

# 1412 E. WILSON AVE

PRICE - \$2,375,000

GLENDALE, CA 91206

Medical Office or Owner-User Opportunity Near Adventist Health Glendale

Exclusively Listed By

**Nick Hacopian**  
President

Glen West Management & Realty

(818) 230-7321  
DRE #01093883



- Rare standalone Glendale office opportunity
- Established healthcare & professional corridor
- Strong visibility & accessibility
- Ideal for medical, professional, or owner-user use



# Confidentiality & Disclaimer

## Exclusively Offered By

**Nick Hacopian**  
President

**Glen West Management & Realty**  
610 E. Glenoaks Blvd.  
Glendale, CA 91207

Tel: 818.500.0303  
www.GlenWest.com

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 1412 E Wilson Ave, Glendale, CA 91206 ("the Property").

This Offering Memorandum was prepared by Glen West Management & Realty and has been reviewed by representatives of the owners of the Property ("Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. All information provided is for general reference purposes only and is subject to change without notice.

Neither Ownership nor Glen West Management & Realty makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers are advised to independently verify all information, including but not limited to zoning, square footage, permits, environmental conditions, allowable uses, ADA compliance, parking requirements, occupancy classifications, and all municipal approvals with the appropriate governmental authorities.

Certain portions or improvements of the Property may have been constructed, modified, or utilized without permits or may not conform to current building or zoning requirements. Buyers are advised to conduct their own independent investigations regarding permitting, legal use, and compliance matters.

Any financial information, projections, demographic analyses, renderings, or market data contained herein are estimates only and are provided solely for general reference purposes. Prospective purchasers should conduct their own due diligence and consult with legal, tax, engineering, environmental, and real estate professionals of their choosing.

Glen West Management & Realty does not conduct investigations or analyses of environmental matters and strongly recommends that prospective purchasers retain qualified environmental consultants to determine whether hazardous or toxic substances may be present at the Property.

Ownership and Glen West Management & Realty expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions at any time without notice or obligation. No legal commitment or obligation shall arise unless and until a definitive written agreement has been fully executed and delivered by all parties.

This Offering Memorandum may be delivered in electronic format. By accepting this Offering Memorandum, the recipient agrees that its contents are confidential and shall not be duplicated, distributed, or disclosed, in whole or in part, without prior written consent from Ownership or Glen West Management & Realty.

Broker representation and agency disclosures shall be provided separately in accordance with applicable California real estate laws and regulations.

If, after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return or delete all materials at your earliest convenience.



