

# TWO STORY RETAIL/OFFICE BUILDING

3609 N Verdugo Rd, Glendale, CA 91208



**LEASING CONTACT:**  
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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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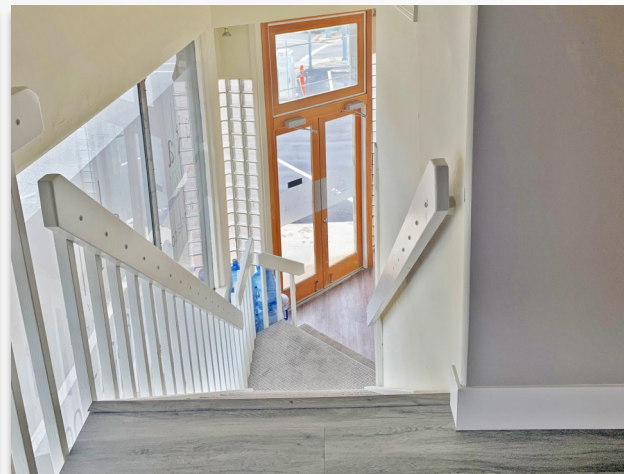


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**PROPERTY**



## 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
<b>Population</b>	15,722	83,644	325,459
<b>Avg HH Income</b>	\$126,774	\$170,566	\$112,712
<b>Daytime Pop</b>	7,362	25,942	152,101
<b>Traffic Count</b>		15,300 CPD	

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