



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Medical Office Suite
For Lease

125 E Glenoaks Blvd, Suite 107, Glendale, California 91207



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1111 NORTH BRAND BOULEVARD,
SUITE 250

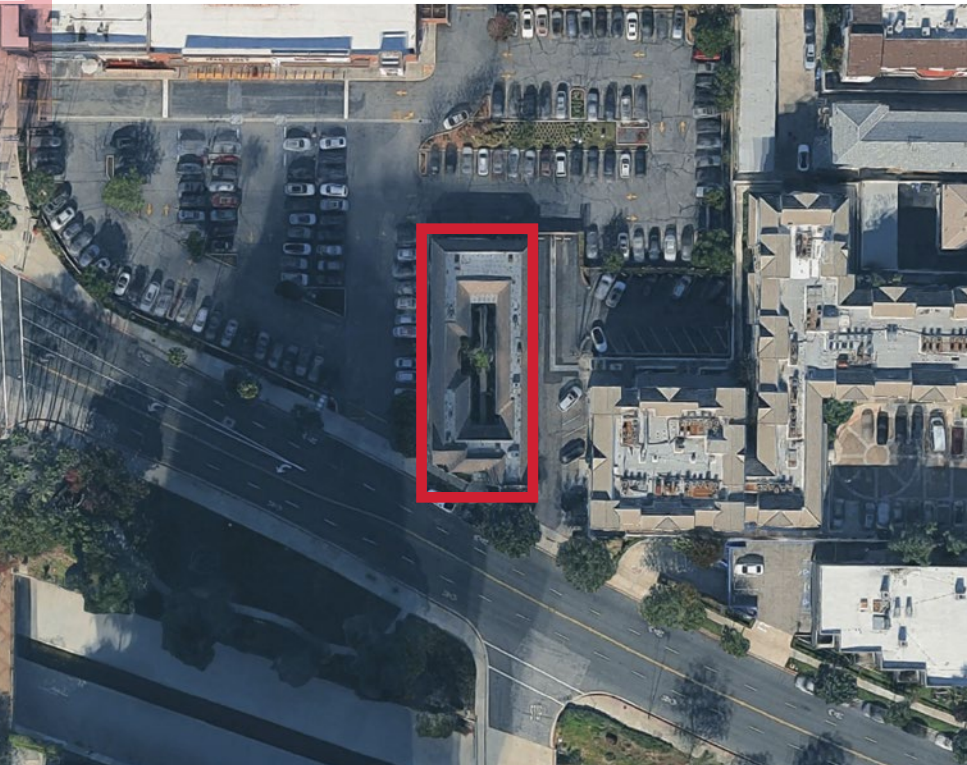
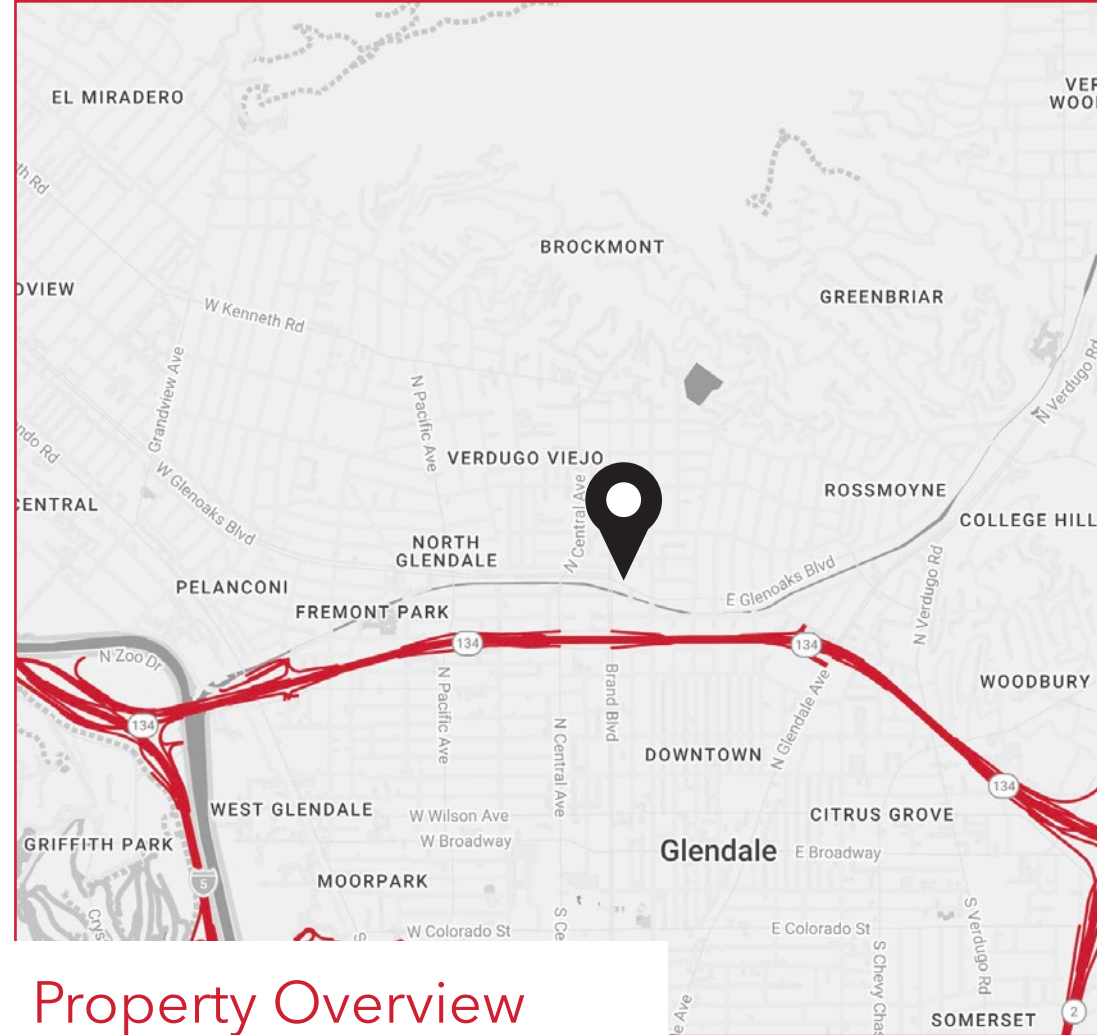
GLENDAL, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

