

# For Lease



## OFFICE SPACE IN GLASSELL PARK AREA OF LOS ANGELES

±3,360 SQUARE FOOT SPACE, \$1.50 PSF MODIFIED GROSS (TENANT PAYS UTILITIES)

2829 N. San Fernando Road | Los Angeles CA 90065

### MIKE CENTURIONI

*First Vice President*

Lic. No. 01429003

☎ +1 818 334 1886

[mike.centurioni@colliers.com](mailto:mike.centurioni@colliers.com)

### COLLIERS INTERNATIONAL

505 N Brand Blvd | Suite 1120

Glendale, CA 91203

☎ +1 818 334 1900

Lic. No. 01908231

[www.colliers.com](http://www.colliers.com)



Accelerating success.

# Property Description

## Property Overview

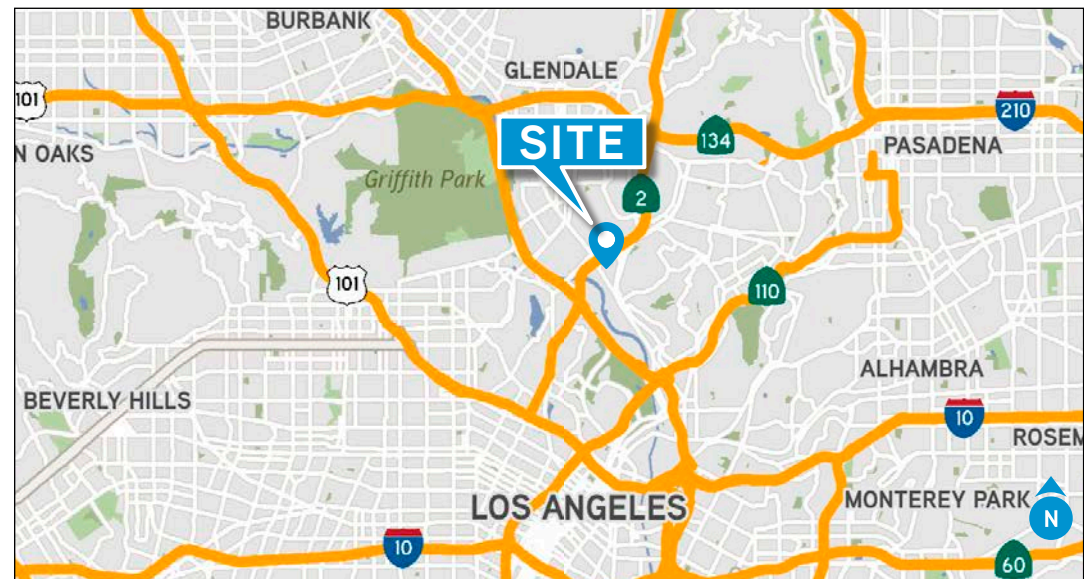
Property Address	2829 N San Fernando Road, Los Angeles, CA 90065
Office SF	3,360 SF
Building SF	19,424 SF
Building Type	Class C Industrial Warehouse
Year Built	1974
Zoning	M1 Industrial
Parking	14 parking spaces

## Key Highlights

- Remodeled offices ready for move-in
- Less than one block from Highway 2 and easy access to Interstate 5 Freeway

## Lease Rate

**\$1.50 psf MG**  
(tenant pays utilities)



### DEMOGRAPHIC REPORT (Source: Esri, U.S. Census)

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	28,765	311,409	963,079
2025 Estimated Population	29,254	316,402	996,363
2020 Average Household Income	\$86,568	\$91,386	\$81,059
2020 Median Household Income	\$60,285	\$63,409	\$52,344
2020 Average Household Size	3.29	2.68	2.61

### TRAFFIC COUNT REPORT (Source: Costar)

STREET	CROSS STREET	YEAR	VOLUME
Glendale Freeway 2		2020	158,356
Glendale Freeway 2	W Casitas Avenue	2020	168,419
Glendale Freeway 2	W Avenue 33	2020	160,588

