

PROFESSIONAL OFFICE FOR SALE

±6,082 SF Professional Office Building

2609 HONOLULU AVENUE | MONTROSE, CA 91020



CHRIS JOHNSON

Sr. Vice President | Lic. 01934154

626.240.2786

chris.johnson@lee-associates.com

JOHN ESPINOSA

Principal / Sr. VP | Lic. 01255441

562.568.2034

jespinosa@lee-associates.com

EXECUTIVE SUMMARY

Lee & Associates – Pasadena is pleased to present **2609 Honolulu Avenue**, a centrally located $\pm 6,082$ SF professional office building in the heart of Montrose. Configured for flexible multi-tenant use with strong owner-user potential, the property allows a buyer to occupy a high-image office while generating income from the remaining suites.

An owner-user can occupy the $\pm 6,082$ SF building in whole or in part, with Suite 200 offering potential expansion of $\pm 3,479$ SF commencing at close of escrow. The corner setting delivers excellent frontage on Honolulu Avenue with convenient access to the 210, 2, and 134 freeways, connecting to Pasadena, Glendale, the San Fernando Valley, Downtown Los Angeles, and Hollywood Burbank Airport.

The building sits steps from Old Town Montrose's restaurants, banks, Trader Joe's, and retail amenities, within a community anchored by the active Montrose-Verdugo City Chamber of Commerce.

Recent capital improvements include a **new roof (2024)**, new awnings (2023), and HVAC code upgrades with twice-yearly service.

OFFERING HIGHLIGHTS

- Great owner-user opportunity in a well-maintained, high-image office building
- Multiple functional floor layouts available to suit a range of users
- Eight (8) private offices, a conference room, and a computer/IT room with redundant HVAC and server racks
- Separate HVAC systems and individual gas/electric metering per suite
- Dedicated on-site parking lot with 3.32 spaces per 1,000 SF
- New roof (2024), new awnings (2023), and HVAC upgraded to code
- Corner location with strong frontage on Honolulu Avenue
- Near Old Town Montrose amenities with excellent 210 freeway access
- Owner-user expansion potential to $\pm 3,479$ SF at close of escrow

PROPERTY SUMMARY

±6,082 SF

BUILDING SIZE

\$3,925,000

ASKING PRICE

±12,243 SF

LOT SIZE

\$645/SF

PRICE PER SF

1980

YEAR BUILT

3.32 / 1,000

PARKING RATIO

Two (2)

STORIES

C2-I

ZONING (CITY OF GLENDALE)

