



COMMERCIAL REAL ESTATE SERVICES
PASADENA

OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE
GLENDALE, CA 91202



EXCLUSIVELY LISTED BY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates - Pasadena in compliance with all applicable fair housing and equal opportunity laws.



COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION I

EXECUTIVE SUMMARY

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202



Executive Summary

PROPERTY OVERVIEW

Lee & Associates is proud to present Columbus Avenue Apartments at 1320 N Columbus Avenue, located in the Verdugo Viejo neighborhood of Glendale. The 1961 constructed property is comprised of spacious two x 1 bedroom/1 bath, one x 2 bedroom/1.5 bath townhome and ten x 2 bedroom/1.75 bath apartments. The property has ±14,326 rentable square feet situated on a ±14,698 SF parcel. Ownership has always meticulously maintained the property. Major capital expenditures over the last five years include a new roof, new water heater, and new sewer and secondary drain lines. Units have been upgraded and remodeled when turned over. The property has a central water heater, owned on-site laundry, and ample storage space. Second floor units have balconies, and first floor units have private patios. The townhome unit has its own spacious private yard. There are 24 tandem parking and 1 single parking space. The property is majority copper plumbed. The property is subject to AB 1482 and city of Glendale Rental Rights Program.

The Columbus Avenue Apartment property is situated in a stable, residential neighborhood. The area appeals to a wide tenant base including young professionals, families, and entertainment industry employees due to its central location and livability. Glendale consistently ranks as a highly desirable rental market due to its safety, established neighborhoods, and proximity to major job hubs, making it an attractive long-term housing option.

The property benefits from close proximity to Glendale's premier retail corridors and shopping destinations, including The Americana at Brand, Glendale Galleria, and Downtown Glendale along Brand Boulevard. These destinations offer a wide mix of national retailers, dining, and entertainment options, providing tenants with convenient access to everyday needs and lifestyle amenities. The surrounding area offers a dynamic lifestyle environment with a diverse restaurant scene, entertainment venues such as the Alex Theatre, and cultural attractions including the Museum of Neon Art. Nearby recreational options such as Griffith Park further enhance the appeal, creating a well-rounded living environment attractive to modern renters.

The property offers strong connectivity to the greater Los Angeles region, with access to Glendale Beeline and Metro bus routes, as well as the Glendale Transportation Center providing Metrolink and Amtrak service. Convenient access to I-5, CA-134, and CA-2 freeways to Downtown Los Angeles, San Fernando and San Gabriel Valleys and beyond.

The offering is a rare opportunity to acquire a highly desirable apartment property which has not been available to the market since the early 1970s.

INVESTMENT HIGHLIGHTS

- **Meticulously maintained by current ownership for over 50 years**
- **Approx. \$150,000 in CapEx in the last 5 years**
- **Fantastic unit mix**
- **Rare Verdugo Viejo neighborhood opportunity**
- **Seismic Retrofit not required in Glendale**

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Property Photos



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Aerial Photos



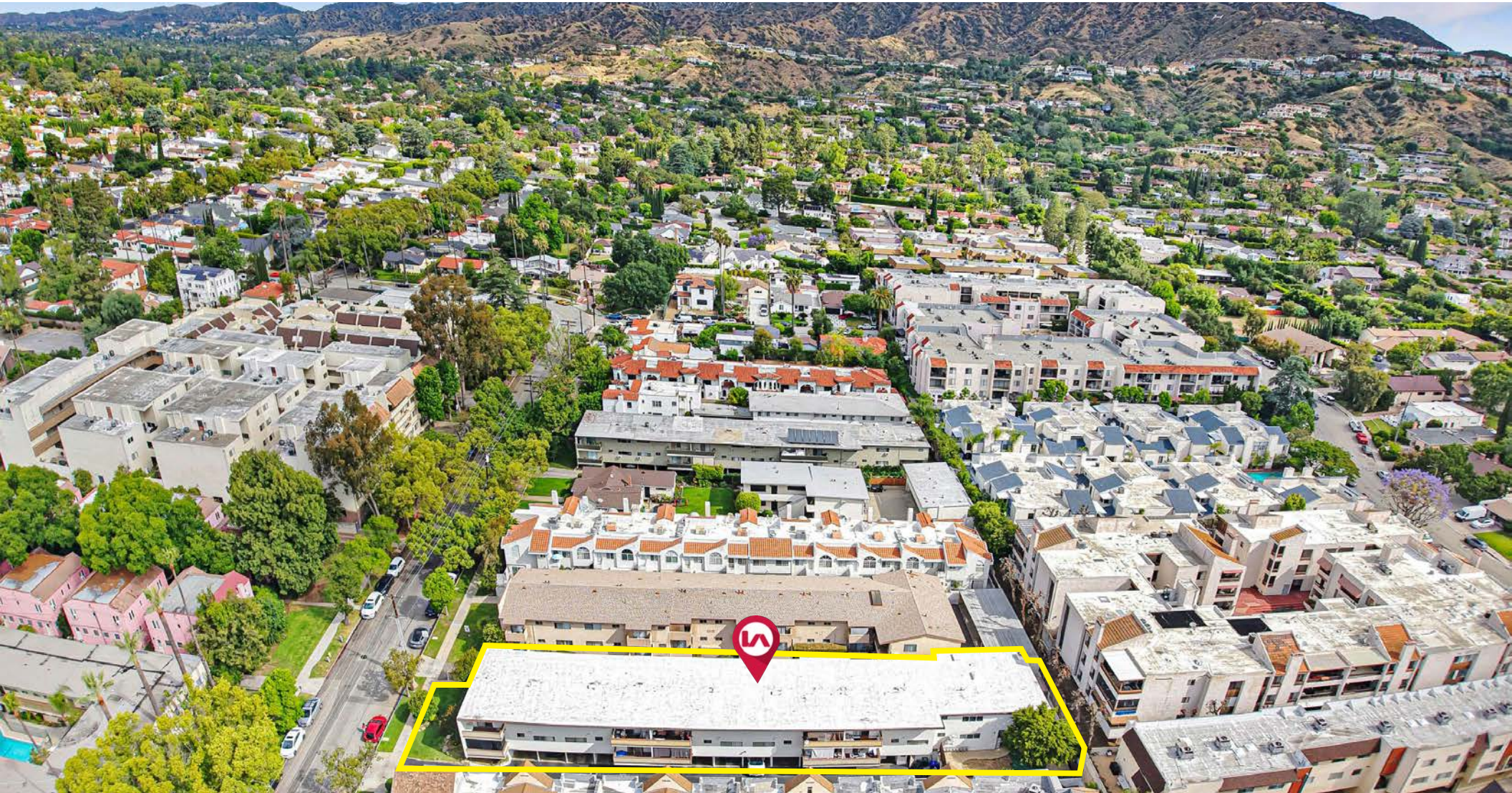
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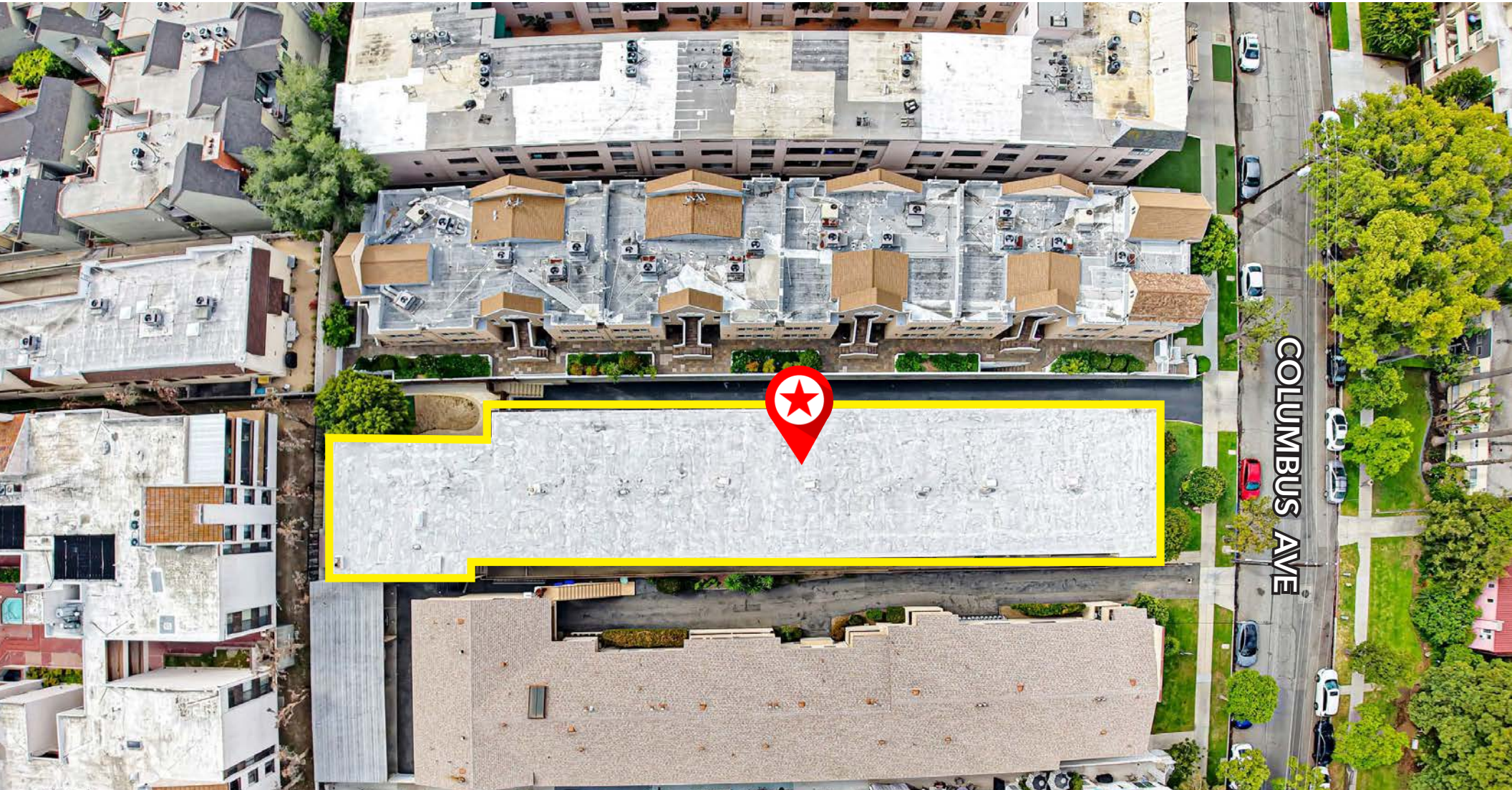
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COMMERCIAL REAL ESTATE SERVICES
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SECTION II

