

INVESTMENT PROPERTY SERVICES, INC.

RETAIL/OFFICE SPACE FOR LEASE

3430 Ocean View Boulevard,
UNIT G
Glendale, CA 91208

*Commercial,
Investment, and
Industrial Brokerage*

601 E. Glenoaks Boulevard
Suite 206
Glendale, CA 91207
CalBRE No. 00862712
Phone: (818) 956-7006
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For more information contact:

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CalBRE No. 00527544

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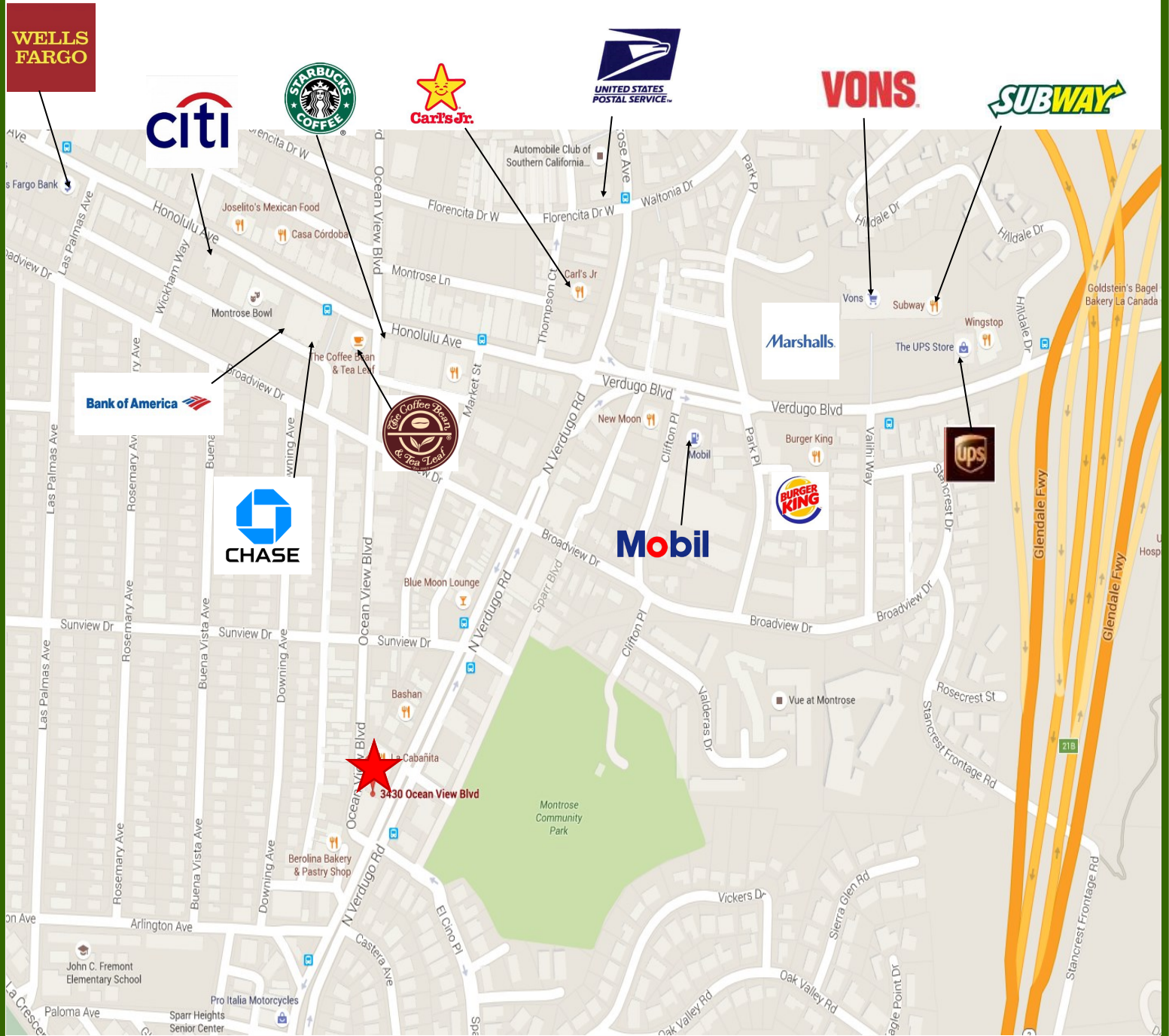
AS INDIVIDUAL MEMBERSHIP



- **1,557 (±) SF**
- **Highly Visible Retail/Office Space**
- **Base Rent: \$4,126 + NNN Charges: \$1,064 (\$0.685 PSF/Mo)**
- Three (3) to five (5) year term
- Options to Extend available
- 30+ on site customer parking spaces, Unit has entry doors from both Verdugo Rd. and Ocean View Blvd.
- Eyebrow and Pole signage available
- Shopping center is located on the apex of Ocean View and Verdugo Road
- Shopping Center located just three blocks south of Historic Old Town Montrose.
- Prospected Tenant should contact City of Glendale Permit Services regarding their proposed use at 818-548-3200.

