



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Residential Property
For Lease

1620 Melwood Drive, Glendale, CA 91207



OLE OLSON

SALES ASSOCIATE

O: 818.956.7001 x144 | C: 818.294.0787

Ole@stevensonrealestate.com

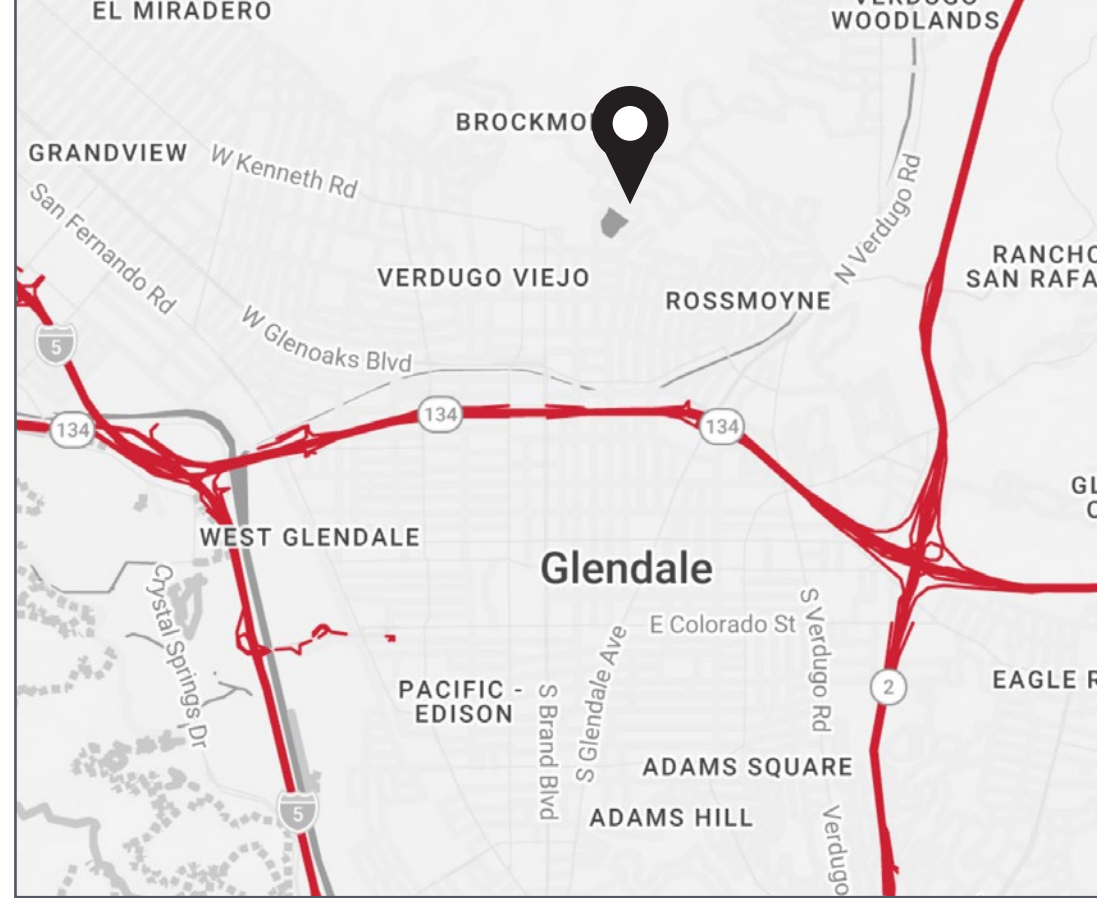
CALDRE #01973001

1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com
CALDRE #00983560

Offering Summary

AVAILABLE SPACE	2,268 SF 3 Bedrooms, 2 Bathrooms
LAND SIZE	19,621 SF
LEASE RATE	\$8,250 / MO



Property Overview

Available for lease for the first time ever! This beautiful 1937 built home has been meticulously kept and still boasts the same charm since it was built. Original finishes can be seen throughout the property such as real crystal windows, special "sitting rooms," and more. You're liable to witness all kinds of wildlife running about such as deer, bobcats, hawks, owls, rabbits, coyotes, etc. This garden property has an incredible walking garden with fountains and flowers that provide you with a peaceful atmosphere in the hills of Glendale. The home provides three fireplaces, a detached two car garage on a large driveway, updated electrical, and comes with several appliances for your use. This home is an entertainer's dream! Please call to schedule a tour.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

