



627 E PALMER AVE

GLENDALE, CA 91205

MULTIFAMILY PROPERTY FOR SALE



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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

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OFFERING SUMMARY

Sale Price:	\$5,750,000
Building Size:	16,544 SF
Lot Size:	23,655 SF
Cap Rate:	5.39%
Year Built:	1966
Zoning:	R-1650

PROPERTY OVERVIEW

Systems Real Estate is pleased to present 627 E. Palmer Avenue, a 22-unit multifamily investment property located in the Adams Hill neighborhood of South Glendale. Offered at \$5,750,000, the property contains approximately 16,544 square feet of building area on an approximately 23,664-square-foot lot, equating to approximately \$261,364 per unit. The property features on-site parking, resident storage and a common barbecue area.

Situated directly across from Palmer Park, the property provides residents with immediate access to recreational amenities, including playgrounds, picnic areas and a basketball court. The location is also convenient to Adams Square, Downtown Glendale, The Americana at Brand, the Glendale Galleria and neighborhood shopping and dining. Nearby access to the 2, 5 and 134 freeways provides connectivity to Downtown Los Angeles, Pasadena, Burbank and surrounding employment centers, making 627 E. Palmer Avenue an appealing acquisition opportunity for multifamily investors. DO NOT DISTURB OCCUPANTS. PLEASE CONTACT BROKERS FOR ALL SHOWINGS.

UNIT MIX: SIXTEEN (16) 1 BD + 1 BA | SIX (6) 2BD + 1BA

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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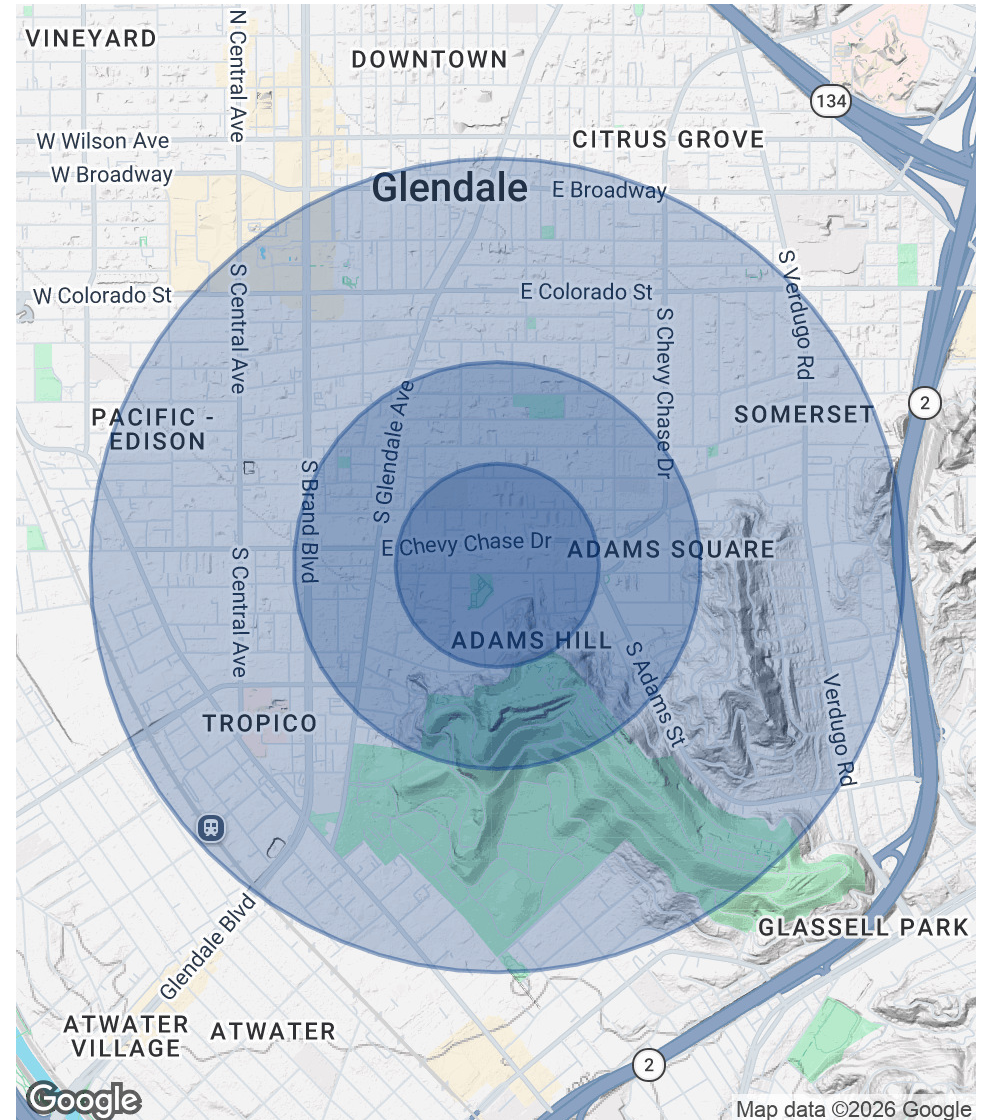
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,402	14,468	49,277
Average Age	42.5	41.7	40.3
Average Age (Male)	38.7	39.6	39.0
Average Age (Female)	45.5	44.9	41.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,602	5,294	18,798
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$75,094	\$83,036	\$88,921
Average House Value	\$733,008	\$742,406	\$774,459