Office

PROPERTY TYPE

Multi-Tenant

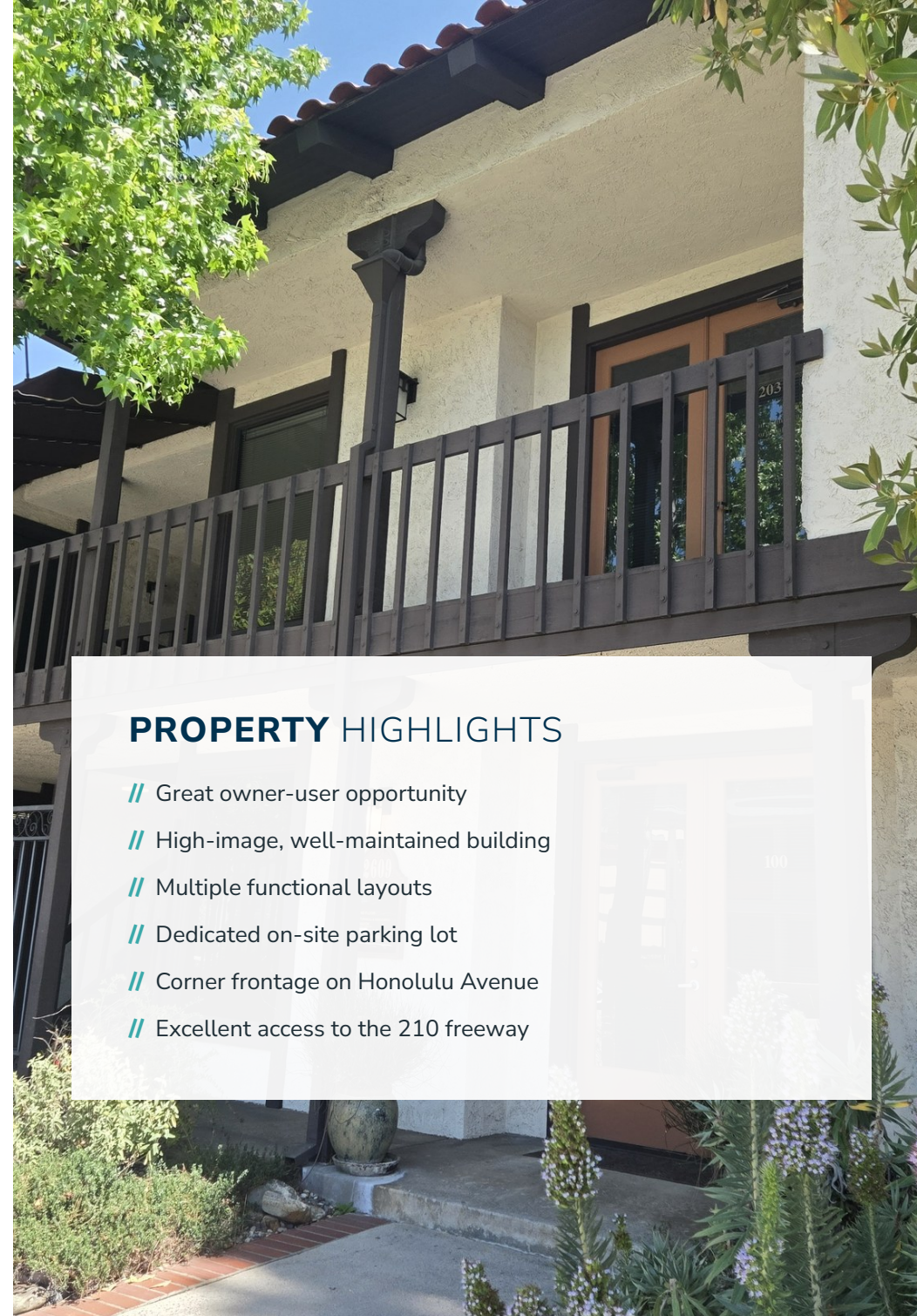
TENANCY

Owner-User

SALE TYPE

5610-025-060

APN



PROPERTY HIGHLIGHTS

- // Great owner-user opportunity
- // High-image, well-maintained building
- // Multiple functional layouts
- // Dedicated on-site parking lot
- // Corner frontage on Honolulu Avenue
- // Excellent access to the 210 freeway

PROPERTY DESCRIPTION

Built in 1980 and carefully maintained over the years, this two story professional building offers roughly 6,082 square feet of adaptable office space in the heart of Montrose. A practical mix of private offices, open work areas, and support rooms makes the property well suited to an owner occupant, while ongoing investment in the roof, mechanical systems, and parking lot keeps the building in turn key condition.

BUILDING SYSTEMS

- Each suite runs on its own independent HVAC system
- Gas and electricity are metered separately for every suite
- A dedicated data room is backed by two HVAC units for redundancy and comes outfitted with server racks

EXTERIOR & GROUNDS

- New roof completed in 2024
- New awnings added in 2023
- Mechanical systems serviced twice a year, with updated gas piping, connectors, and code compliant caps
- Private parking lot resurfaced and restriped in 2025

INTERIOR

- Eight spacious private offices
- A separate conference room
- A secure computer and equipment room
- Two restrooms
- An open office area with file storage, a wet bar, and sink
- Quality millwork including built in counters and cabinetry

Buyers should verify all intended uses with the City of Glendale.

