

618 THOMPSON AVENUE

GLENDALE, CA 91201



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REAL ESTATE
SERVICES, INC

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01

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



OWNER-USER
OR INVESTMENT
OPPORTUNITY



ZONING:
GLENDALE IND



YEAR BUILT:
1981



4 LOADING DOORS:
9'X9'



ON-SITE PARKING:
4



INDUSTRIAL
UNITS:
4

BUILDING FEATURES

	Construction Type	Masonry
	Power (amps, phase, volts)	100 amps (each unit)
	Loading (dock/grade-level doors)	Grade-Level Doors
	Parking Count / Ratio	4 striped spaces
	Yard / Outdoor Storage	Yes
	Roof age/type/warranty	2012
	HVAC	Four 2.5 ton HVAC units (2012)
	Sprinklers	No
	Major capital improvements made in last 10 years	Roof (2012), HVAC Units Skylights throughout ADA-compliant restroom

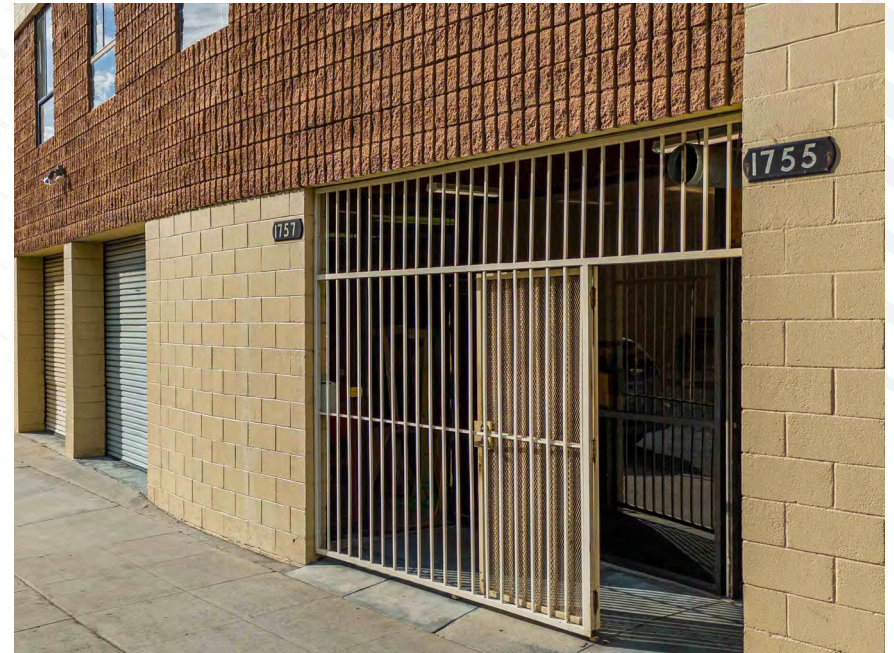


FLEXIBLE CONFIGURATION
FOR SINGLE-USER, MULTI-
TENANT, OR PARTIAL
OWNER-USER OCCUPANCY

PROPERTY INFORMATION

PROPERTY BASICS

	LIST PRICE	\$2,100,000
	Address	618 Thompson Ave Glendale CA, 91201
	APN	5624-026-001
	Zoning	Glendale IND
	Year Built/Renovated	1981
	Lot Size (SF)	5,689 SF
	Building Size (SF)	4,502 SF (per building plans)
	Industrial Units	4



