

Prime Office Building for Sale **IN THE HEART OF GLENDALE, CA**

EXCEPTIONAL LOCATION & OPPORTUNITY!

525
N. BRAND



OFFERING MEMORANDUM

525 North Brand Boulevard, Glendale, California 91203

**GLENDALE**
COMMERCIAL
Real Estate Services
Consulting, Development, Entitlement

**DOWNTOWN
LOS ANGELES**

525
N. BRAND

LOS FELIZ

**ATWATER
VILLAGE**

**LOS ANGELES
ZOO**

**AMERICANA
AT BRAND**

**GLENDALE
GALLERIA**

CENTRAL AVE

LOUISE ST

BRAND BLVD

134

134



525
N. BRAND

**For more information,
please contact:**

VARTAN GHARPETIAN

Cell (818) 913-0555

DRE License# 01273408

1016 E. Broadway, #207

Glendale, CA 91205

Tel: (818) 243-7298

Fax: (818) 243-4379

525
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Glendale Commercial Real Estate Services makes no representations or warranties regarding the accuracy, completeness, or reliability of the information contained in this offering memorandum. All information is provided subject to errors, omissions, and changes without notice. Interested parties should conduct their own due diligence before making any decisions.

INVESTMENT OVERVIEW

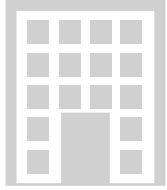
525
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Property Summary

525 North Brand Boulevard, Glendale, CA

525
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TOTAL BUILDING SIZE

±48,093 Sq. Ft.



