

TWO STORY RETAIL/OFFICE BUILDING

3609 N Verdugo Rd, Glendale, CA 91208



LEASING CONTACT:
818.501.2212

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DRE #01837719

Armen Tchapanian x324
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DRE #02041876



17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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FEATURES

- ±3,735 SF 2 story retail/office building
- Onsite parking
- Very bright
- Recently remodeled
- Building & pylon signage available
- Large storefront exposure, ideal for many types of business
- ±678 SF separate storage available
- Adjacent to Old Town Montrose Shopping Park

Demos

1 mile

3 mile

5 mile

Population

15,722

83,644

325,459

Avg HH Income

\$126,774

\$170,566

\$112,712

Daytime Pop

7,362

25,942

152,101

Traffic Counts

15,300 CPD

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