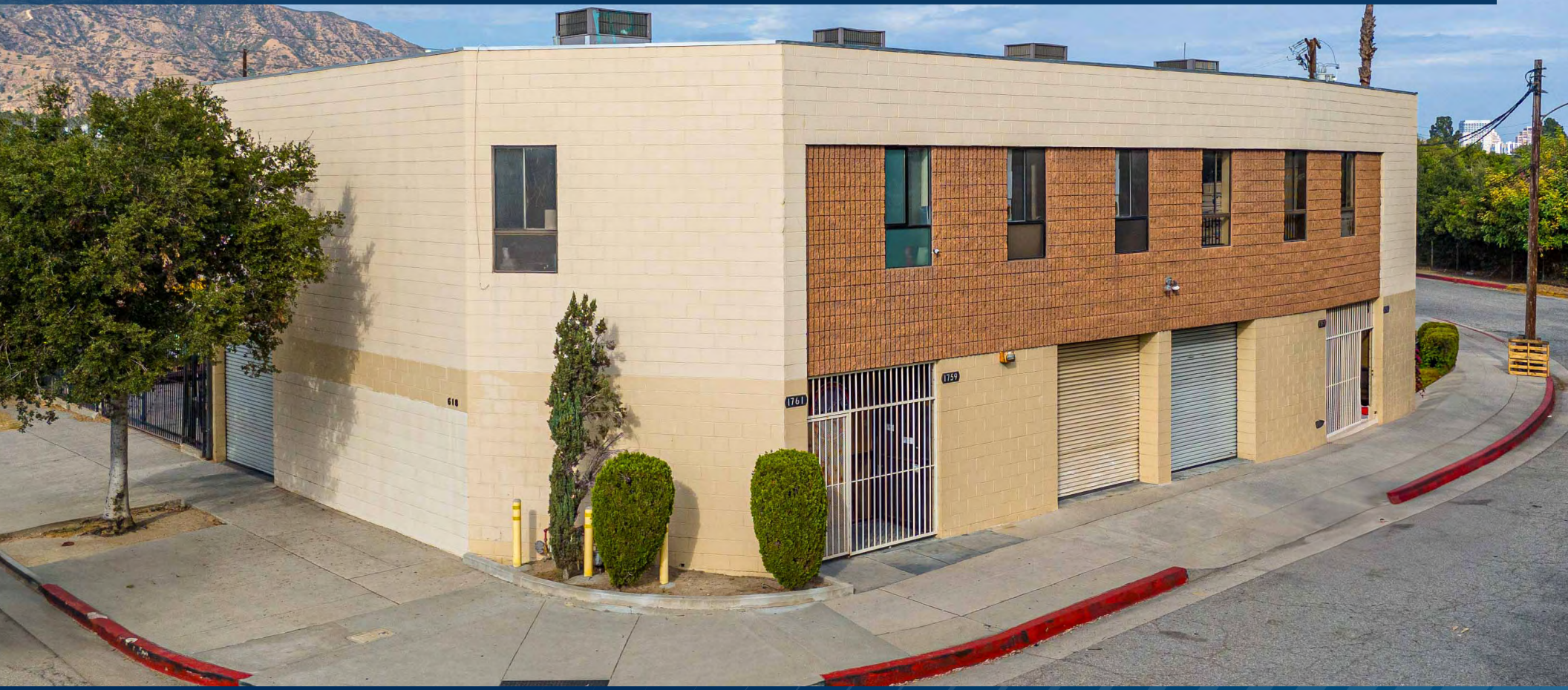
618 THOMPSON AVENUE

GLENDALE, CA 91201



ALEX MATEVOSIAN
BROKER | DRE 02047572
818.482.3830
ALEX@MIGCRES.COM

PATRICK LONG
BROKER | DRE 00983560
818.535.9833
PATRICKL@STEVENSONREALESTATE.COM

MIG COMMERCIAL REAL ESTATE SERVICES, INC

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01 PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