FINANCIAL ANALYSIS

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202



OFFERING MEMORANDUM
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GLENDALE, CA 91202

Investment Overview

| | |
|-------------------------|--|
| | 1320 N Columbus Avenue Glendale, CA 91202 |
| THE PROPERTY: | |
| APN: | 5833-013-011 |
| LIST PRICE: | \$5,250,000 |
| NUMBER OF UNITS: | 13 |
| PRICE PER UNIT: | \$403,846 |
| YEAR BUILT: | 1961 |
| RENTABLE SF: | 14,326 |
| LOT SIZE SF: | 14,698 |
| PRICE PER SF: | \$366.47 |
| CURRENT GRM: | 13.69 |
| MARKET GRM: | 12.41 |
| CURRENT CAP: | 4.63% |
| MARKET CAP: | 5.22% |
| ELECTRIC: | Individual |
| GAS: | Individual |
| ZONING: | GLR4YY |
| PARKING: | 25 Spaces |

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Income and Expense

INCOME

| | Current | | Market |
|-------------------------------|-------------------|-------|-------------------|
| Gross Scheduled Rental Income | \$ 383,520 | | \$ 423,000 |
| Laundry Income | \$ 3,500 | | \$ 3,500 |
| Vacancy/Concessions 3.00% | \$ 11,506 | 4.00% | \$ 16,920 |
| Effective Gross Income: | \$ 375,514 | | \$ 409,580 |

EXPENSES

(Expenses are estimated)

| | | | Per Unit | | Per SF | | | Per Unit | | Per SF | |
|--------------------------------------|-------------------|----------|----------|-------------------|----------|---------|--|----------|--|--------|--|
| Real Estate Taxes 1.080% | \$ 56,700 | \$ 4,362 | \$ 3.96 | \$ 56,700 | \$ 4,362 | \$ 3.96 | | | | | |
| Direct Assessments | \$ 1,500 | \$ 115 | \$ 0.10 | \$ 1,500 | \$ 115 | \$ 0.10 | | | | | |
| Insurance | \$ 17,908 | \$ 1,378 | \$ 1.25 | \$ 17,908 | \$ 1,378 | \$ 1.25 | | | | | |
| Glendale Water & Power | \$ 8,500 | \$ 654 | \$ 0.59 | \$ 8,500 | \$ 654 | \$ 0.59 | | | | | |
| Gas | \$ 4,200 | \$ 323 | \$ 0.29 | \$ 4,200 | \$ 323 | \$ 0.29 | | | | | |
| Trash Disposal | \$ 6,835 | \$ 526 | \$ 0.48 | \$ 6,835 | \$ 526 | \$ 0.48 | | | | | |
| Business Registration Certificate | \$ 496 | \$ 38 | \$ 0.03 | \$ 496 | \$ 38 | \$ 0.03 | | | | | |
| Management Fee 4.00% | \$ 15,021 | \$ 1,155 | \$ 1.05 | \$ 16,383 | \$ 1,260 | \$ 1.14 | | | | | |
| Repairs/Maintenance (% of EGI) 4.00% | \$ 15,021 | \$ 1,155 | \$ 1.05 | \$ 16,383 | \$ 1,260 | \$ 1.14 | | | | | |
| Gardener | \$ 2,400 | \$ 185 | \$ 0.17 | \$ 2,400 | \$ 185 | \$ 0.17 | | | | | |
| Pest Control | \$ 800 | \$ 62 | \$ 0.06 | \$ 800 | \$ 62 | \$ 0.06 | | | | | |
| Replacement Reserve | \$ 3,250 | \$ 250 | \$ 0.23 | \$ 3,250 | \$ 250 | \$ 0.23 | | | | | |
| Total Expenses | \$ 132,630 | | | \$ 135,355 | | | | | | | |
| Net Operating Income | \$ 242,885 | | | \$ 274,225 | | | | | | | |
| Expenses Per Unit: | \$ 10,202.28 | | | \$ 10,411.92 | | | | | | | |
| Expenses Per Square Foot | \$ 9.26 | | | \$ 9.45 | | | | | | | |
| % Of Effective Gross Income | 35.32% | | | 33.05% | | | | | | | |

