

815

S CENTRAL AVE
GLENDALE, CA 91204

FOR SALE



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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1

PROPERTY OVERVIEW

3

2

INVESTMENT HIGHLIGHTS

4

3

PROPERTY DETAILS

5

4

RENT ROLL

6

5

FINANCIAL OVERVIEW

7

6

FLOOR PLANS

8

7

PHOTOS

9

8

DEMOGRAPHICS

10

9

AREA OVERVIEW

11

10

AERIAL MAP

12

11

SITE MAP

14



PROPERTY OVERVIEW

NAI CAPITAL IS PLEASED TO PRESENT 815 S Central Ave, an approximately 15,458 SF commercial asset on approximately 0.41 AC of land. This pride of ownership neighborhood office building is located in one of Los Angeles County's most coveted submarkets, the city of Glendale. Situated with 68 feet of prime frontage on S Central Ave, the asset is very desirably located, with easy accessibility via the 134, 5, and 2 freeways. It is just a half mile from Glendale's famous Americana at Brand shopping and lifestyle destination, and enjoys excellent traffic counts of +/- 26,569 vehicles per day.

The property is currently fully leased to 25 tenants on short term leases, offering maximum flexibility for a new owner user or investor who wishes to occupy or redevelop any portion of the property. The asset is comprised of a two story office/retail building, with 27 parking spaces on the adjacent private lot. It features an attractive courtyard-style design with well appointed interiors and attractive street-facing units on the ground floor that are ideal for storefront or customer-facing office uses. An new owner-user seeking to occupy 51% or more of the usable area can qualify for SBA financing, with as little as 10% down payment.

INVESTMENT HIGHLIGHTS

Owner User Opportunity

- Pride of ownership two story office over retail building
- Fully leased with short term leases allowing a variety of space configurations
- Users occupying 51% or more can qualify for 10% down owner user financing

Prime Location

- Located in the desirable Glendale submarket of Los Angeles county
- Excellent frontage on prime S Central Ave
- Conveniently located between major transit – 134, 5, and 2 Freeways
- Less than a mile from major shopping destinations Americana at Brand & Glendale Galleria

Desirable Asset

- Two story property with private parking in a separate lot
- Short term leases allow for maximum flexibility for new user or investor
- Retain existing tenants for income or occupy any portion with a new business



PROPERTY DETAILS



Building Size
15,458 SF



Lot 1 (815 S Central)
10,877 SF / 0.25 AC – Building



Lot 2 (309 W Garfield)
0.17 AC / 7,405 SF



APNs
5696-018-028 / 5696-018-027



Zoning
GLC3



Use
Store/Office (Mixed Use) &
Parking Lot



Stories
2



Year Built
1974



Occupancy
100%



Parking
27 Spaces (1.74/1000)

RENT ROLL

Unit	Name	Unit Size	Rent/Mo	Rent/SF	Lease Type	Lease Term
1	Be Well Nursing Registry	980	\$2050	\$2.09	Gross	MTM
2	Beauty Cocktail	700	\$1750	\$2.50	Gross	MTM
3	Edward Krpoyan	740	\$1800	\$2.43	Gross	MTM
4	Healing Home Health	280	\$750	\$2.68	Gross	MTM
5	Rapid Marriage	280	\$750	\$2.68	Gross	MTM
6	Med Pro Media	280	\$750	\$2.68	Gross	MTM
7	New Medicare Home Health, Inc.	280	\$750	\$2.68	Gross	MTM
8	All Nator's Way	280	\$750	\$2.68	Gross	MTM
10	Dr. Yan Ayzin Dental Office	830	\$2000	\$2.41	Gross	MTM
11	Westglen Ins Agency	280	\$750	\$2.68	Gross	MTM
12 B	O.S.A.Communications	280	\$750	\$2.68	Gross	MTM
12 A	Beauty Mix Distribution	280	\$750	\$2.68	Gross	MTM
12	Hambik's Tours Family	900	\$1750	\$1.94	Gross	MTM
15	Sarkis Minasyan	280	\$750	\$2.68	Gross	MTM
16	New Central Home Health, Inc.	280	\$750	\$2.68	Gross	MTM
18	Ruben Grigorian	280	\$750	\$2.68	Gross	MTM
19	Susan Moutafyan	840	\$1500	\$1.79	Gross	MTM
20	Wyenn & Associated	280	\$750	\$2.68	Gross	MTM
21	Hovik's Digital Studio	280	\$750	\$2.68	Gross	MTM
22	Vardges Yeghiazaryan	280	\$750	\$2.68	Gross	MTM
23	Beauty Cocktail	280	\$750	\$2.68	Gross	MTM
24	Well Centre Home Health Care, Inc.	740	\$1450	\$1.96	Gross	MTM
25	Beauty Mix Distribution	980	\$1800	\$1.84	Gross	MTM
26	Prime Care Hospice, Inc.	1200	\$1700	\$1.42	Gross	MTM
27	US Central Home Health Care, Inc.	280	\$750	\$2.68	Gross	MTM
28	R.D. Accounting	280	\$750	\$2.68	Gross	MTM
29	Hakob Minasyan	280	\$750	\$2.68	Gross	MTM
30	Susan Moutafyan	670	\$910	\$1.36	Gross	MTM
30 B	Susan Moutafyan	280	\$590	\$2.11	Gross	MTM
31	Life Benefits Insurance Agency	560	\$750	\$1.34	Gross	MTM
1-C	Safe Care Home Health, Inc.	280	\$750	\$2.68	Gross	MTM
Total			\$32,300	\$2.39		