OWNER-USER OR INVESTMENT OPPORTUNITY

ZONING: GLENDALE IND

YEAR BUILT: 1981

4 LOADING DOORS: 9'X9'

ON-SITE PARKING: 4

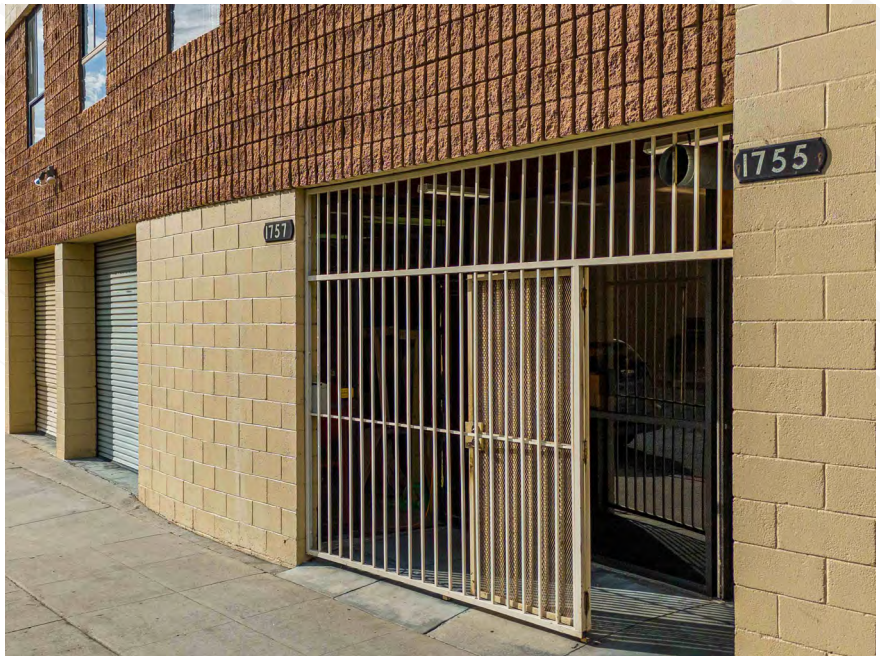
INDUSTRIAL UNITS: 4

BUILDING FEATURES	
Construction Type	Masonry
Power (amps, phase, volts)	100 amps (each unit)
Loading (dock/grade-level doors)	Grade-Level Doors
Parking Count / Ratio	4 striped spaces
Yard / Outdoor Storage	Yes
Roof age/type/warranty	2012
HVAC	Four 2.5 ton HVAC units (2012)
Sprinklers	No
Major capital improvements made in last 10 years	Roof (2012), HVAC Units Skylights throughout ADA-compliant restroom

FLEXIBLE CONFIGURATION FOR SINGLE-USER, MULTI-TENANT, OR PARTIAL OWNER-USER OCCUPANCY

PROPERTY INFORMATION

PROPERTY BASICS	
LIST PRICE	**$1,995,000**
Address	**618 Thompson Ave Glendale CA, 91201**
APN	5624-026-001
Zoning	Glendale IND
Year Built/Renovated	1981
Lot Size (SF)	5,689 SF
Building Size (SF)	4,502 SF (per building plans)
Industrial Units	4



Buyer to independently verify zoning, unit count, square footage, lot size, and development potential. Information deemed reliable but not guaranteed.

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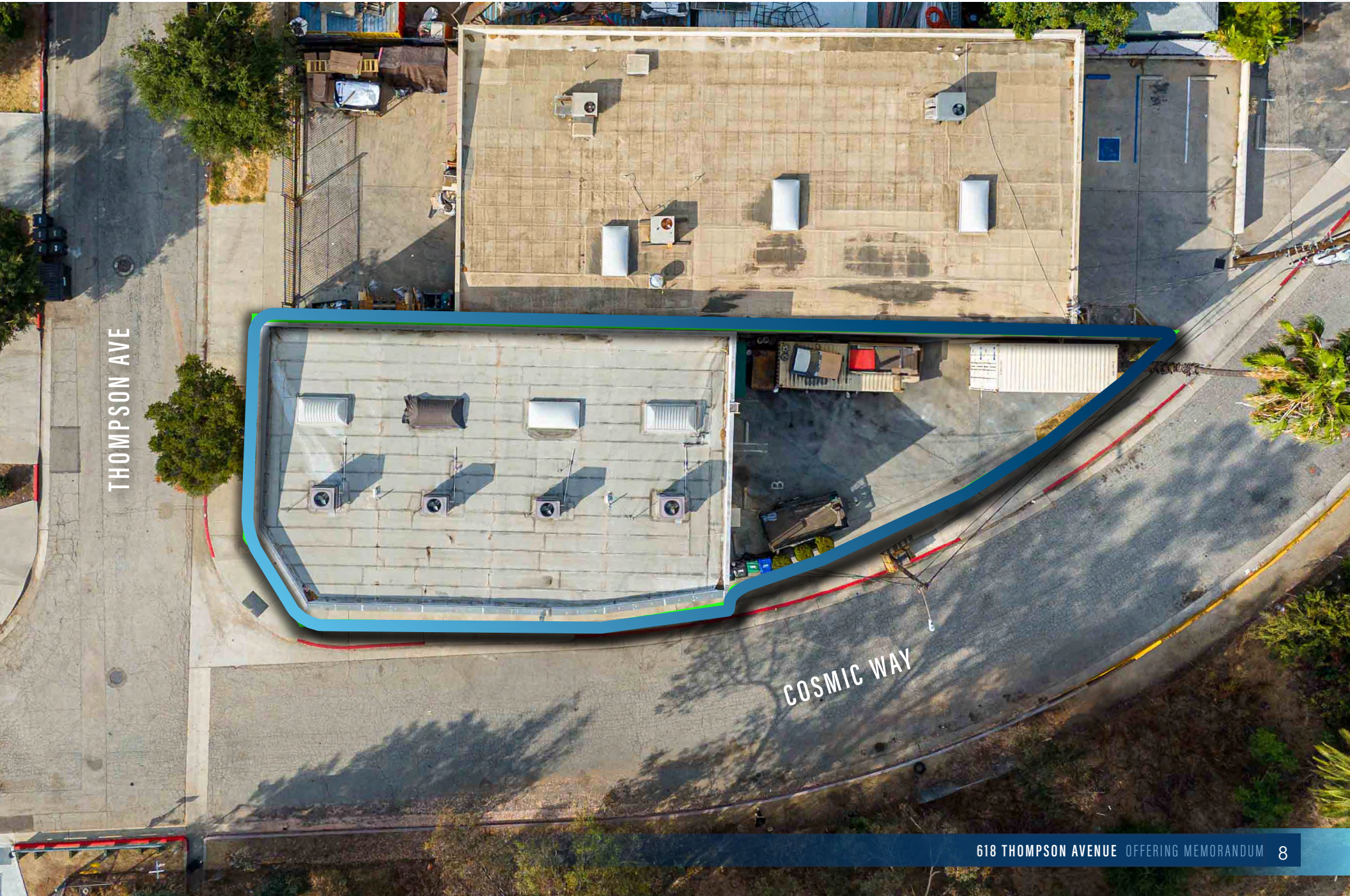
02

