



For Sale

Price \$3,286,000

815 Thompson Ave., Glendale, CA 91201



Short Sale Transaction in the process of securing Lenders Approval

APN: 5624-024-004

Lot size: 57,934+/- sq. ft.

Building: 30,500+/- sq. ft.

Zoning: Glendale M2

Dimensions approximately 152+/- feet X 339+/- feet

Consists of several buildings of different sizes and height clearances

Office area of 4,000+/- sq. ft. and Warehouse area of 26,500+/- sq. ft.

Year Built: 1953

Parking Stalls: 40+/- plus street parking

Property has great visibility and is located at the corner of Thompson Ave. & Dana St. in the business district. Property is ideally located within three blocks of FRWY 5 On & Off Ramps both North and South directions. Area attracts National and Corporate Users and tenants such as Home Depot, Car Max, Public Storage and others. Centrally located within minutes of major commercial corridors such as San Fernando Rd., Alameda Ave and Glenoaks Blvd. Property is currently Owner occupied but will be delivered vacant at close of escrow.

For More Information Contact:

Roobik Ovanesian, GC, CCIM

DRE # 00997117

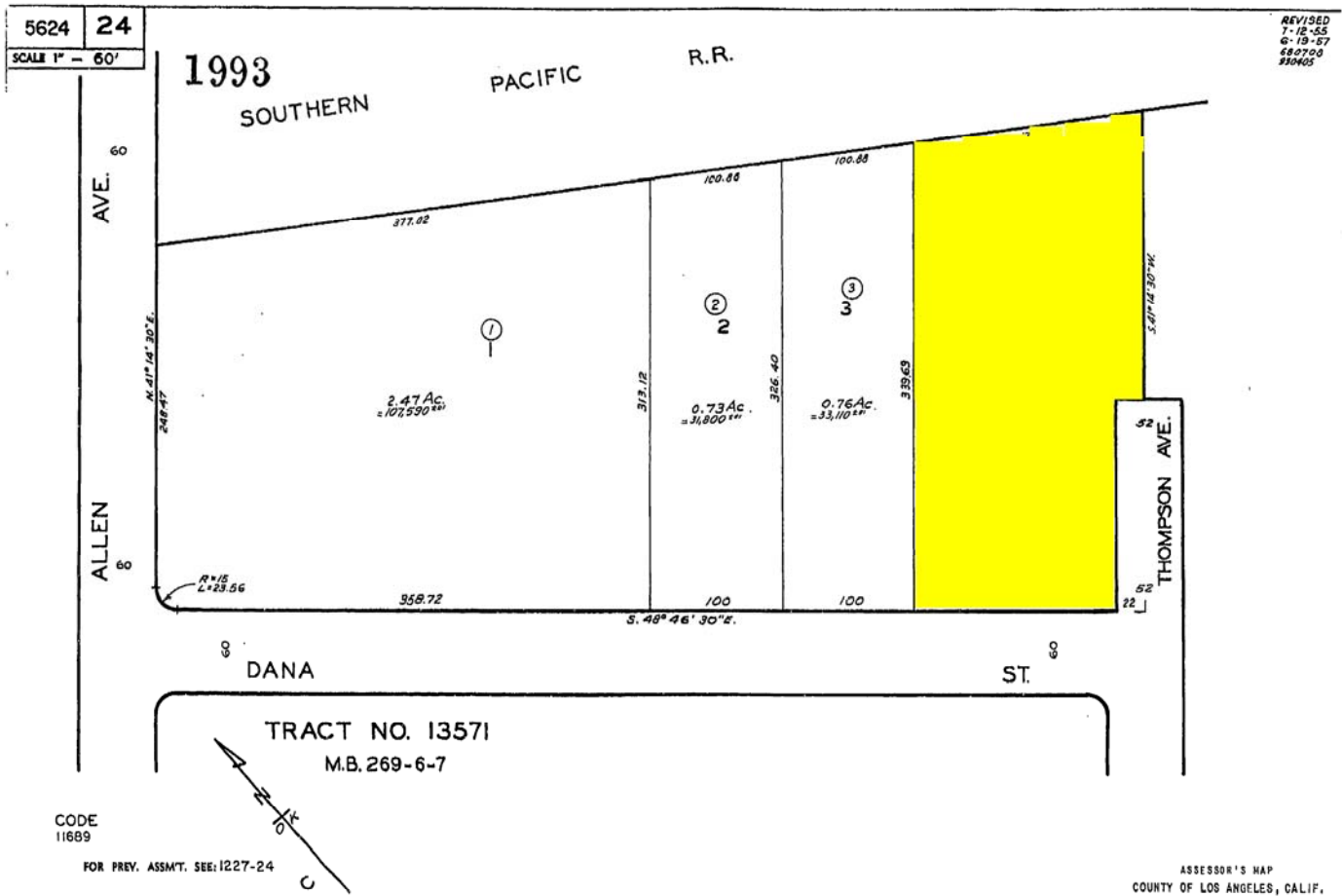
818-550-0760

We obtained the information above from sources to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.