LAND AREA

±0.48 Acres



NO. OF STORIES

3



YEAR BUILT

1990



PARKING RATIO

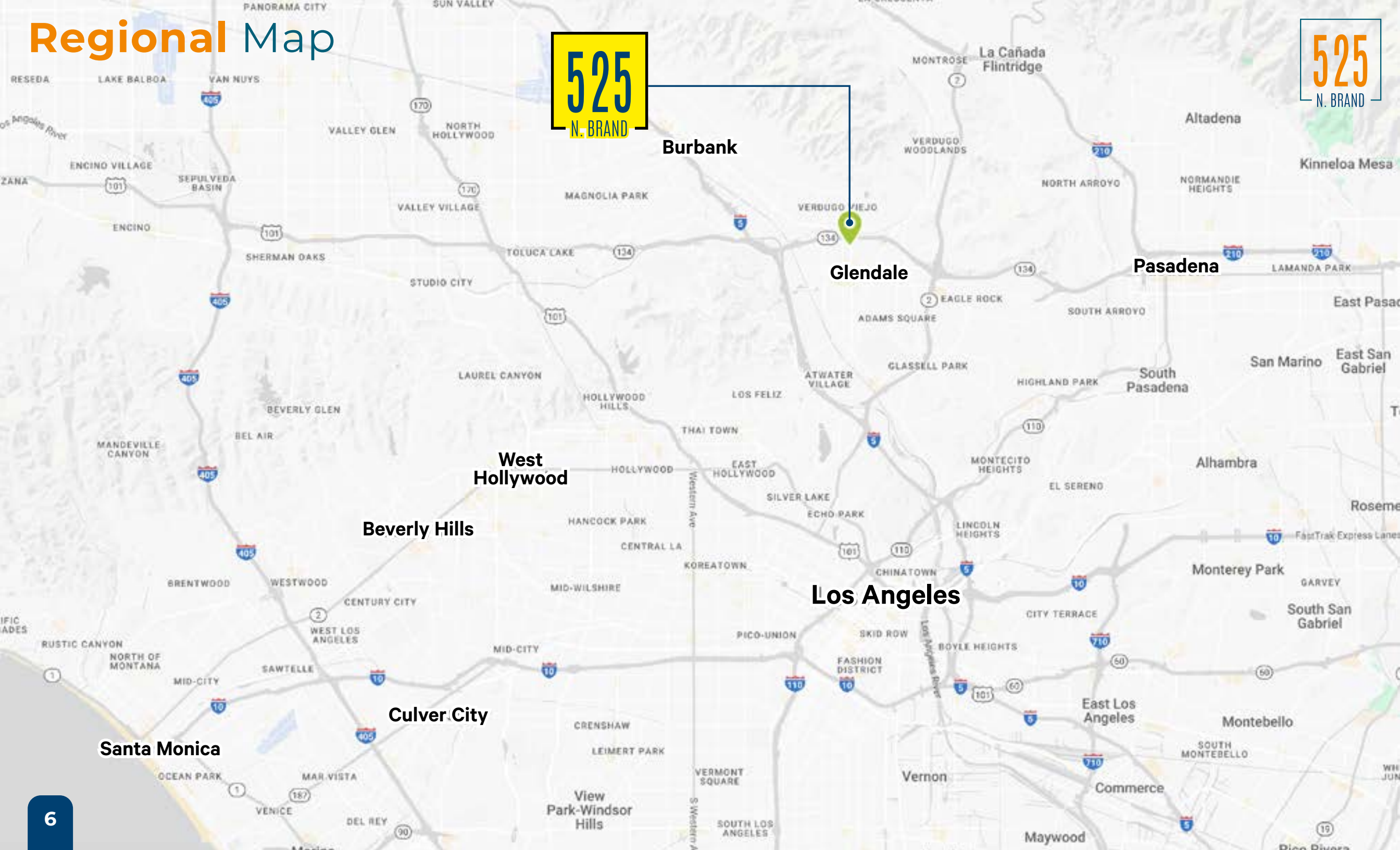
3.5/1,000 SF



Regional Map

525
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Floor Plans

Second Floor

525
N. BRAND

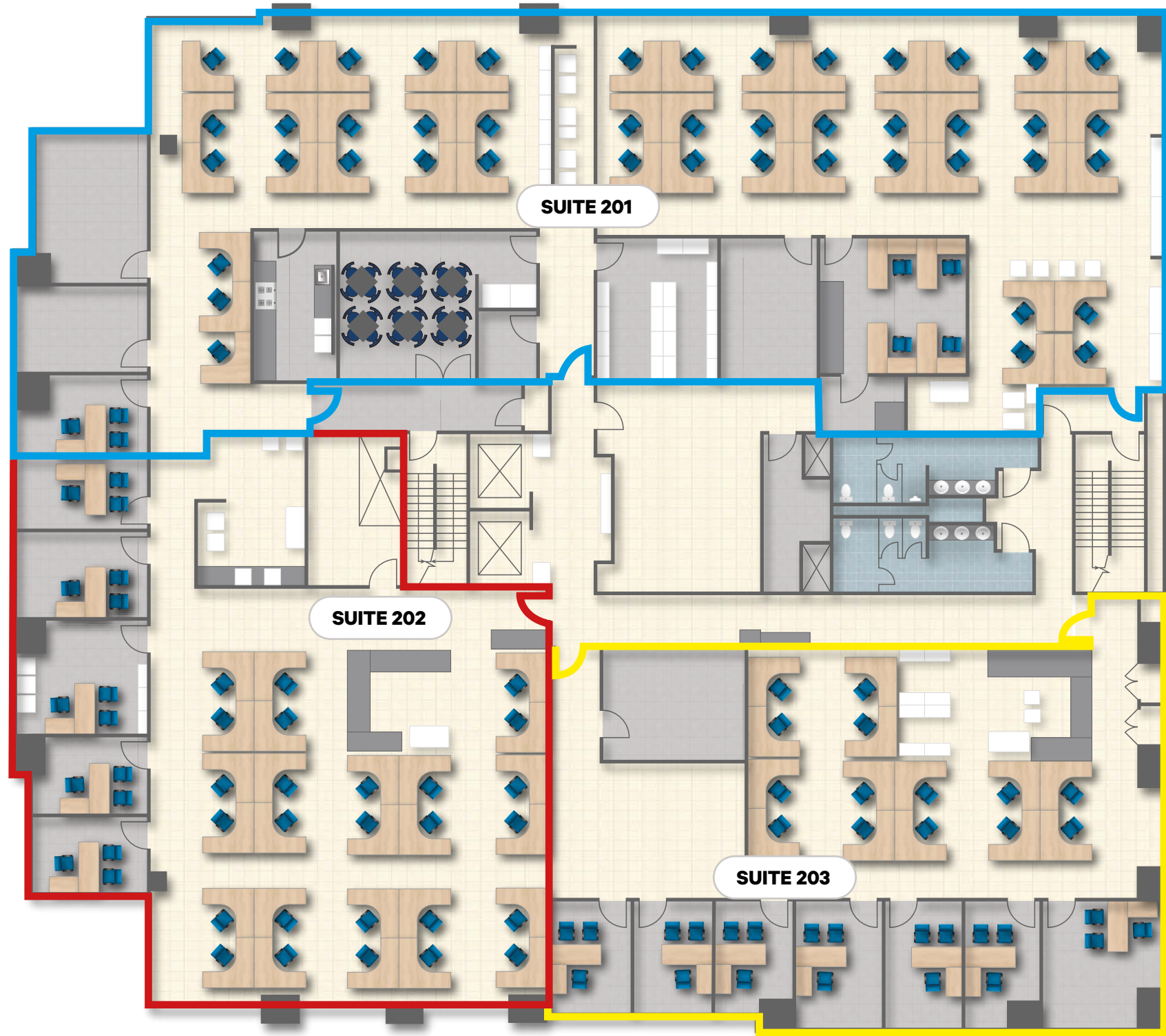
CLICK FOR
A VIRTUAL
TOUR OF
2ND FLOOR

Total Floor Size*
±16,031 Sq. Ft.

Suite 201
±7,900 Sq. Ft.

Suite 202
±4,500 Sq. Ft.

Suite 203
±3,631 Sq. Ft.