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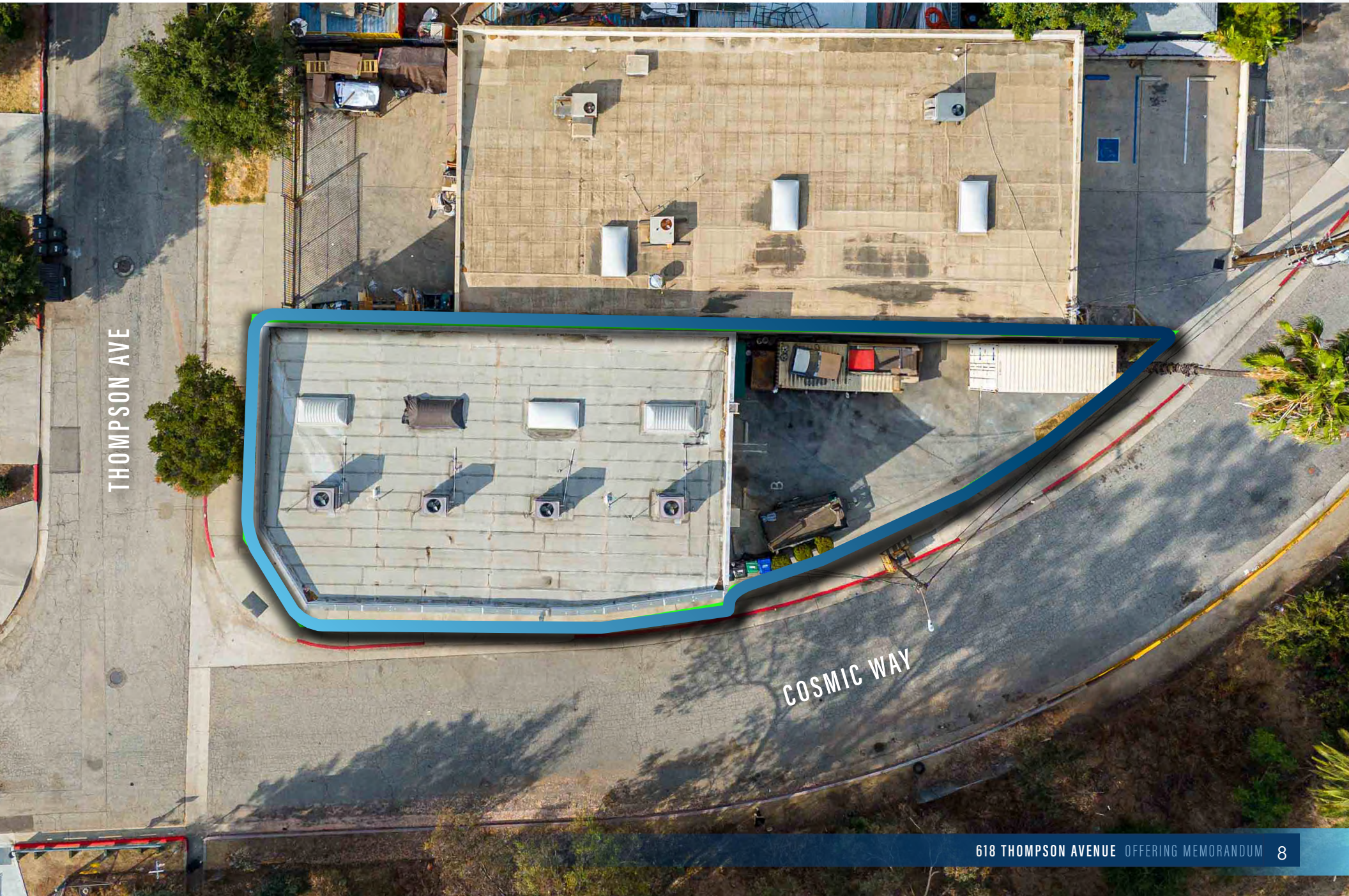
02

