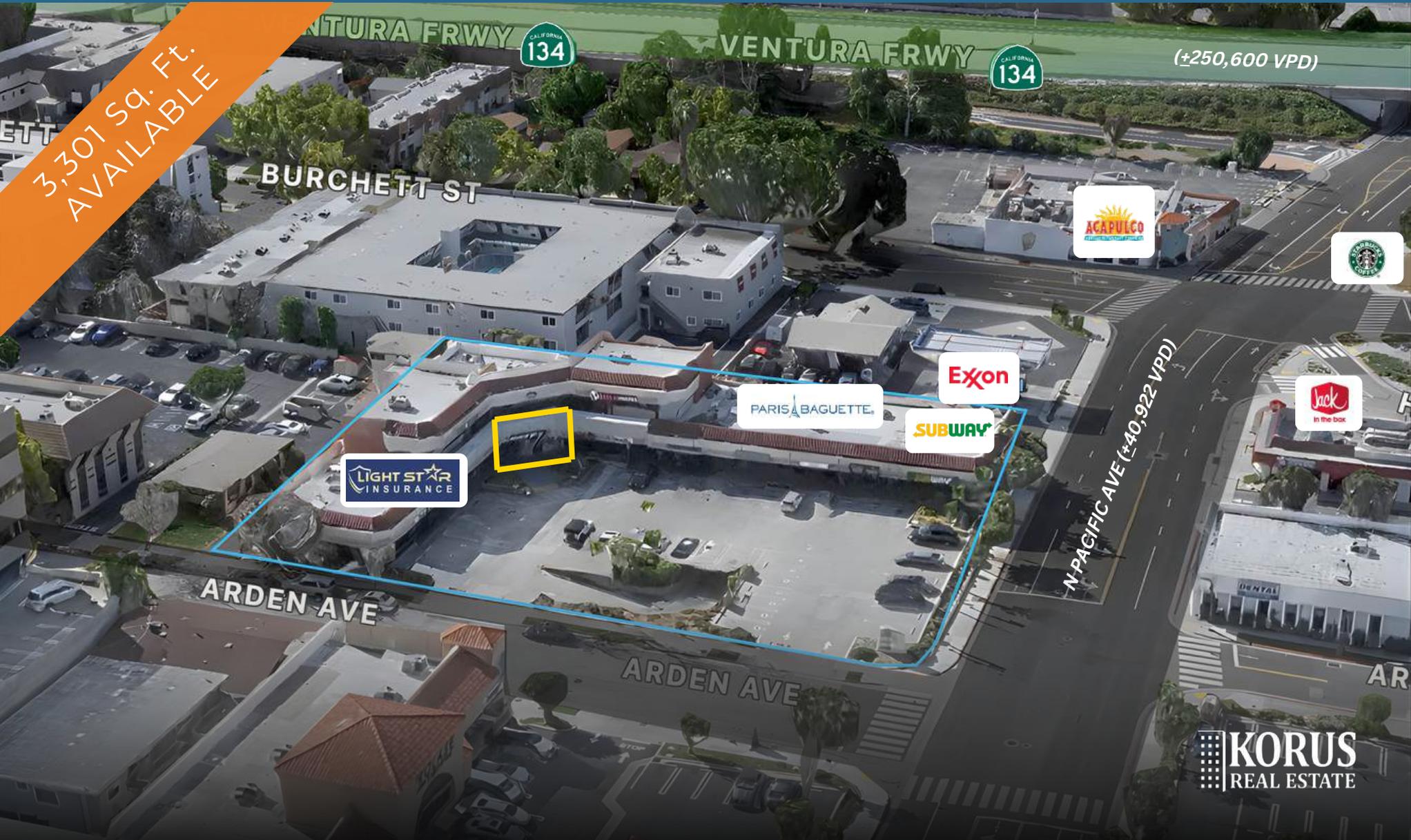


SECOND GENERATION RESTAURANT SPACE - FOR LEASE

818 N PACIFIC AVE

GLENDALE, CA 91203