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GLENDALE, CA 91202

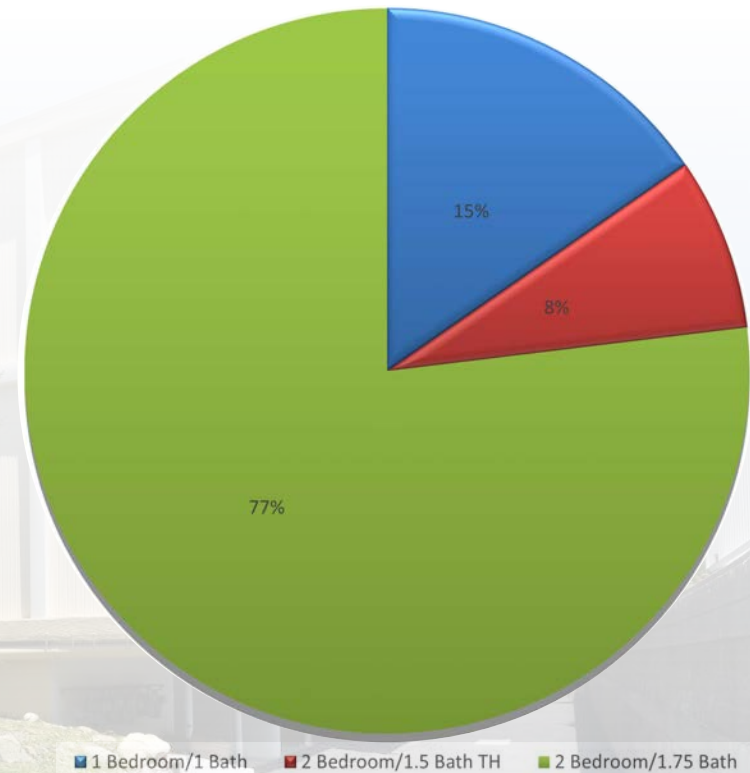
Rent Roll

| Unit | Unit Mix | Last Rent Increase | Current Monthly | Current Yearly | Market Monthly | Market Yearly |
|--------------|-----------------------|--------------------|------------------|-------------------|------------------|-------------------|
| 1 | 2 Bedroom/1.75 Bath | 2/1/2025 | \$ 2,700 | \$ 32,400 | \$ 2,750 | \$ 33,000 |
| 2 | 2 Bedroom/1.75 Bath | 2/1/2025 | \$ 2,425 | \$ 29,100 | \$ 2,750 | \$ 33,000 |
| 3 | 2 Bedroom/1.75 Bath | New Lease | \$ 2,700 | \$ 32,400 | \$ 2,750 | \$ 33,000 |
| 4 | 2 Bedroom/1.75 Bath | 2/1/2025 | \$ 2,350 | \$ 28,200 | \$ 2,750 | \$ 33,000 |
| 5 | 2 Bedroom/1.75 Bath | 3/1/2025 | \$ 2,750 | \$ 33,000 | \$ 2,750 | \$ 33,000 |
| 6 | 1 Bedroom/1 Bath | 3/1/2025 | \$ 1,850 | \$ 22,200 | \$ 2,250 | \$ 27,000 |
| 7 | 2 Bedroom/1.5 Bath TH | 2/1/2025 | \$ 2,700 | \$ 32,400 | \$ 3,250 | \$ 39,000 |
| 8 | 1 Bedroom/1 Bath | 3/1/2025 | \$ 2,025 | \$ 24,300 | \$ 2,250 | \$ 27,000 |
| 9 | 2 Bedroom/1.75 Bath | 3/1/2025 | \$ 2,650 | \$ 31,800 | \$ 2,750 | \$ 33,000 |
| 10 | 2 Bedroom/1.75 Bath | 3/1/2025 | \$ 2,360 | \$ 28,320 | \$ 2,750 | \$ 33,000 |
| 11 | 2 Bedroom/1.75 Bath | 3/1/2025 | \$ 2,650 | \$ 31,800 | \$ 2,750 | \$ 33,000 |
| 12 | 2 Bedroom/1.75 Bath | 10/1/2025 | \$ 2,400 | \$ 28,800 | \$ 2,750 | \$ 33,000 |
| 13 | 2 Bedroom/1.75 Bath | 2/1/2025 | \$ 2,400 | \$ 28,800 | \$ 2,750 | \$ 33,000 |
| Total | | | \$ 31,960 | \$ 383,520 | \$ 35,250 | \$ 423,000 |

Unit Breakdown

| Unit Mix | # Units | Rent Range (Current Monthly) |
|-----------------------|-----------|------------------------------|
| 1 Bedroom/1 Bath | 2 | \$1,850 - \$2,025 |
| 2 Bedroom/1.5 Bath TH | 1 | \$2,700 |
| 2 Bedroom/1.75 Bath | 10 | \$2,350 - \$2,750 |
| Total | 13 | |

Unit Mix



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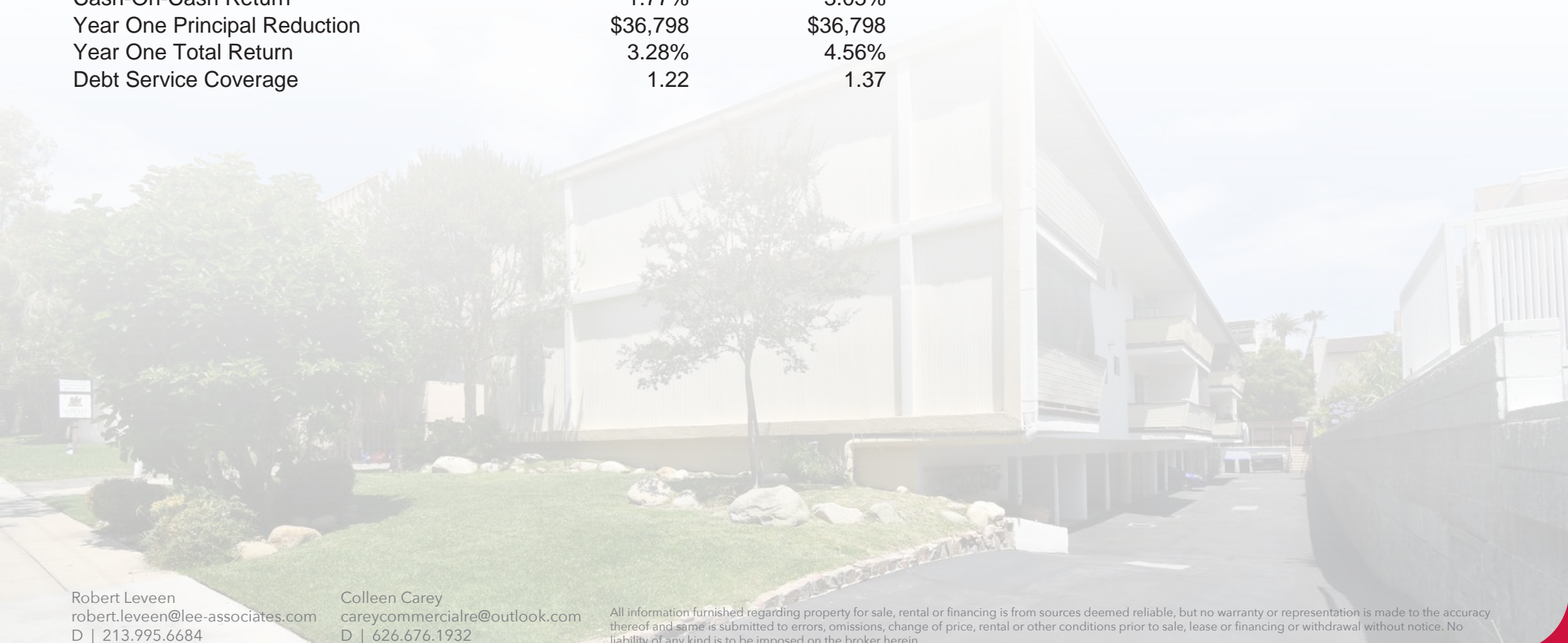
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Financing

| Financing Scenario | | Current | Market |
|------------------------------|-------|-------------|-------------|
| Price | | \$5,250,000 | \$5,250,000 |
| Down Payment | 47% | \$2,441,250 | \$2,441,250 |
| Loan Amount | | \$2,808,750 | \$2,808,750 |
| Interest Rate/Annual Payment | 5.80% | \$199,705 | \$199,705 |
| Cash Flow After Debt Service | | \$43,180 | \$74,520 |
| Cash-On-Cash Return | | 1.77% | 3.05% |
| Year One Principal Reduction | | \$36,798 | \$36,798 |
| Year One Total Return | | 3.28% | 4.56% |
| Debt Service Coverage | | 1.22 | 1.37 |



