



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Commercial Space
For Lease

3430 Ocean View Blvd, Glendale, CA 91208



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CALDRE #02399306

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SUITE 250

GLENDAL, CA 91202

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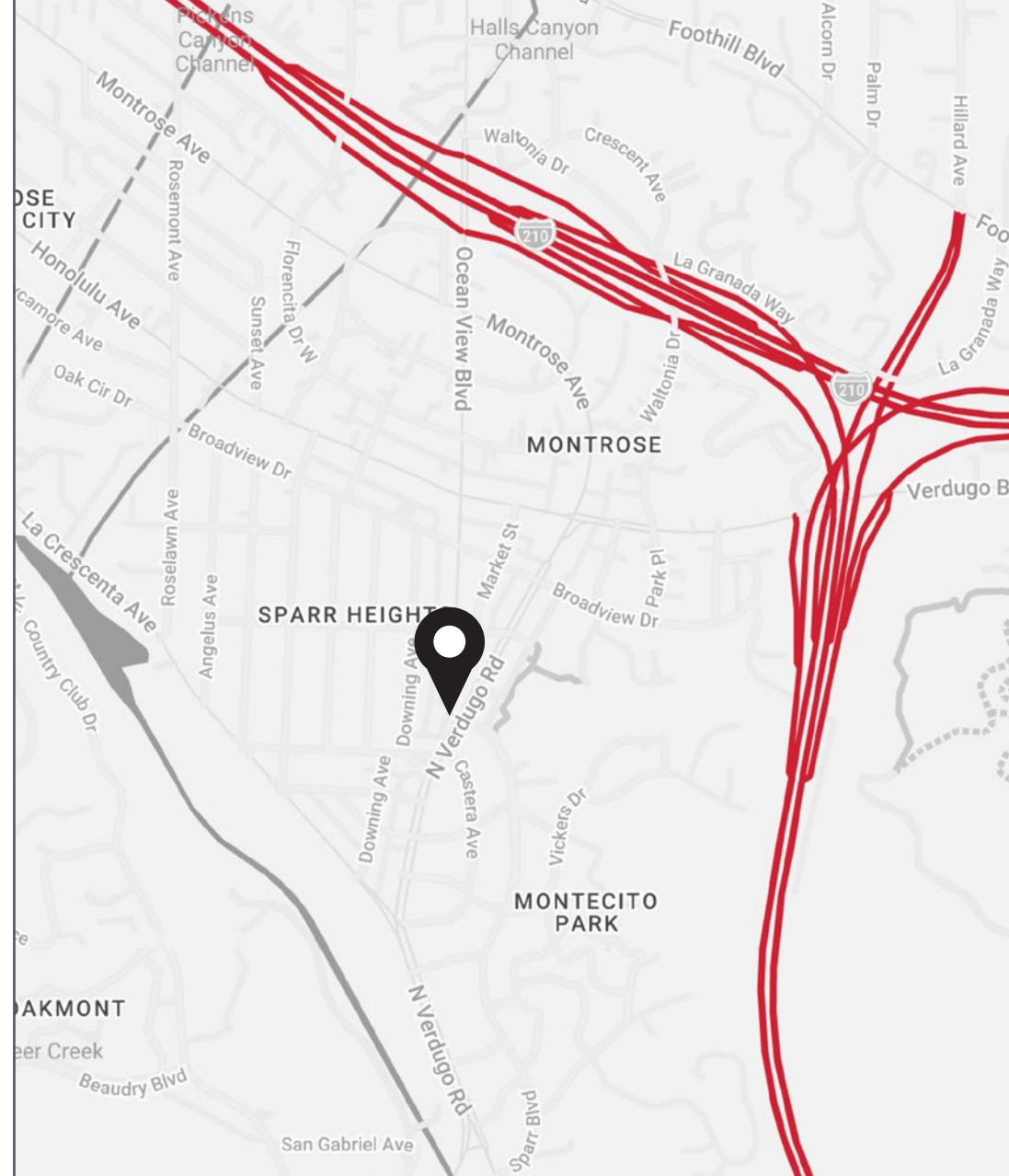
CALDRE #00983560

Offering Summary

AVAILABLE SPACE	657 SF
LEASE RATE	\$2.75/SF/MO, NNN (Net Charges estimated at \$.75/SF/MO)
TERM	2 -5 Years
PARKING SPACES	3 unreserved parking spots

Property Overview

Small commercial space perfect for retail, personal services or office; the unit features two (2) open work areas, a private restroom, and excellent on-site parking for customers and tenants; great Montrose location.



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.

