

Corner Development Parcel



FOR SALE

501 S. Central Ave. & 308 W. Lomita Ave., Glendale, CA 91204

8,587 square foot corner development parcel
at signalized intersection

Property measures approximately 60' x 140'

Restaurant currently occupied by a fast food (commercial) tenant
Single family home (residential) - Vacant

Only 3 blocks south of the Americana and Glendale Galleria

Great access to public transportation, freeways,
shopping & restaurants

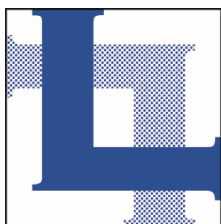
Reduced

\$1,295,000 ~~\$1,850,000~~

Please do not disturb tenant

Exclusively represented by
Paul P. Locker, CCIM, SIOR, PMC
Kristine Locker, BROKER ASSOCIATE

PMC
PROPERTY MANAGEMENT CERTIFICATION



**LOCKER
REALTY CORP.**

818.956.8800
www.LockerRealtyCorp.com



CalBRE Lic. # 01220314
02042057

PROVIDING SERVICE WITH EXPERTISE

601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736

501 S. Central Ave. & 308 W. Lomita Ave., Glendale, CA 91204

Physical Details

Building: 1,628 square feet
Land Square: 8,587 square feet
Los Angeles County
Assessor Parcel Number: 5696-012-001
Zone: C3-1
Year Built: 1948 (commercial building)
Construction: Frame & Stucco
Parking: 10+
Power: Separately Metered
Cross Street: W. Lomita Avenue

Rent Roll

Address	Sq. Ft.	Monthly Base Rent	CAM Charges	Total Monthly Rental	Lease Expiration	Option to Extend
501 S. Central Ave.	728±	\$1,450	+ -0-	= \$1,450	Month-to-Month	No
308 W. Lomita Ave.	900±	\$	+ -0-	= \$	vacant	No
		\$1,450	+ -0-	= \$1,450 (\$17,400 annually)		

Tenant pay all operating expenses, except property taxes and insurance

Note: All figures and information are deemed to be reliable;
however, Buyer to perform their own independent investigation into all aspects of the Property.

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