



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Office/Retail Property
For Lease

1153 North Brand Blvd, Glendale, California 91202



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1111 NORTH BRAND BOULEVARD,
SUITE 250

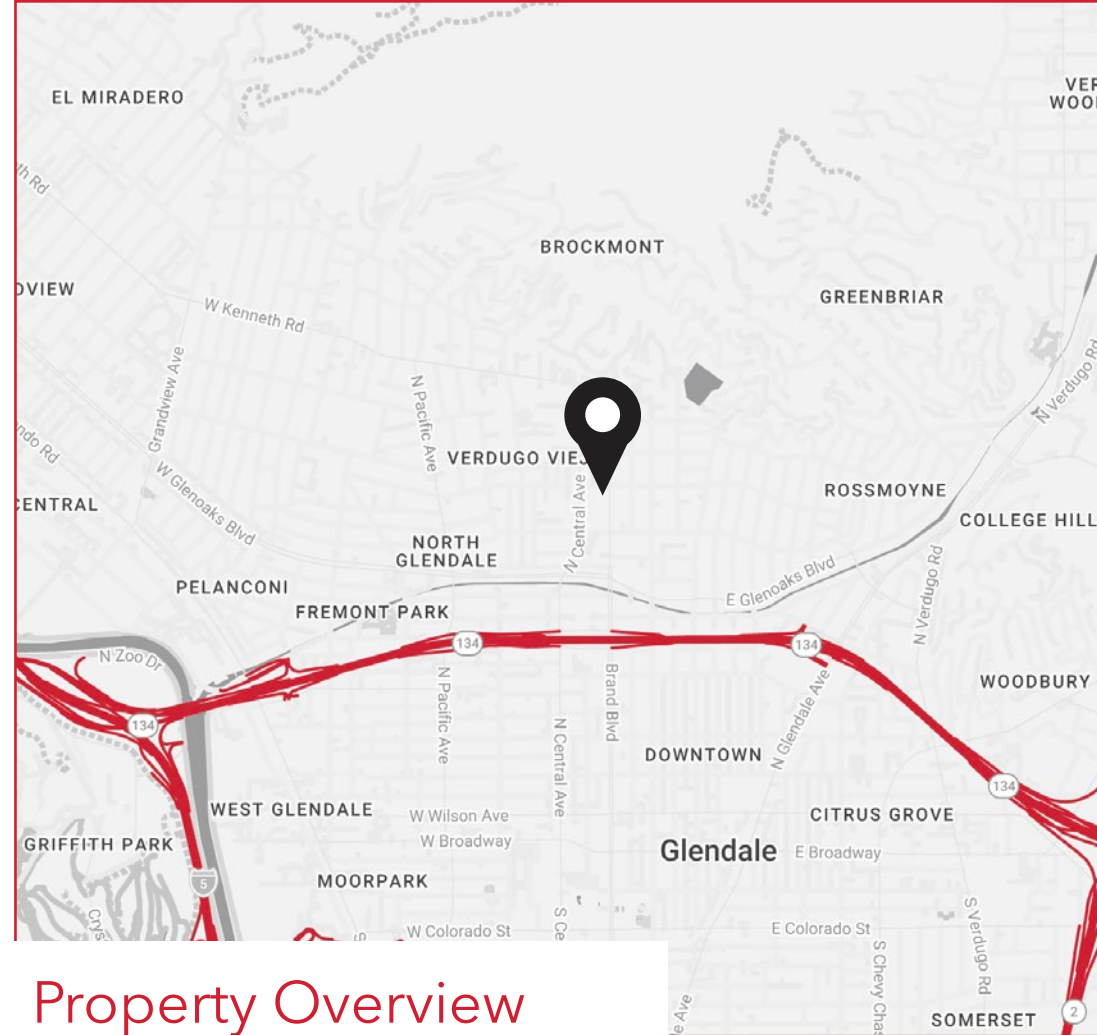
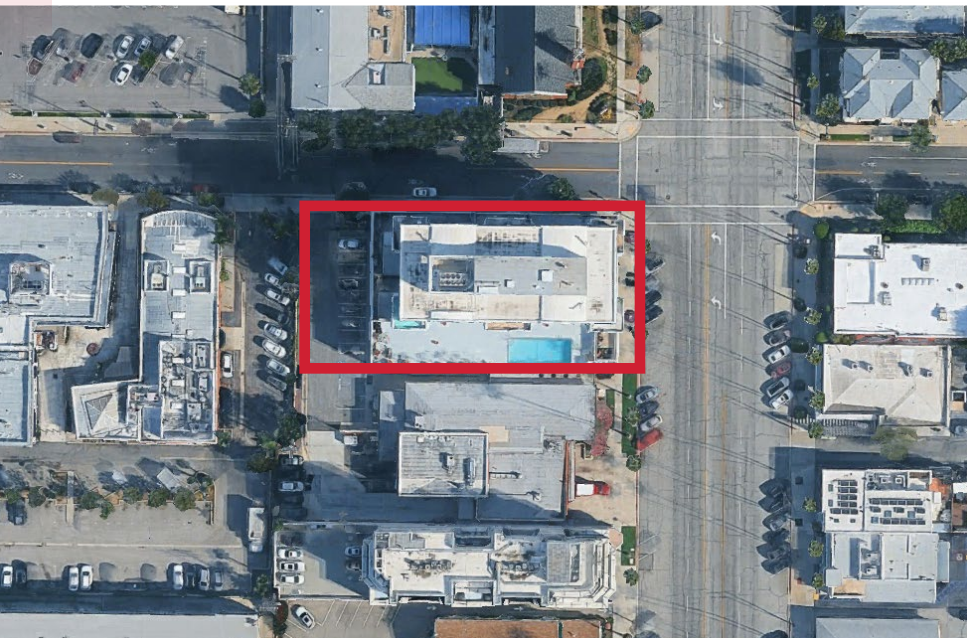
GLENDAL, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