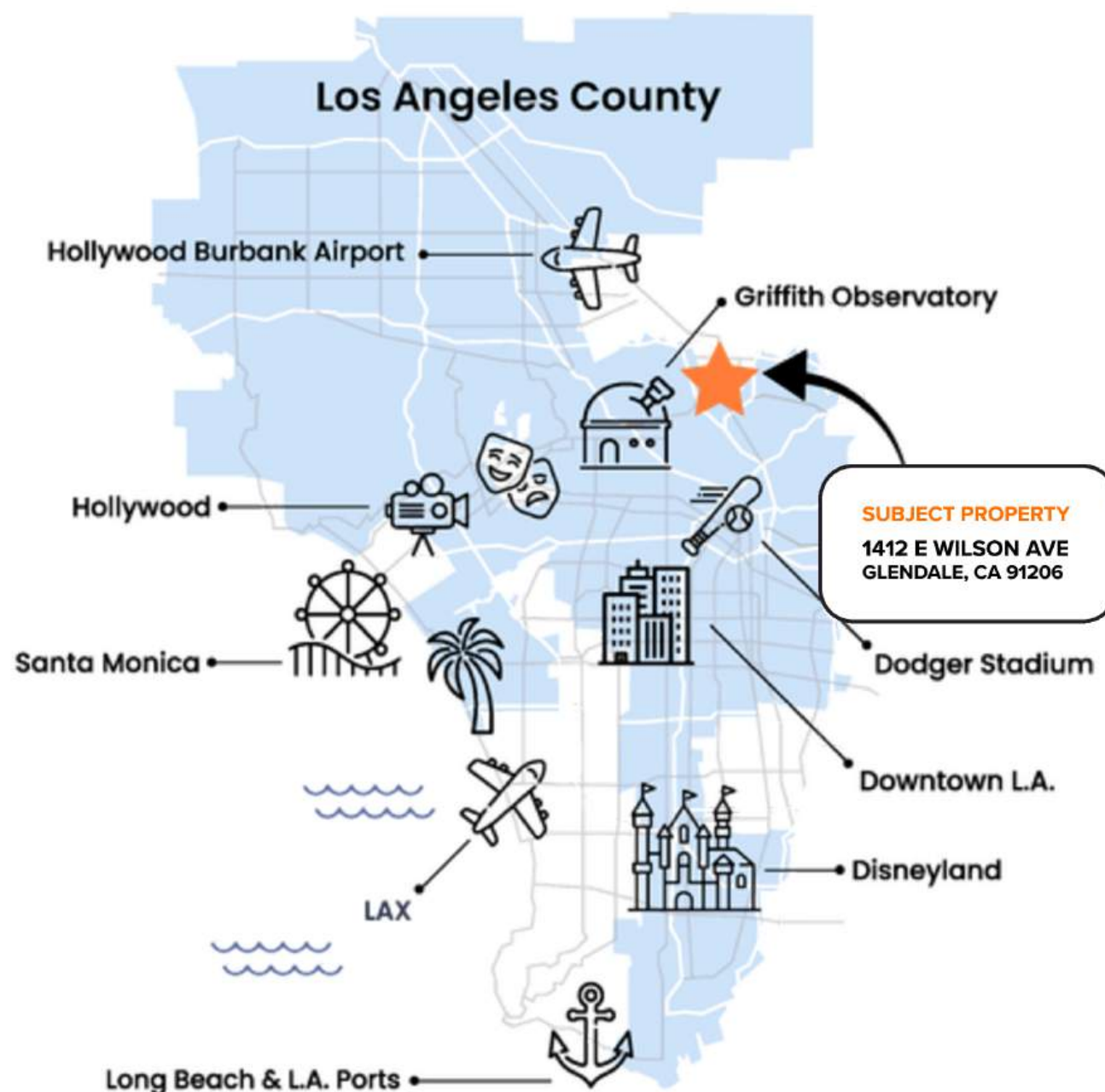
**NICK HACOPIAN | 818.230.7321**

This information has been obtained from sources deemed reliable; however, Glen West Management & Realty makes no guarantees, warranties, or representations, expressed or implied, as to the accuracy or completeness of the information provided. All property details, including square footage, lot size, zoning, and age, are approximate and subject to independent verification by the buyer. Buyer shall rely solely on their own investigations and assumes all responsibility for any inaccuracies or omissions. All marketing materials are subject to errors, omissions, prior sale or lease, and withdrawal without notice.

## TABLE OF CONTENTS

- CONFIDENTIALITY & DISCLAIMER
- EXECUTIVE SUMMARY
- INVESTMENT HIGHLIGHTS
- PROPERTY OVERVIEW
- PARCEL MAP
- PROPERTY PHOTOGRAPHY
- AERIAL VIEW
- LOCATION OVERVIEW
- ECONOMIC DEVELOPMENT
- HEALTHCARE CORRIDOR
- MARKET OVERVIEW
- MARKET COMPARABLES
- TREND REPORT

## OFFERING MEMORANDUM



## DISTANCE FROM GLENDALE

### Pasadena

5.5 miles

### Burbank Airport

7.5 miles

### Downtown Los Angeles

9 miles

### Hollywood

9.5 miles

### LAX Airport

25 miles

# Executive Summary

## MEDICAL OFFICE INVESTMENT OPPORTUNITY

**OFFERING PRICE**  
\$2,375,000

**BUILDING/LOT**  
±1,728 SF / ±8,142 SF

**LOCATION**  
1412 E Wilson Ave  
Glendale, CA 91206

1412 E Wilson Ave presents the opportunity to acquire a well-located commercial property within one of Glendale's established medical and professional corridors. Offered at \$2,375,000, the asset is ideally suited for an owner-user, professional operator, or investor seeking a strategically positioned infill property with long-term operational and investment potential.

The property consists of approximately ±1,728 SF of improvements situated on a ±8,142 SF lot with GLC3 zoning, surface parking, and flexible usability for a range of professional, medical, wellness, office, or service-oriented applications. Originally constructed in 1961, the property is identified as APN 5645-025-032.

Positioned near Adventist Health Glendale and surrounded by established residential and professional demand drivers, the asset benefits from strong accessibility, a functional site layout, and limited comparable commercial inventory within the immediate submarket.



## OWNER-USER CONCEPTS

Flexible configurations to support a wide range of medical, wellness, and professional uses.



### MEDICAL OFFICE

- Primary Care
- Specialty Practice
- Outpatient Services



### WELLNESS & THERAPY

- Behavioral Health
- Physical Therapy
- Wellness Studio



### PROFESSIONAL SERVICES

- Law / Accounting
- Consulting
- Financial Services



### DENTAL/ORTHODONTICS

- General Dentistry
- Orthodontics
- Implant / Oral Surgery

This property offers a flexible layout and strategic location ideal for owner-user or professional operators seeking long-term value and community impact.

# Investment Highlights

**OFFERED AT \$2,375,000**

Positioned within one of Glendale's most established medical and professional districts, the property is surrounded by Adventist Health Glendale, leading healthcare providers, and a dense concentration of professional office users.



## INVESTMENT HIGHLIGHTS



### STRATEGIC HEALTHCARE CORRIDOR

Near Adventist Health Glendale and surrounding medical demand drivers.



### OWNER-USER & TENANT FLEXIBILITY

Supports medical, dental, wellness, office, retail, showroom, or service use.



### SUPPLY-CONSTRAINED SUBMARKET

Limited standalone commercial inventory in central Glendale supports long-term value.



### FUNCTIONAL SITE LAYOUT

±8,142 SF lot supports parking, accessibility, and operational circulation.



### DIVERSIFIED USER APPEAL

Broad medical and professional demand creates multiple occupancy strategies.



### GLENDALE INFILL FUNDAMENTALS

Established location with strong long-term commercial and healthcare fundamentals.



### ADAPTIVE REUSE POTENTIAL

Prior operational use may support repositioning or future reuse planning.



### INVESTMENT UPSIDE

Potential long-term NNN, owner-user, or professional tenant strategy.



**NICK HACOPIAN | 818.230.7321**

This information has been obtained from sources deemed reliable; however, Glen West Management & Realty makes no guarantees, warranties, or representations, expressed or implied, as to the accuracy or completeness of the information provided. All property details, including square footage, lot size, zoning, and age, are approximate and subject to independent verification by the buyer. Buyer shall rely solely on their own investigations and assumes all responsibility for any inaccuracies or omissions. All marketing materials are subject to errors, omissions, prior sale or lease, and withdrawal without notice.

