  
2.5 mi southeast



**Brand Park**  
1.5 mi northwest



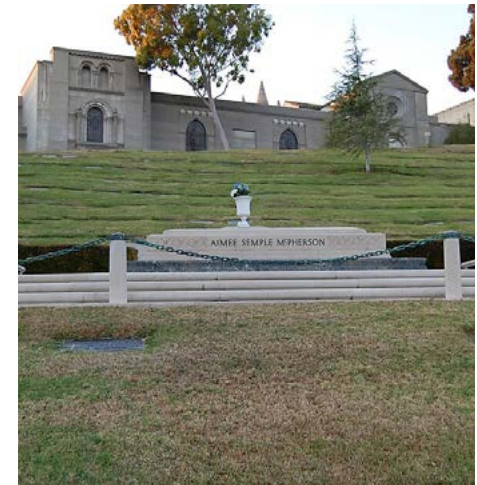
**Warner Bros. Studios**  
~5 mi west (Burbank)



**Hollywood Burbank Airport**  
~6 mi northwest



**Metrolink/Amtrak Station**  
~3 mi south



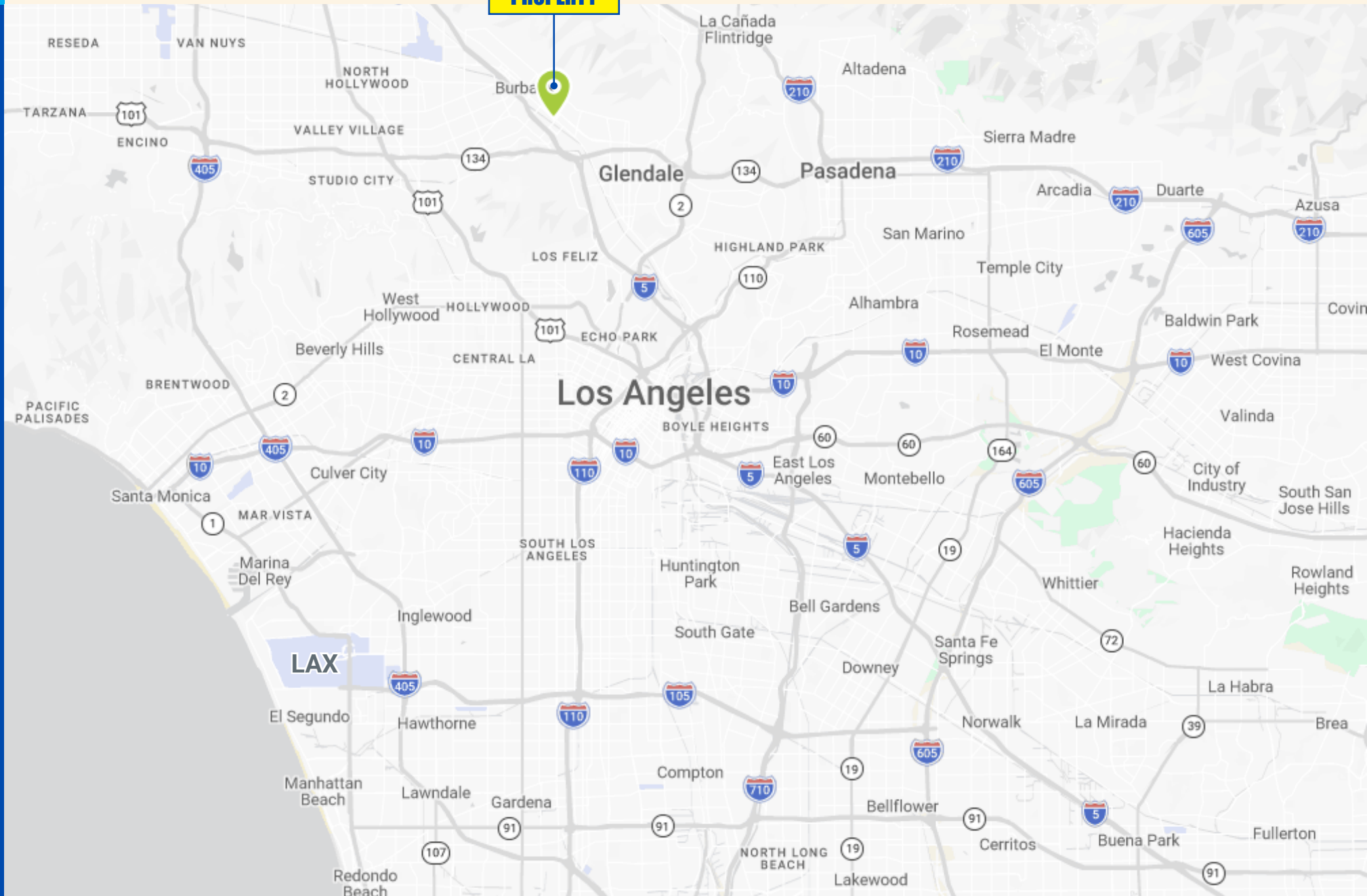
**Forest Lawn Memorial Park**  
~3 mi south