Mail: P.O. Box 271, Glendale, CA 91209-0271
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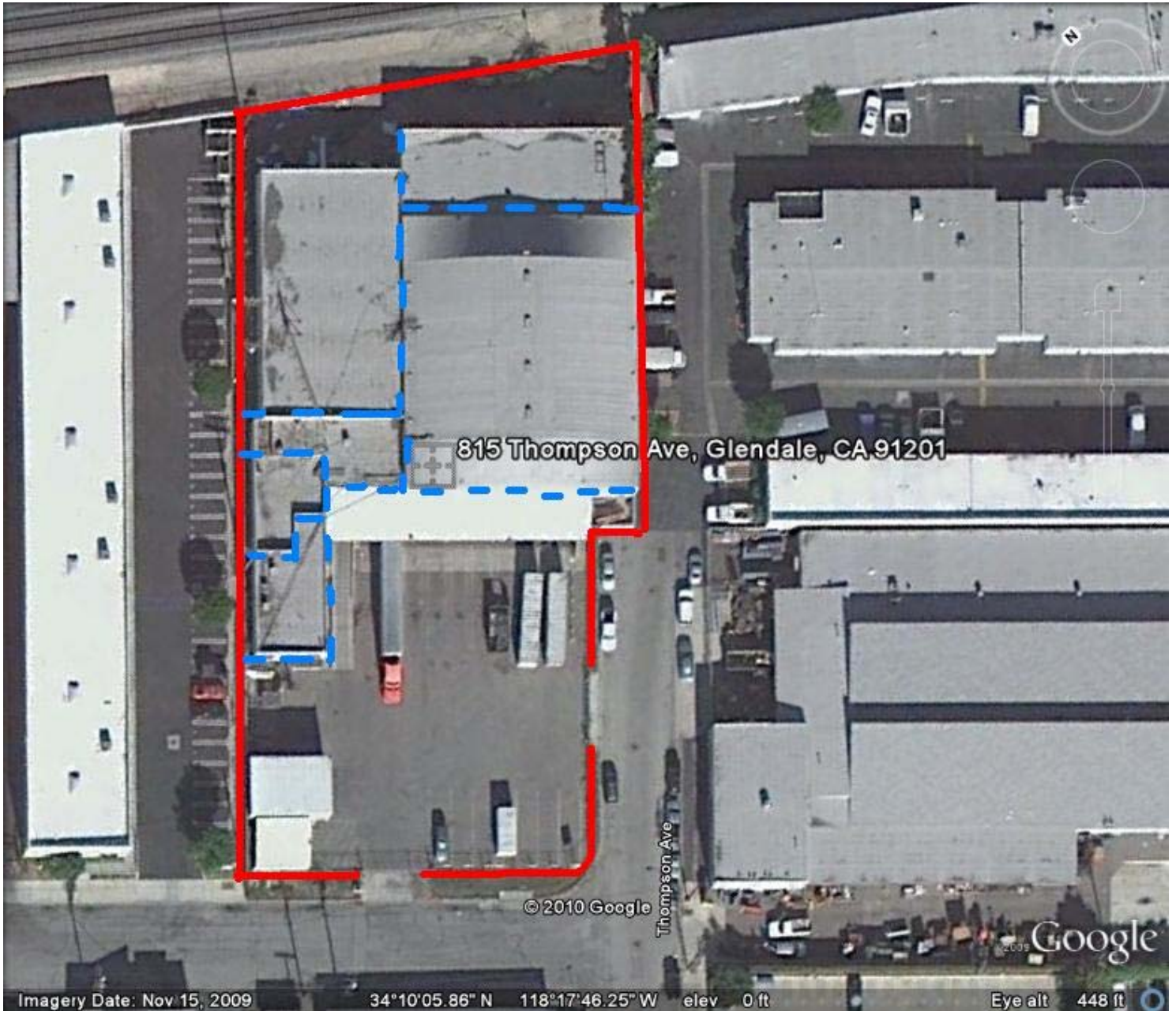
Parcel Map of Property Assessor Parcel Number: 5624-024-004



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Aerial Photo of Property:



Aerial Photo of Property Area:



Aerial Photo of Property Larger Area



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