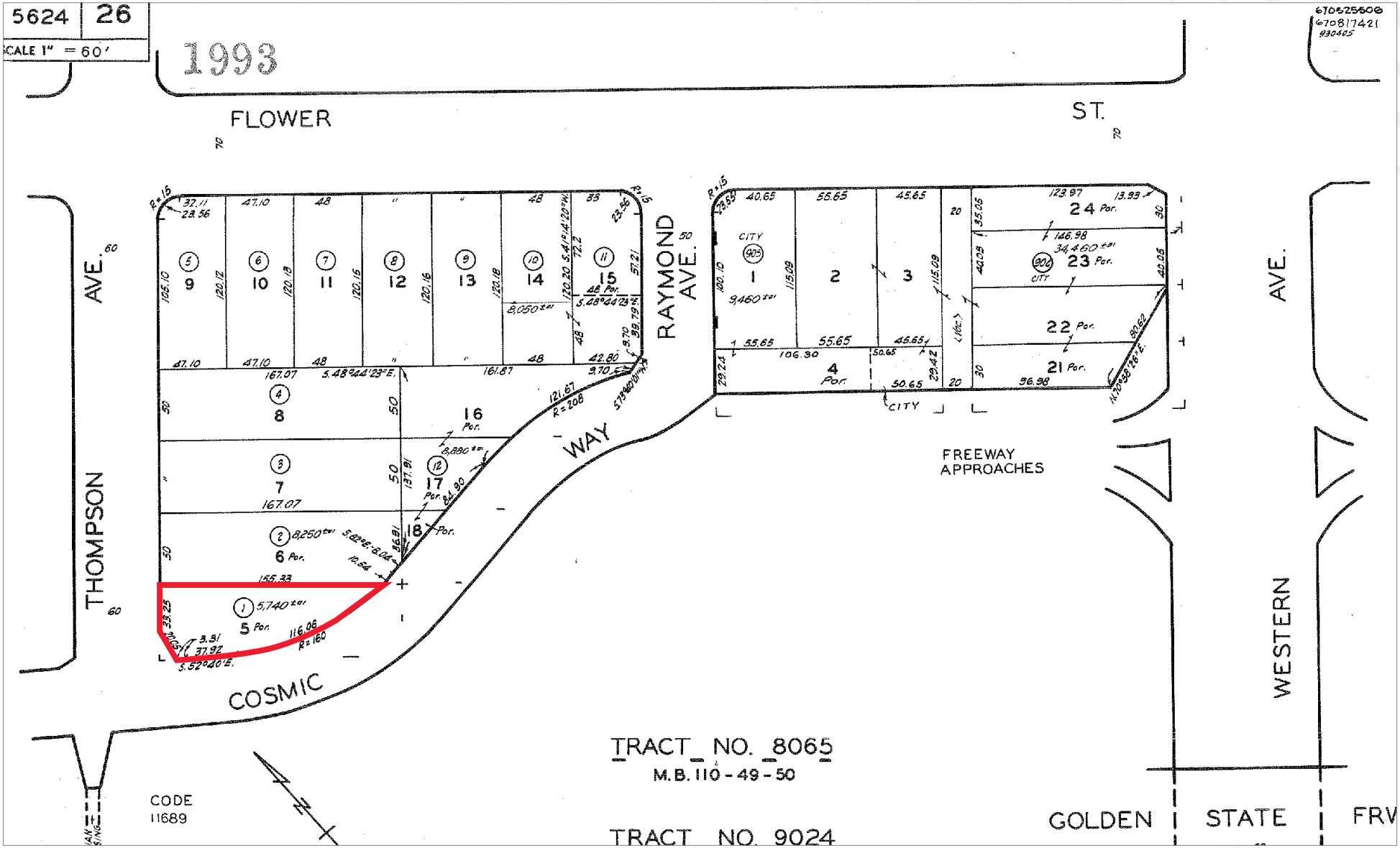
AERIALS

AERIAL VIEW

