

FOR LEASE

700 W Wilson Ave, Glendale, CA 91203



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Arthur Ambarchyan

Keller Williams Real Estate Services
All offices are independently owned and operated.
DRE: 01351863

PROPERTY HIGHLIGHTS



BUILDING SIZE	~11,350 SF
LAND SIZE	700 W Wilson: 10,393 SF 706 W Wilson: 8,427 SF 710 W Wilson: 8,756 SF
APN	700 W Wilson: 5638-004-033 706 W Wilson: 5638- 004-032 710 W Wilson: 5638-004-031
STORIES	2: ~11,350 SF (1st Floor: 7,997 SF 2nd Floor: 3,421 SF)
LOCATION	Quick and easy access to freeways
MISCELLANEOUS	Warehouse: HVAC & Sprinklers
PARKING	45 vehicles
OFFICE SIZE	Approximately 4,775 SF
WAREHOUSE SIZE	Approximately 6,575 SF
ZONING	IMU
ASKING RATE	Contact Broker

ALLOWABLE USE

**Table 30.14-A
MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE
	IMU
Accessory Buildings, Structures and Uses	
Accessory uses	P
Antennas (pole type)	P
Carts (freestanding, non-motorized, portable type)	P
Dish antennas	P
Home occupation	
Home-sharing	P
Reverse vending machines	P
Signs	P
Solar energy equipment	P
Institutional Uses	
Places of worship	C
Schools, physical instruction	P
Schools, private	C
Schools, private specialized education and training	P
Recreation	
Community gardens	P
Gyms and health clubs	C
Indoor recreation centers	C
Nightclubs	C
Outdoor commercial recreation	C
Private clubs and lodges	C
Public dances	P
Taverns	C
Theaters	C
Manufacturing and Processing	
Backlots/outdoor facilities—Production	P
Broadcasting studios and indoor support facilities—Production	P
Heavy manufacturing	P
Laundries and dry-cleaning plants	P
Light manufacturing	P
Printing, publishing, and lithographic services	P
Research and development	P
Soundstages—Production	P
Warehousing	P
Wholesaling, including wholesaling of alcoholic beverages	P
Residential Uses	
Domestic violence shelter	P
Conversion of a live/work unit to entirely residential or entirely business use	C
Emergency shelter	P

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE
	IMU
Live/work units	A
Live/work units with conditionally permitted uses	C
Mixed-use development where at least one use is conditionally permitted	C(8)
Retail Trade Uses	
Alcoholic beverage sales	A(9)
Automobile supply stores	P
Banquet halls	C
Building materials, supplies, sales and service	P
Christmas tree sales lots, when maintained between November 1st and January 9th	T
Firearms, weapon sales	P
Hardware stores	P
Jewelry stores	P
Liquor stores	A
Nurseries and garden supplies	P
Paint and wallpaper stores	P
Pharmacy	P
Pumpkin sales lots, when maintained between October 15th and November 1st	T
PERMIT REQUIREMENT BY ZONE	
LAND USE (1)(2)	
Restaurant, counter service with limited seating	IMU
	P
Restaurants, fast food	P
Restaurants, full service	P
Retail stores, general merchandise	P
Spas and swimming pools, sales and service	P
Supermarkets	P
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats	P

ALLOWABLE USE

**Table 30.14-A
MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE	
	IMU	
Expansion of vehicle sales, leasing and rental agencies, including new and used		
Service Uses		
Ambulance services	P	
Banks and financial institutions	P	
Body shops and painting booths	P	
Business support services	P	
Car washes (full or self service)	P	
Day care centers	P	
Equipment rental yards	P	
Gas stations	P	
Heating and air conditioning sales and service (HVAC)	P	
Hotel and motels	C	
Kennel, animal boarding and daycare	P(10)	
Massage establishment	C	
Medical and dental laboratories	P	
Mortuaries and funeral homes	A	

