



402 EAST DRYDEN STREET

GLENDALE, CA 91207

MULTIFAMILY PROPERTY FOR SALE



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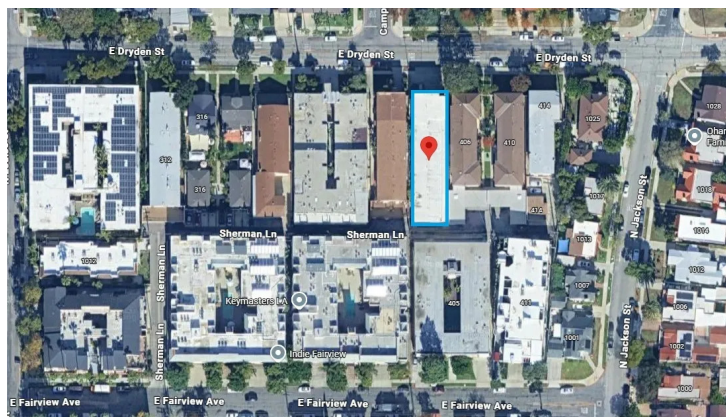
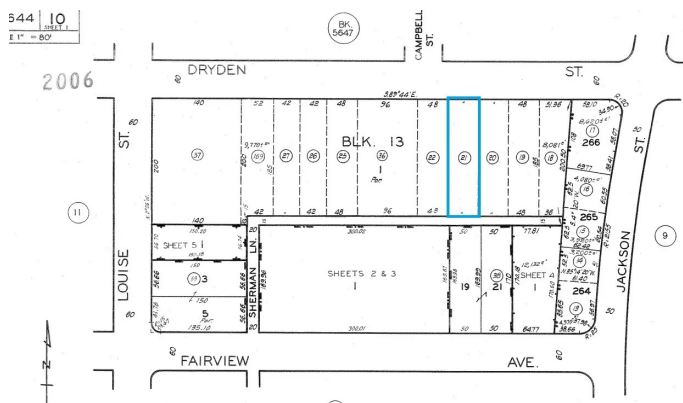
SYSTEMS REAL ESTATE
MANAGEMENT, INC.
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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALESTATE.COM



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OFFERING SUMMARY

Sale Price: \$3,625,000

Building Size: 6,703 SF

Lot Size: 9,021 SF

Number Of Units: 11

Cap Rate: 5.38%

Year Built: 1962

PROPERTY OVERVIEW

Systems Real Estate is pleased to present 402 E. Dryden Street, an 11-unit multifamily investment property located in the desirable Rossmoyne neighborhood of Glendale. The property contains approximately 6,703 square feet of building area and features covered on-site parking, private balconies and patios, landscaped walkways and an attractive, well-maintained exterior.

The property is conveniently located near shopping, dining, grocery stores and everyday services along Brand Boulevard and North Glendale Avenue. Residents enjoy easy access to Downtown Glendale, The Americana at Brand, the Glendale Galleria and major employment centers throughout Glendale and the surrounding area. Proximity to the 134 and 2 freeways provides convenient connectivity to Burbank, Pasadena and Downtown Los Angeles, making 402 E. Dryden Street an appealing acquisition opportunity for multifamily investors. DO NOT DISTURB OCCUPANTS. PLEASE CONTACT BROKERS FOR ALL SHOWINGS

PROPERTY HIGHLIGHTS

- Fully Occupied - Six (6) 2BD + 2BA | One (1) 2BD+1BA | Four (4) 1Bd+1BA
- Covered on-site parking
- Desirable Rossmoyne neighborhood of Glendale
- Convenient access to the 134 and 2 freeways

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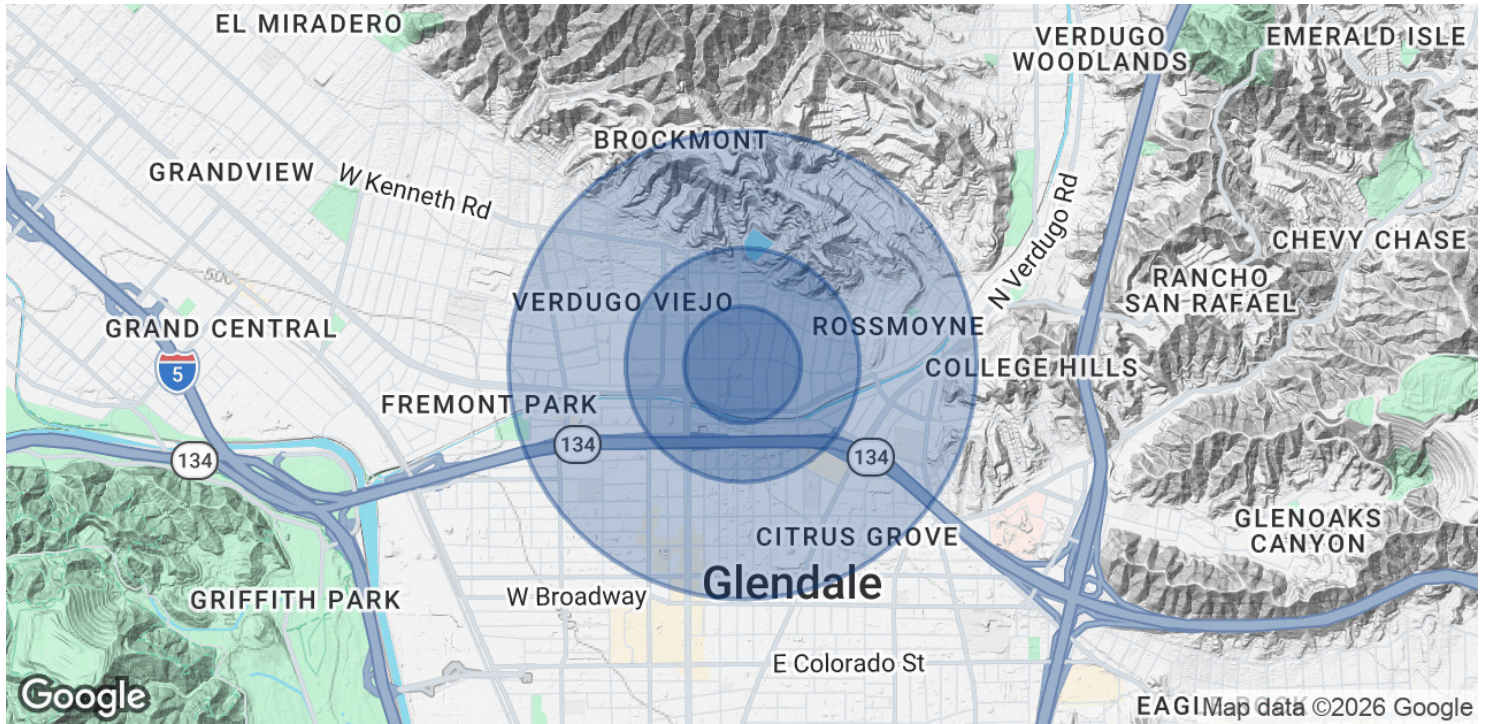