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10 Year Cash Flow Model

| Income | Annual Growth Rate | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Total |
|-------------------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| Gross Potential Rent (GPR) | 4% | \$383,520 | \$398,861 | \$414,815 | \$431,408 | \$448,664 | \$466,611 | \$485,275 | \$504,686 | \$524,874 | \$545,869 | \$4,604,582 |
| Total Vacancy Loss | 3% | (\$11,506) | (\$11,966) | (\$12,444) | (\$12,942) | (\$13,460) | (\$13,998) | (\$14,558) | (\$15,141) | (\$15,746) | (\$16,376) | (\$138,137) |
| Other Income | | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 | \$3,500 |
| Net Rental Income | | \$375,514 | \$390,395 | \$405,871 | \$421,966 | \$438,704 | \$456,112 | \$474,217 | \$493,046 | \$512,627 | \$532,992 | \$4,469,945 |
| | | | | | | | | | | | | |
| Total Expense | 1.5% | (\$132,630) | (\$134,619) | (\$136,638) | (\$138,688) | (\$140,768) | (\$142,880) | (\$145,023) | (\$147,198) | (\$149,406) | (\$151,647) | (\$1,419,498) |
| Net Operating Income | | \$242,885 | \$255,776 | \$269,232 | \$283,278 | \$297,936 | \$313,233 | \$329,194 | \$345,847 | \$363,221 | \$381,345 | \$3,081,946 |
| Debt Service | | (\$199,705) | (\$199,705) | (\$199,705) | (\$199,705) | (\$199,705) | (\$199,705) | (\$199,705) | (\$199,705) | (\$199,705) | (\$199,705) | (\$1,997,051) |
| Net Income After Debt Service | | \$43,180 | \$56,071 | \$69,527 | \$83,573 | \$98,231 | \$113,528 | \$129,489 | \$146,142 | \$163,516 | \$181,640 | \$1,084,896 |
| Pre-Tax Cash on Cash Return | | 1.77% | 2.30% | 2.85% | 3.42% | 4.02% | 4.65% | 5.30% | 5.99% | 6.70% | 7.44% | |



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SECTION III COMPARABLES

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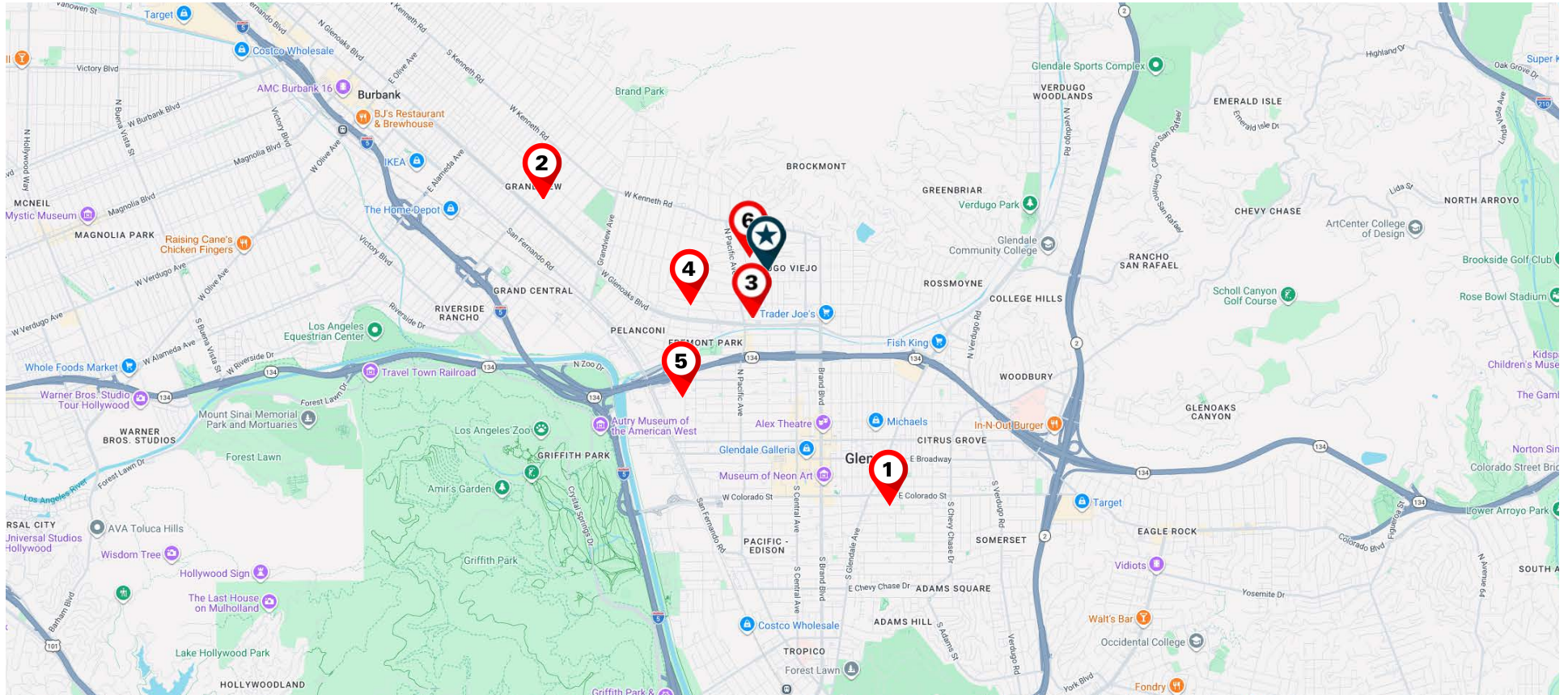


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Sold Sale Comparables Map



 **SUBJECT PROPERTY**
1320 N Columbus Ave, Glendale, CA 91202

- 1 629 E. ELK AVE
Glendale, CA
- 2 1142 WESTERN AVE
Glendale, CA
- 3 437 W. GLENOAKS BLVD
Glendale, CA
- 4 700 PALM DR
Glendale, CA
- 5 735 MILFORD ST
Glendale, CA
- 6 1244 N. COLUMBUS AVE
Glendale, CA

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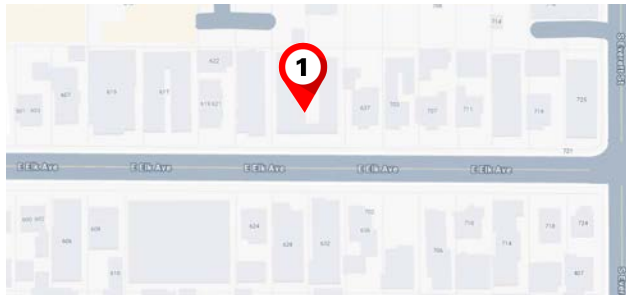
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Sold Sale Comparables



1 629 E. ELK AVENUE
 GLENDALE, CA 91204



| | | | |
|-------------|-------------|---------|----------|
| Sold Price | \$4,825,000 | # Units | 14 |
| Price/Unit | \$344,643 | GRM | 12.25 |
| Price/SF | \$450.93 | CAP | 4.88% |
| Rentable SF | 10,700 | COE | 5/1/2026 |
| Year Built | 1986 | | |

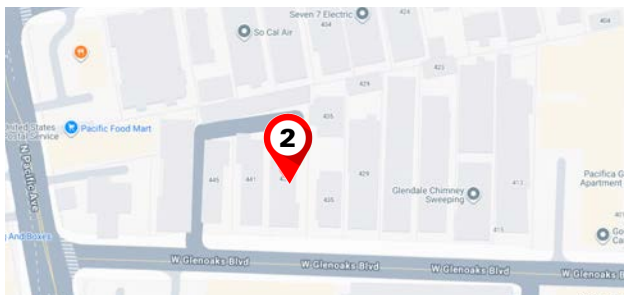
Unit Mix: 6 x 1 bd/1ba, 8 x 2bd/1ba

Location: Inferior

Comments: Several units renovated. Delivered with approved plans to convert storage units to 2 x 2b ADUs



2 437 W. GLENOAKS BLVD.
 GLENDALE, CA 91201



| | | | |
|-------------|-------------|---------|------------|
| Sold Price | \$2,800,000 | # Units | 9 |
| Price/Unit | \$311,111 | GRM | 14.39 |
| Price/SF | \$425.53 | CAP | 4.17% |
| Rentable SF | 6,580 | COE | 12/31/2025 |
| Year Built | 1962 | | |

Unit Mix: 5 x 1bd/1ba, 4 x 2bd/1ba

Location: Inferior

Comments: 1 unit vacant at COE; 3 units recently remodeled



3 700 PALM DRIVE
 GLENDALE, CA 91202



| | | | |
|-------------|-------------|---------|------------|
| Sold Price | \$6,350,000 | # Units | 14 |
| Price/Unit | \$453,571 | GRM | N/A |
| Price/SF | \$345.62 | CAP | N/A |
| Rentable SF | 18,373 | COE | 10/31/2025 |
| Year Built | 1987 | | |