* Per CoStar

Floor Plans

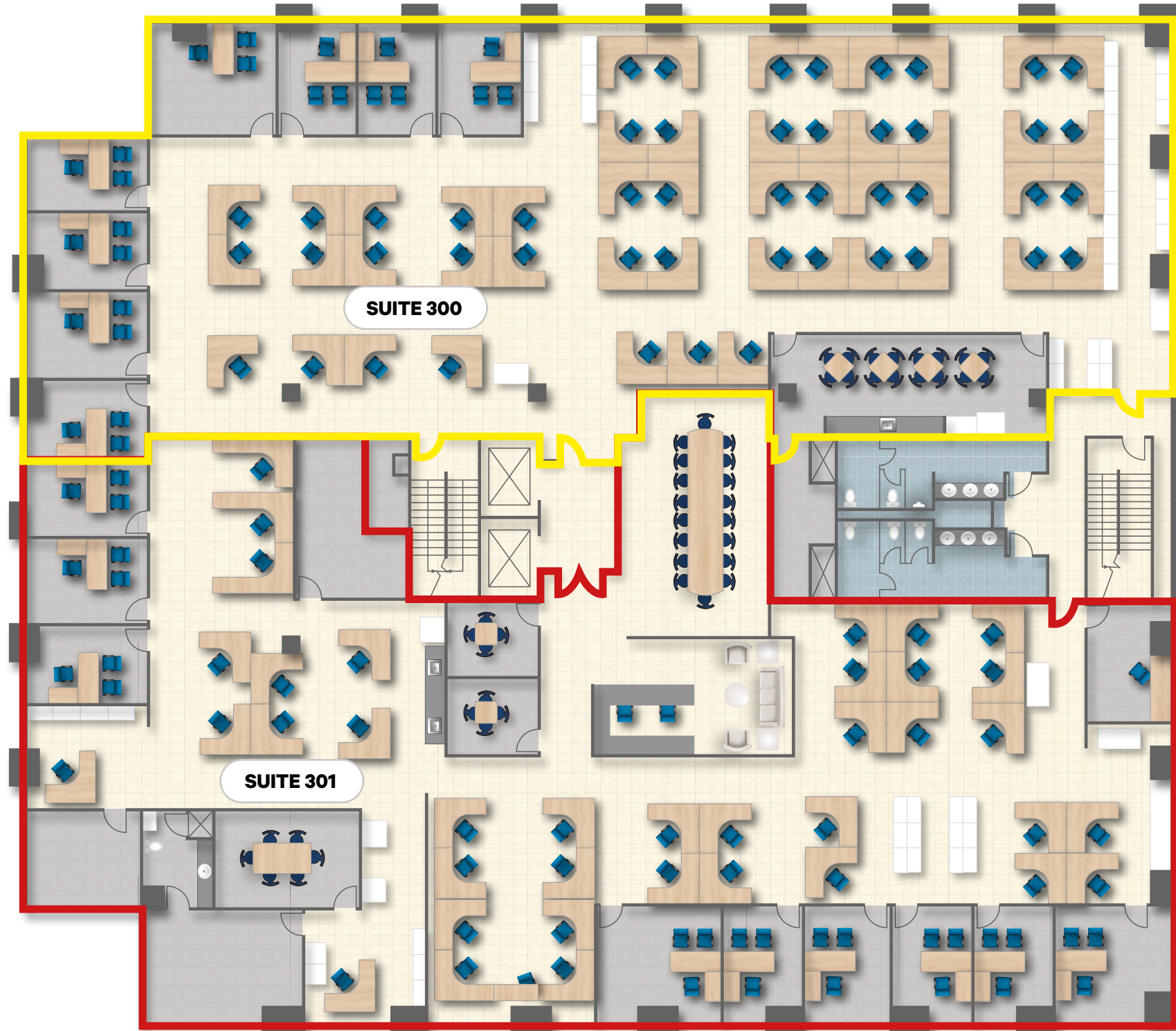
Third Floor

Total Floor Size*
±16,031 Sq. Ft.

Suite 300
±6,815 Sq. Ft.

Suite 301
±9,216 Sq. Ft.

The Units Include
Common Shared
Areas Sq. ft.



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CLICK FOR
A VIRTUAL
TOUR OF
3RD FLOOR

* Per CoStar

Rooftop Renderings (cont.)

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1 VIEW 1



2 VIEW 2



3 VIEW 3



4 VIEW 4



ARMEN KADONJIAN
ARCHITECTURE
INCORPORATED

304 52 N. VERDUGO RD.
GLENDALE, CA 91204
T: 626-858-1227
info@akadon.com

ARCHITECT OF RECORD:
ARMEN KADONJIAN
C. 626.350.2888
www.akadon.com

NO WARRANTY OF SERVICE. ALL DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONTRACTOR OR ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONTRACTOR OR ANY OTHER PARTY.

PROJECT FILE

ROOF DECK RESTAURANT

PROJECT ADDRESS:
525 N. BRAND BLVD.
GLENDALE, CA 91204

ETIWANDA PARTNERS

DATE: 10/15/2015

DRAWN BY: A.A.

CHECKED BY: A.A.

DATE: 10/15/2015

NO.	REVISION	DATE

3D VIEWS

A-402

Rooftop Renderings (cont.)

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1 VIEW 5



2 VIEW 6



3 VIEW 7



4 VIEW 8


ARMEN KADACHYAN ARCHITECTURE
 ARCHITECTS

304 50 N VERDUGO RD
 GLENDALE, CA 91204
 T: 626-858-1227
 info@akadachyan.com

ARCHITECT OF RECORD:
 ARMEN KADACHYAN
 C: 626-350-2688
 armen.k@akadachyan.com

AS INSTRUMENT OF SERVICE, ALL DESIGN, CONSTRUCTION AND OPERATIONS COSTS ARE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROJECT TITLE
ROOF DECK RESTAURANT
 PROJECT ADDRESS
 525 N BRAND BLVD
 GLENDALE, CA 91204
 CLIENT NAME

ETIWANDA PARTNERS

DRAWN BY: []
 CHECKED BY: []
 DATE: []

