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**515 Chester Street**  
Glendale, CA



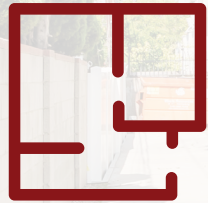
**RAFFI SOULIAN**  
REALTOR® DRE 01887303  
**818.464.5819**  
RAFFI@JHRE.COM  
RAFFISHOMES.COM

RS | RAFFI SOULIAN

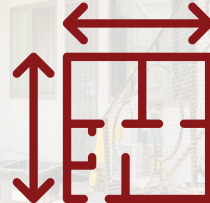
JOHNHART  
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# PROPERTY SUMMARY

515 CHESTER STREET | GLENDALE, CA



**BUILDING SIZE**  
5,404 SQFT



**LOT SIZE**  
7,492 SQFT



**NUMBER OF UNITS**  
8

## 515 CHESTER STREET | GLENDALE, CA

515 Chester Street, Glendale, CA is an attractive 8-unit multifamily investment property located in a desirable Glendale neighborhood between Downtown Glendale and Downtown Burbank. The approximately 5,404-square-foot asset has benefited from significant capital improvements, including extensive interior renovations and major plumbing upgrades, positioning it well for long-term ownership. Its location near major retail destinations, employment centers, restaurants, and transportation corridors supports strong tenant demand and occupancy. The combination of in-place cash flow, a well-maintained physical plant, and continued rental market strength makes this property a compelling opportunity for investors seeking stable income and long-term appreciation potential in one of Los Angeles County's most sought-after multifamily submarkets.



### **Prime Central Glendale Location**

Located near Downtown Glendale with convenient access to major employment centers, transportation routes, and retail destinations.



### **Strong Rental Market Fundamentals**

Consistent demand from professionals and households seeking proximity to employment, shopping, and entertainment supports rental stability.



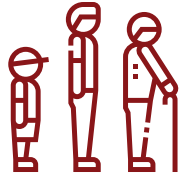
### **Abundant Lifestyle Amenities**

Easy access to dining, fitness centers, entertainment venues, banking services, and shopping enhances tenant appeal.

# DEMOGRAPHICS

## OVERVIEW

The area surrounding 515 Chester Street is located in one of Glendale's well-established residential neighborhoods, offering a desirable blend of suburban comfort and urban convenience. Residents benefit from strong local services, access to parks and recreation, quality schools, and proximity to major employment centers throughout Los Angeles County. The neighborhood attracts a mix of professionals, families, and long-term residents, contributing to a stable housing market and a strong sense of community.



41

**MEDIAN AGE**



191k

**POPULATION**



46%

**RATE OF  
HOMEOWNERSHIP**



\$106k

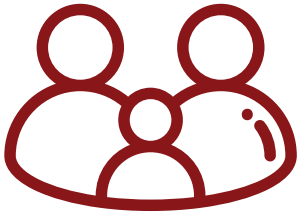
**AVERAGE  
HOUSEHOLD INCOME**



95%

**EMPLOYED**

# DEMOGRAPHICS



**MAJORITY  
FAMILY-OCCUPIED**



**MAJORITY  
ATTENDED COLLEGE**

	<b>5 MILE 2025 PER CAPITA</b>	<b>5 MILE 2025 AVG HOUSEHOLDS</b>
EDUCATION & DAYCARE	\$973	\$2,357
HEALTH CARE	\$654	\$1,584
TRANSPORTATION & MAINTENANCE	\$3,241	\$7,850
HOUSEHOLD	\$704	\$1,706
FOOD & ALCOHOL	\$3,829	\$9,274
ENTERTAINMENT, HOBBIES & PETS	\$1,953	\$4,731
APPAREL	\$694	\$1,681

# UNITS AND FINANCIALS

Unit# & Bed/Bath	Monthly rent	Security Deposit	Term
1 1/1	\$1,895.00	\$1,895	10/26/24-10/25/26
2 1/1	\$1,895.82	\$1,800	Month To Month
3 1/1	\$1,975	\$1,950	Month To Month
4 2/1	\$2,850.00	-	Pro Forma
5 1/1	\$2,155.00	\$2,195	07/03/25-07/02/26
6 1/1	\$1,895	\$1,895	11/01/24-04/30/26
7 1/1	\$1,975.00	-	Pro Forma
8 2/1	\$2,850.00	-	Pro Forma
<b>Total Monthly</b>	<b>\$17,490.82</b>		

Expenses Monthly		
Trash	Waste Management	\$324
Utilities	GWP	\$641.00
Insurance	Insurance	\$962.00
Gas	So Cal	\$227.00
Gardener	Gardener	\$120.00
Pest Control	Pest Control	\$85.00
Property Tax	Property Tax	\$3,178
<b>Total Monthly</b>		<b>\$5,537.00</b>
<b>Net Income Monthly</b>		<b>\$11,954</b>
<b>Cap Rate</b>		<b>4.70%</b>
<b>GRM</b>		<b>14.5</b>

# NEIGHBORHOOD OVERVIEW

The property enjoys convenient access to a wide variety of shopping, dining, entertainment, and professional services. Nearby commercial districts provide residents with numerous restaurants, coffee shops, fitness centers, banks, and retail destinations. The area's walkability and proximity to major business corridors enhance everyday convenience and contribute to the neighborhood's ongoing appeal for both residents and tenants.