Unit Mix: Studios, 2 bd/2ba, 3 bd/2.5ba TH

Location: Equivalent

Comments: Newer product, amenities include gated parking, elevator, controlled access, central, HVAC, fireplaces in each unit

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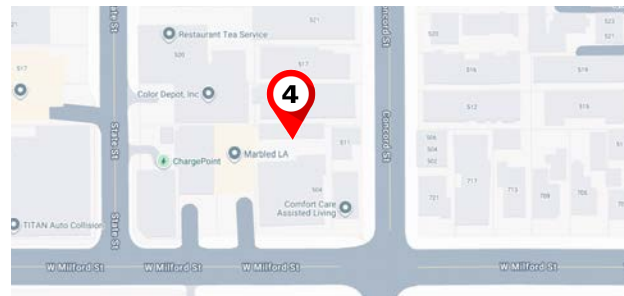
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Sold Sale Comparables



4 735 MILFORD STREET
 GLENDALE, CA 91203



| | | | |
|------------------------------------|-------------|---------|-----------|
| Sold Price | \$3,450,000 | # Units | 12 |
| Price/Unit | \$287,500 | GRM | 12.21 |
| Price/SF | \$364.00 | CAP | 4.91% |
| Rentable SF | 9,478 | COE | 8/11/2025 |
| Year Built | 1979 | | |
| Unit Mix: 8 x 1bd/1ba, 4 x 2bd/2ba | | | |
| Location: Inferior | | | |

Comments: Sold by original builder. Fireplaces in each unit.



5 1244 N. COLUMBUS AVE
 GLENDALE, CA 91202



| | | | |
|-------------------------------------|-------------|---------|-----------|
| Sold Price | \$3,650,000 | # Units | 12 |
| Price/Unit | \$304,167 | GRM | 16.07 |
| Price/SF | \$491.65 | CAP | 3.73% |
| Rentable SF | 7,424 | COE | 5/30/2025 |
| Year Built | 1953 | | |
| Unit Mix: 10 x 1bd/1ba, 2 x 2bd/1ba | | | |
| Location: Equivalent | | | |

Comments: Newer roof, new sub-panels, new driveway 30% rental upside

| | Subject Property | Sold Properties Average |
|-------------------|------------------|-------------------------|
| Price/Unit | \$403,846 | \$340,198 |
| Price/SF | \$366.47 | \$415.55 |
| GRM | 13.69 | 13.73 |
| CAP | 4.63% | 4.42% |

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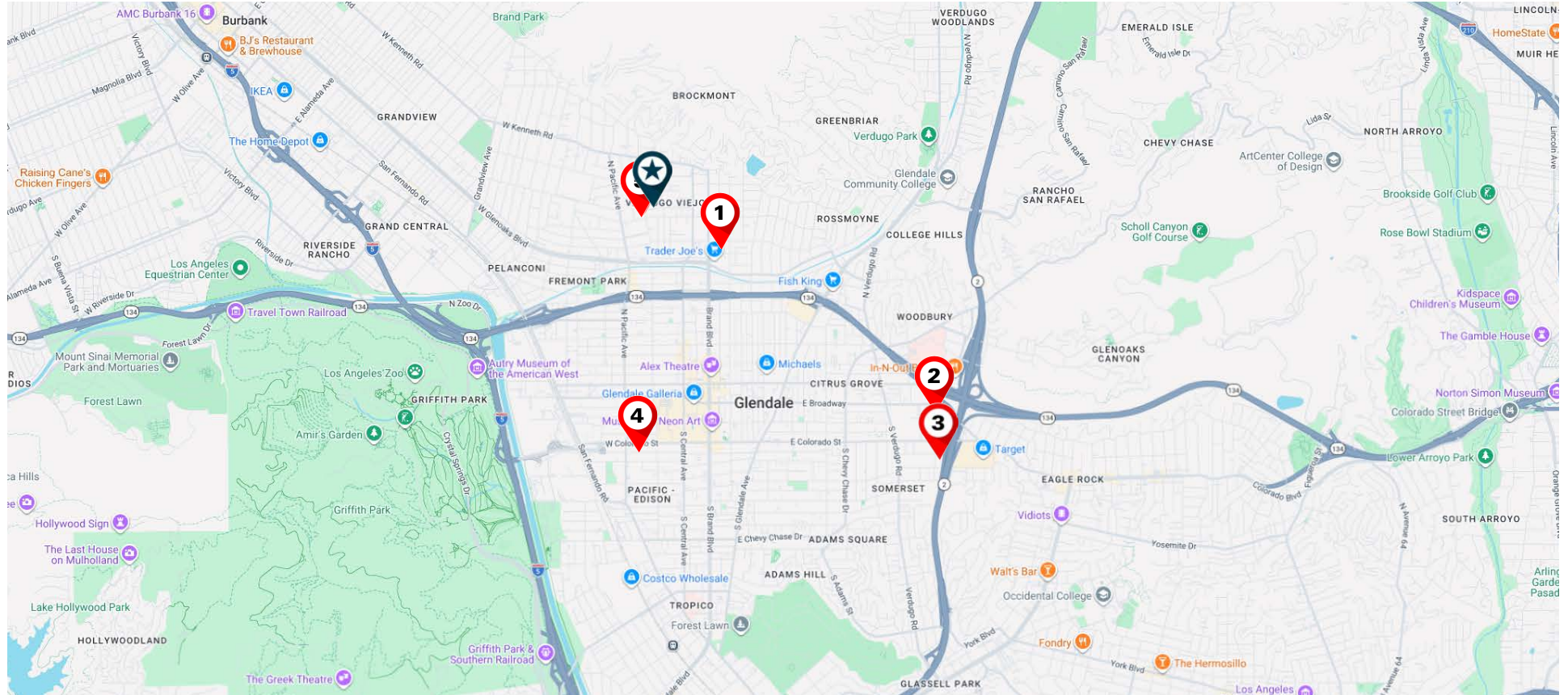
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OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

Active Sale Comparables Map



 **SUBJECT PROPERTY**
1320 N Columbus Ave, Glendale, CA 91202

- 1** 200 E DRYDEN ST
Glendale, CA 91207
- 2** 1542 E. BROADWAY
Glendale, CA 91207
- 3** 404 LINCOLN AVE
Glendale, CA 91207
- 4** 447 W. ELK AVE
Glendale, CA 91207
- 5** 1207 N. COLUMBUS AVE
Glendale, CA 91207

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OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

Active Sale Comparables



1 200 E DRYDEN STREET
GLENDALE, CA 91207



| | | | |
|-------------------------|-------------|----------|----------|
| List Price | \$3,500,000 | # Units | 12 |
| Price/Unit | \$291,667 | GRM | 14.48 |
| Price/SF | \$402.44 | CAP | 3.70% |
| Rentable SF | 8,697 | Status | Escrow |
| Year Built | 1954 | Location | Inferior |
| Unit Mix: 12 x 1 bd/1ba | | | |

Comments:



2 1542 E. BROADWAY
GLENDALE, CA 91205

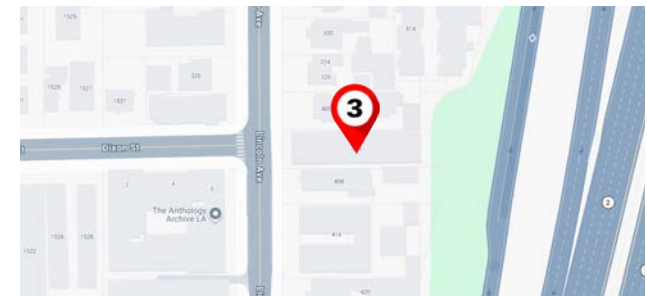


| | | | |
|-------------------------|-------------|----------|------------|
| List Price | \$2,100,000 | # Units | 8 |
| Price/Unit | \$262,500 | GRM | 11.87 |
| Price/SF | \$382.93 | CAP | 5.59% |
| Rentable SF | 5,484 | Status | Escrow |
| Year Built | 1937 | Location | Equivalent |
| Unit Mix: 8 x 1 bd/1 ba | | | |

Comments: Well maintained Spanish style, 1 unit vacant; individual water heaters



3 404 LINCOLN AVENUE
GLENDALE, CA 91205



| | | | |
|--|-------------|----------|----------|
| List Price | \$5,199,000 | # Units | 14 |
| Price/Unit | \$371,357 | GRM | 13.03 |
| Price/SF | \$394.58 | CAP | 4.60% |
| Rentable SF | 13,176 | Status | Escrow |
| Year Built | 1987 | Location | Inferior |
| Unit Mix: 12 x 2 bd/2 ba, 2 x 3bd/2 ba | | | |

Comments: Value add; in unit laundry, central HVAC.