AVAILABLE SF	1,013 SF
PRICE/SF	\$2.95/SF, NNN (Net Charges estimated at \$.85/SF/MO)
ZONING	C3

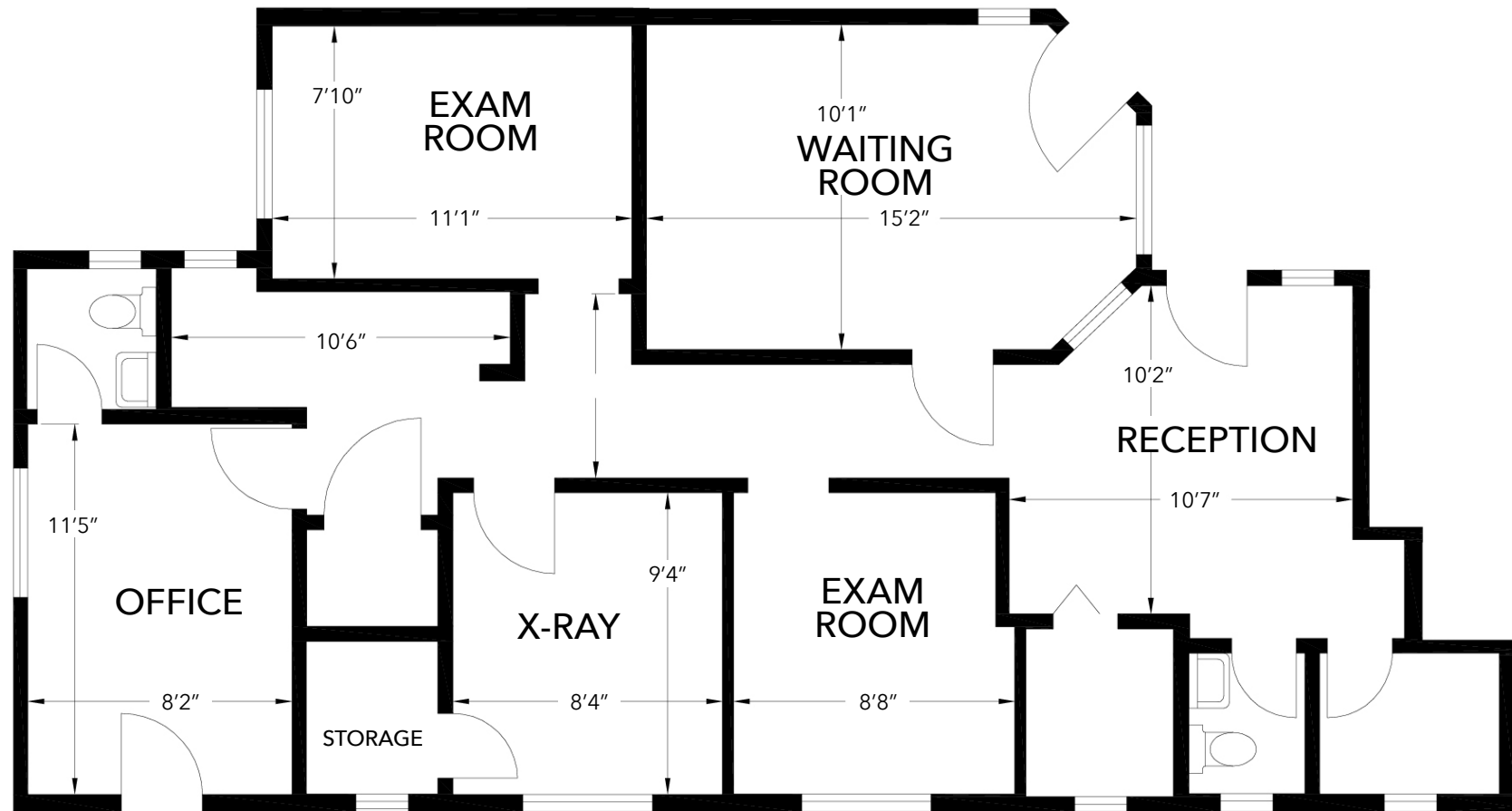


Property Overview

Former dental suite with street front visibility and pole signage on busy Glenoaks Boulevard in front of the Trader Joe's, Walgreens and Coffee Bean & Tea Leaf shopping center at the corner of Brand Boulevard and Glenoaks Boulevard; the suite is comprised of a reception, waiting room, 2 exam rooms, 1 x-ray room, 1 office, 2 restrooms, lab space and storage; 2 parking spaces on-site

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.