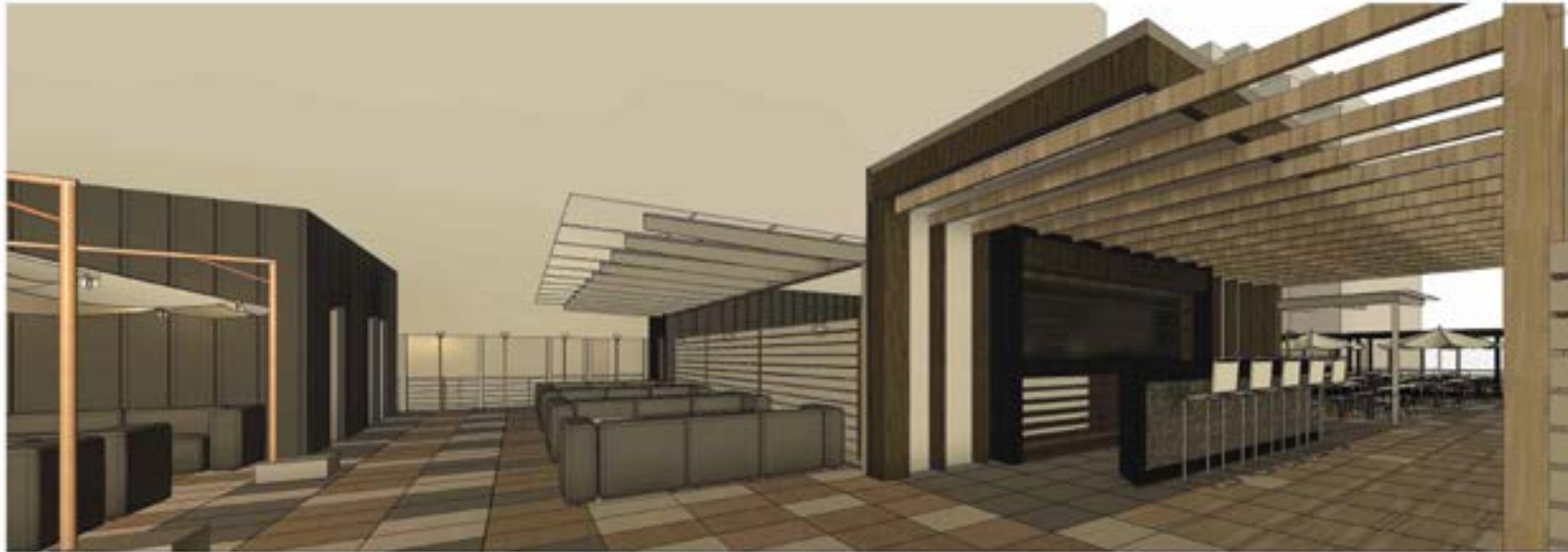
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SHEET DESCRIPTION
3D VIEWS
 SHEET NUMBER
A-403

Submitted to the City



1 VIEW 9



2 VIEW 10



ARMEN KACHIGIAN
ARCHITECTURE
INCORPORATED

304 50 N VERDUGO RD
GLENDALE, CA 91204
T: 818-248-1227
info@akarch.com

ARCHITECT OF RECORD:
ARMEN KACHIGIAN
C: 818-248-2000
armen@akarch.com

AS INSTRUMENT OF SERVICE, ALL DESIGN, CONSTRUCTION AND ADMINISTRATION COSTS FOR THIS DRAWING ARE AND SHALL REMAIN THE RESPONSIBILITY OF THE CLIENT. DESIGNER SHALL BE LIABLE FOR ANY DAMAGE TO PROPERTY OR PERSONS THAT MAY OCCUR AS A RESULT OF ANY DESIGN OR CONSTRUCTION. DESIGNER SHALL BE LIABLE FOR ANY DAMAGE TO PROPERTY OR PERSONS THAT MAY OCCUR AS A RESULT OF ANY DESIGN OR CONSTRUCTION. DESIGNER SHALL BE LIABLE FOR ANY DAMAGE TO PROPERTY OR PERSONS THAT MAY OCCUR AS A RESULT OF ANY DESIGN OR CONSTRUCTION. DESIGNER SHALL BE LIABLE FOR ANY DAMAGE TO PROPERTY OR PERSONS THAT MAY OCCUR AS A RESULT OF ANY DESIGN OR CONSTRUCTION.

PROJECT TITLE
ROOF DECK RESTAURANT

PROJECT ADDRESS
525 N BRAND BLVD.
GLENDALE, CA 91201
SUBMITTER:

ETIWANDA PARTNERS

DATE: 10/15/2024

DRAWN BY: A.A.

CHECKED BY: A.A.