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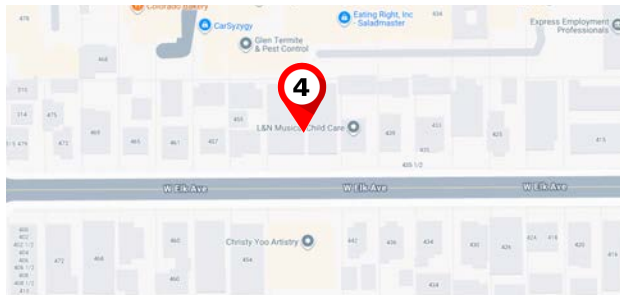
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Active Sale Comparables



4 447 W. ELK AVENUE
 GLENDALE, CA 91204



| | | | |
|-------------|-------------|----------|----------|
| List Price | \$5,550,000 | # Units | 16 |
| Price/Unit | \$346,875 | GRM | 13.84 |
| Price/SF | \$436.87 | CAP | 4.52% |
| Rentable SF | 12,704 | Status | Active |
| Year Built | 1964 | Location | Inferior |

Unit Mix: 8 x 1 bed/1ba, 4 x 2b/1.5ba, 4 x 2bd/2ba

Comments: 3 vacant units, value add opportunity



5 1207 N. COLUMBUS AVE
 GLENDALE, CA 91202



| | | | |
|-------------|-------------|----------|------------|
| List Price | \$4,695,000 | # Units | 10 |
| Price/Unit | \$469,500 | GRM | 16.58 |
| Price/SF | \$492.97 | CAP | 3.62% |
| Rentable SF | 9,524 | Status | Escrow |
| Year Built | 1989 | Location | Equivalent |

Unit Mix: 10 x 2 bd/2 ba

Comments: 2 units recently renovated, balconies, fireplaces, central HVAC; controlled access, gated parking.

| | Subject Property | Active Properties Average |
|-------------------|------------------|---------------------------|
| Price/Unit | \$403,846 | \$348,380 |
| Price/SF | \$366.47 | \$421.96 |
| GRM | 13.69 | 13.96 |
| CAP | 4.63% | 4.41% |

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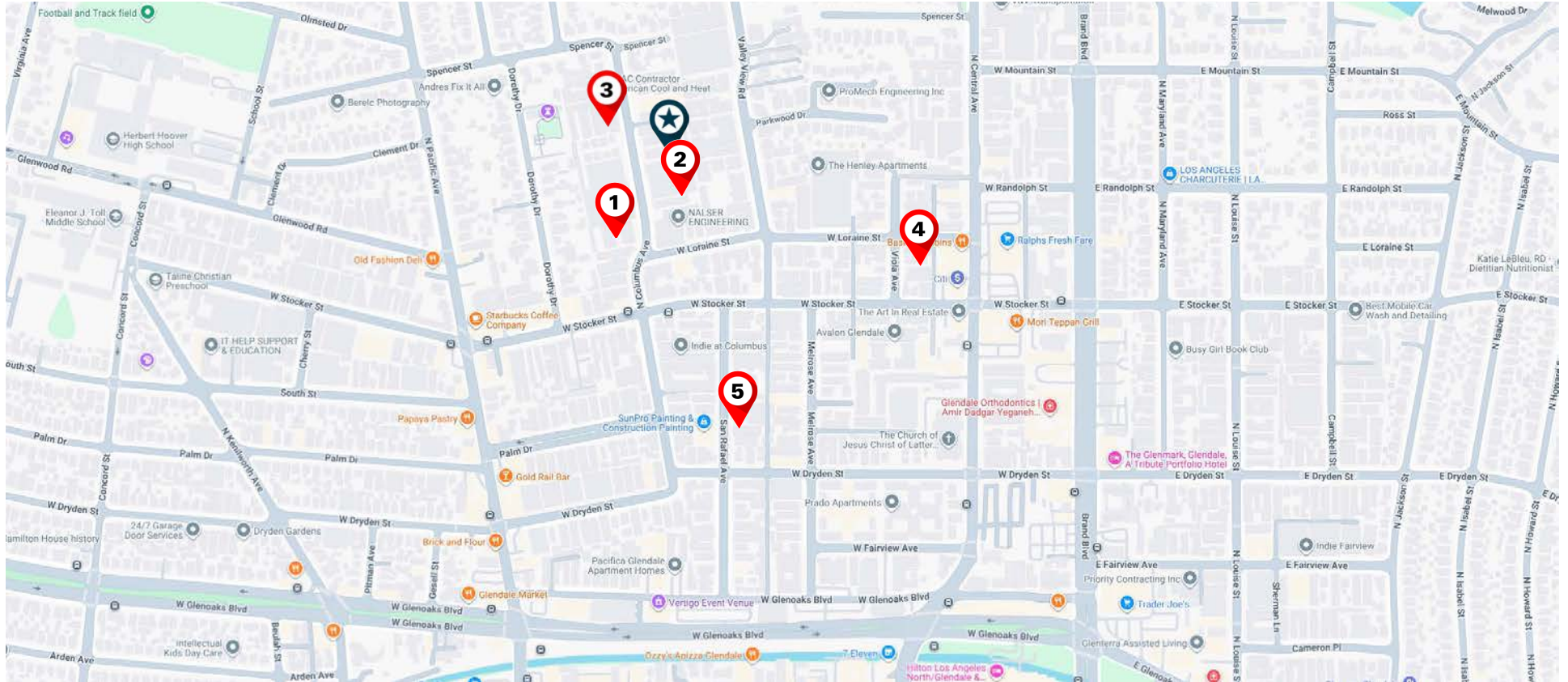
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OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

Rent Comparables Map



 **SUBJECT PROPERTY**
1320 N Columbus Ave, Glendale, CA 91202

- 1** 1233 N COLUMBUS AVE #1C
Glendale, CA
- 2** 1306 N COLUMBUS AVE #204, 214
Glendale, CA
- 3** 1339 N COLUMBUS AVE
Glendale, CA
- 4** 1212 VIOLA AVE #102
Glendale, CA
- 5** 1116 SAN RAFAEL AVE #2
Glendale, CA

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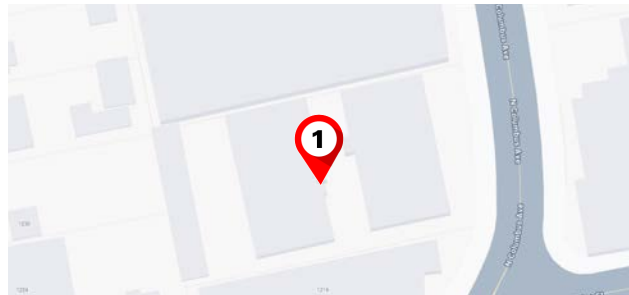
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Rent Comparables



1 1233 N COLUMBUS AVE #1C
 GLENDALE, CA

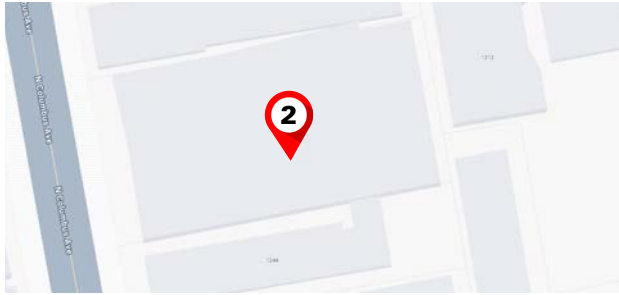


| | |
|-----------|--------------|
| Unit Type | 2 Bed/2 Bath |
| Rent | \$3,000 |
| Status | Leased |

Comments/Amenities: 1,047 SF; Condominium, utilities included, pets okay, in unit laundry