## GAS

CHEVRON

SHELL

## COFFEE SHOPS

COFFEE COMMISSARY

STARBUCKS

## BANKS

CHASE BANK

CITIBANK



## RESTAURANTS

KATSIN RESTAURANT AND DINING BAR

DIN TAI FUNG

## BARs

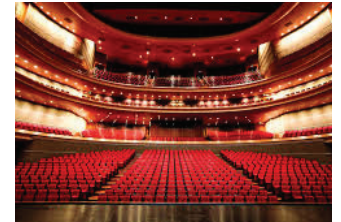
GOLDEN ROAD BREWING

GLENDALE TAP

## THEATRES

AMC GLENDALE 18

LAEMMLE GLENDALE



## MUSEUMS

FOREST LAWN MUSEUM

MUSEUM OF NEON ART

## FITNESS

LA FITNESS

MAIN EVENT SPORTS CLUB

## SPAS

MASSAGE ENVY

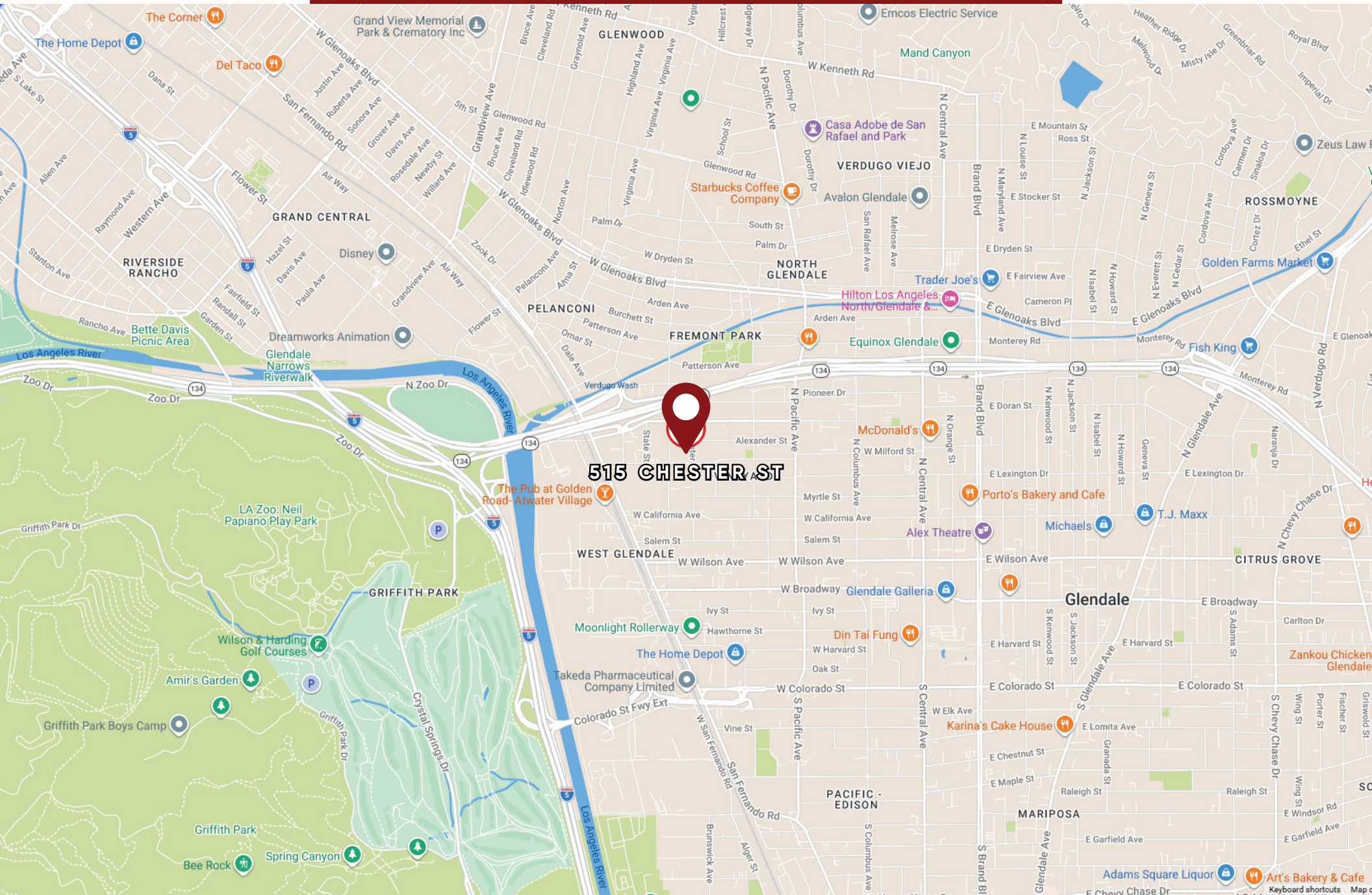
BURKE WILLIAMS SPA







# AREA LAYOUT



515 CHESTER ST

# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Concord St	Thornton Ave N	13,050	0.05 mi
W Doran St	N Catalina St E	15,579	0.09 mi
Alexander St	Thornton Ave N	522	0.12 mi
Concord St	N Hollywood Way W	5,723	0.12 mi
Ventura Freeway	N Avon St E	206,710	0.15 mi
W Milford St	N Hollywood Way W	1,007	0.15 mi
W Lexington Dr	N Buena Vista St W	465	0.16 mi
W Doran St	Vanowen St S	4,887	0.18 mi
Pioneer Dr	N Ontario St W	532	0.18 mi
Ventura Fwy	N Buena Vista St NW	260,621	0.19 mi



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RAFFISHOMES.COM



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**JOHNHART**  
COMMERCIAL · RE

DRE 01873083

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