3,301 Sq. Ft.
AVAILABLE

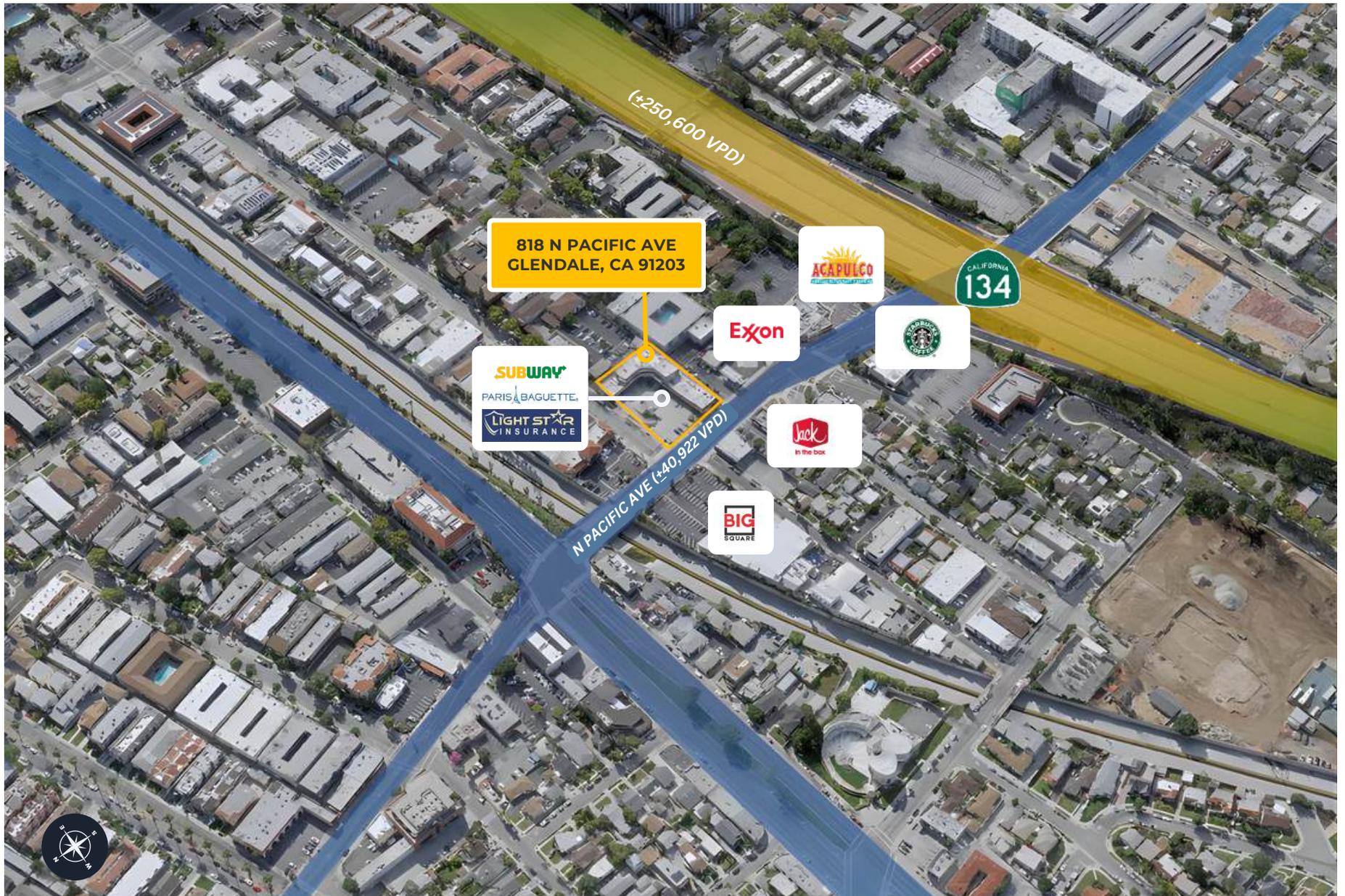


(+250,600 VPD)

N PACIFIC AVE (+40,922 VPD)