2 1306 N COLUMBUS AVE
 #204, 214
 GLENDALE, CA

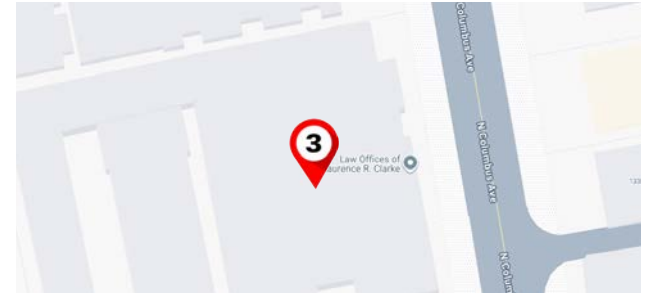


| | |
|-----------|--------------|
| Unit Type | 1 Bed/1 Bath |
| Rent | \$2,332 |
| Status | Active |

Comments/Amenities: 800 SF; renovated with new appliances, flooring, countertops, central HVAC, pool



3 1339 N COLUMBUS AVENUE
 GLENDALE, CA



| | |
|-----------|------------------|
| Unit Type | 1 Bd/1 Ba + Loft |
| Rent | \$2,500 |
| Status | Active |

Comments/Amenities: 1,284 SF; Condominium, remodeled, pool and BBQ.

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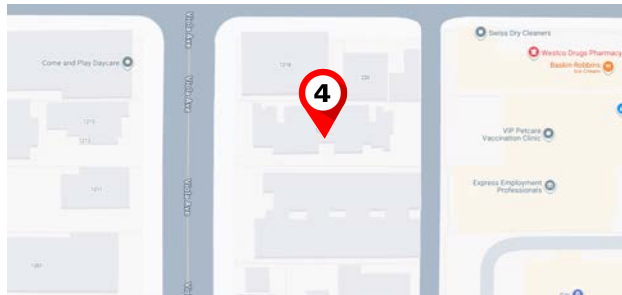
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Rent Comparables



4 1212 VIOLA AVENUE #102
 GLENDALE, CA

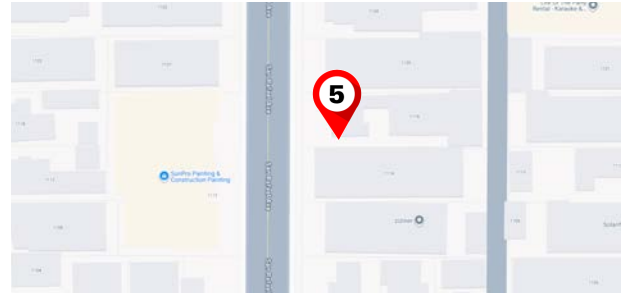


| | |
|-----------|-------------|
| Unit Type | 2 Bd/2.5 Ba |
| Rent | \$3,700 |
| Status | Leased |

Comments/Amenities: 1,117 SF; newer construction, central HVAC, private patio, in unit laundry



5 1116 SAN RAFAEL AVE #2
 GLENDALE, CA



| | |
|-----------|--------------|
| Unit Type | 1 Bed/1 Bath |
| Rent | \$2,295 |
| Status | Leased |

Comments/Amenities: 725 SF; remodeled, new appliances, central HVAC, private patio, pets okay