# Property Overview

**1412 E. Wilson Ave | Glendale, CA 91206**

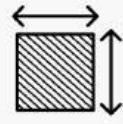
1412 E. Wilson Ave consists of approximately ±1,728 SF of improvements situated on a ±8,142 SF lot within Glendale's established medical and professional corridor. The property features GLC3 zoning, dedicated surface parking, functional site circulation, and visibility along E. Wilson Ave.

The asset was previously operated as a copier/printer supply and service center and may support a range of medical, wellness, office, professional, or service-oriented uses, subject to buyer verification and city approvals.

Located near Adventist Health Glendale and surrounding professional infrastructure, the property benefits from convenient regional accessibility, nearby residential density, and proximity to major Glendale thoroughfares.



**±1,728 SF**  
BUILDING



**±8,142 SF**  
LOT



**GLC3**  
ZONING



**SURFACE**  
PARKING



**BUILT**  
1961



**APN**  
5645--025--032



**NICK HACOPIAN | 818.230.7321**

This information has been obtained from sources deemed reliable; however, Glen West Management & Realty makes no guarantees, warranties, or representations, expressed or implied, as to the accuracy or completeness of the information provided. All property details, including square footage, lot size, zoning, and age, are approximate and subject to independent verification by the buyer. Buyer shall rely solely on their own investigations and assumes all responsibility for any inaccuracies or omissions. All marketing materials are subject to errors, omissions, prior sale or lease, and withdrawal without notice.

# Parcel Map



# Parcel Map



## PARCEL DETAIL

**APN**  
**5645-025-032**

Parcel	<b>B (32)</b>
Lot Size	<b>±8,142 SF</b>
Dimensions	<b>±79.85' x 102'</b> (Rectangular)
Zoning	<b>C3 (Commercial)</b>
Assessor's Map	<b>5645-025</b>

The Property is identified as Assessor's Parcel Number (APN) **5645-025-032** and should be independently verified by prospective purchasers through the County of Los Angeles and all applicable governmental agencies.



**±8,142 SF**  
LOT SIZE

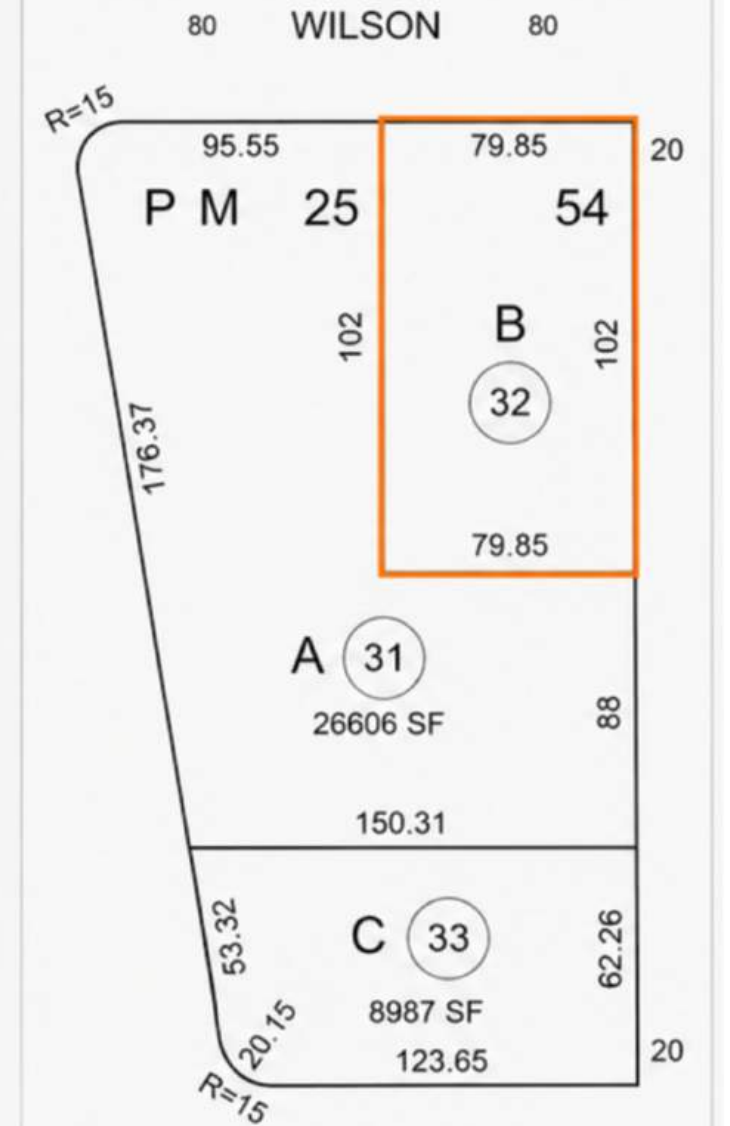


**C3**  
ZONING



**GLENDALE**  
LOCATION

## PARCEL B (32) DETAIL



# Property Photos



±79.85' x 102'  
DIMENSIONS



RECTANGULAR  
PARCEL SHAPE



ON-SITE  
PARKING



PRIME GLENDALE  
CORRIDOR



# Property Photos



**NICK HACOPIAN | 818.230.7321**

This information has been obtained from sources deemed reliable; however, Glen West Management & Realty makes no guarantees, warranties, or representations, expressed or implied, as to the accuracy or completeness of the information provided. All property details, including square footage, lot size, zoning, and age, are approximate and subject to independent verification by the buyer. Buyer shall rely solely on their own investigations and assumes all responsibility for any inaccuracies or omissions. All marketing materials are subject to errors, omissions, prior sale or lease, and withdrawal without notice.