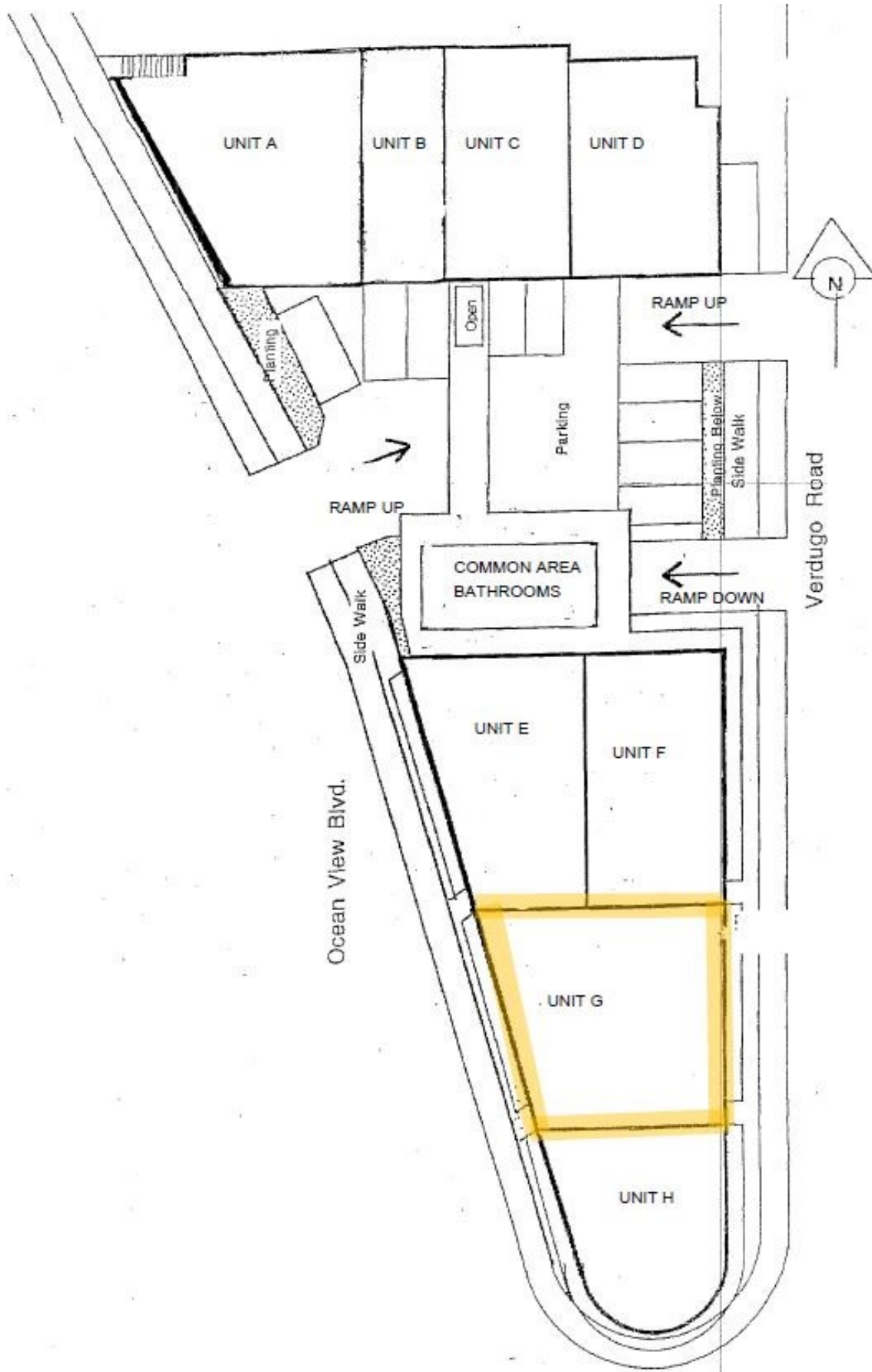
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3430 OCEAN VIEW BOULEVARD



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3430 OCEAN VIEW BLVD UNIT G FLOOR PLAN



This floor plan illustration is only an approximation of existing structures and features, and is provided for convenience and visual reference only.

Dimensions are approximate.