FINANCIAL OVERVIEW

Pricing Details

Price	\$6,180,000
Price Per Sq Ft	\$400
Price per Land SF	\$345
Gross Leasable Area	15,458
Lot Size (Combined)	17,874 SF / 0.41 AC
Year Built	1974

Owner User Loan Scenario

Loan Amount	\$5,562,000
Down Payment	\$618,000
Interest Rate	6%
Monthly Payment	\$32,300
Annual Payment	\$387,600
Amortization	30

Note: Applicable to qualifying owner users occupying 51% or more of the usable building area with their business. Interest rates and terms subject to change.

	Monthly	Annual
Gross Rental Income	\$32,000	\$384,000

Expenses	Monthly	Annual
Electric/Water	\$3,000	\$36,000
Garbage	\$660	\$7,920
Fire Extinguisher Service	\$10	\$120
Landscaping	\$400	\$4,800
Maintenance	\$1,200	\$14,400
Insurance	\$458	\$5,500
Repairs	\$200	\$2,400
Property Tax*	\$6,437.50	\$77,250
Total Expense	\$13,565	\$162,780

Net Income		\$221,220
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*Property Tax calculated at 1.25% of list price

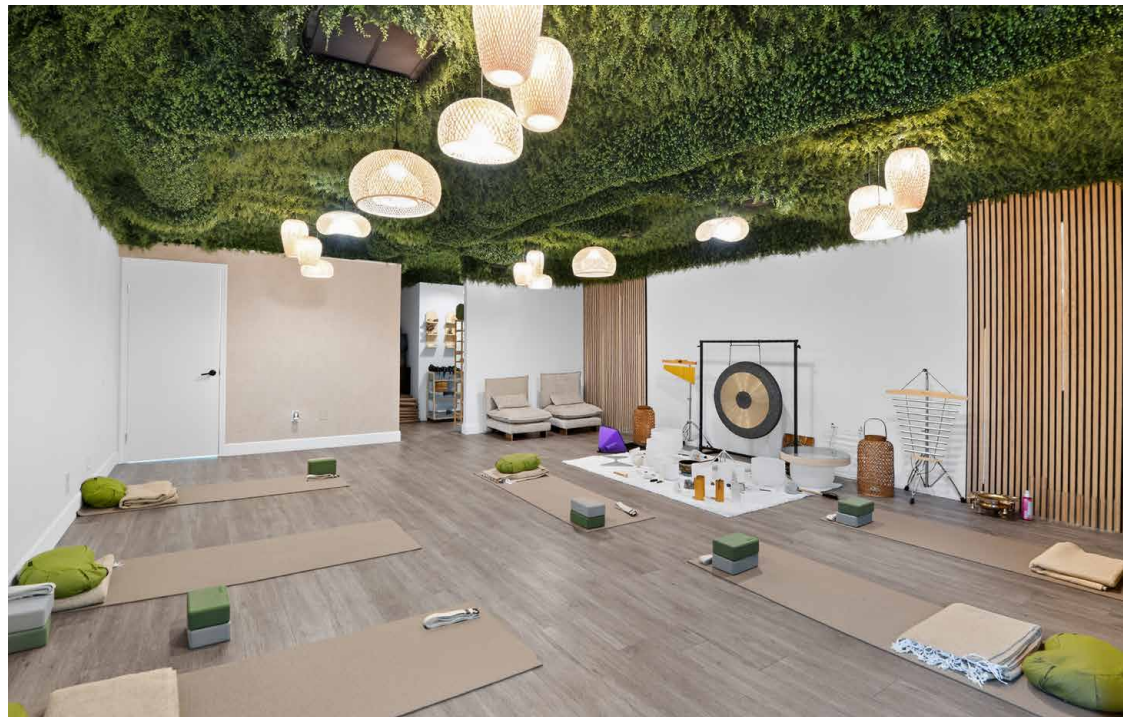
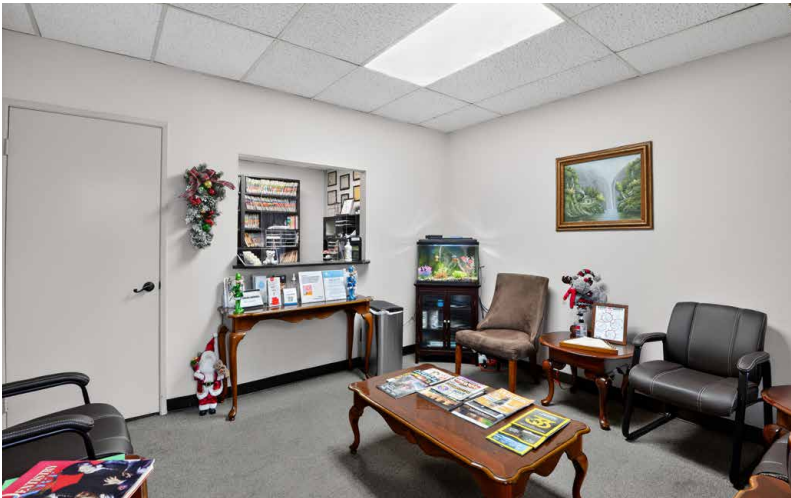
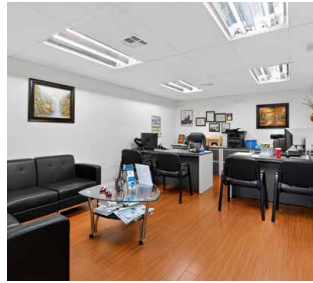
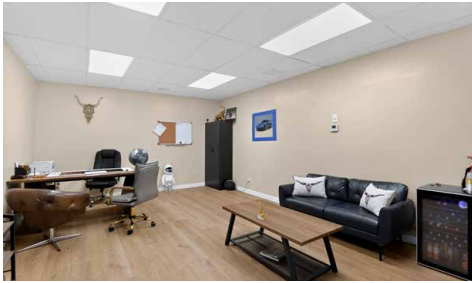
FLOOR PLAN



