

DRE 01873088

918 North Louise Street

Glendale, CA



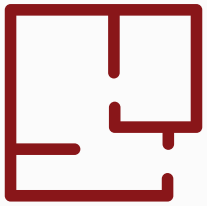
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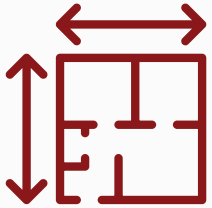
JOHNHART COMMERCIAL·RE

PROPERTY SUMMARY

918 NORTH LOUISE STREET | GLENDALE, CA



BUILDING SIZE
7,893 SQFT



LOT SIZE
10,397 SQFT



NUMBER OF UNITS
8

OFFERED AT $3,200,000

918 NORTH LOUISE STREET | GLENDALE, CA

Prime Glendale location above Glenoaks! This well-positioned 8-unit residential apartment building offers an attractive unit mix, 7,893 square feet of building area, and 8 covered carport parking spaces. The property features a desirable mix of spacious floor plans, including two 2-bedroom plus loft units with 1.5 bathrooms, three 2-bedroom units with 1.5 bathrooms, one 3-bedroom unit with 2 bathrooms, and two 1-bedroom units with 1 bathroom. The diverse unit mix provides flexibility for a range of tenant needs and adds to the property's investment appeal. Ideally situated in a desirable Glendale location with convenient access to shopping, dining, entertainment, transportation, and major thoroughfares. A compelling opportunity for investors seeking a well-located multifamily property with a strong mix of unit types and dedicated parking.



Prime Glendale Location
Located above Glenoaks with convenient access to shopping, dining, entertainment, transportation routes, and major thoroughfares.



Diverse Unit Mix
Two 2BR plus loft, three 2BR, one 3BR, and two 1BR units provide flexibility for a wide range of tenant needs.

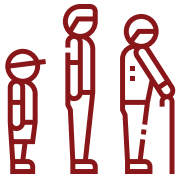


Dedicated Covered Parking
Eight covered carport spaces on site add everyday convenience and enhance appeal for tenants.

DEMOGRAPHICS

OVERVIEW

The area surrounding 918 North Louise Street is located in Glendale's desirable Rossmoyne neighborhood, an established residential community characterized by strong household incomes, high property values, and a mature population. The surrounding 91207 ZIP code also has high educational attainment and a balanced mix of homeowners and renters, contributing to a stable residential environment with strong long-term housing appeal.



41

MEDIAN AGE



191k

POPULATION



35%

RATE OF HOMEOWNERSHIP



$128k

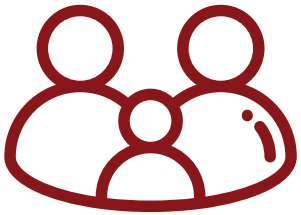
AVERAGE HOUSEHOLD INCOME



92%

EMPLOYED

DEMOGRAPHICS



MAJORITY FAMILY-OCCUPIED



MAJORITY ATTENDED COLLEGE

	LA 2023-24 PER CAPITA	LA 2023-24 AVG HOUSEHOLD
EDUCATION & DAYCARE	$689	$1,812
HEALTH CARE	$2,239	$5,889
TRANSPORTATION & MAINTENANCE	$5,512	$14,497
FOOD & ALCOHOL	$4,754	$12,502
ENTERTAINMENT, HOBBIES & PETS	$1,309	$3,443
APPAREL	$965	$2,537

UNITS AND FINANCIALS

Unit# & Bed/Bath	Monthly Rent
1 – 2 Bed + Loft / 1.5 Bath	$2,450.00
2 – 2 Bed + Loft / 1.5 Bath	$2,500.00
3 – 2 Bed / 1.5 Bath	$2,475.00
4 – 2 Bed / 1.5 Bath	$2,325.00
5 – 2 Bed / 1.5 Bath	$2,325.00
6 – 3 Bed / 2 Bath	$2,750.00
7 – 1 Bed / 1 Bath	$2,000.00
8 – 1 Bed / 1 Bath	$2,000.00
Total Monthly	**$18,825.00**