DATE: 10/15/2024

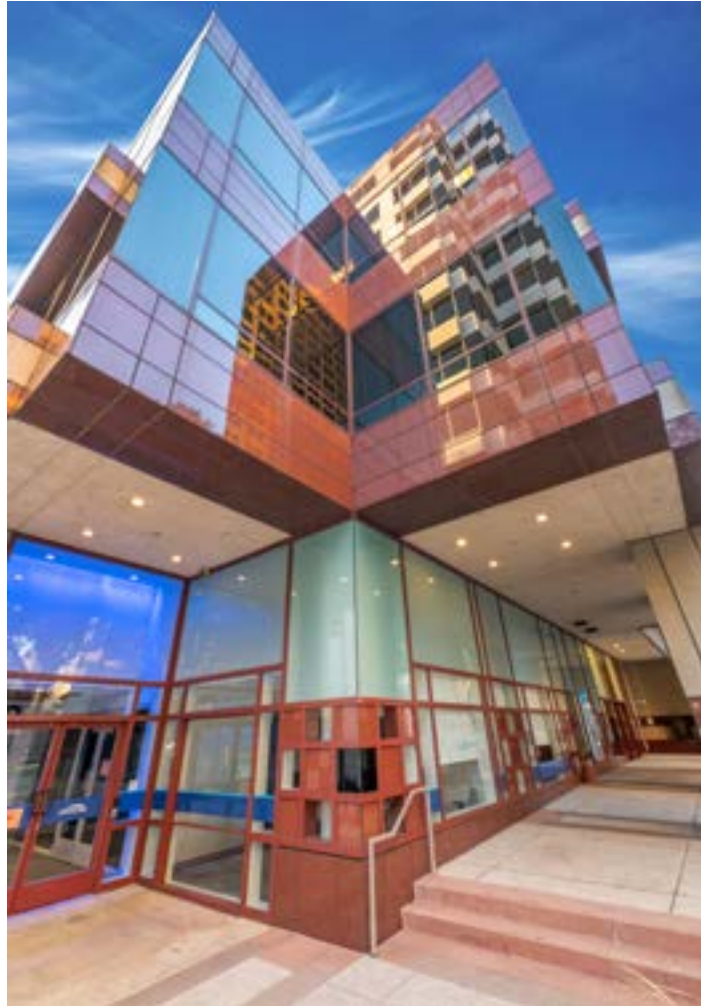
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SHEET DESCRIPTION
3D VIEWS

SHEET NUMBER
A-404

Exterior Photos

525
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Interior Photos

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FINANCIAL VALUATION



Rent Roll

UNIT	OCCUPANT NAME	MONTHLY RENT	SQ. FT.	RENT/SQ. FT.	LEASE START DATE	LEASE EXP. DATE	DEPOSITS HELD
525-100	Commonwealth Casualty Company	\$14,214.06	5,526	\$30.87/yr \$2.57/mth	12/01/2018	11/30/2027	\$14,000.00
525-102	Comerica Bank	\$21,950.25	4,343	\$60.65/yr \$5.05/mth	1/16/2008	1/31/2028	\$0.00
525-110	Le Femme	\$9,225.00	2,541	\$43.57/yr \$3.63/mth	7/01/2023	6/30/2026	\$18,450.00
525-200	AVAILABLE	Negotiable	34,545	-	-	-	-

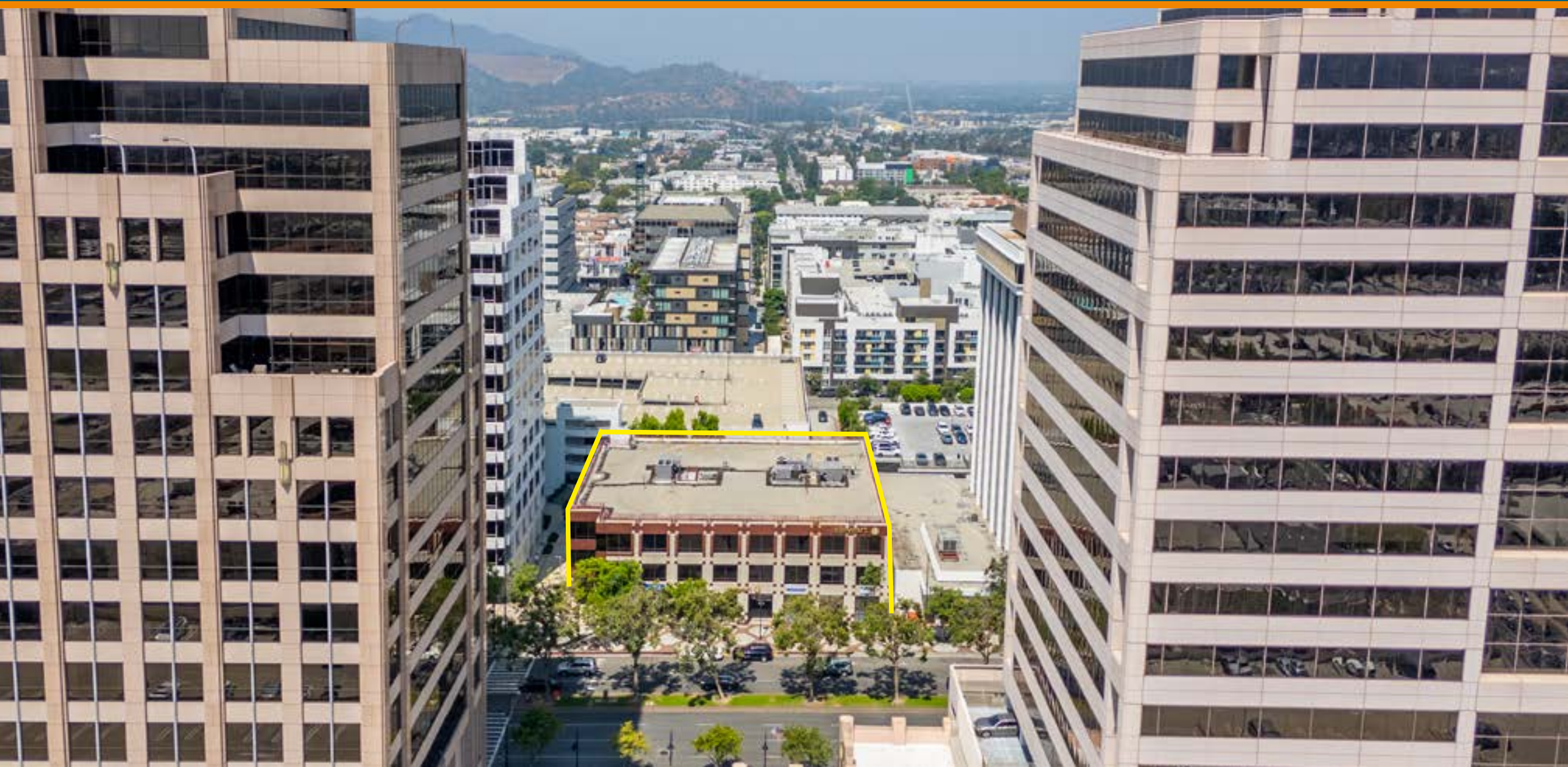
Property Totals

Total Occupied Rents	\$45,389.31
Total Vacant Rents	\$0.00
Total Gross Rents	\$45,389.31
Total Square Footage	±46,955 SF
Total Security Deposits	\$14,000.00