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE	
	IMU	
Moving and storage services		
	P	
Pawnshops	P	
Personal services	P	
Pet grooming	P	
Repair and maintenance, consumer products	P	
Storage, personal facility	P	
Storage, outdoor facility	P	
Tire stores	P	
Towing services and impound yards	C	
Vehicle repair garages	P	
Office Uses		
Contractor's office and/or storage, temporary	T	
Medical and dental offices	P	
Offices	P	
Office, consumer services	P	
Veterinary offices, including hospitalization services	P	
Transportation and Communications Uses		
Parking lot/structure facilities	P	
Utility and transmission facilities	C	
Wireless telecommunications facilities	W	

- (P)** - Permitted primary uses
- (C)** - Permitted subject to approval of a conditional use permit
- (A)** - Permitted subject to approval of an administrative use permit
- (T)** - Temporary uses permitted subject to approval



PROPERTY SUMMARY

FULL BUILDING - SINGLE USER OPPORTUNITY

PROPERTY SUMMARY

METRIC	Value
ADDRESS	700 W Wilson Ave, Glendale, CA
BUILDING SIZE	±11,350 SF
LOT SIZE	27,573 SF
ASKING RENT	\$29,000 / Month
PARKING	±45 Gated Stalls
ZONING	IMU

OVERVIEW

Freestanding two-story commercial building offering a rare full-building leasing opportunity. Combines office and warehouse functionality with scale, parking, and flexibility rarely available in Glendale.

KEY ATTRIBUTES

- ±8,000 SF ground floor + ±3,500 SF 2nd floor
- 11' clear height warehouse component
- Roll-up door + alley access
- Heavy power (400A / 3-phase)
- Gated parking lot (±45 stalls)
- Immediate freeway access (I-5 & 134)

LANDLORD DELIVERY

- New HVAC systems
- Potential tenant improvement contribution
- Possible façade / window upgrades

IDEAL TENANT PROFILE

Medical • Charter School • Daycare • Institutional • Corporate HQ

POSITIONING

Rare opportunity for a single-user operator to secure a full building with parking, scale, and operational flexibility in a supply-constrained market.

PROPERTY SUMMARY

SUITE A — PRIME GROUND FLOOR OPPORTUNITY

PROPERTY SUMMARY

METRIC	Value
ADDRESS	700 W Wilson Ave, Glendale, CA
SUITE	A
SIZE	±3,000 – 3,500 SF
ASKING RENT	\$3.25 – \$3.50 / SF / Mo
MONTHLY RENT	±\$10,000 – \$12,250
PARKING	±45 Gated Stalls (Shared)
ZONING	IMU

OVERVIEW

Highly visible ground-floor suite within a freestanding commercial building in the heart of Glendale. This space offers direct access, strong frontage, and a flexible layout ideal for medical, wellness, or professional office users seeking accessibility and parking.

KEY ATTRIBUTES

- Ground floor identity with direct access
- Strong street presence and visibility
- Flexible medical / office layout potential
- Access to large gated parking field
- Proximity to I-5 and 134 Freeways

LANDLORD DELIVERY

- New HVAC systems
- Potential tenant improvement allowance
- Window / façade upgrade potential

IDEAL TENANT PROFILE

Medical • Wellness • Therapy • Professional Office • Boutique Service Operator

POSITIONING

Premium small-format suite positioned to capture high-demand medical and service users seeking parking, accessibility, and central Glendale location.

PROPERTY SUMMARY

SUITE B — FLEX / OPERATIONAL SPACE

PROPERTY SUMMARY

METRIC	Value
ADDRESS	700 W Wilson Ave, Glendale, CA
SUITE	B
SIZE	±4,000 – 4,500 SF
ASKING RENT	\$2.85 – \$3.15 / SF / Mo
MONTHLY RENT	±\$11,500 – \$14,200
PARKING	±45 Gated Stalls (Shared)
ZONING	IMU

OVERVIEW

Flexible office and warehouse suite designed for users requiring both administrative and operational functionality. Ideal for modern hybrid businesses needing logistics capability and central access.