# Aerial View



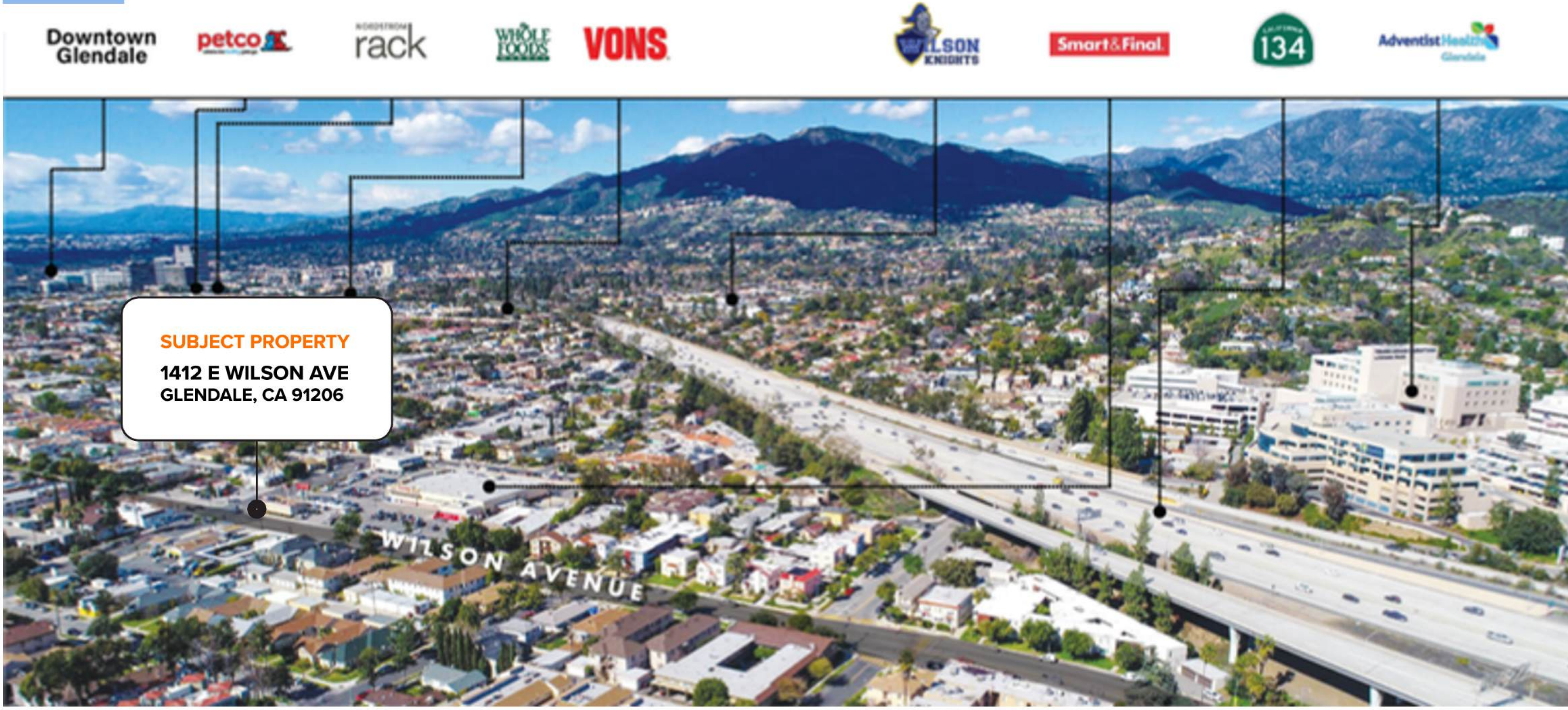
**SUBJECT PROPERTY**  
**1412 E WILSON AVE**  
**GLENDALE, CA 91206**



**NICK HACOPIAN | 818.230.7321**

This information has been obtained from sources deemed reliable; however, Glen West Management & Realty makes no guarantees, warranties, or representations, expressed or implied, as to the accuracy or completeness of the information provided. All property details, including square footage, lot size, zoning, and age, are approximate and subject to independent verification by the buyer. Buyer shall rely solely on their own investigations and assumes all responsibility for any inaccuracies or omissions. All marketing materials are subject to errors, omissions, prior sale or lease, and withdrawal without notice.

# Aerial View



# Location Overview

## ABOUT OUR LOCATION

1412 E. Wilson Ave is ideally situated in an established medical and professional corridor of Glendale, just moments from Adventist Health Glendale and surrounded by leading medical providers, professional offices, and residential neighborhoods.

This infill location combines strong visibility, convenient accessibility, and a stable surrounding environment—key advantages for medical, wellness, office, or professional users.



### 01. ESTABLISHED MEDICAL CORRIDOR

Positioned within one of Glendale's most established medical and professional districts, the property is surrounded by Adventist Health Glendale, leading healthcare providers, and a dense concentration of professional office users.