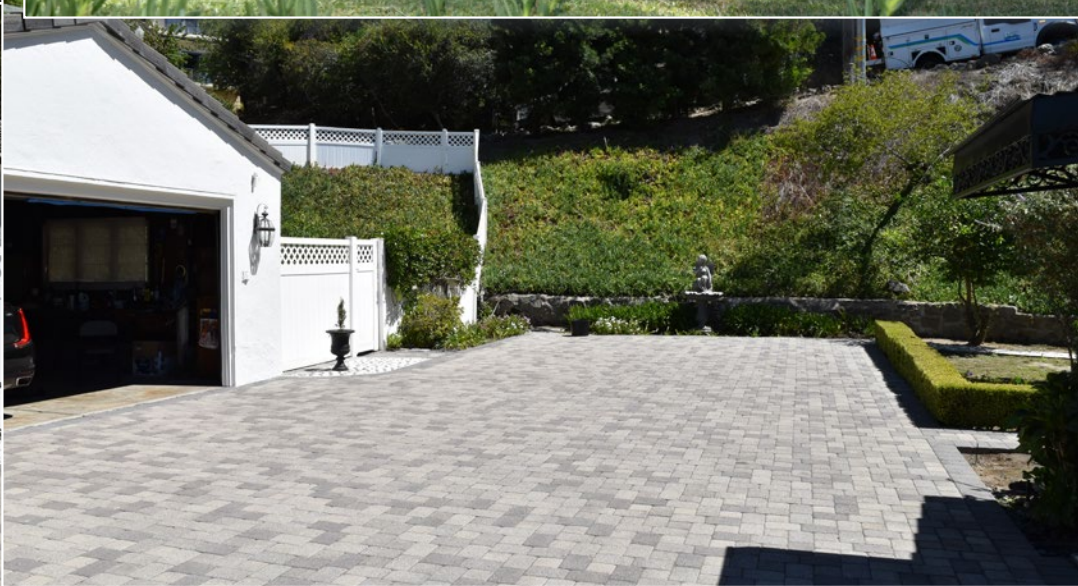
Property Photos



Property Photos



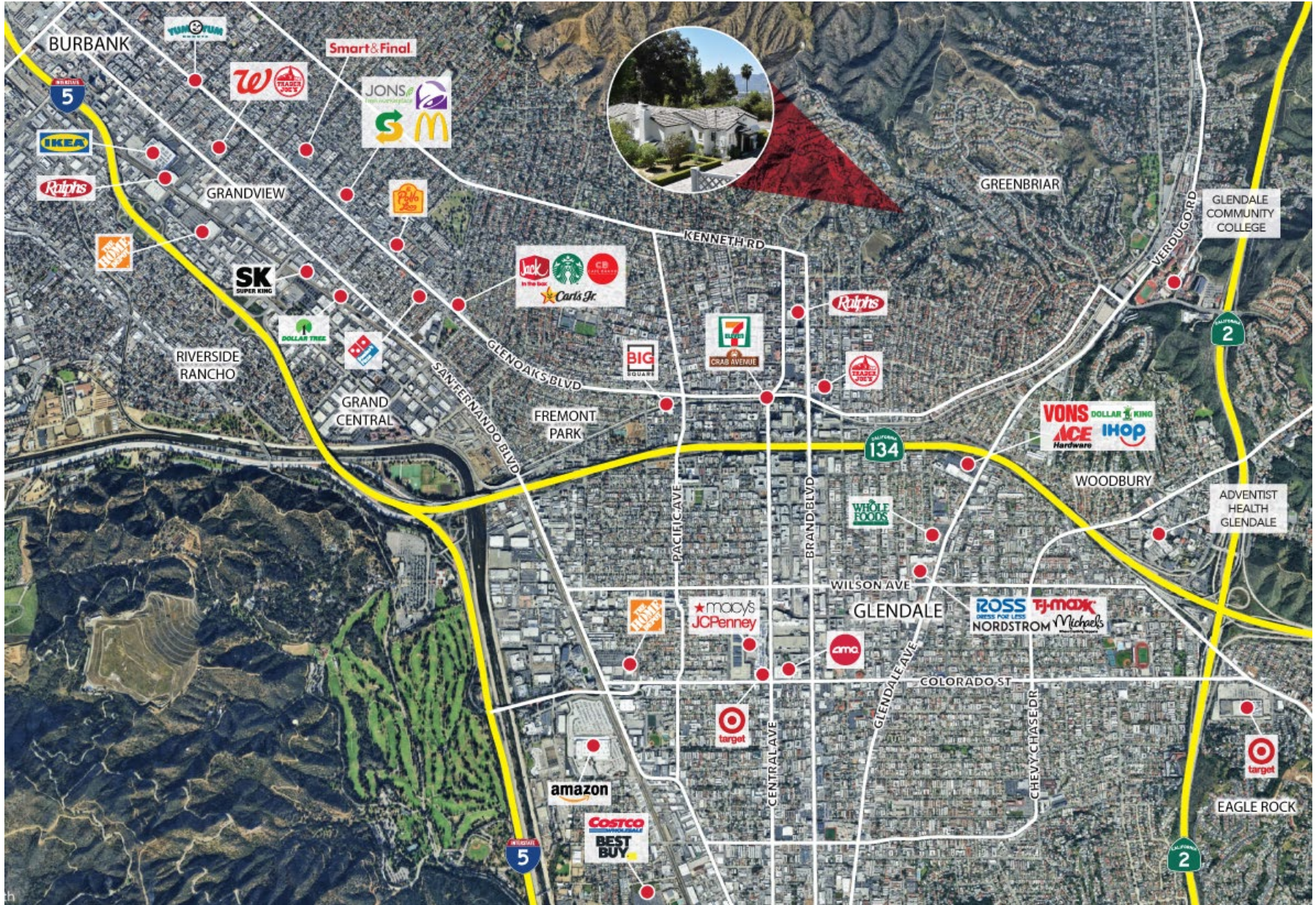
Property Photos



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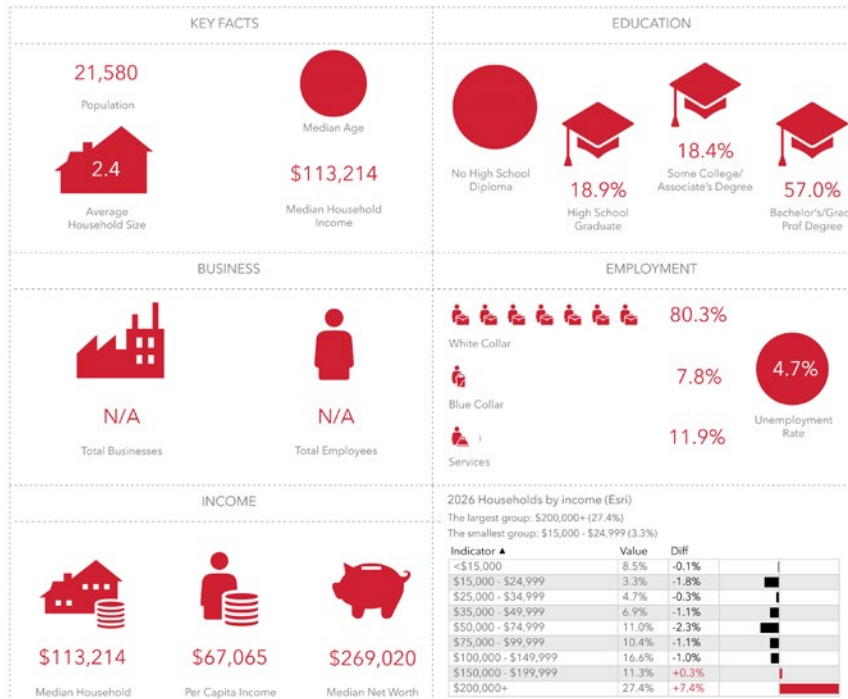


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	21,580	188,746	416,981
Households	9,065	77,326	168,423
Families	5,931	49,154	105,704
Average Household Size	2.37	2.41	2.44
Owner Occupied Housing Units	4,350	25,537	71,239
Renter Occupied Housing Units	4,715	51,789	97,184
Median Age	44.2	42.9	42.6
Median Household Income	\$113,214	\$92,423	\$107,838
Average Household Income	\$160,054	\$133,412	\$157,455



For more information, please contact:

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