TOTAL: 8114 sq. ft
 1st floor: 8114 sq. ft
 EXCLUDED AREAS: STORAGE: 125 sq. ft, OPEN TO BELOW: 154 sq. ft, WALLS: 232 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PHOTOS



DEMOGRAPHICS

1-Mile Radius

Population	60,000
Average Household Income	\$110,000
Daytime Population (Residents + Employees/Visitors)	45,000
Median Age	36 years
Average Household Size	2.5

3-Mile Radius

Population	225,000
Average Household Income	\$105,000
Daytime Population (Residents + Employees/Visitors)	170,000
Median Age	37 years
Average Household Size	2.6

5-Mile Radius

Population	610,000
Average Household Income	\$98,000
Daytime Population (Residents + Employees/Visitors)	450,000
Median Age	38 years
Average Household Size	2.7



GLENDALE, CA



POSITIONED AT THE HEART OF THE HIGHLY DESIRABLE Tri-Cities submarket of Los Angeles, Glendale offers the perfect blend of urban accessibility and suburban quality of life. With immediate access to major freeways, a strong retail and office base, and a stable, affluent residential trade area, Glendale is one of the Southland's most business-friendly communities — ideal for retail, hospitality, medical, professional office, and creative-service users.

Glendale combines strong consumer purchasing power, excellent daytime traffic, and a sought-after lifestyle environment. The city's dynamic mix of national retailers, independent boutiques, restaurants, and entertainment anchors — together with proximity to major studio campuses in nearby Burbank and downtown Los Angeles — creates consistent footfall and daytime demand for a wide range of commercial uses. Glendale's neighborhoods support strong retail and service demand, with household incomes and discretionary spending above many nearby submarkets.

Attractive Business Market

- Affluent, stable consumer base. Glendale's neighborhoods support strong retail and service demand, with household incomes and discretionary spending above many nearby submarkets.
- Tourism & leisure draw. Americana at Brand, historic Brand Boulevard, and an active restaurant scene generate both local and regional visitation.
- Excellent accessibility. Close to the 134, 2 and 210 freeways and minutes from Burbank-Bob Hope Airport; solid local transit options increase walk-and-drive trade.
- High daytime demand. Proximity to Burbank's studios, downtown LA, and local medical/office campuses means consistent daytime populations — perfect for lunch, convenience retail, and personal services.
- Strong tenant mix & leasing fundamentals. A balanced market of national anchors, local operators, and service-oriented businesses supports leasing stability.

S Central Ave

- Prominent retail corridors (Brand Blvd, Glendale Galleria / Americana at Brand) within minutes.
- Dense residential neighborhoods providing evening and weekend demand.
- Nearby office and studio employment nodes supplying steady weekday traffic.
- On-site parking and visibility (27 parking stalls / 68 SF of frontage on S Central)

AERIAL MAP



SITE MAP



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NAI Capital

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