AERIALS

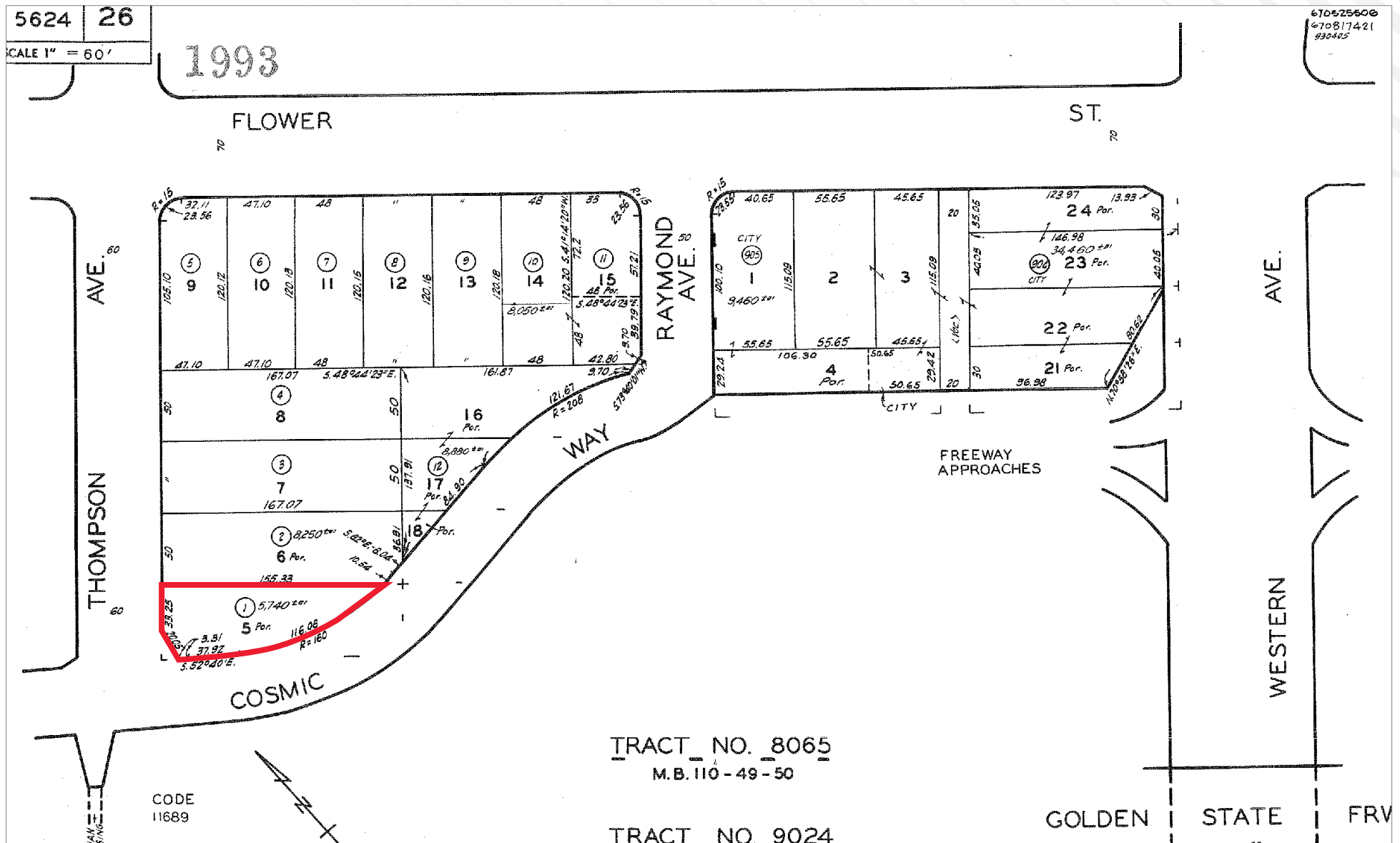
AERIAL VIEW



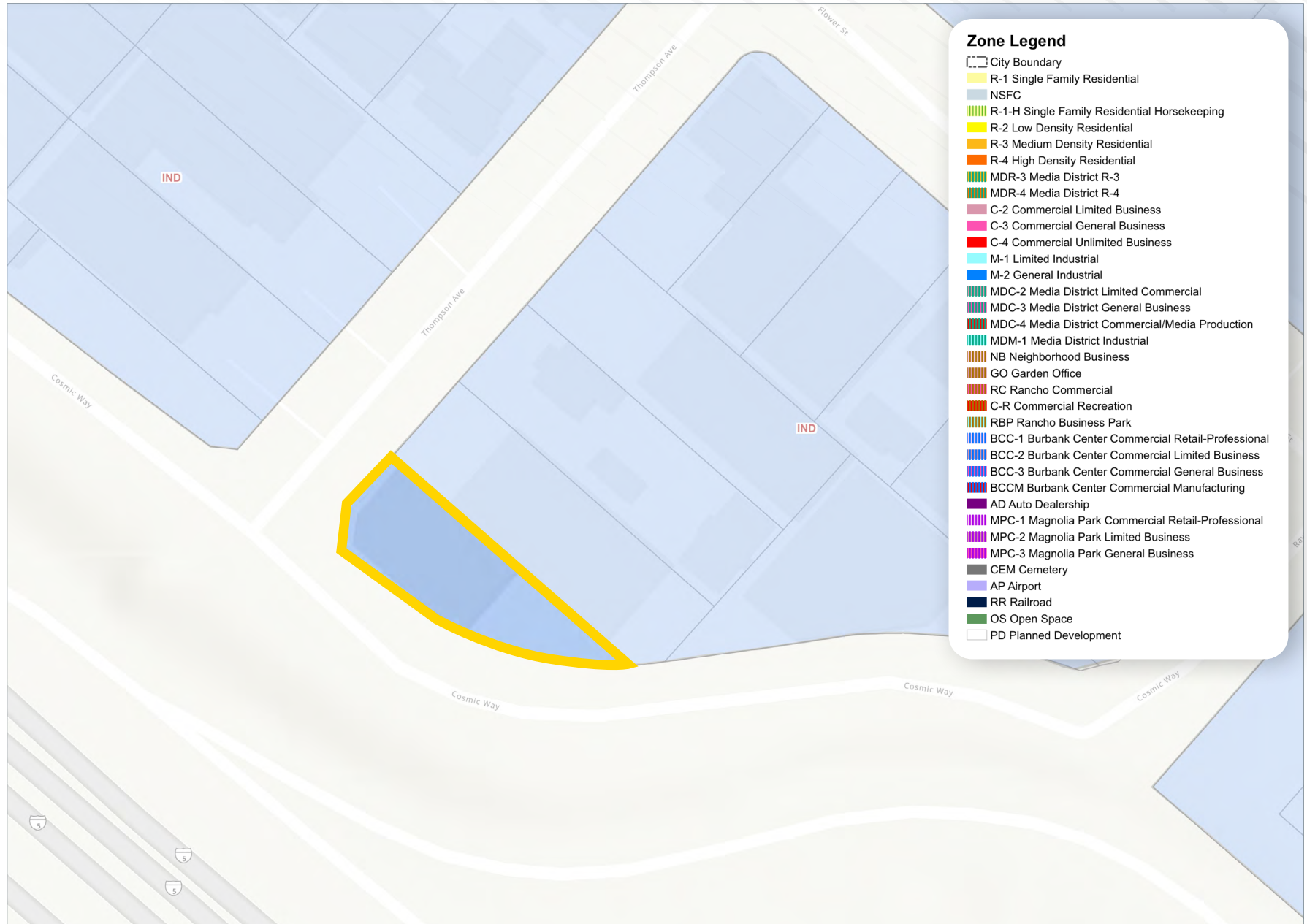
AERIAL VIEW



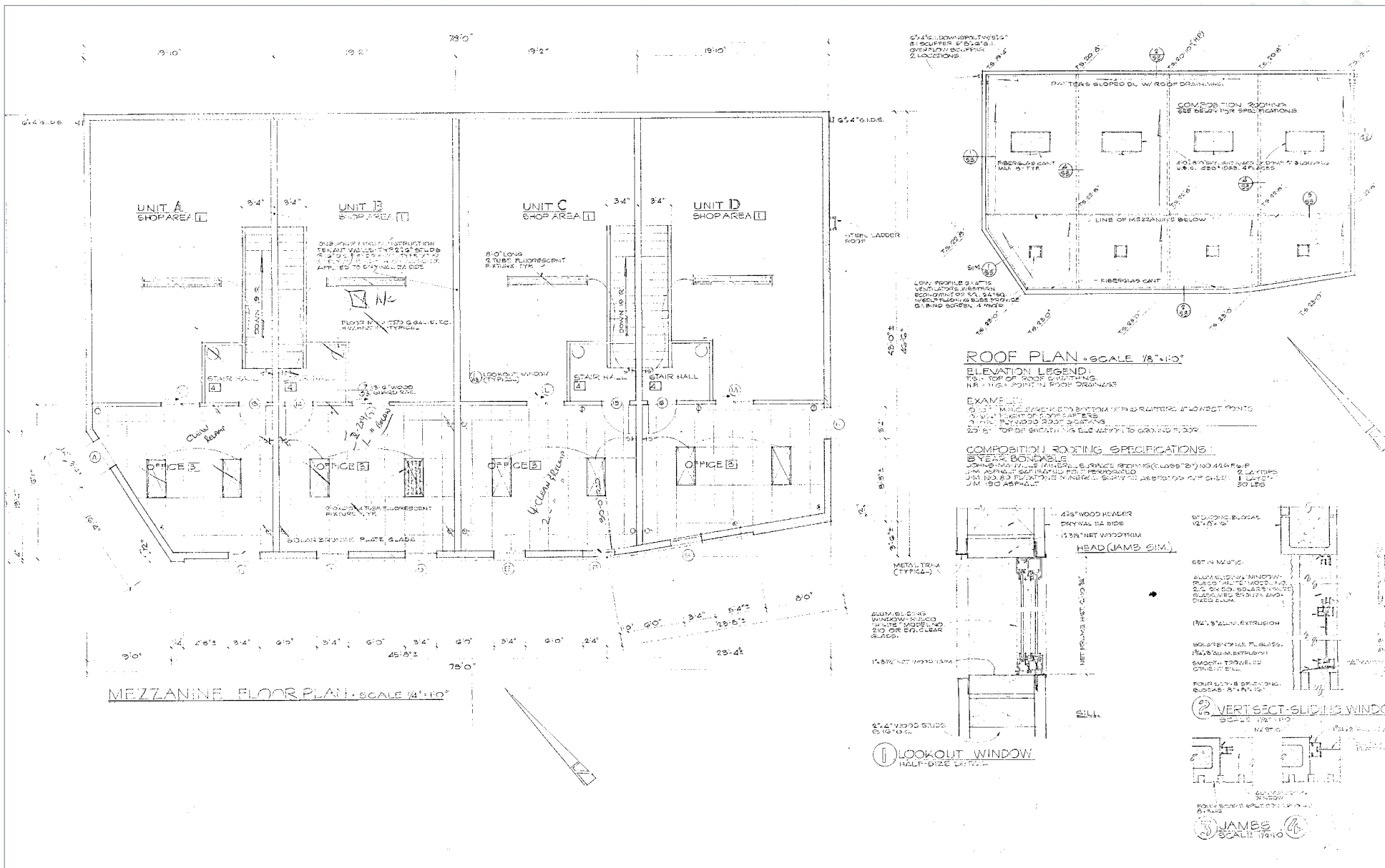
PLAT MAP



ZONING MAP

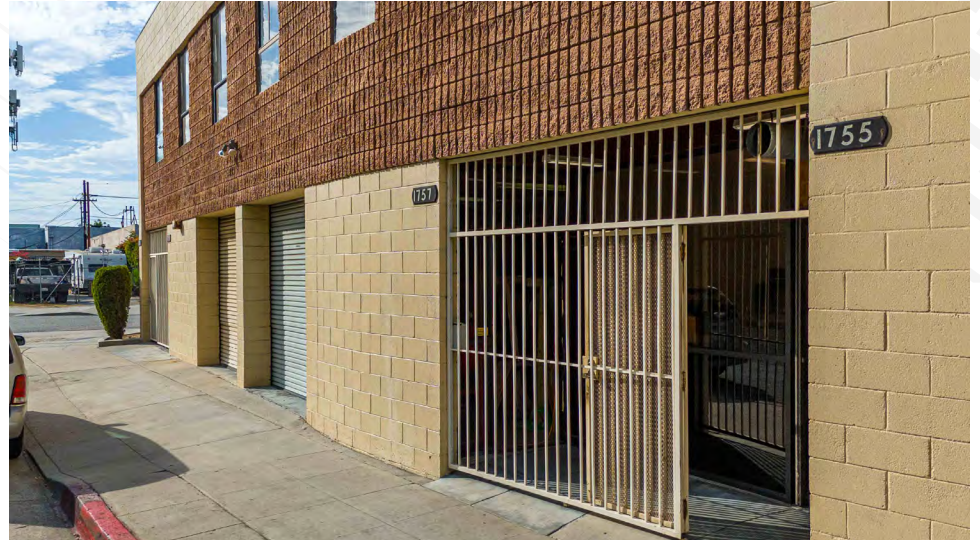


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PROPERTY PHOTOS



CONCEPTUAL RENDERINGS



The images shown are conceptual renderings created for illustrative purposes only. They do not represent existing conditions or approved plans. Buyers should independently verify all development potential, permits, and applicable zoning requirements."