KEY ATTRIBUTES

- 11' clear height warehouse component
- Roll-up door access
- Office + warehouse configuration
- Heavy power (400A / 3-phase)
- Alley access for loading and logistics

LANDLORD DELIVERY

- New HVAC systems
- Potential tenant improvement support

IDEAL TENANT PROFILE

Creative Office • Production • E-Commerce • Light Industrial • Service Operations

POSITIONING

Highly adaptable suite catering to operationally driven tenants seeking a central Glendale location with functional infrastructure.

PROPERTY SUMMARY

SUITE C — SECOND FLOOR OFFICE

PROPERTY SUMMARY

METRIC	Value
ADDRESS	700 W Wilson Ave, Glendale, CA
SUITE	C
SIZE	±3,500 SF
ASKING RENT	\$2.50 – \$2.85 / SF / Mo
MONTHLY RENT	±\$8,750 – \$9,975
PARKING	±45 Gated Stalls (Shared)
ZONING	IMU

OVERVIEW

Second-floor office suite suitable for administrative, creative, or medical support functions. Offers a cost-effective solution without sacrificing location or access.

KEY ATTRIBUTES

- Efficient office layout
- Natural light potential
- Flexible configuration
- Access to gated parking
- Central Glendale location

LANDLORD DELIVERY

- New HVAC systems
- Potential window enhancements

IDEAL TENANT PROFILE

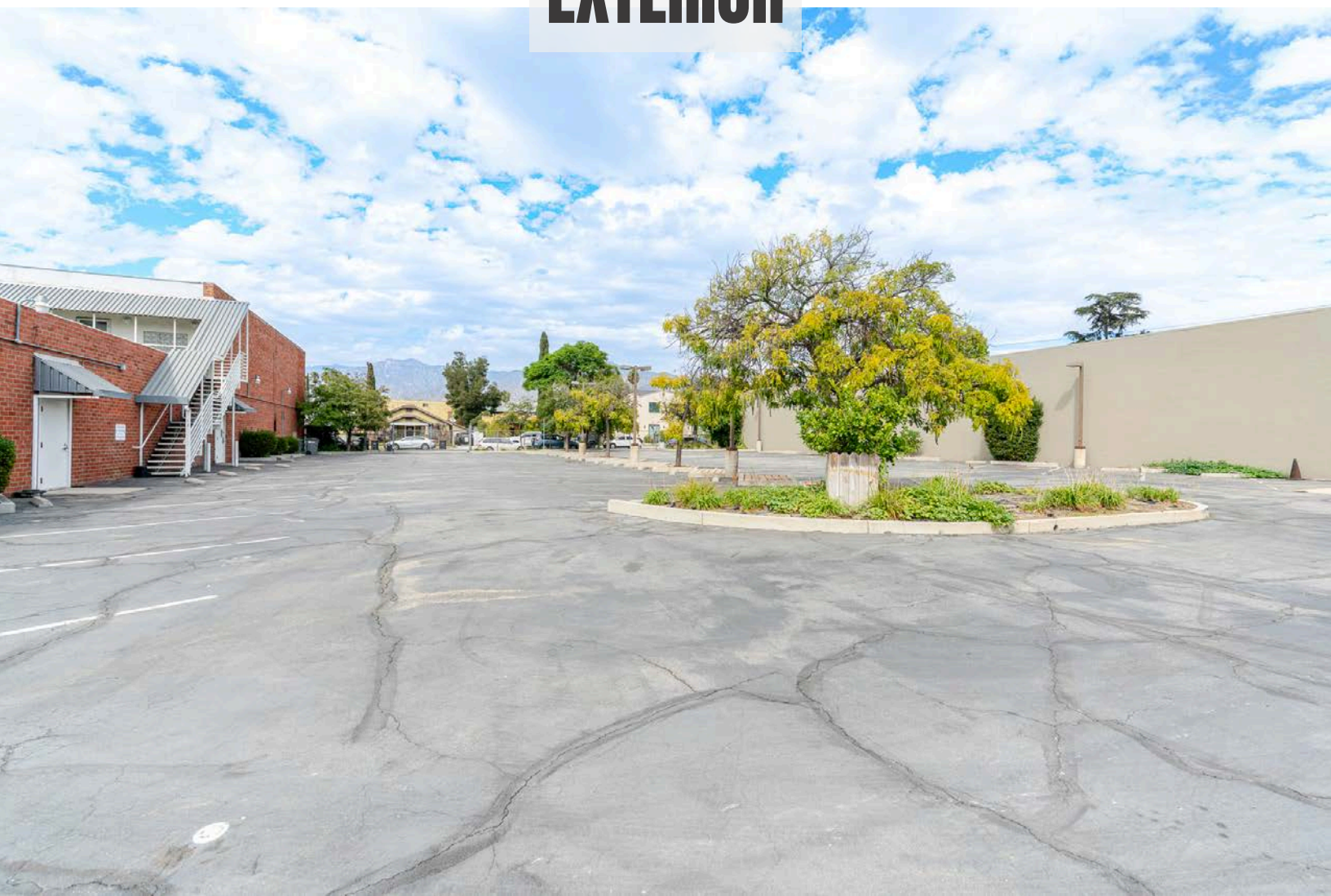
Administrative Office • Creative Studio • Medical Back Office • Professional Services