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION IV

LOCATION INFORMATION

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

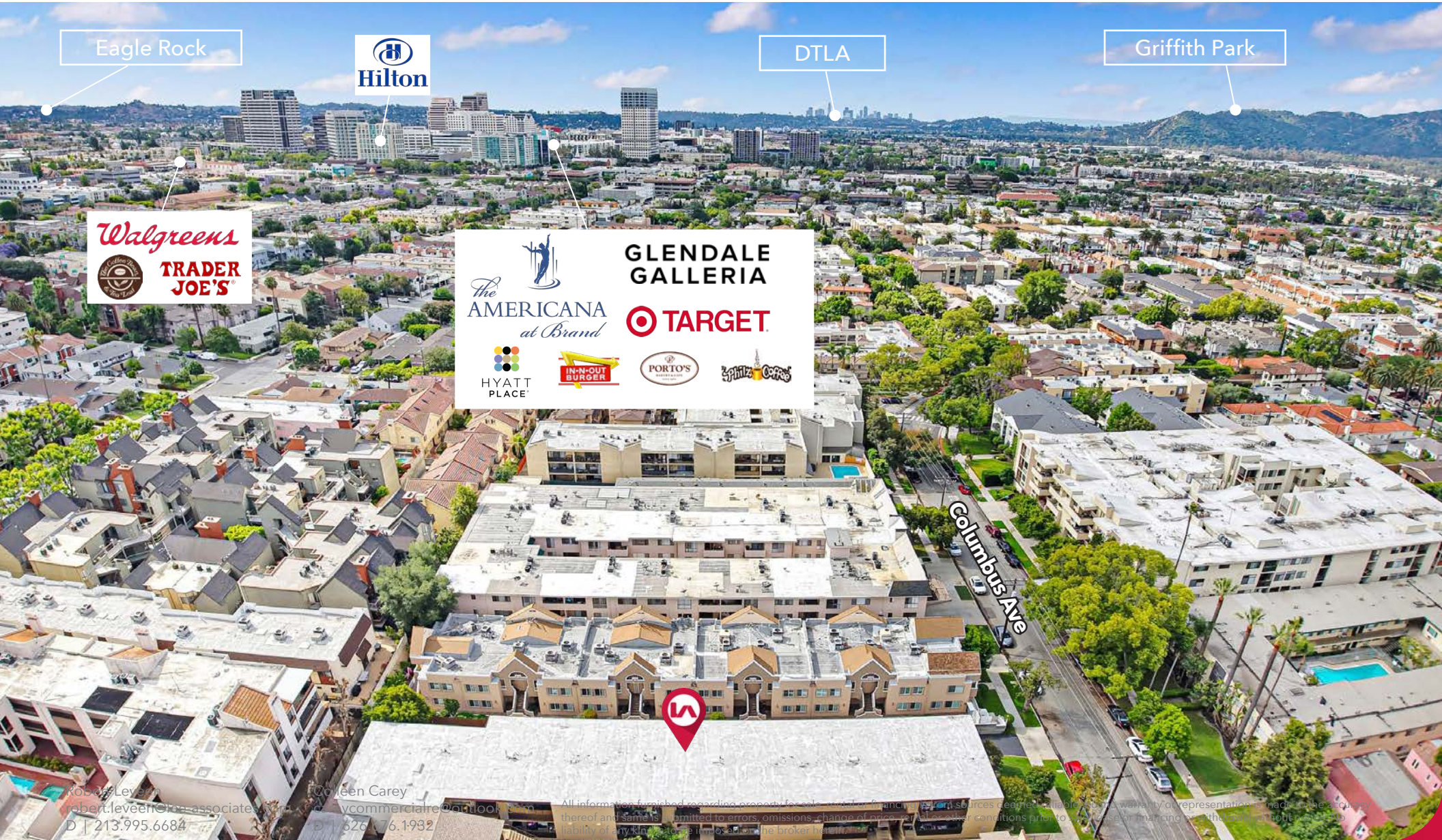


OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

Amenities Map

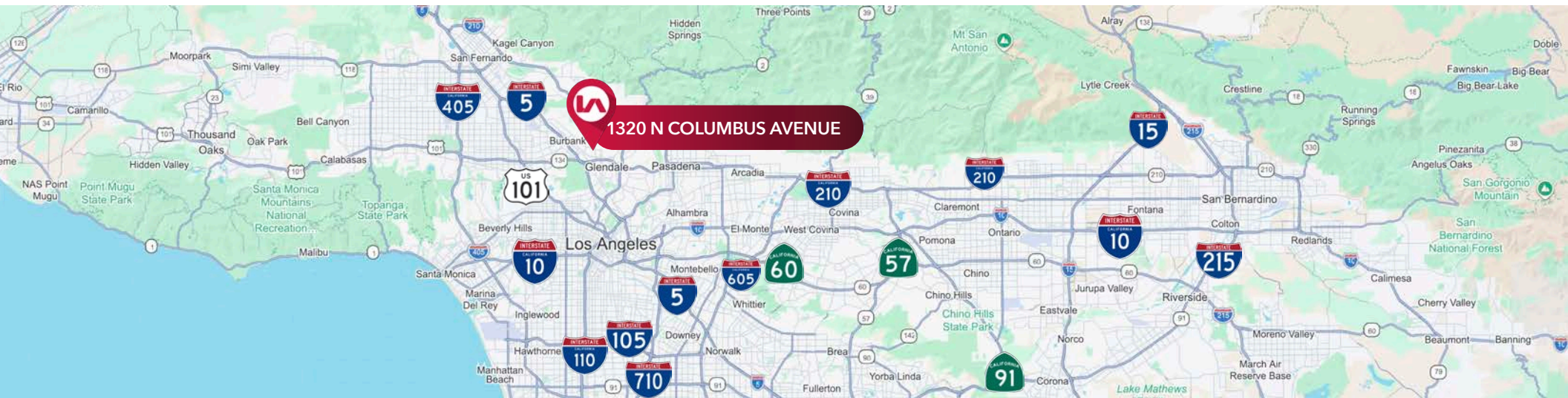
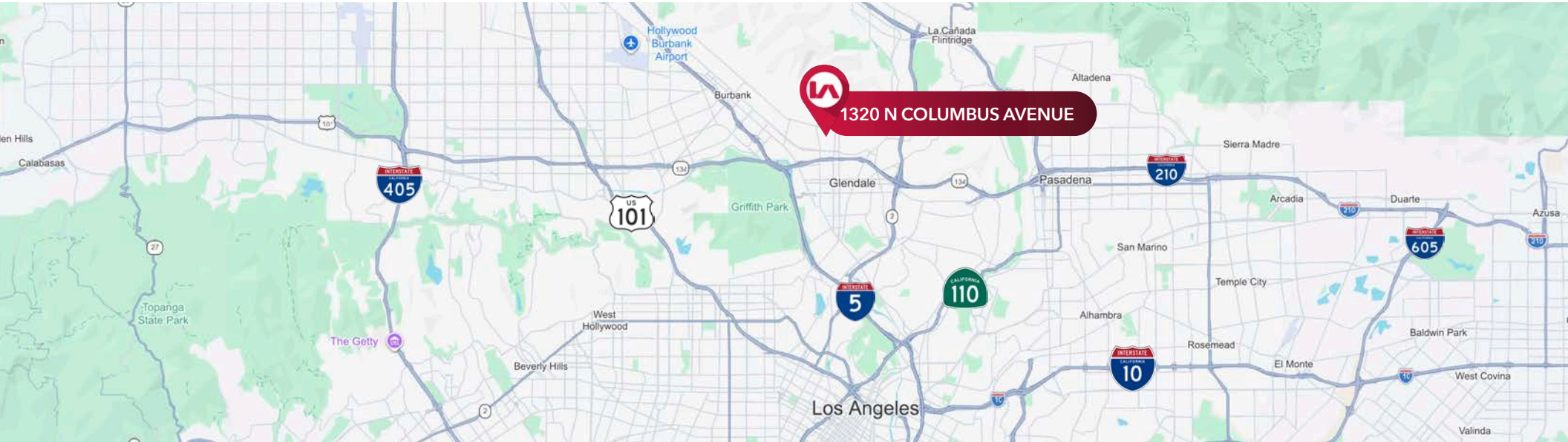


OFFERING MEMORANDUM

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

Location Maps



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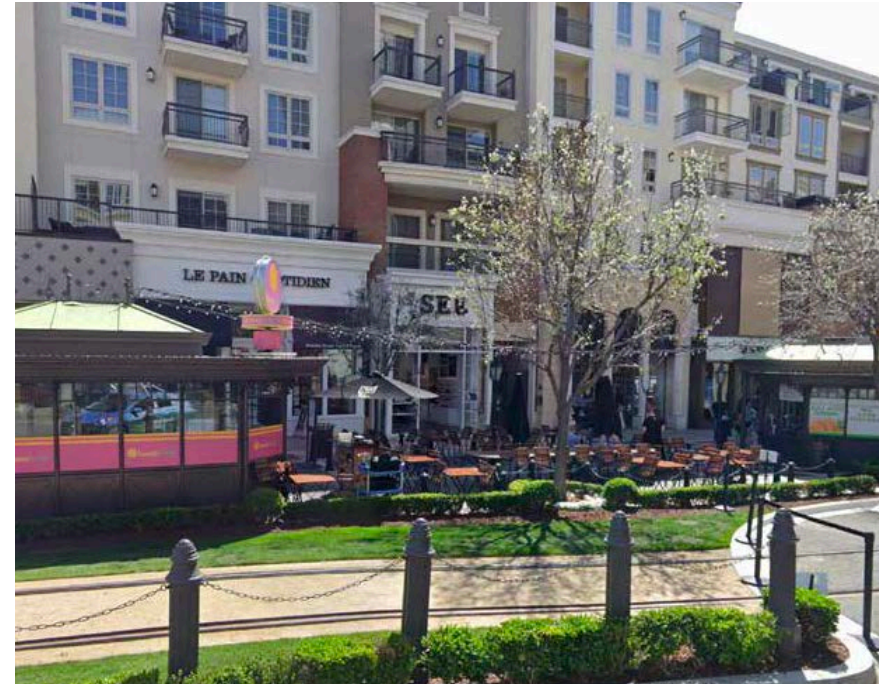
1320 N COLUMBUS AVENUE

GLENDALE, CA 91202

VERDUGO VIEJO | Northwest Glendale

Situated at the crossroads of Los Angeles' most affluent and densely populated trade areas, Glendale has emerged as one of Southern California's premier live-work-play destinations. Renowned for its strong demographics, highly educated workforce, and exceptional quality of life, Glendale offers a dynamic blend of upscale residential neighborhoods, thriving corporate headquarters, and destination retail amenities. The city is home to globally recognized employers including The Walt Disney Company, DreamWorks Animation, and ServiceTitan, reinforcing its reputation as a major economic hub within the greater Los Angeles region. Convenient access to Interstates 5 and 134 further positions Glendale as a strategic location with connectivity to Downtown Los Angeles, Pasadena, Burbank, and the San Fernando Valley.

Anchored by the acclaimed Americana at Brand and Glendale Galleria, Glendale boasts one of the region's strongest retail and entertainment corridors, drawing millions of visitors annually. Residents and visitors alike benefit from an exceptional array of dining, shopping, cultural attractions, and outdoor recreation, all set against the backdrop of the Verdugo Mountains. The city's continued investment in infrastructure, mixed-use development, and pedestrian-friendly urban planning has fueled sustained demand from residents, businesses, and investors seeking long-term growth within a highly desirable Southern California market.



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COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION V

DEMOGRAPHICS

1320 N COLUMBUS AVENUE

GLENDALE, CA 91202



Demographics Report

| POPULATION | 1 MILES | 3 MILES | 5 MILES |
|-----------------|---------|---------|---------|
| 2025 Population | 36,906 | 192,773 | 435,482 |
| Median age | 43 | 42.9 | 42.9 |

| HOUSEHOLDS & INCOME | 1 MILES | 3 MILES | 5 MILES |
|----------------------|-------------|-------------|-------------|
| Total households | 15,167 | 76,608 | 172,562 |
| Total persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH income | \$117,050 | \$110,464 | \$128,485 |
| Average house value | \$1,014,468 | \$1,031,762 | \$1,071,609 |

| POPULATION BY RACE | 1 MILES | 3 MILES | 5 MILES |
|--------------------------------|---------|---------|---------|
| White | 24,795 | 118,764 | 239,925 |
| Black | 823 | 4,196 | 9,269 |
| American Indian/Alaskan Native | 140 | 1,188 | 3,356 |
| Asian | 5,527 | 28,186 | 72,945 |
| Hawaiian & Pacific Islander | 20 | 139 | 383 |
| Two or More Races | 5,602 | 40,300 | 109,604 |
| Hispanic Origin | 5,001 | 38,984 | 107,221 |

*Demographic data derived from Co-Star 2025

WALK SCORE



Very Walkable
 Most errands can be accomplished on foot.



Some Transit
 A few nearby public transportation options.



Somewhat Bikeable
 Minimal bike infrastructure.

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