Expenses Monthly	
Trash	$575.00
Utilities	$650.00
Insurance	$600.00
Gardener	$130.00
Pest Control	$75.00
Property Tax	$3,333.00
Total Monthly	**$5,363.00**
Net Income Monthly	**$13,462**
Cap Rate	**5.04%**
GRM	**14**

NEIGHBORHOOD OVERVIEW

918 North Louise Street puts residents within easy reach of everyday essentials. Coffee shops, restaurants, and banks are all within about a quarter mile, while a movie theater, fitness studios, and spas are within roughly three-quarters of a mile. The location gives tenants walkable access to Glendale's dining, shopping, and entertainment.

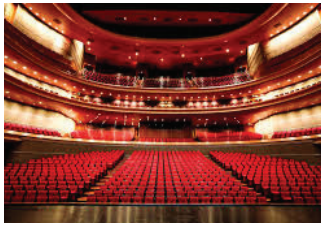


GAS	COFFEE SHOPS	BANKS
ARCO	THE COFFEE BEAN & TEA LEAF	CITIBANK
MOBIL	STARBUCKS	CHASE BANK





RESTAURANTS	BARS	THEATRES
THE LITTLE GOAT PIZZA HOUSE	JAX BAR & GRILL	LAEMMLE GLENDALE
HERAND'S KITCHEN	GOLD RAIL BAR	FIVE STAR CINEMA