### 02. REGIONAL ACCESSIBILITY

Convenient access to major Glendale thoroughfares and nearby freeway connections, including CA-134, I-5, and CA-2, provides efficient connectivity to Burbank, Pasadena, Downtown Los Angeles, and the greater San Fernando Valley.



### 03. STRONG RESIDENTIAL & DAYTIME DEMOGRAPHICS

Surrounded by established residential neighborhoods, retail amenities, and professional employment centers, the area supports consistent daytime activity and long-term demand for medical, wellness, and professional services.



### 04. INFILL COMMERCIAL POSITIONING

Located within a mature infill environment with limited comparable commercial inventory, the property benefits from strong visibility, existing infrastructure, and long-term corridor stability.

# Economic Development Activity

## GLENDALE MARKET

The Glendale market continues to experience ongoing residential, mixed-use, and hospitality investment activity, reinforcing the long-term growth trajectory surrounding 1412 E. Wilson Ave. Continued development throughout the immediate trade area reflects sustained confidence in Glendale's healthcare, professional, and residential sectors.

### 01. Expanding Residential Density

01

Multiple proposed multifamily and mixed-use developments throughout the surrounding area are expected to contribute additional residential density, consumer activity, and long-term demand for healthcare, wellness, and professional service-oriented businesses. As Glendale continues to evolve as a live-work destination, centrally located commercial assets positioned near major medical institutions remain increasingly valuable.

### 02. Strengthening Healthcare Corridor

02

Positioned near Adventist Health Glendale, 1412 E. Wilson Ave benefits from proximity to one of Glendale's most active medical and professional environments. Continued neighborhood investment, strong demographics, and limited standalone commercial inventory support long-term demand for medical, wellness, and professional users.