POSITIONING

Cost-efficient office environment positioned for tenants prioritizing location, access, and value.



EXTERIOR





INTERIOR



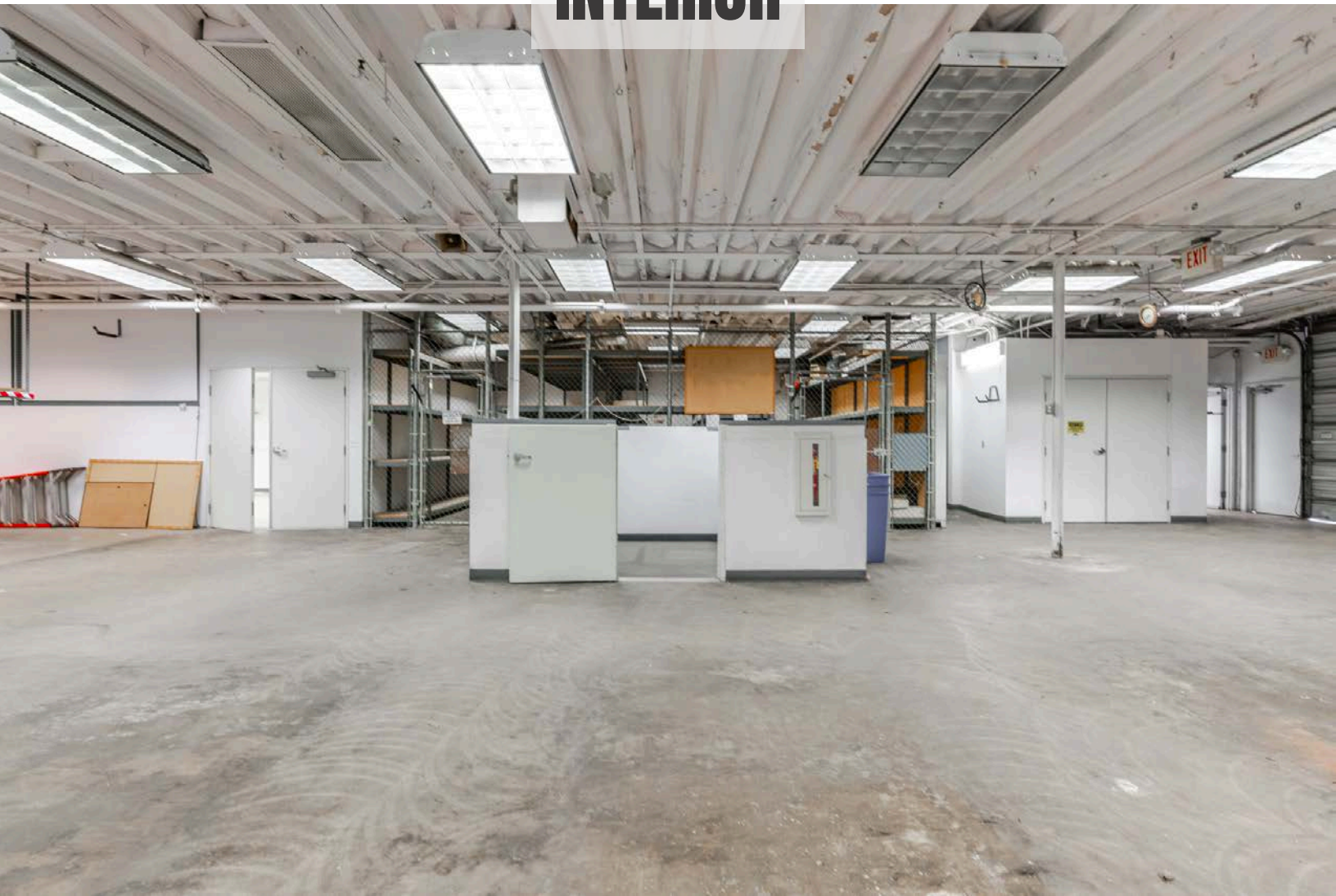


INTERIOR





INTERIOR





INTERIOR



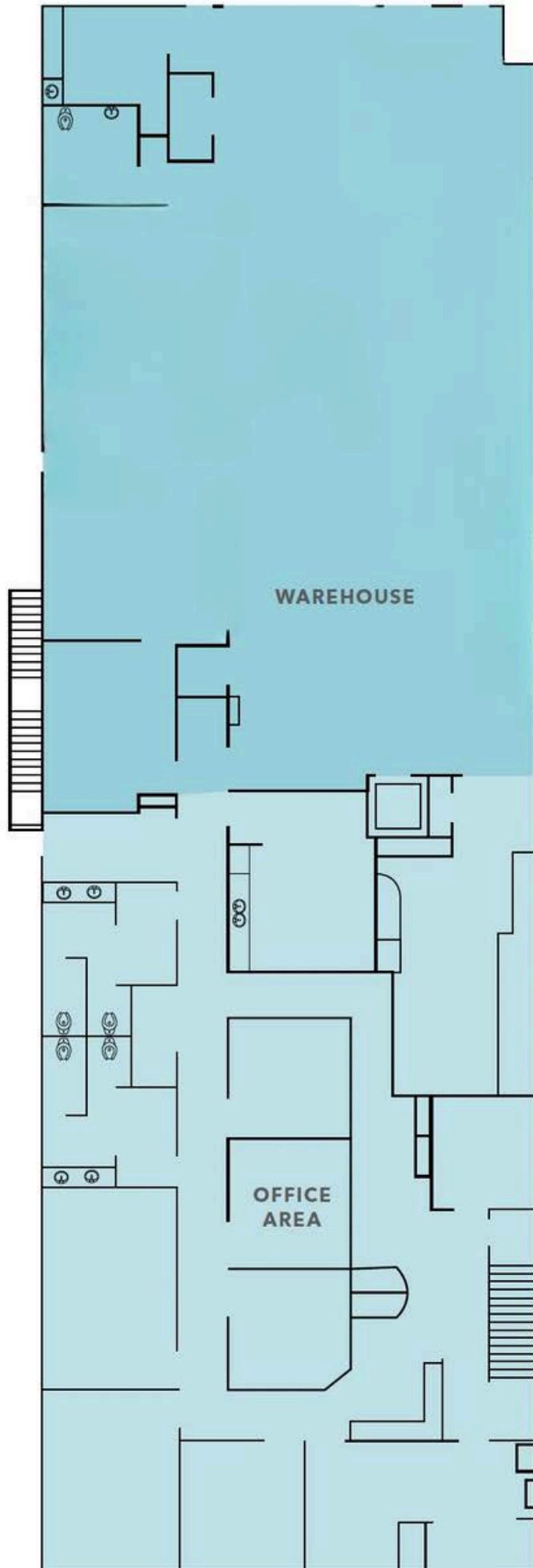


700-710 W Wilson Avenue presents a rare opportunity in the heart of Glendale on an expansive 27,576 SF lot. This versatile two-story property totals approximately 11,350 SF, with 7,997 SF on the first floor and 3,421 SF on the second floor. The layout offers outstanding potential for multiple medical and specialty uses—including urgent care, surgery center, daycare, and more—under its flexible M-1 zoning.

