

# RESIDENTIAL INCOME PROPERTY



14-UNIT APARTMENT | 404 LINCOLN AVE, GLENDALE

THE REAL ESTATE  
PEOPLE

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# PROPERTY SUMMARY

404 LINCOLN AVE, GLENDALE



14 UNITS



11,905 SQFT LOT



R-2250 ZONING

## 404 LINCOLN AVE, GLENDALE

Investors Dream! An incredible Residential Income property in Glendale is all that you have been waiting for. All units have a washer/dryer. LOW RENTS, which is a great upside for this investment. This is a well-kept 14 unit building that features a nice secured community parking structure and a controlled accessed entry. The units have wonderful open floorplans with laminate flooring, storage space, plus central AC and Heating. Glendale Unified School District. Amazing location. A short distance from Target, Ralphs, Sprout Farmers Market, In-N-Out Burger and more. Close to the 134 and 2 freeways.



### Value-Add Potential Through Rents

The building's current rents are noted as below market, which gives investors a strong opportunity to increase income over time by adjusting rents toward market rates as leases turn over.



### Stable Asset with On-Site Amenities

This 14-unit apartment building features washer/dryer in each unit, central AC/heating, secure parking and controlled access, all of which can support steadier occupancy and appeal to renters.



### Convenient, High-Demand Location

The property benefits from proximity to major transportation routes (134 and 2 freeways) and nearby retail (Target, grocery stores, restaurants), enhancing tenant desirability and rental demand.



### Strong Local Market Fundamentals

Glendale's housing market shows low vacancy and continued rent growth, indicating persistent demand for rental housing that can support long-term investment returns.



### Walkability & Transit Appeal

Listings and neighborhood data note very walkable conditions and good transit options, which can broaden the tenant pool and attract those valuing accessibility.

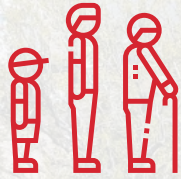
PRICE PSF \$410 | PRICE PER UNIT \$385,642 | NOI (ACTUAL) \$291,335

**OFFERED AT \$5,399,000**

# DEMOGRAPHICS

## OVERVIEW

The neighborhood around 404 Lincoln Ave in Glendale features a stable and established community with a population of roughly 187,000+ residents and a median age in the low 40s, indicating a mix of experienced professionals and families. The area supports healthy household incomes and strong educational attainment, with many residents holding college degrees and a significant portion of the workforce engaged in professional and knowledge-based jobs. Glendale's broad range of household types, including families and long-term residents, contributes to steady demand for housing and rental properties. The local housing market remains competitive and active, reflecting sustained interest from both renters and buyers.



42

MEDIAN AGE



187k

POPULATION



35%

RATE  
OF HOMEOWNERSHIP



\$120k

AVERAGE  
HOUSEHOLD INCOME



63%

EMPLOYED

# DEMOGRAPHICS



**MAJORITY  
FAMILY-OCCUPIED**



**MAJORITY  
ATTENDED COLLEGE**

	<b>5 MILE 2024 PER CAPITA</b>	<b>5 MILE 2024 AVG HOUSEHOLDS</b>
Education & Daycare	\$1,013	\$2,593
Health Care	\$642	\$1,643
Transportation & Maintenance	\$3,277	\$8,387
Household	\$736	\$1,883
Food & Alcohol	\$3,754	\$9,609
Entertainment, Hobbies & Pets	\$1,919	\$4,912
Apparel	\$695	\$1,779

# RENT ROLL

RENTAL INCOME	UNIT MIX	CURRENT RENT	TOTAL	MARKET RENTS	TOTAL
2	3 bd + 2 ba	\$3,150	\$6,300	\$3,300	\$6,600
12	2 bd + 2 ba	\$2,163	\$25,956	\$2,500	\$30,000
<b>14</b>			<b>\$31,288</b>		<b>\$36,600</b>

AGI	<b>\$31,288</b>	<b>\$35,200</b>
Inc/exp ratio	<b>25%</b>	<b>25%</b>
CAP Rate	<b>5.4%</b>	

### EXPENSES

Utilities	\$1,356
Ins	\$1,050
Gardener	\$258
Pest Control	\$75
Repairs	\$200
Manager	\$0
Property Taxes	\$5,495
<b>Monthly actual expenses</b>	<b>\$5,495</b>



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# NEIGHBORHOOD OVERVIEW

The area benefits from a strong local business ecosystem with a wide range of cafés, restaurants, retail shops, and service providers that support daily needs and lifestyle convenience. Nearby commercial corridors and shopping destinations generate consistent foot traffic and local spending, enhancing neighborhood vibrancy. This active business environment contributes to walkability, tenant appeal, and long-term rental demand, making the location attractive for both residents and real estate investors.



## GAS

SHELL

ARCO

## COFFEE

URARTU COFFEE

REGENT COFFEE

## BANKS

GLENDALE FEDERAL  
CREDIT UNION

BANC OF CALIFORNIA



## RESTAURANTS

ART'S BAKERY AND CAFE

LOVE YOU LATTE

## BARs

SPARR TAVERN

BACKBONE

## THEATRES/SHOWS

ALEX THEATRE

ANTAEUS THEATRE  
COMPANY



## MUSEUM

BRAND LIBRARY &  
ART CENTER

MUSEUM OF NEON ART

## FITNESS

THE GYM @  
EMBASSY SUITE

ANYTIME FITNESS  
GLENDALE

## SPAS

SIMPLY NAIL BAR  
GLENDALE

3 WELLNESS HOME



# AREA LAYOUT



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# TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Colorado Blvd	Eagledale Ave E	29,215	0.09 mi
Dixon St	Lincoln Ave E	397	0.09 mi
Lincoln Ave	Rock Glen Ave N	547	0.13 mi
Glendale Fwy	Colorado Blvd SE	157,607	0.13 mi
Colorado Blvd	Glendale Fwy W	31,221	0.14 mi
E Colorado St	Lafayette St W	22,106	0.17 mi
Campus St	Orange Grove Ave S	2,314	0.20 mi
E Harvard St	Maynard St W	857	0.21 mi
Colorado Blvd	el Verano Ave W	27,537	0.22 mi
E Maple St	S Verdugo Rd W	826	0.24 mi

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DRE 01673088



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