# Healthcare Corridor Map

## STRATEGIC GLENDALE LOCATION



### SUBJECT PROPERTY

1412 E WILSON AVE  
GLENDALE, CA 91206



### ADVENTIST HEALTH GLENDALE

Major Regional  
Medical Center



### DIGNITY HEALTH – GLENDALE MEMORIAL

Hospital and  
Health Center



### GLENDALE PROFESSIONAL CORRIDOR

Concentration of Medical  
& Professional Offices



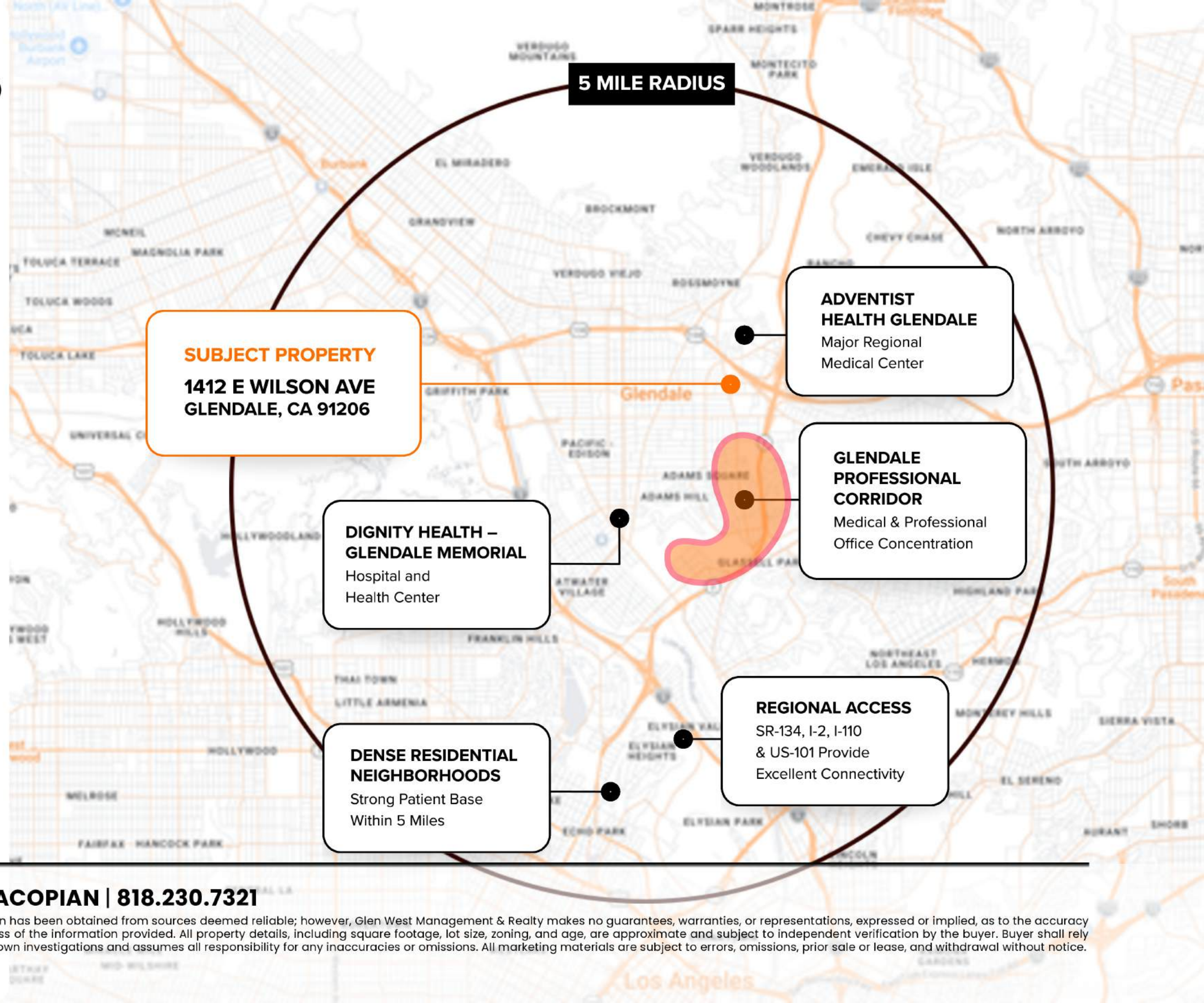
### REGIONAL ACCESS

Freeways & Major Arteries  
Provide Excellent Connectivity



### DENSE RESIDENTIAL NEIGHBORHOODS

Strong Patient Base  
Within 5 Miles



**NICK HACOPIAN | 818.230.7321**

This information has been obtained from sources deemed reliable; however, Glen West Management & Realty makes no guarantees, warranties, or representations, expressed or implied, as to the accuracy or completeness of the information provided. All property details, including square footage, lot size, zoning, and age, are approximate and subject to independent verification by the buyer. Buyer shall rely solely on their own investigations and assumes all responsibility for any inaccuracies or omissions. All marketing materials are subject to errors, omissions, prior sale or lease, and withdrawal without notice.

# Market Overview

Glendale continues to benefit from strong economic fundamentals, a diverse employment base, and consistent demand for medical, wellness, and professional services. The property is ideally positioned within an established corridor surrounded by quality amenities, major healthcare providers, and long-term investment in infrastructure and economic development.



## 01. Established Medical Corridor

Surrounded by leading healthcare providers, medical offices, and service-oriented businesses driving consistent activity and demand in the area.



## 03. Economic Growth & Investment

Continued investment in local infrastructure, business development, and community initiatives enhances Glendale's long-term economic strength and real estate fundamentals.



## 02. Strong Demographics & Daytime Population

High-income residential pockets, a growing professional workforce, and strong daytime population support a wide range of medical, wellness, and professional uses.