LEASE RATE	\$2.50/SF, modified gross
SUITE SIZE	2,029 RSF
ZONING	C3
PARKING SPACES	3 spaces (1 tandem, 1 single-stall)

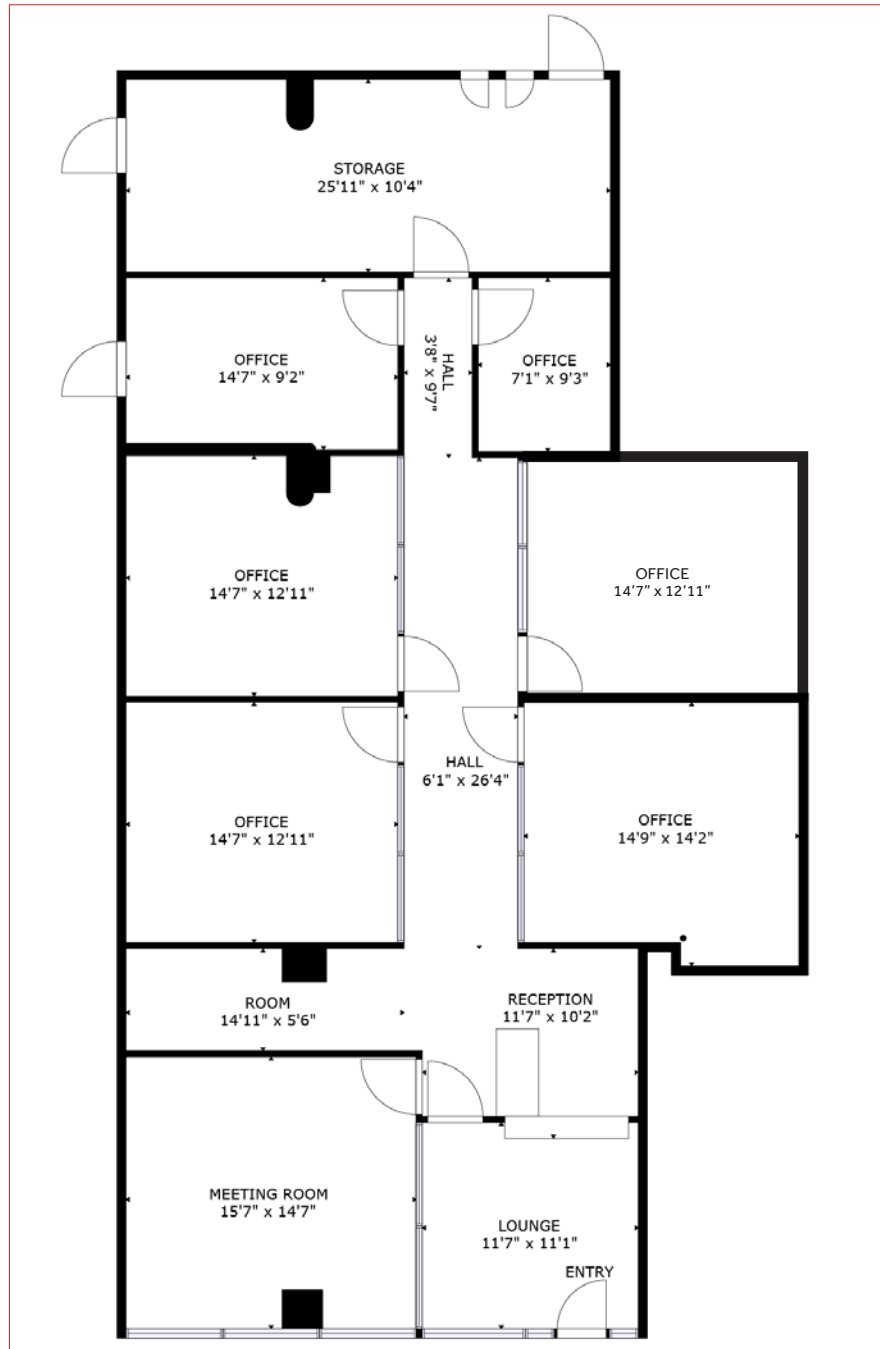


Property Overview

Outstanding opportunity to lease a professional office on north Brand Boulevard with street frontage and visibility; the suite consists of five (5) private offices, conference room, reception and two (2) storage areas; common area restrooms; 3 parking spaces on-site (1 single stall and 1 tandem)

