

Repris

DRE 01873088



515 Chester Street
Glendale, CA

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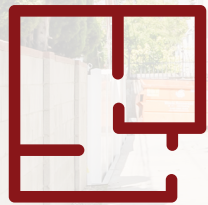
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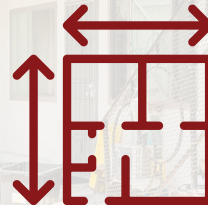
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PROPERTY SUMMARY

515 CHESTER STREET | GLENDALE, CA



BUILDING SIZE
5,404 SQFT



LOT SIZE
7,492 SQFT



NUMBER OF UNITS
8

OFFERED AT \$2,950,000

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.



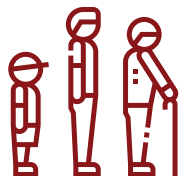
Abundant Lifestyle Amenities

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

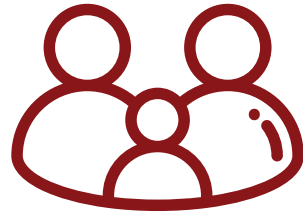
**AVERAGE
HOUSEHOLD INCOME**



95%

EMPLOYED

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2025 PER CAPITA	5 MILE 2025 AVG HOUSEHOLDS
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	\$2,150.00	-	Pro Forma
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	\$2,150.00	-	Pro Forma
8 2/1	\$2,850.00	-	Pro Forma
Total Monthly	\$17,921.00		

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	\$3,072
Total Monthly		\$5,537.00
Net Income Monthly		\$12,384
Cap Rate		5.1%
GRM		13.7

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

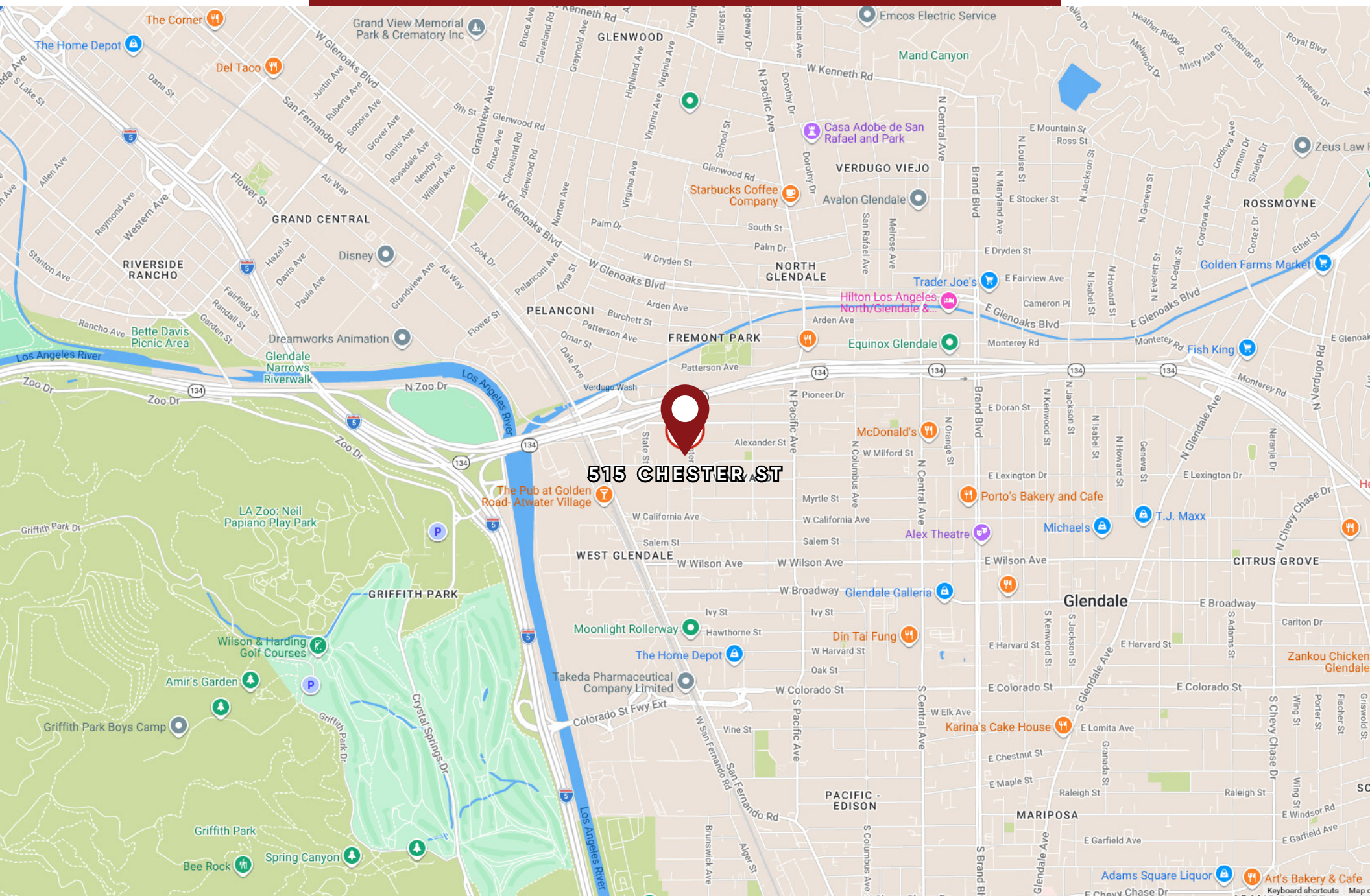
BURKE WILLIAMS SPA







AREA LAYOUT



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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