# Regional Map



**TOTAL CONSUMER SPENDING**  
 1 Mile **\$379M**  
 3 Miles **\$2.2B**  
 5 Miles **\$6.6B**

**SUBJECT PROPERTY**

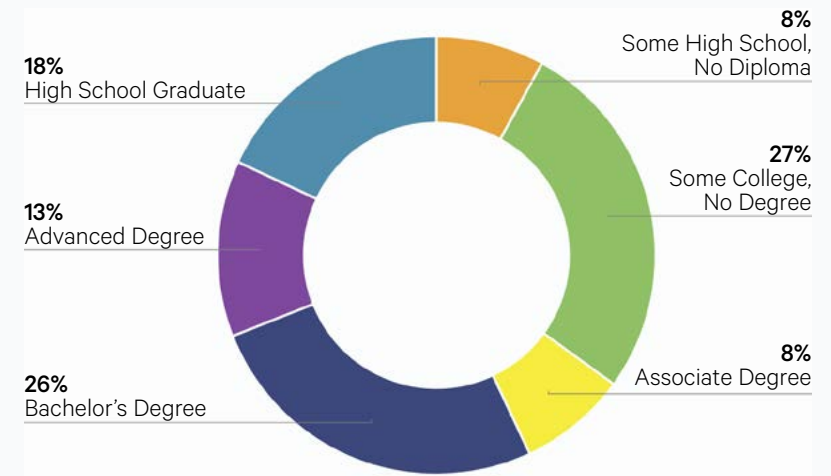


# Area Demographics

Population	1 miles	3 miles	5 miles
2020 Population	33,995	173,587	498,579
2025 Population	31,469	166,215	481,708
2030 Population Projection	30,852	164,348	477,353
Annual Growth 2020-2025	-1.5%	-0.9%	-0.7%
Annual Growth 2025-2030	-0.4%	-0.2%	-0.2%
Median Age	43	42.8	41.9
Bachelor's Degree or Higher	32%	39%	42%
U.S. Armed Forces	0	6	34

Households	1 miles	3 miles	5 miles
2020 Households	13,412	70,449	210,344
2025 Households	12,296	66,844	201,925
2030 Household Projection	12,025	65,937	199,766
Annual Growth 2020-2025	-0.3%	0.3%	0.5%
Annual Growth 2025-2030	-0.4%	-0.3%	-0.2%
Owner Occupied Households	3,181	22,490	65,736
Renter Occupied Households	8,844	43,448	134,030
Avg Household Size	2.5	2.4	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$379M	\$2.2B	\$6.6B

**Educational Attainment** 3 miles 2025 % of Population



Income	1 miles	3 miles	5 miles
Avg Household Income	\$102,581	\$117,041	\$118,363
Median Household Income	\$73,499	\$86,624	\$88,949
< \$25,000	2,604	12,368	33,697
\$25,000 - 50,000	2,081	8,759	27,025
\$50,000 - 75,000	1,542	8,783	27,549
\$75,000 - 100,000	1,444	7,553	22,744
\$100,000 - 125,000	1,337	6,512	20,785
\$125,000 - 150,000	558	4,330	14,331
\$150,000 - 200,000	1,136	7,120	21,362
\$200,000+	1,594	11,419	34,431

Housing	1 miles	3 miles	5 miles
Median Home Value	\$1,007,630	\$1,032,061	\$1,044,119
Median Year Built	1961	1964	1963



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