Floor Plan

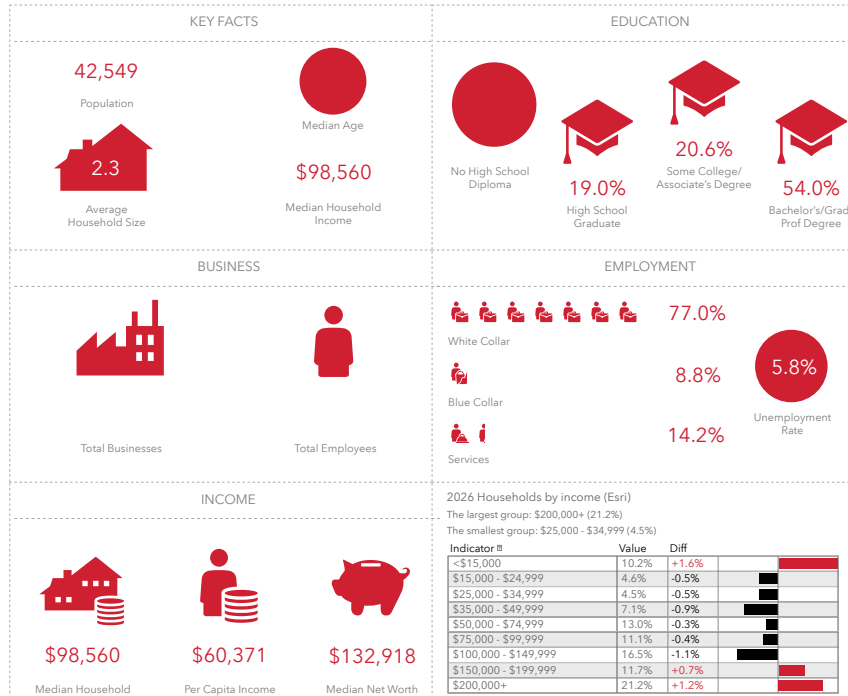


Location Map

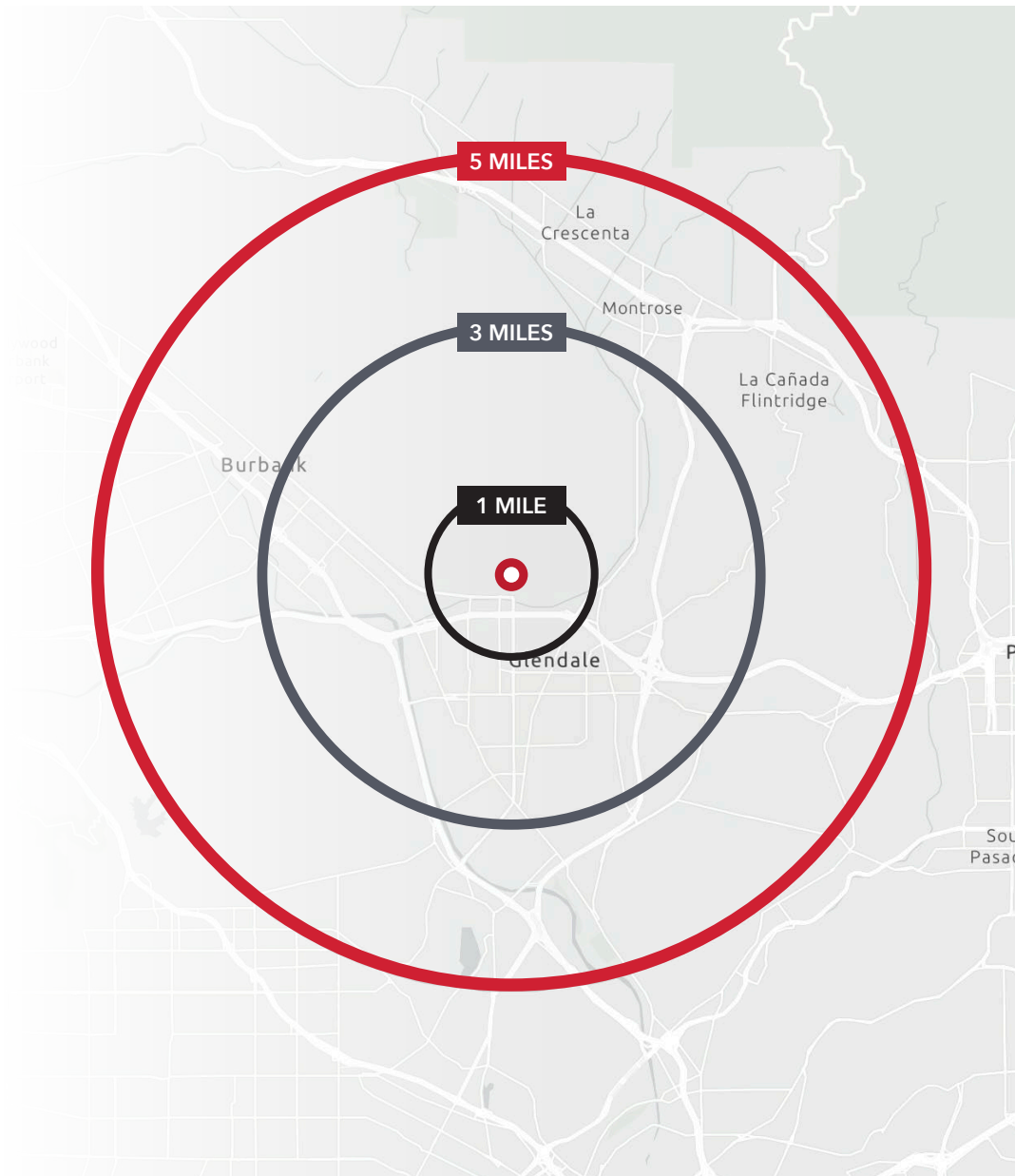


Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	42,549	195,407	444,806
Households	18,665	80,463	183,293
Families	11,498	50,616	110,819
Average Household Size	2.27	2.40	2.40
Owner Occupied Housing Units	6,087	25,794	74,241
Renter Occupied Housing Units	12,578	54,669	109,052
Median Age	42.3	42.7	42.4
Median Household Income	\$98,560	\$91,650	\$106,922
Average Household Income	\$138,784	\$131,576	\$156,031



For more information, please contact:

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