 1.3 MILES

 0.3 MILES

**Located under a mile from the I-5 (Golden State Freeway)
with rapid connectivity to the Hwy 134.**



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LOCATION OVERVIEW

GLENDAL, CA

Strategically located at **618 Thompson Avenue, Glendale, CA 91201**, this 9-unit multi-family property offers a highly desirable residential footprint in Verdugo Viejo, one of Glendale's most sought-after neighborhoods. Positioned just above Glenoaks Boulevard between Pacific and Central Avenues, this location provides a distinct leasing advantage for residential investors, combining exceptional walkability with rapid regional connectivity.



UNMATCHED ACCESSIBILITY

- **Direct Freeway Access:** Situated just minutes from Highway 134 and Interstate 5. This central positioning ensures seamless east-west and north-south commuting flows, providing residents with rapid connectivity to Downtown Los Angeles, Burbank, and the broader San Fernando Valley.
- **Public Transportation & Walkability:** The property boasts an impressive "Very Walkable" lifestyle score, allowing tenants to accomplish most daily errands, dining, and shopping on foot. It is also supported by nearby transit routes and is located less than 3 miles from the Glendale Metrolink Station, connecting the local workforce to the wider Southern California transit network.
- **Regional Airport Proximity:** Located approximately 10 miles from the Hollywood Burbank Airport (BUR), the site offers unparalleled convenience for frequent travelers and entertainment industry professionals, while keeping residents comfortably outside the immediate airport flight paths for a quieter living environment.