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,199	12,733	45,165
Average Age	43.2	42.0	41.0
Average Age (Male)	42.1	41.7	40.2
Average Age (Female)	41.9	41.1	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,728	5,245	18,662
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$107,691	\$127,070	\$115,624
Average House Value	\$923,184	\$871,477	\$859,046

2023 American Community Survey (ACS)

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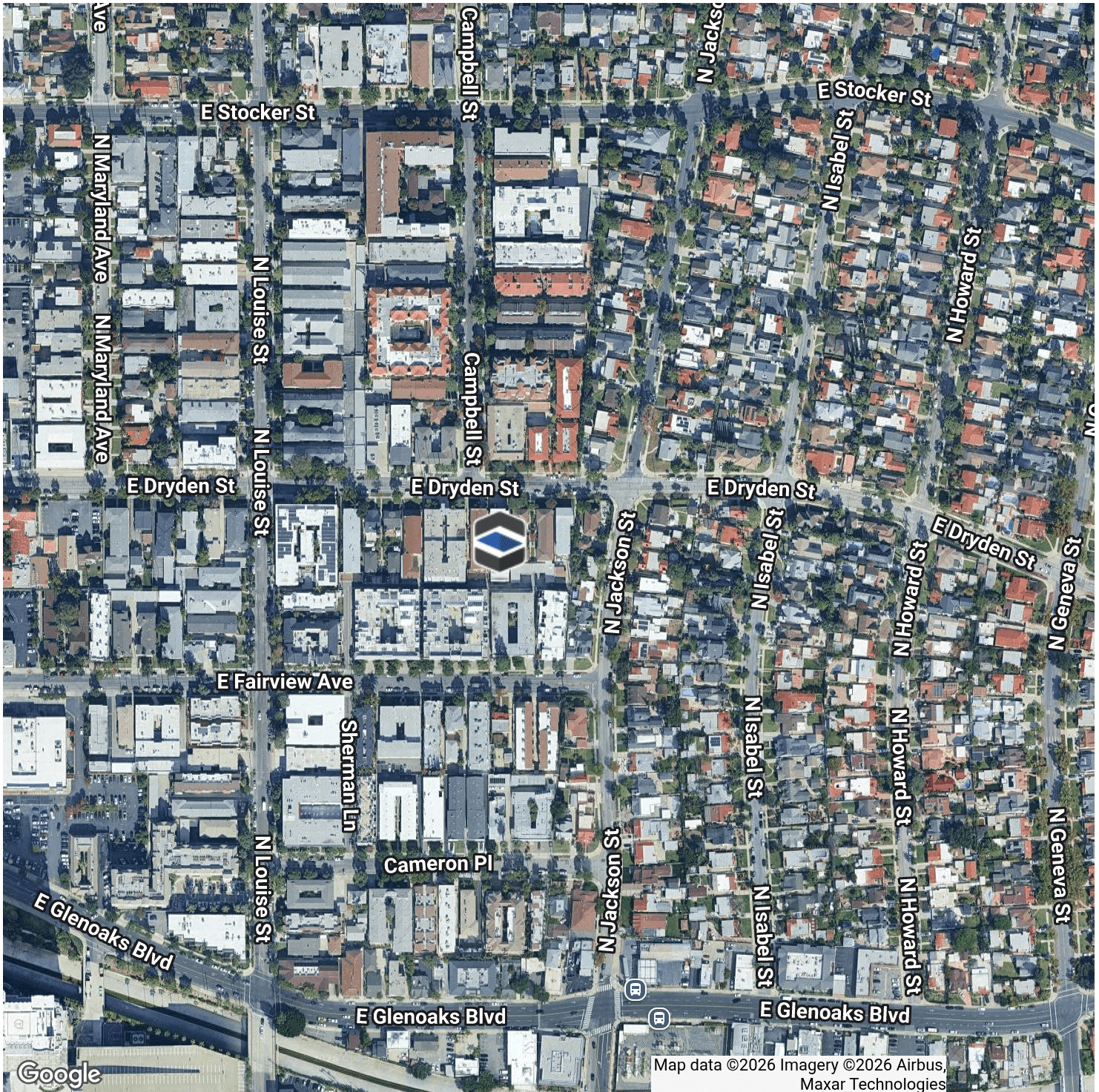


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