The site is improved with a gated 45-stall parking lot, a valuable feature for any healthcare or professional operator, as well as alley access for convenient logistics. The warehouse portion provides 11-foot ceiling height, a roll-up door, HVAC, sprinklers, and robust 400A/120-240V 3-phase 4-wire power, supporting a wide range of operations. Approximately 4,775 SF of office space pairs seamlessly with 6,575 SF of warehouse area across both levels, creating a highly adaptable floorplan.

Strategically located with quick access to major freeways, this property offers both visibility and functionality, making it a prime candidate for an array of reimagined uses in one of Glendale's most dynamic corridors.

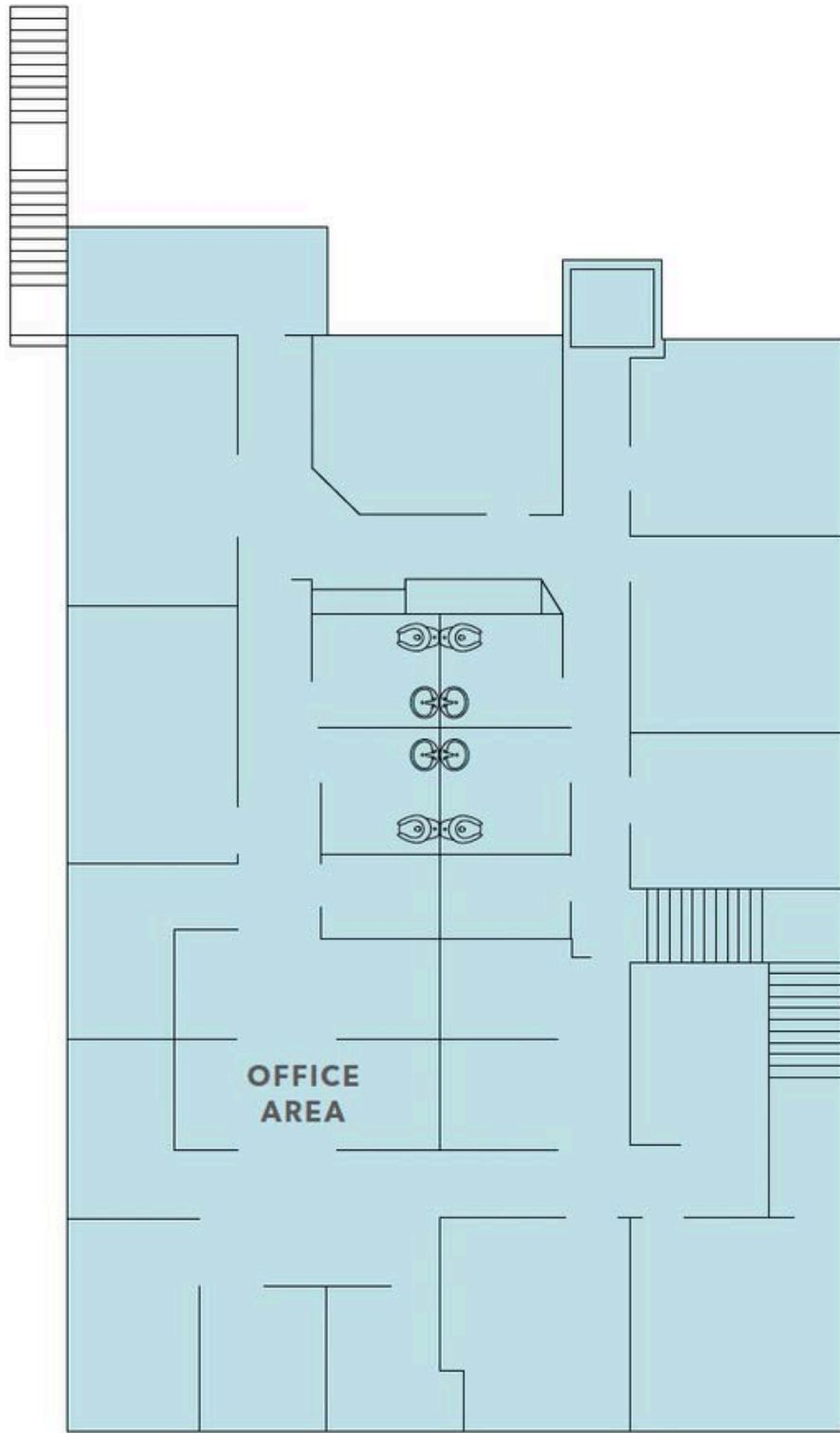
FLOOR PLAN



■ WAREHOUSE

■ OFFICE AREA

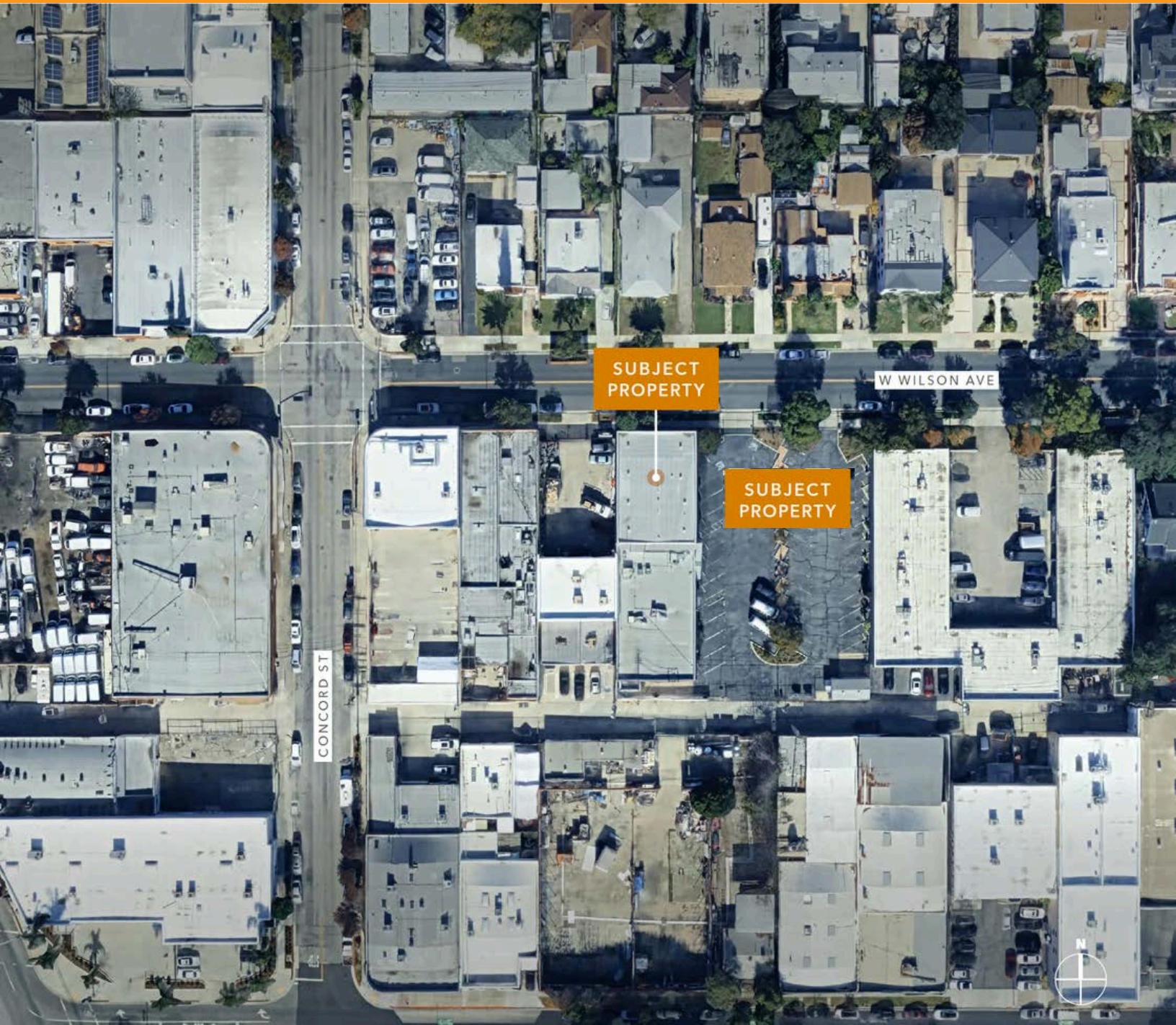
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■ WAREHOUSE