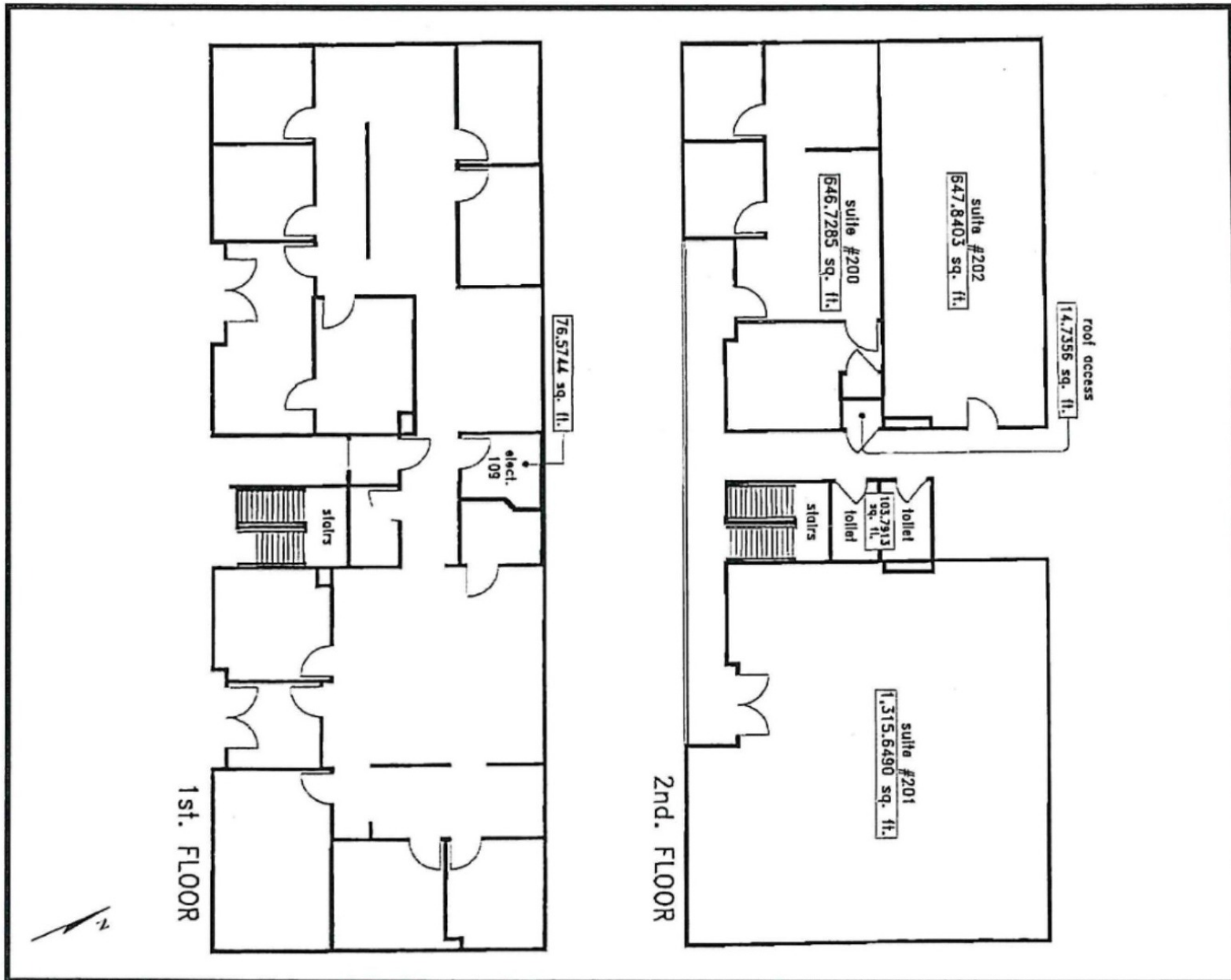
PROJECTED RENT ROLL @ CLOSE OF ESCROW

SUITE	SF RENTABLE	MONTHLY RENT + PKG.	RENT PSF	PARKING SPACES	TOTAL W/ PKG.
100 / 101	2,794	\$7,045 + \$450	\$2.52 MG	9 spaces, \$450/mo	\$7,200
200	685	\$1,678 + \$40	\$2.45 MG	2 spaces, \$40/mo	\$1,718
201 / 203	1,440	\$3,650 + \$40	\$2.32 MG	4 spaces, \$40/mo	\$3,380
202	685	\$1,678 + \$40	\$2.45 MG	2 spaces, \$40/mo	\$1,718
TOTAL	5,604 SF	\$14,621 / MO.			\$175,452 / YR.

LEASE EXPIRATIONS

SUITE	LEASE EXPIRATION
100 / 101	December 31, 2025
200	Potential expansion to ±3,479 SF available for owner-user commencing close of escrow
201 / 203	May 31, 2027
202	December 31, 2025

Rents shown are projected at close of escrow on a modified-gross (MG) basis and reflect rentable suite areas; ±6,082 SF is gross building area. Figures are estimates only and must be independently verified.



2609 HONOLULU

PROFESSIONAL OFFICE BUILDING

2609 HONOLULU AVENUE | MONTROSE, CA 91020



CHRIS JOHNSON

Sr. Vice President | Lic. 01934154

626.240.2786

chris.johnson@lee-associates.com

JOHN ESPINOSA

Principal / Senior Vice President | Lic. 01255441

562.568.2034 direct **714.608.3610** cell

jespinosa@lee-associates.com

Lee & Associates – Industry, Inc.

LEE & ASSOCIATES – PASADENA, INC.

Corporate ID 02059558

1055 E. Colorado Blvd., Suite 330

Pasadena, CA 91106

lee-pasadena.com

© 2026 Lee & Associates, Inc. The information contained in this document has been obtained from sources believed to be reliable. While Lee & Associates, Inc. does not doubt its accuracy, Lee & Associates, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.