AREA OVERVIEW

525
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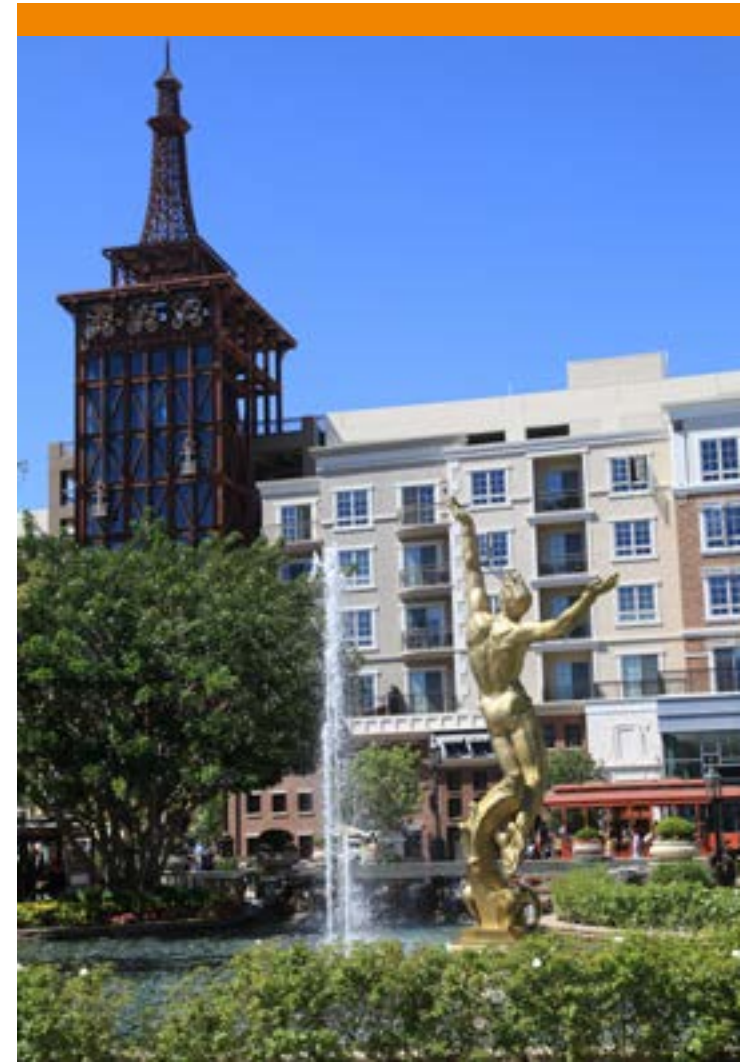
Property Location

525
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NAMED THE JEWEL CITY FOR GOOD REASON

Residents and retailers alike still call Glendale the “Jewel City” since being nicknamed by Edward U. Emery back in 1910 because “it sparkled like a jewel in the sun.” Glendale has grown from a small community incorporated in 1906 to an energetic, cosmopolitan city that is as rich in history and cultural diversity as it is in abundant lifestyle and business opportunities. Residents

and businesses alike have taken advantage of Glendale’s central location, reputation for safety, excellent business environment, award winning schools, state-of the-art healthcare facilities, outstanding community services, distinctive neighborhoods, an extensive park system, and world-class shopping, restaurant and entertainment options. Glendale successfully meets the needs of families, executives, and young urban professionals, making it easy to see why it’s called the Jewel City!



DYNAMIC ENVIRONMENT FOR BUSINESS GROWTH AND REDEVELOPMENT

Glendale is home to many multinational corporations, global entertainment companies, and small businesses, ranking as one of Southern California's leading office markets. The City has over six million square feet of office space and is home to such recognized firms as Walt Disney Imagineering, Nestle USA, IHOP / Applebees, DreamWorks, LegalZoom, and Public Storage.



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Location Highlights

LOCTAED IN THE HEART OF EXCITING AND HIGHLY WALKABLE DOWNTOWN DISTRICT

Full of outstanding redevelopment potential, the property's location on a prominent commercial "gateway corner" leading to Downtown Glendale naturally builds on the successful mixed development and expansion taking place in the City center and nearby Districts. The Downtown center has grown into an exciting, vibrant urban destination full of distinctive building architecture and districts, interesting streets, big brand and boutique hotels, and engaging hotspots and activities. This transit-rich hub features excellent shopping, dining, employment, living, entertainment, and cultural opportunities within a short walking distance.