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Population

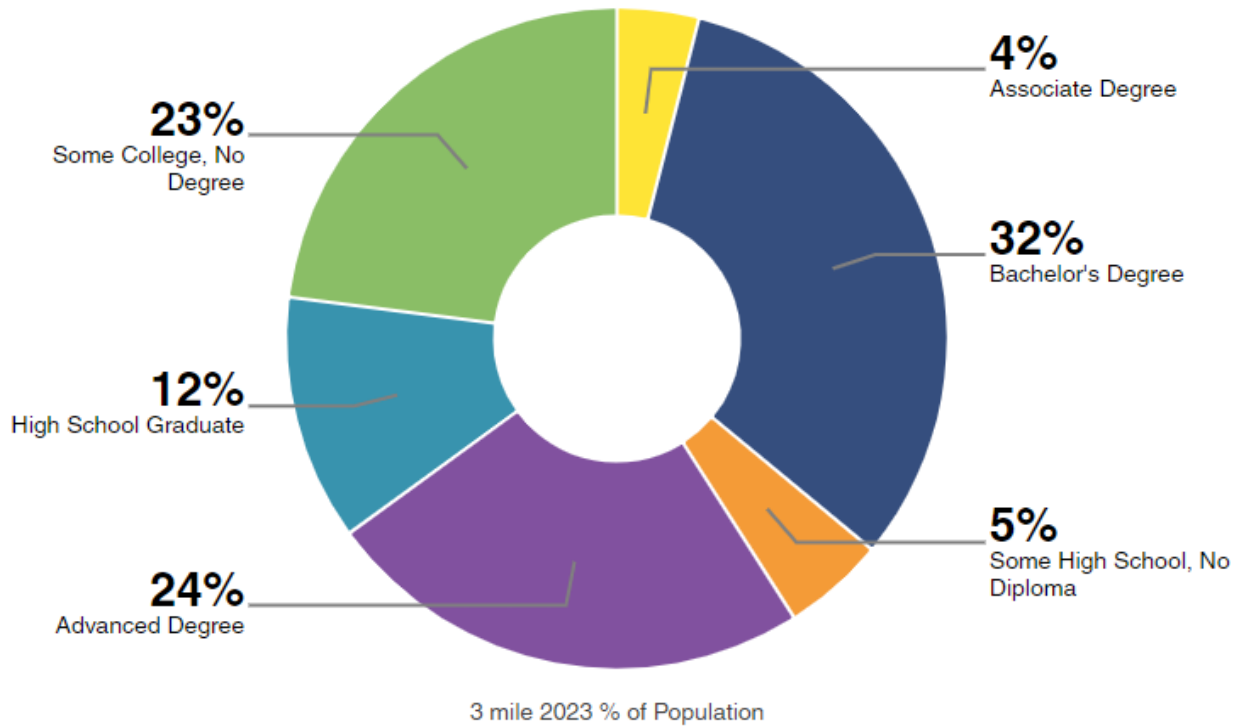
	2 mile	3 mile	5 mile
2010 Population	44,523	85,159	325,592
2023 Population	42,394	81,144	317,495
2028 Population Projection	41,132	78,742	309,555
Annual Growth 2010-2023	-0.4%	-0.4%	-0.2%
Annual Growth 2023-2028	-0.6%	-0.6%	-0.5%
Median Age	44.8	45.6	43.2
Bachelor's Degree or Higher	54%	56%	41%
U.S. Armed Forces	6	20	111

Income

	2 mile	3 mile	5 mile
Avg Household Income	\$141,812	\$150,487	\$112,397
Median Household Income	\$112,003	\$120,267	\$84,371
< \$25,000	1,695	2,840	20,994
\$25,000 - 50,000	1,658	2,778	16,352
\$50,000 - 75,000	1,860	3,345	16,164
\$75,000 - 100,000	1,769	2,847	12,623
\$100,000 - 125,000	1,537	3,479	12,662
\$125,000 - 150,000	1,412	2,588	8,807
\$150,000 - 200,000	1,785	3,520	11,220
\$200,000+	3,724	7,864	17,662

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Educational Attainment



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Ocean View Blvd	Sunview Dr N	11,625	2022	0.03 mi
N Verdugo Rd	Sunview Dr NE	10,083	2022	0.07 mi
Ocean View Blvd	Sunview Dr S	12,234	2022	0.14 mi
Sunview Dr	Buena Vista Ave W	1,010	2022	0.15 mi
Downing Ave	Sunview Dr S	522	2022	0.17 mi
N Verdugo Rd	Glencoe Way S	14,569	2022	0.20 mi
Broadview Dr	N Verdugo Rd SE	5,861	2022	0.20 mi
Las Palmas Ave	Arlington Ave S	830	2022	0.25 mi
Broadview Dr	Clifton Pl NW	3,363	2022	0.25 mi
Clifton Place	-	1,735	2022	0.28 mi

Source: CoStar Analytics 2022