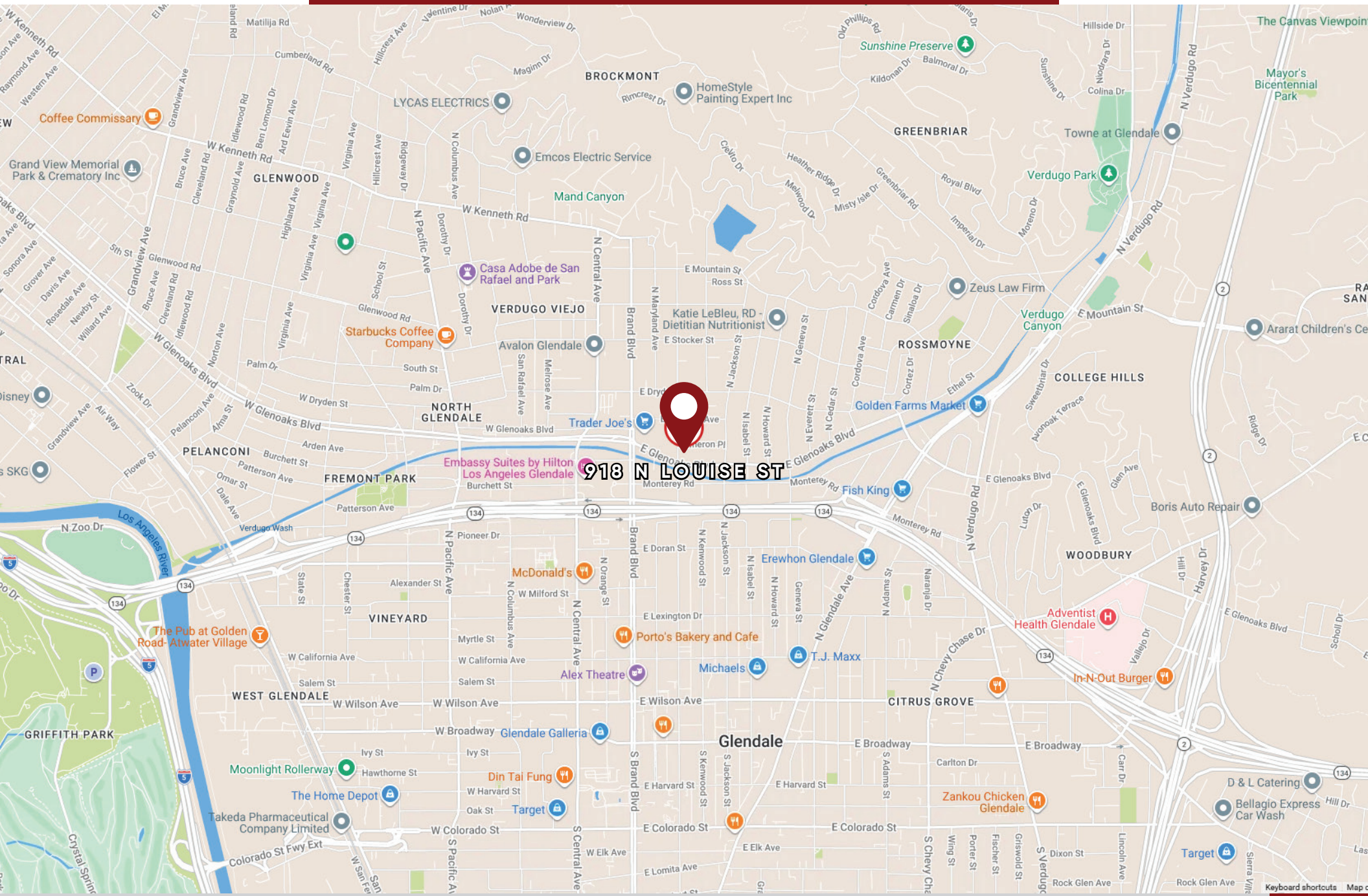




MUSEUMS	FITNESS	SPAS
ROSLIN ART GALLERY	BELLA FITNESS	MASSAGE ENVY
AUTRY MUSEUM OF THE AMERICAN WEST	ANYTIME FITNESS	SKINOVATE MEDSPA



AREA LAYOUT


918 N LOUISE ST
BROCKMONT
GLENWOOD
GREENBRIAR
VERDUGO VIEJO
ROSSMOYNE
COLLEGE HILLS
NORTH GLENDALE
PELANCONI
FREMONT PARK
VINEYARD
WOODBURY
CITRUS GROVE
WEST GLENDALE
GRIFFITH PARK
Glendale
Coffee Commissary
Grand View Memorial Park & Crematory Inc
LYCAS ELECTRICS
HomeStyle Painting Expert Inc
Emcos Electric Service
Mand Canyon
Sunshine Preserve
Towne at Glendale
Verdugo Park
Mayor's Bicentennial Park
Casa Adobe de San Rafael and Park
Starbucks Coffee Company
Avalon Glendale
Katie LeBleu, RD - Dietitian Nutritionist
Zeus Law Firm
Verdugo Canyon
Golden Farms Market
Trader Joe's
Embassy Suites by Hilton Los Angeles Glendale
Fish King
Boris Auto Repair
Erewhon Glendale
McDonald's
Porto's Bakery and Cafe
Adventist Health Glendale
The Pub at Golden Road- Atwater Village
Alex Theatre
Michaels
T.J. Maxx
In-N-Out Burger
Glendale Galleria
Moonlight Rollerway
Din Tai Fung
The Home Depot
Target
Takeda Pharmaceutical Company Limited
Zankou Chicken Glendale
D & L Catering
Bellagio Express Car Wash
Target
Los Angeles River
Verdugo Wash
Keyboard shortcuts

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Ventura Fwy (SR-134)	Brand Blvd	219,000	0.23 mi
Ventura Fwy (SR-134)	Glendale Ave	218,000	0.63 mi
Ventura Fwy (SR-134)	Pacific Ave	221,000	0.72 mi
Ventura Fwy (SR-134)	Verdugo Rd	213,000	1.01 mi
Ventura Fwy (SR-134)	San Fernando Rd	221,000	1.12 mi
Glendale Fwy (SR-2)	Mountain St	104,000	1.62 mi
Ventura Fwy (SR-134)	Jct SR-2	186,000	1.72 mi
Golden State Fwy (I-5)	Colorado Blvd Ext	243,000	1.90 mi
Golden State Fwy (I-5)	Jct SR-134	243,000	2.10 mi
Ventura Fwy (SR-134)	Victory Blvd	213,000	2.37 mi



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