RETAIL AND MIXED USE EXPLOSION ON NEARBY BRAND BLVD AND CENTRAL AVE

The property is located within walking distance (± 4 miles) from Brand Boulevard, Glendale's main commercial street, featuring everything from the City's small skyscraper district to car dealerships to the premiere Americana at Brand, in addition to a wide variety of local businesses. Known as the Town Center District, this area features large-scale, mixed use development and plays a significant role in the expansion and direction of other Downtown districts. "Meet Me on Brand" is the official marketing campaign of the Glendale Economic Development Corporation to promote an 18-hour day on Brand Boulevard. In addition, located within walking distance (± 6 miles) from the property is heart of Central Avenue in the Galleria District where exciting and significant mixed use development is further transforming the Downtown and surrounding areas.



Location Highlights (cont.)

Enjoy Glendale's premiere dining, shopping & entertainment options

LIVE IN A PLACE THAT FITS YOUR UNIQUE STYLE

The vibrant downtown corridor features a diverse and affordable selection of housing, with options ranging from funky and unique to contemporary and classy. If luxury living is on your list, look no further than the The Americana at Brand, one of the Town Center District's largest shopping, dining, retail, and entertainment complexes. No matter your housing preferences, Downtown Glendale is sure to offer that special place to call home.



WORK IN A BOOMING BUSINESS DISTRICT

Home to dozens of innovative and successful companies as well as many thriving small businesses, Downtown Glendale offers abundant and varied job opportunities. This dynamic and fast-growing commercial center continues to attract new businesses and high-paying jobs in the areas of healthcare and medical, financial and business services, creative and entertainment, technology, manufacturing, and specialty retail.

PLAY AND EXPLORE WITHIN A WALKABLE AREA

Whether seeking a distinctive shopping, dining, entertainment, or cultural experience, Downtown Glendale has it all! Enjoy live performances at the Alex Theatre, attend one of the City's numerous community events held throughout the year, visit a one-of-a-kind art museum, relax in a park, or enjoy the area's active nightlife. The Town Center District features two world-class malls—The Americana at Brand and the Glendale Galleria—catering to all ages and tastes.





CENTRAL TRANSPORTATION FRIENDLY LOCATION

The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including the I-5 Golden State Freeway, SR-2 Glendale Freeway, ST-134 Ventura Freeway, and the 210 Foothill Freeway; all provide easy access for residents, workers, and customers from around the region. Glendale also offers its own bus services, the Beeline, with 13 routes connecting customers to Jet Propulsion Laboratory (JPL), the City of Burbank, and the Metrolink Stations in both Burbank and Glendale. The Bob Hope Airport in Burbank serves the Los Angeles area including Glendale, Pasadena and the San Fernando Valley. It is the only airport in the greater Los Angeles area with a direct rail connection to Downtown Los Angeles. The City of Glendale is located about 30 minutes from Los Angeles International Airport (LAX) which is a commerce leader and designated as a world-class airport for its convenient location, modern facilities, and superior sea/air/land connections.

EXCEPTIONAL PUBLIC TRANSPORTATION OPTIONS



GLENDALE BEELINE

Operated by the City of Glendale, the Beeline bus service offers 9 fixed routes which primarily function as a community circulator system that complements the regional transit service provided to Glendale residents by Metro routes.



DIAL-A-RIDE

This curb to curb transportation service is made available by the City of Glendale to its residents who are 65 years of age or older. Additionally, disabled residents of all ages are also served. Certification of disability from a doctor is required if the resident is under 65 years old.

Area Demographics

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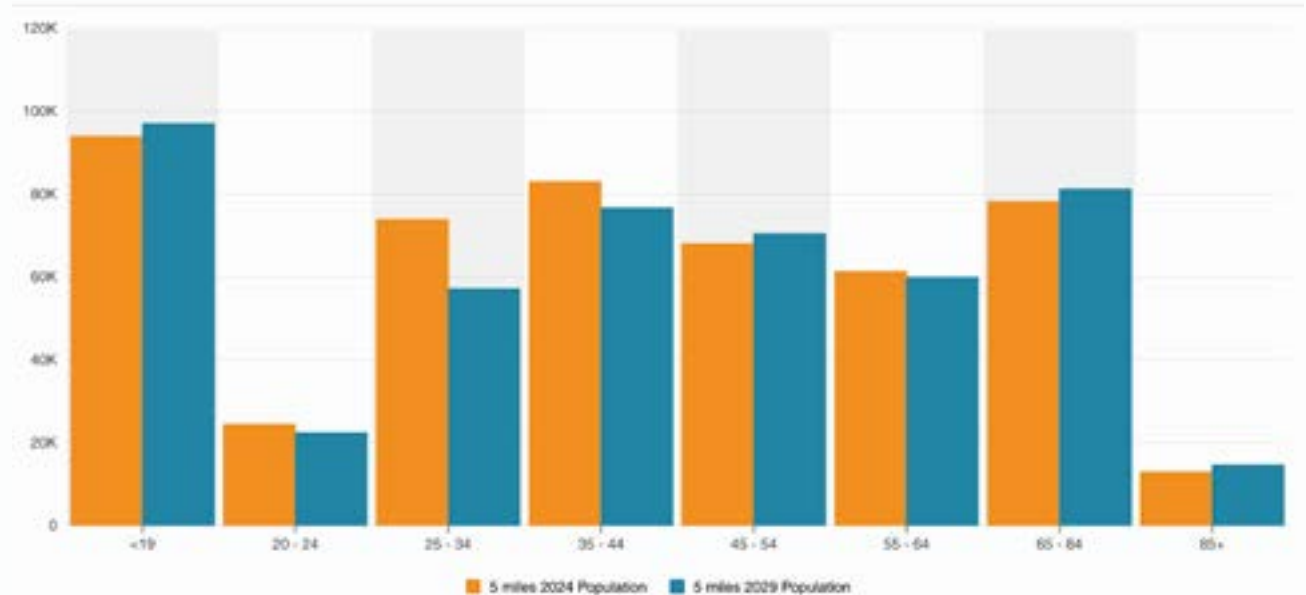