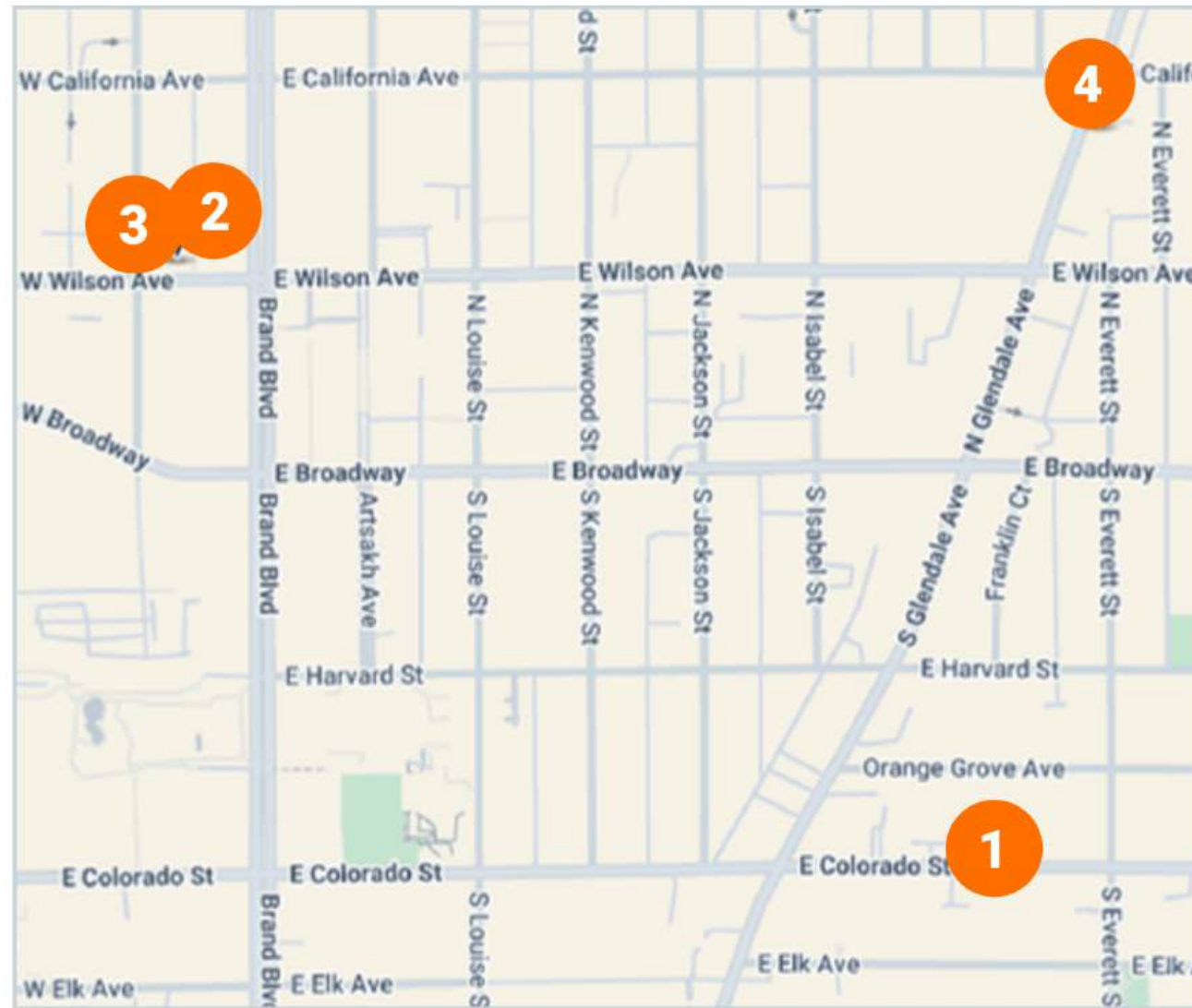


**NICK HACOPIAN | 818.230.7321**

This information has been obtained from sources deemed reliable; however, Glen West Management & Realty makes no guarantees, warranties, or representations, expressed or implied, as to the accuracy or completeness of the information provided. All property details, including square footage, lot size, zoning, and age, are approximate and subject to independent verification by the buyer. Buyer shall rely solely on their own investigations and assumes all responsibility for any inaccuracies or omissions. All marketing materials are subject to errors, omissions, prior sale or lease, and withdrawal without notice.

# Market Comparables

Glendale continues to benefit from strong economic fundamentals, a diverse employment base, and consistent demand for medical, wellness, and professional services. The property is ideally positioned within an established corridor surrounded by quality amenities, major healthcare providers, and long-term investment in infrastructure and economic development. Recent Glendale medical, retail, and professional corridor transactions demonstrating continued investor demand for well-located infill commercial assets.



## SUBJECT PROPERTY



**1412 E. Wilson Ave**  
Glendale, CA 91206

- ±1,728 SF Building
- ±8,142 SF Lot
- GLC3 Zoning
- Surface Parking
- Medical & Professional Corridor

	<p><b>234-236 N Glendale Ave</b> Glendale, CA</p> <ul style="list-style-type: none"> <li> Sold: \$2,083,410</li> <li> \$783 PSF</li> <li> ±2,659 SF Building</li> <li> ±5,046 SF Lot</li> <li> Sold October 2024</li> </ul>	<p><b>MARKET INSIGHT</b></p> <p>Strong pricing achieved for a well-located Glendale corridor commercial asset with dedicated parking and strong street visibility.</p>
	<p><b>115-121 W Wilson Ave</b> Glendale, CA</p> <ul style="list-style-type: none"> <li> Sold: \$3,792,989</li> <li> \$759 PSF</li> <li> ±4,992 SF Building</li> <li> ±15,246 SF Lot</li> <li> Sold December 2024</li> </ul>	<p><b>MARKET INSIGHT</b></p> <p>Investor demand remains active for infill Glendale commercial properties with strong frontage and multi-tenant flexibility.</p>
	<p><b>123 W Wilson Ave</b> Glendale, CA</p> <ul style="list-style-type: none"> <li> Sold: \$1,607,011</li> <li> \$759 PSF</li> <li> ±2,115 SF Building</li> <li> ±2,679 SF Lot</li> <li> Sold December 2024</li> </ul>	<p><b>MARKET INSIGHT</b></p> <p>Smaller corridor commercial assets continue to achieve strong pricing metrics within established Glendale submarkets.</p>
	<p><b>632 E Colorado St</b> Glendale, CA</p> <ul style="list-style-type: none"> <li> Sale Price Undisclosed</li> <li> ±3,752 SF Building</li> <li> ±6,182 SF Lot</li> <li> Sold November 2025</li> </ul>	<p><b>MARKET INSIGHT</b></p> <p>Continued transaction activity supports ongoing investor and owner-user demand throughout Glendale's professional and medical corridor market.</p>

# Trend Report



Recent Glendale medical, retail, and professional corridor transactions continue to demonstrate stable investor demand for strategically positioned infill commercial properties.