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Floor Plan



Property Photo - Front of Building



Property Photos - Interior



Property Photos - Interior

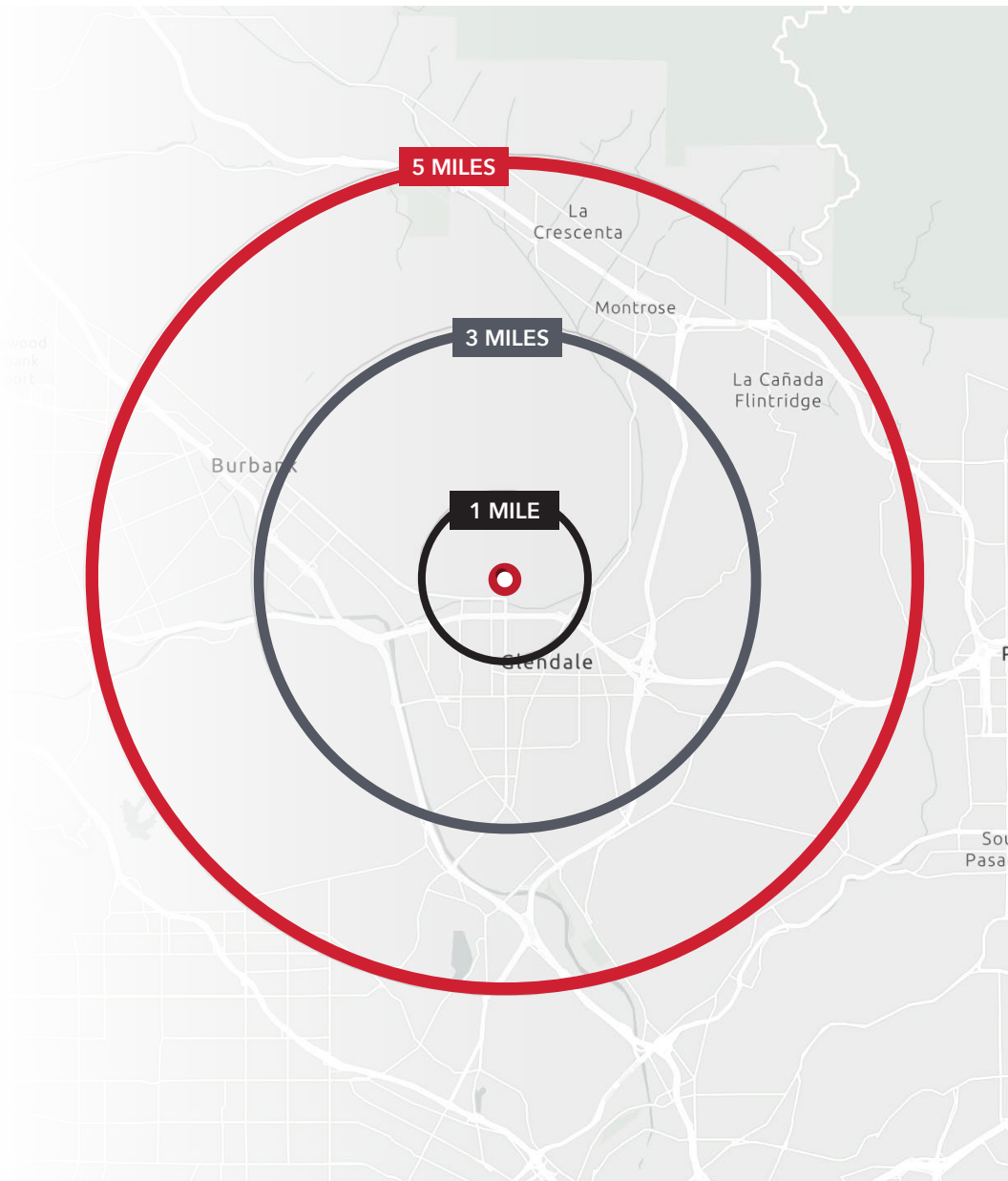
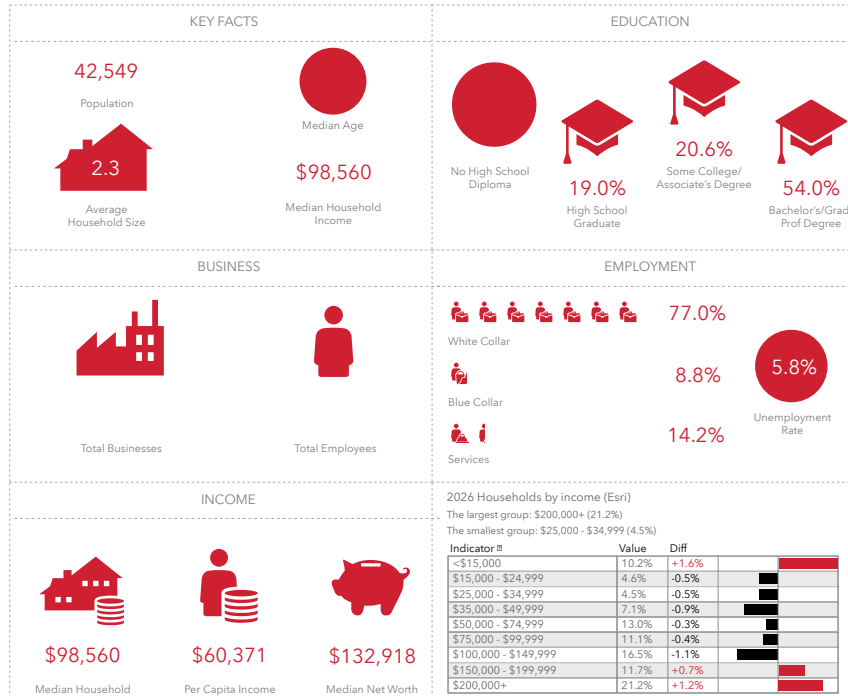


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	42,549	195,407	444,806
Households	18,665	80,463	183,293
Families	11,498	50,616	110,819
Average Household Size	2.27	2.40	2.40
Owner Occupied Housing Units	6,087	25,794	74,241
Renter Occupied Housing Units	12,578	54,669	109,052
Median Age	42.3	42.7	42.4
Median Household Income	\$98,560	\$91,650	\$106,922
Average Household Income	\$138,784	\$131,576	\$156,031

For more information, please contact:

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