Population	2 miles	5 miles	10 miles
2020 Population	136,836	519,115	2,394,733
2024 Population	129,544	496,186	2,341,191
2029 Population Projection	124,975	479,671	2,274,123
Annual Growth 2020-2024	-1.30%	-1.10%	-0.60%
Annual Growth 2024-2029	-0.70%	-0.70%	-0.60%
Median Age	42	41.5	39.3
Bachelor's Degree or Higher	39%	42%	38%
U.S. Armed Forces	84	170	672

Households	2 miles	5 miles	10 miles
2020 Households	55,132	209,830	940,482
2024 Households	51,739	198,907	920,120
2029 Household Projection	49,791	191,834	893,316
Annual Growth 2020-2024	-0.30%	0%	0.70%
Annual Growth 2024-2029	-0.80%	-0.70%	-0.60%
Owner Occupied Households	13,085	69,172	268,782
Renter Occupied Households	36,707	122,663	624,534
Avg Household Size	2.4	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.6B	\$6.8B	\$29B

Housing	2 miles	5 miles	10 miles
Median Home Value	\$871,193	\$991,160	\$924,264
Median Year Built	1965	1958	1960

Population By Age





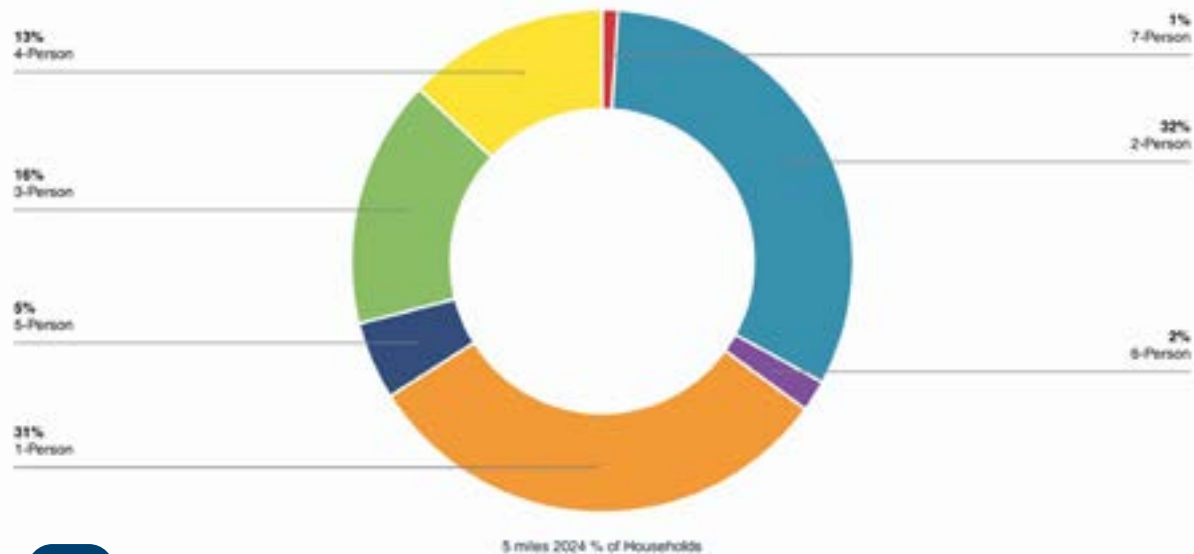
Area Demographics (cont.)

525
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Income	2 miles	5 miles	10 miles
Avg Household Income	\$94,946	\$111,637	\$100,840
Median Household Income	\$69,076	\$82,593	\$71,679
< \$25,000	12,364	36,837	192,894
\$25,000 - 50,000	7,721	27,961	150,640
\$50,000 - 75,000	7,555	27,754	133,354
\$75,000 - 100,000	5,578	22,724	108,017
\$100,000 - 125,000	5,080	20,024	82,842
\$125,000 - 150,000	3,428	13,473	58,503
\$150,000 - 200,000	4,730	19,853	77,431
\$200,000+	5,284	30,282	116,440

Consumer Spending Details	2 miles	5 miles	10 miles
Expand All	Total Spending	Total Spending	Total Spending
Apparel	\$85,150,682	\$345,220,432	\$1,542,408,322
Entertainment, Hobbies & Pets	\$237,324,962	\$975,711,273	\$4,040,114,419
Food & Alcohol	\$464,863,221	\$1,886,077,772	\$8,292,047,633
Household	\$244,775,694	\$1,112,488,473	\$4,624,318,353
Transportation & Maintenance	\$387,372,022	\$1,625,259,783	\$7,030,906,895
Health Care	\$82,989,506	\$327,505,141	\$1,351,016,981
Education & Daycare	\$108,989,484	\$503,241,632	\$2,093,365,141
Total Specified Consumer Spending	\$1,611,465,571	\$6,775,504,506	\$28,974,177,744

Household Size





For more information,
please contact:

VARTAN GHARPETIAN

Cell (818) 913-0555

DRE License# 01273408

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Glendale, CA 91205

Tel: (818) 243-7298

Fax: (818) 243-4379

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