## MARKET ACTIVITY SUMMARY (4Q24 - 4Q25)



TOTAL DOLLAR VOLUME



**4**

CLOSED TRANSACTIONS



**\$766**

PSF

AVERAGE PRICE PER SF



**\$760**

PSF

MEDIAN PRICE PER SF



**13,518**

SF

BUILDING AREA TRADED

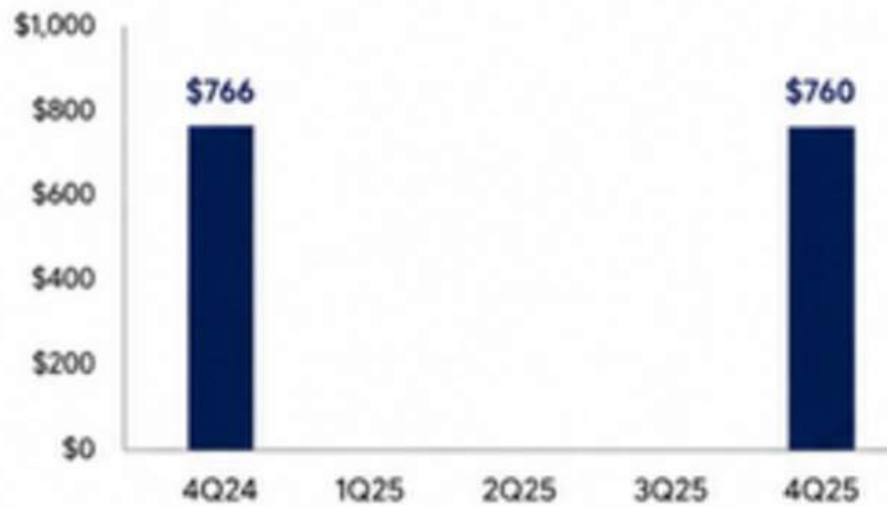


**±7,296**

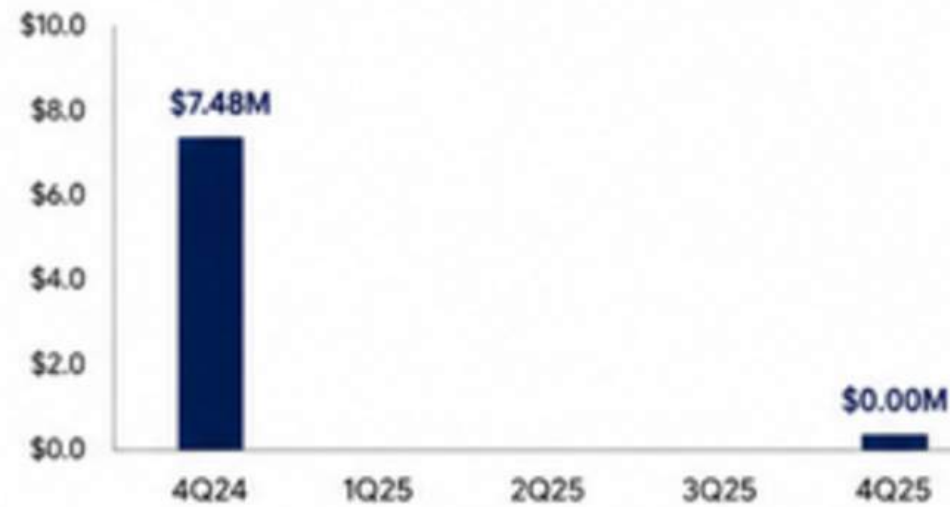
SF

AVERAGE LAND SIZE

### AVERAGE PRICE PER SF



### TOTAL DOLLAR VOLUME (IN MILLIONS)



## MARKET OBSERVATIONS



### STRONG PRICING METRICS

Comparable corridor assets continue achieving pricing within the mid-\$700 PSF range, reinforcing long-term Glendale commercial valuation strength.



### LIMITED INVENTORY

A limited supply of standalone corridor commercial assets continues supporting stable investor and owner-user demand.



### MEDICAL & PROFESSIONAL CORRIDOR STABILITY

Established healthcare and professional infrastructure supports ongoing occupancy demand and long-term corridor positioning.



### CONTINUED OWNER-USER ACTIVITY

Recent transaction activity reflects continued interest from medical, wellness, and professional office users throughout Glendale's infill commercial market.

# Due Diligence & Disclosures

## Exclusively Offered By

### Nick Hacopian

President

### Glen West Management & Realty

610 E. Glenoaks Blvd.

Glendale, CA 91207

Tel: 818.500.0303

[www.GlenWest.com](http://www.GlenWest.com)

This Offering Memorandum has been prepared by Glen West Management & Realty for the sole purpose of providing preliminary information regarding the potential acquisition of 1412 E Wilson Ave, Glendale, CA 91206 (the "Property"). The information contained herein has been obtained from sources deemed reliable; however, neither Ownership nor Glen West Management & Realty makes any guarantee, warranty, or representation, expressed or implied, as to the accuracy or completeness of the information provided.

Prospective purchasers are advised to conduct their own independent investigations and due diligence regarding all aspects of the Property, including but not limited to zoning, land use regulations, square footage, permits, building systems, environmental conditions, ADA compliance, parking requirements, occupancy classifications, financial performance, and all municipal approvals or restrictions.

Any maps, renderings, site plans, demographic information, projections, or conceptual illustrations included within this Offering Memorandum are provided strictly for general reference purposes and may not accurately reflect current conditions. All dimensions, measurements, and property information should be independently verified by the purchaser and its advisors.

Certain portions or improvements of the Property may have been constructed, modified, repaired, or utilized without permits, or may not conform to current governmental, building, zoning, or code requirements. Buyer is advised to consult with qualified legal, architectural, engineering, environmental, tax, and real estate professionals regarding all matters affecting the Property and the proposed acquisition.

Ownership and Glen West Management & Realty reserve the right, at their sole discretion, to reject any or all offers, terminate discussions, modify pricing or terms, or withdraw the Property from the market at any time without notice or obligation. No legal commitment or obligation shall arise unless and until a definitive written agreement has been fully executed and delivered by all parties.

This Offering Memorandum is confidential and intended solely for the recipient's limited use in evaluating the Property. By accepting this material, the recipient agrees not to duplicate, distribute, disclose, or reproduce this Offering Memorandum, in whole or in part, without the prior written consent of Ownership or Glen West Management & Realty.

Broker representation and agency disclosures shall be provided separately in accordance with applicable California real estate laws and regulations.

If, after reviewing this Offering Memorandum, the recipient has no further interest in the Property, please return or delete all materials at their earliest convenience.



## NICK HACOPIAN | 818.230.7321

This information has been obtained from sources deemed reliable; however, Glen West Management & Realty makes no guarantees, warranties, or representations, expressed or implied, as to the accuracy or completeness of the information provided. All property details, including square footage, lot size, zoning, and age, are approximate and subject to independent verification by the buyer. Buyer shall rely solely on their own investigations and assumes all responsibility for any inaccuracies or omissions. All marketing materials are subject to errors, omissions, prior sale or lease, and withdrawal without notice.