STRATEGIC INVESTMENT LOCATION

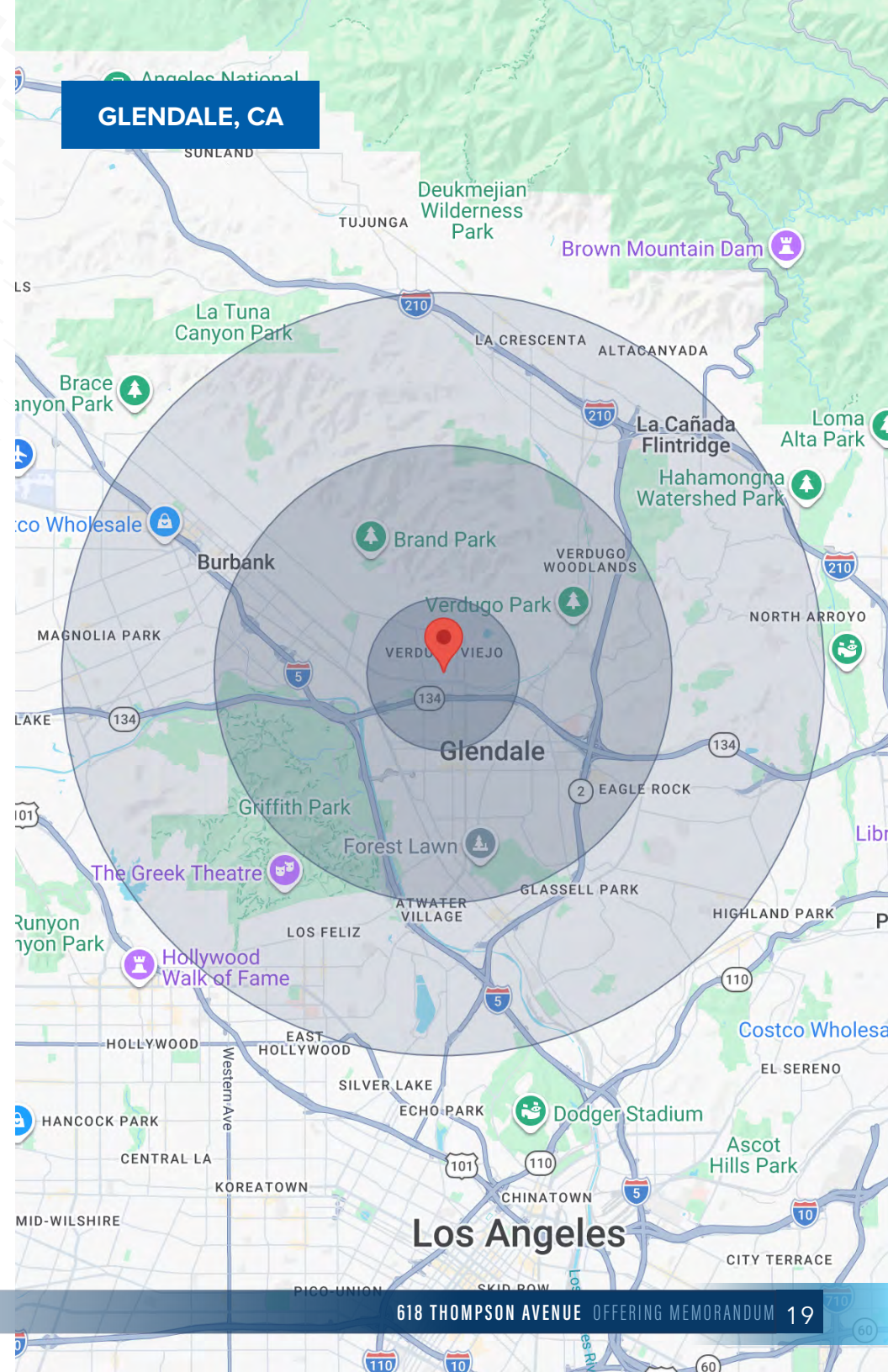
- **Premier Neighborhood Advantage:** Positioned in the tree-lined Verdugo Viejo pocket, the site benefits from a quiet residential setting (rated highly as a "Silent Zone" for low noise) that appeals strongly to long-term tenants, while remaining moments away from the world-class commercial amenities of Downtown Glendale.
- **Zoning & Infrastructure:** Designated under Glendale's GLR4YY multi-family zoning code on an 8,603-square-foot lot (Buyer to verify), the 6,545-square-foot building is optimized for strong rental yields. The property configuration supports essential tenant amenities, including on-site laundry facilities and carport parking.
- **Thriving Local Ecosystem:** The property sits within a robust community hub renowned for its top-rated public schools, located less than a mile from Mark Keppel Elementary (rated 9/10), Eleanor J. Toll Middle, and Herbert Hoover High School. The location benefits from the massive professional labor pool of the adjacent Burbank media district, along with immediate access to outdoor recreation at Griffith Park and the Verdugo Mountains.

With its strategic positioning near major freeways, highly functional multi-family layout, and proximity to Southern California's premier retail and media districts, **618 Thompson Avenue** presents an outstanding opportunity for investors seeking a high-demand, logistically superior asset in the Glendale market.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	47,289	201,090	474,153
Daytime Population	23,394	98,260	245,181
Household	19,312	78,611	189,144
Avg. Age	40.8	41.5	41.0
Avg. HH Income	\$114,709	\$114,226	\$136,728
Avg. House Value	\$851,282	\$1,066,853	\$1,238,014

Demographics by American Community Survey



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