KORUS
REAL ESTATE

AERIAL MAP



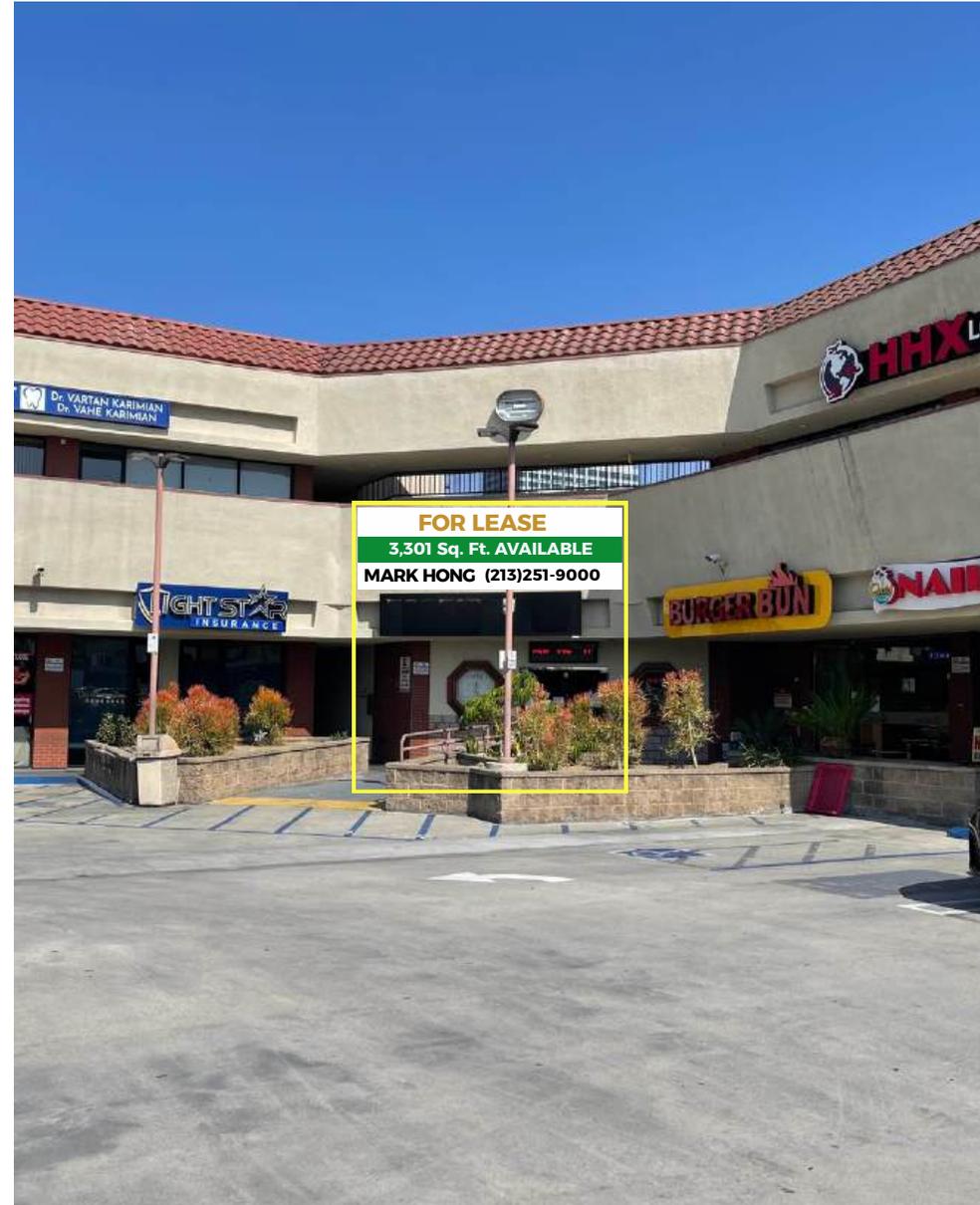
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

818 N PACIFIC AVE, GLENDALE, CA 91203

PROPERTY INFORMATION

ADDRESS	818 N Pacific Ave, Glendale, CA 91203
LEASE PRICE	\$2.75 + NNN
AVAILABILITY	3,301 Sq. Ft.
BUILDING SIZE	15,644 Sq. Ft.
LAND SIZE	38,768 Sq. Ft.
BUILT	1989
PARKING	82 Spaces Combined (41 Subterranean Garage Parking Spaces) (41 First Floor Parking Spaces)
WALK SCORE	Walker's Paradise (92)
TRANSIT SCORE	Good Transit (51)
DEMOGRAPHICS	198,485 Population w/i a 3-mile radius \$100,640 Average HH Income w/i a 3-mile radius