2023 American Community Survey (ACS)

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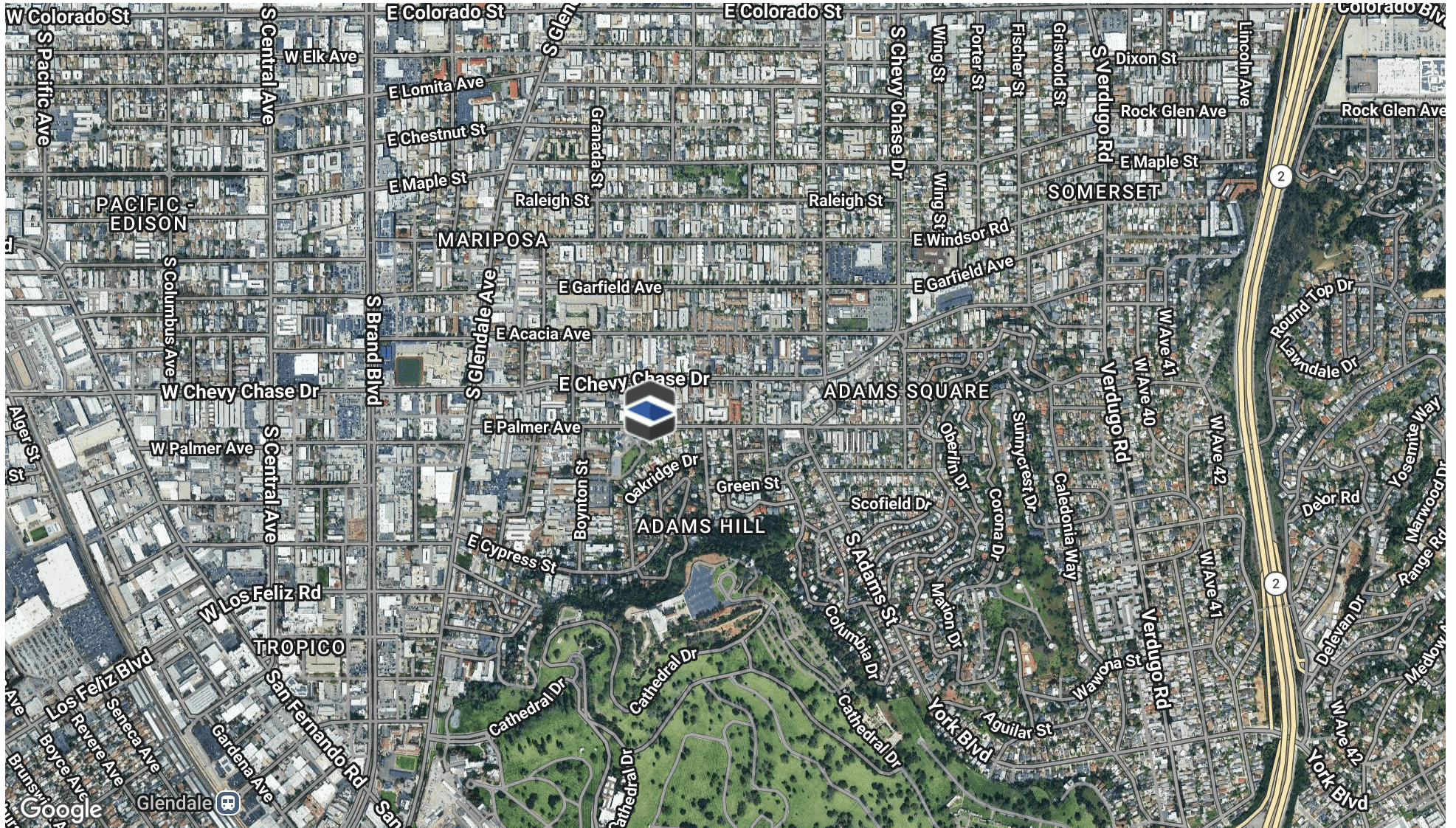
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