■ OFFICE AREA

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NATIONAL PROPERTIES TEAM

National Properties is a real estate team deeply rooted in Los Angeles, driven by a passion for the local market and a commitment to helping others. With a strong focus on the diverse neighborhoods and unique real estate landscape of Los Angeles, we offer comprehensive and sophisticated services for a wide range of transactions, including those involving highly complex or specialized situations. Our team understands the intricacies of this city, from its vibrant communities to its ever-changing market trends. We are forward-thinking, optimistic, solution-oriented, and proactive in helping clients achieve their goals. Most importantly, we prioritize building meaningful, lifelong connections and always place care and respect for our clients at the forefront of everything we do.

KELLER WILLIAMS REAL ESTATE SERVICES

KW Commercial is a division of Keller Williams Realty, Inc., the number one real estate company in the United States.

Global Presence:

Agents and brokers at KW Commercial are supported with the most innovative and scalable technology that the commercial real estate industry has to offer. Our commercial team consists of knowledgeable, results-driven individuals who aim to provide clients with one-of-a-kind experiences. We understand that choosing the right agent for you can be tough, which is why KW Commercial strives to make it easier. Take comfort in knowing that at KW Commercial you are not simply working with one individual; you are championed by a vast network of dedicated commercial real estate professionals.

LEADERS IN REAL ESTATE

kw REAL ESTATE
SERVICES
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ACTIVE | \$5,875,000
652 Robin Glen Dr, Glendale



ACTIVE | \$10,990,000
3121 Old Topanga, Calabasas



SOLD | \$2,100,000
3006 Trudi Ln, Burbank, CA



SOLD | 1,920,000
1317 Ethel St, Glendale



SOLD | \$3,800,000
3318 Durham Ct, Burbank



SOLD | \$4,050,000
710 W Wilson Ave, Glendale



SOLD | \$2,900,000
119 37th Street, Newport Beach



SOLD | \$1,780,000 (RTI)
1651 Ridgeview Drive, Glendale



SOLD | \$7,000,000
610 W Broadway, Glendale



SOLD | \$3,450,000
5045 Jarvis Ave, La Cañada



SOLD | \$2,499,900
241 W. Kenneth Rd, Glendale



SOLD | \$2,655,000
515 W Lexington Drive, Glendale



SOLD | \$4,735,000
305 W Kenneth Rd, Glendale



SOLD | \$2,499,000 (RTI)
1514 Columbus Ave, Glendale



SOLD (private sale) | \$4,435,000
722 W Kenneth Rd, Glendale



SOLD | \$4,025,000
4358 Fairlawn Dr, La Canada



SOLD | \$4,975,000
324 N Orange St, Glendale



SOLD | \$4,300,000
1039 W Mountain, Glendale



Arthur Ambarchyan

DRE: 01351863

"Arthur not only delivers incredible results in each of his endeavors, but he does so with a level of respect and integrity that is far too rare in the business world today."

Alan Hunter

"Arthur, a special thanks to you and your professionalism for making this deal successful. This is the start of a great relationship. With Superman at my side there is only more success ahead."

Don Hudson



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