CO-TENANCY



PROPERTY IMAGES



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818 N PACIFIC AVE, GLENDALE, CA 91203

PROPERTY IMAGES

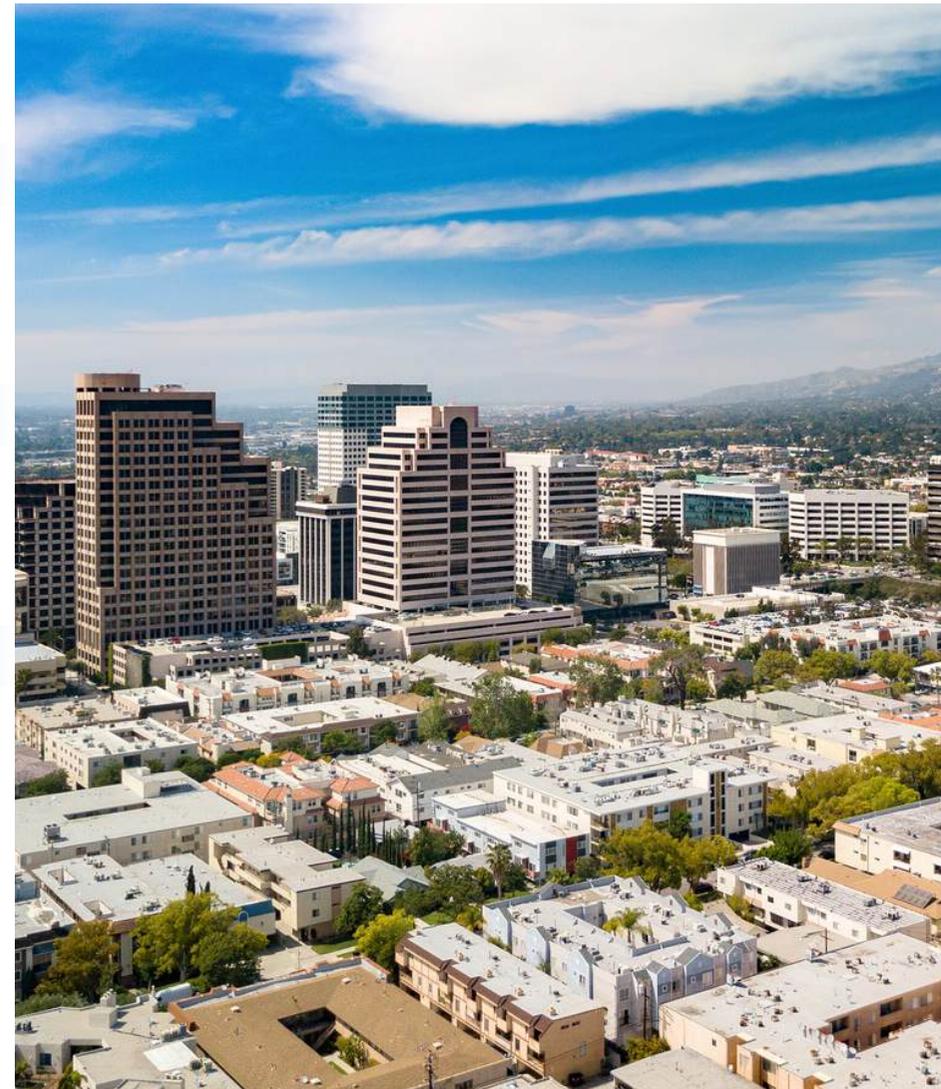


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818 N PACIFIC AVE, GLENDALE, CA 91203

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2024 Estimated Population	49,864	198,485	485,880
2029 Projected Population	48,234	191,426	470,113
2020 Census Population	52,019	209,965	506,268
Households			
2024 Estimated Households	20,802	78,618	196,693
2029 Projected Households	20,076	75,633	189,864
2020 Census Households	21,873	83,915	206,670
Income			
2024 Estimated Average Household Income	\$100,365	\$100,640	\$112,015
2024 Median Household Income	\$73,722	\$73,501	\$83,113



Mark Hong
CAL DRE 01067529
213-251-9000
markhong@korusre.com



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