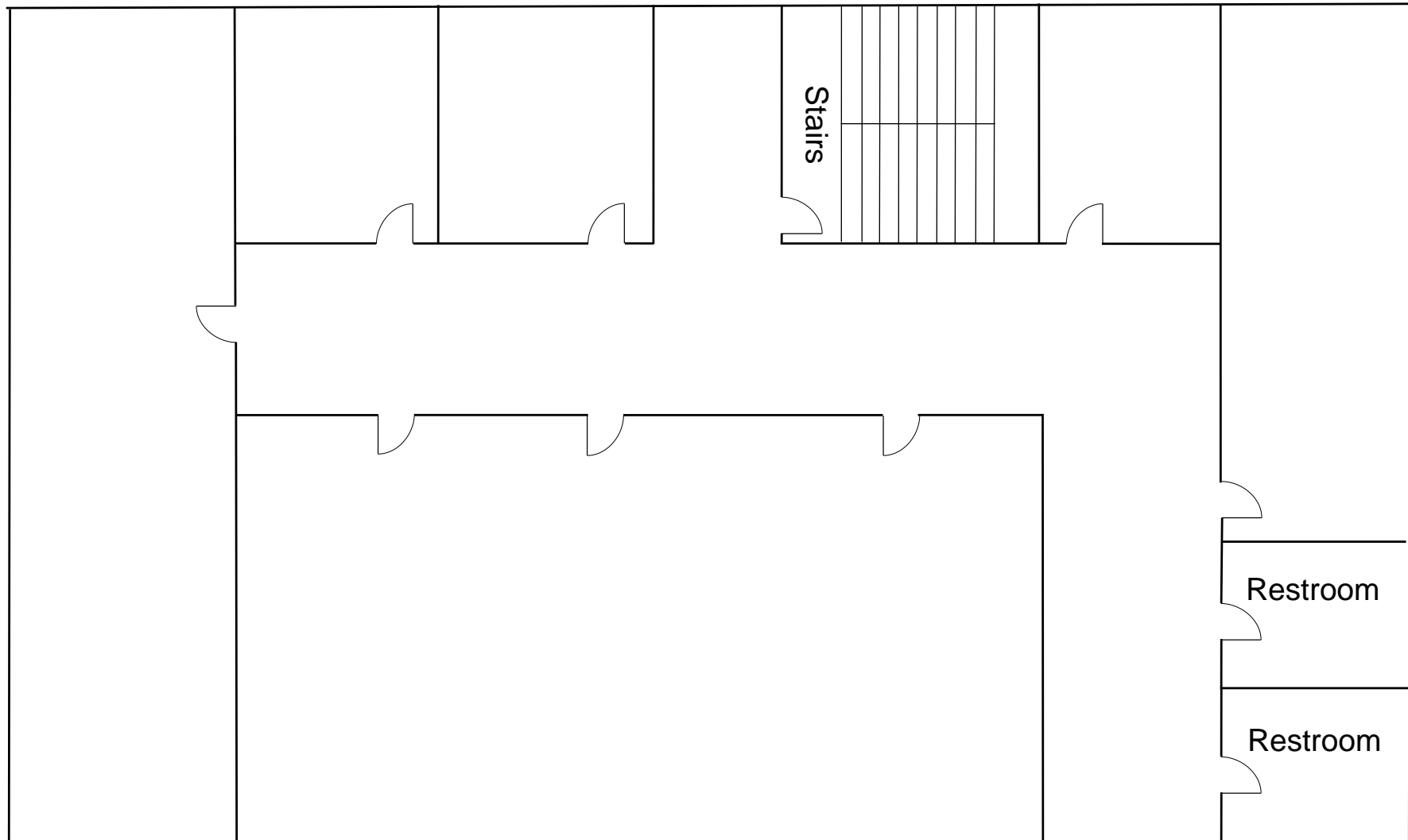
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# Floor Plan



NOT TO SCALE