Property Photos



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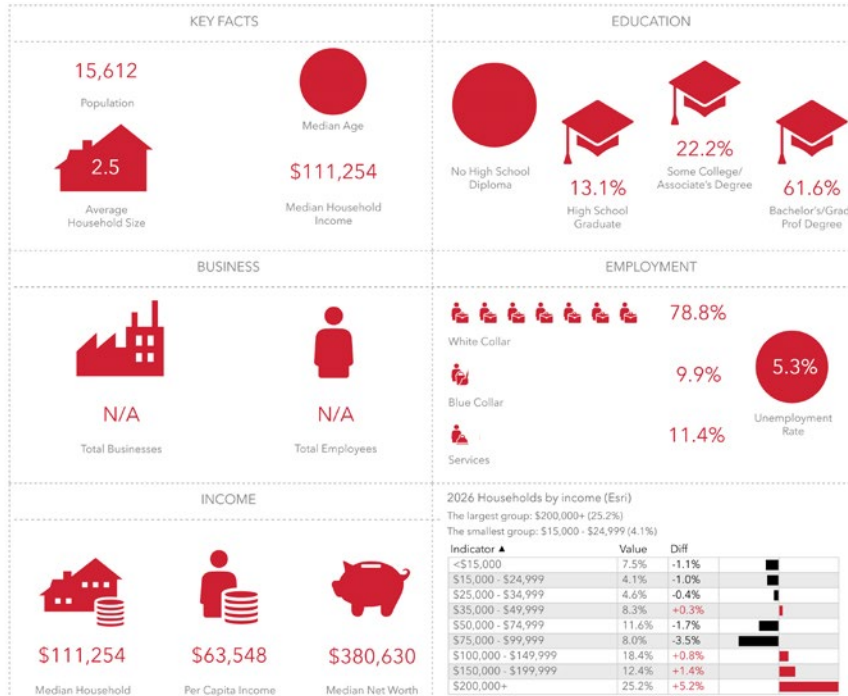


Location Map

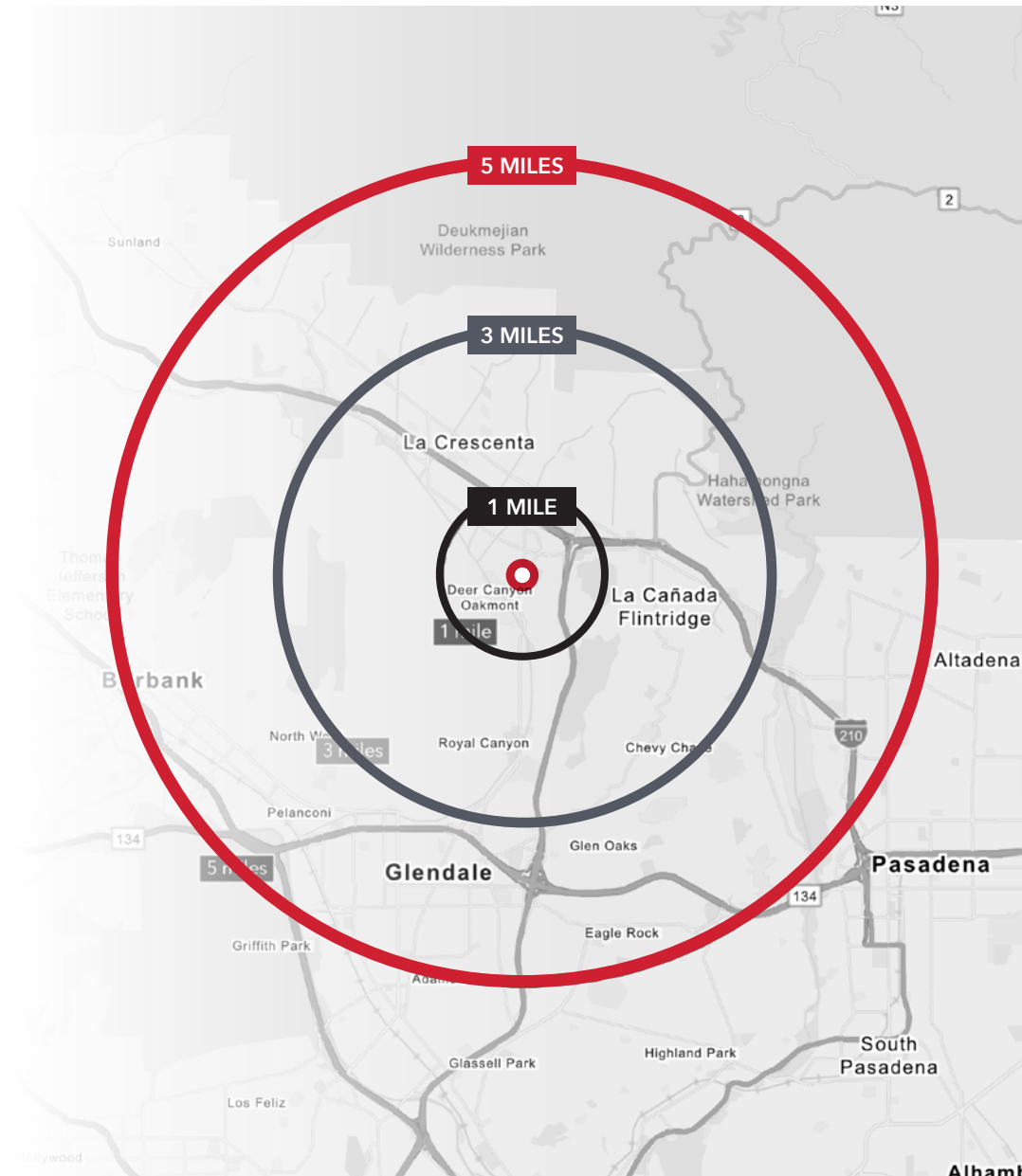


Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,612	84,757	312,631
Households	6,150	31,496	123,205
Families	4,125	23,619	81,701
Average Household Size	2.52	2.68	2.51
Owner Occupied Housing Units	3,251	21,751	54,121
Renter Occupied Housing Units	2,899	9,745	69,084
Median Age	44.6	45.7	43.4
Median Household Income	\$111,254	\$154,042	\$105,439
Average Household Income	\$159,065	\$213,975	\$155,469



For more information, please contact:

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