

OFFICE SUITE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2626 FOOTHILL BOULEVARD, SUITE 250

LA CRESCENTA, CA 91214

OLE OLSON

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GLENDALE, CA 91202
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CALDRE #00983560

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OFFERING SUMMARY

Available Space:	1,130 SF
Lease Rate:	\$2.95/SF/MO, MG
Term:	1 - 5 Years
Building Size:	27,344 SF
Lot Size:	23,501 SF
Parking Spaces:	2

PROPERTY OVERVIEW

1,130 square feet of office space with three private offices with great views and operable windows for fresh air. Large bullpen area with built-in workstations included. The property is elevator served, and parking and common area janitorial are included at no additional cost.

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.



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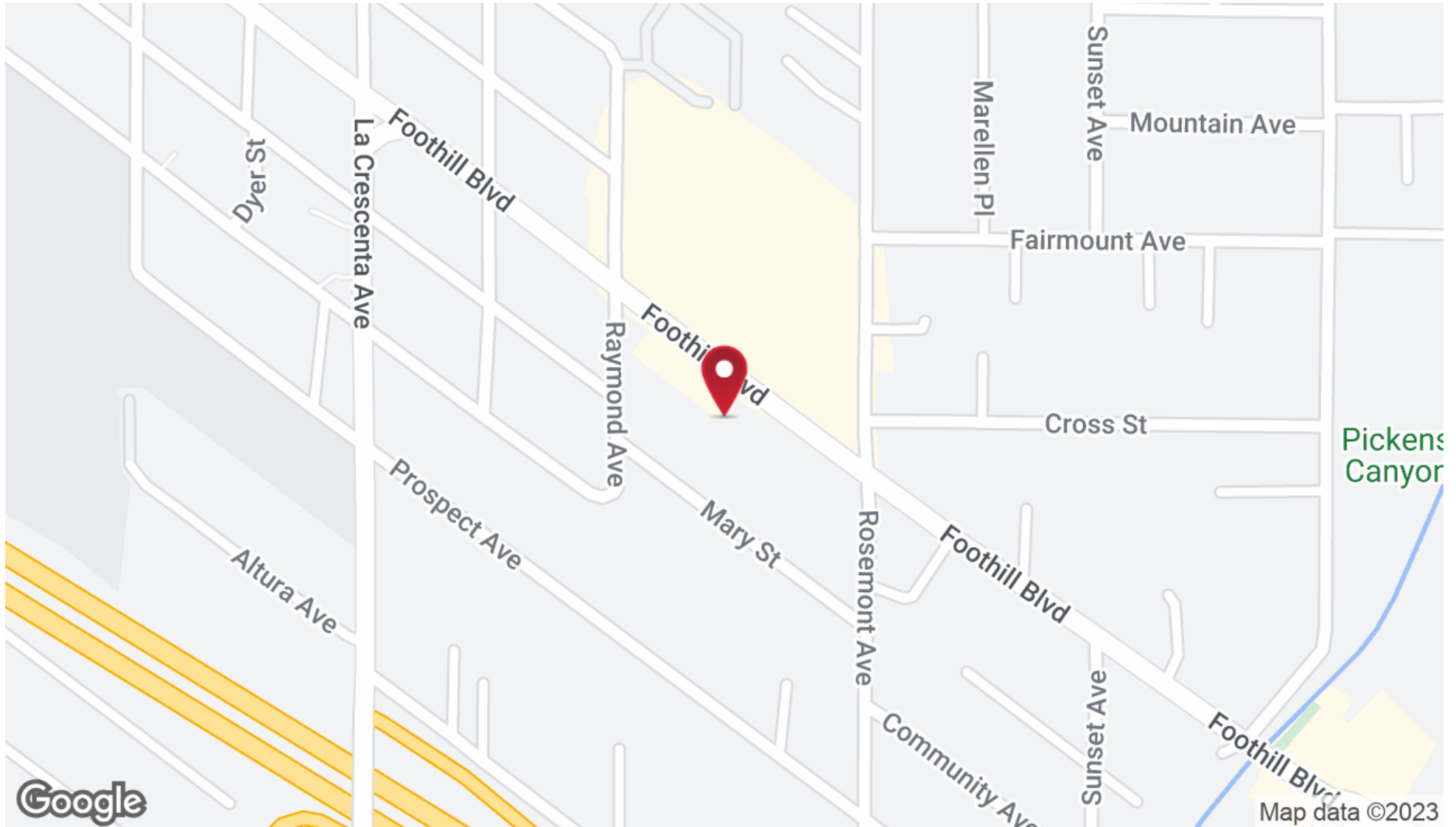
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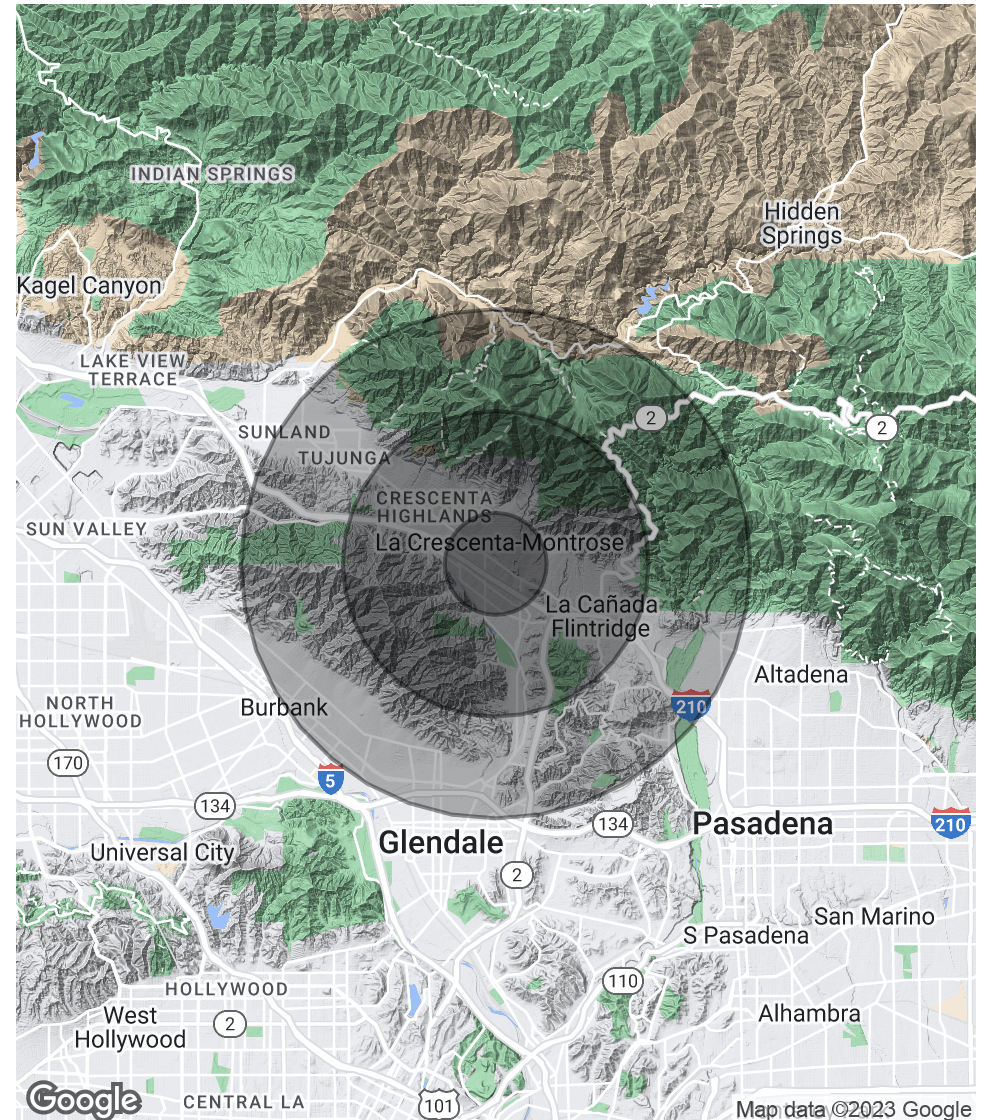
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,848	72,001	220,423
Average Age	42.6	44.4	43.9
Average Age (Male)	38.9	42.2	42.0
Average Age (Female)	44.7	45.1	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,340	26,795	87,124
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$111,774	\$140,307	\$116,041
Average House Value	\$743,197	\$970,273	\$801,376

* Demographic data derived from 2020 ACS - US Census

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