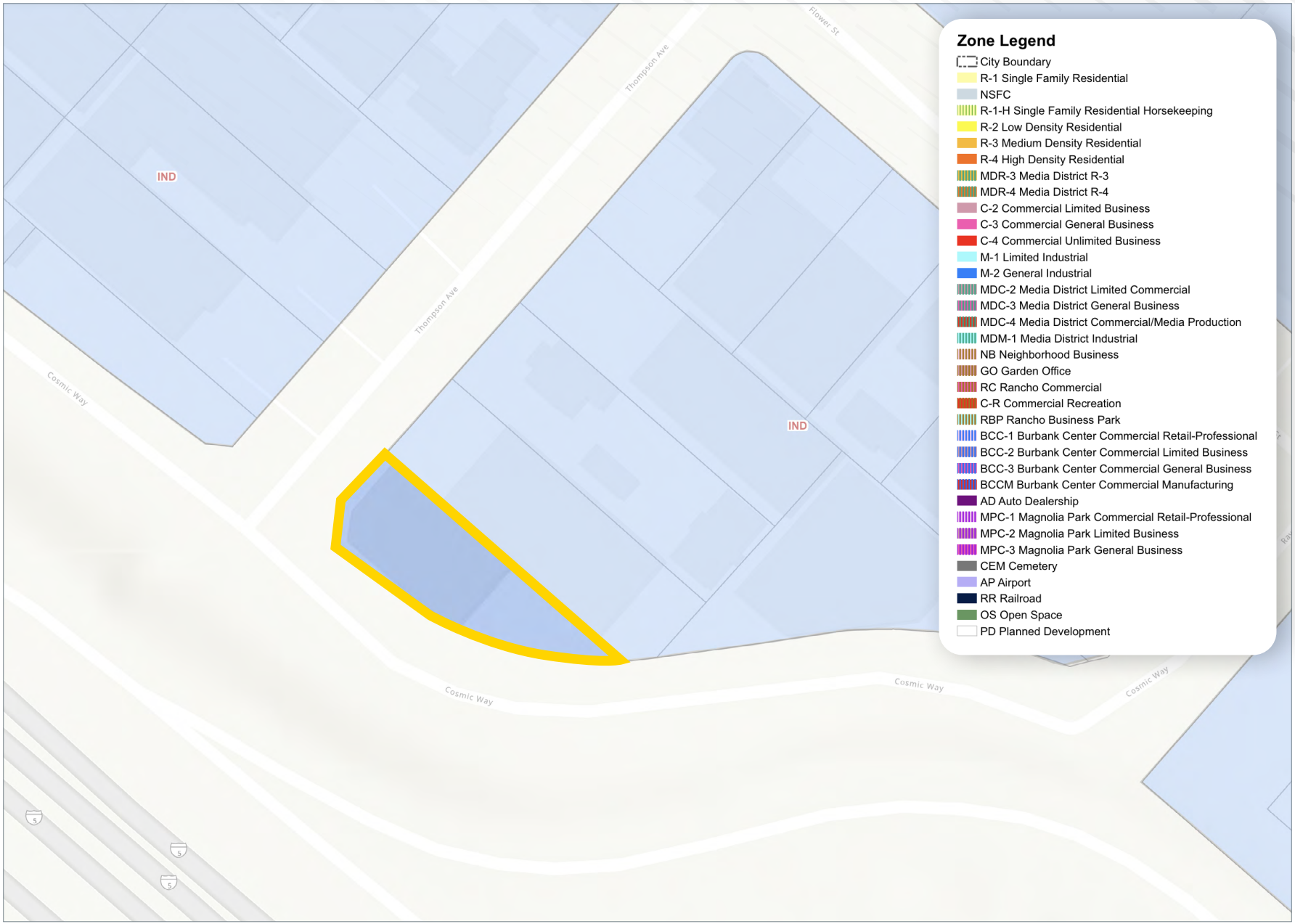
AERIAL VIEW



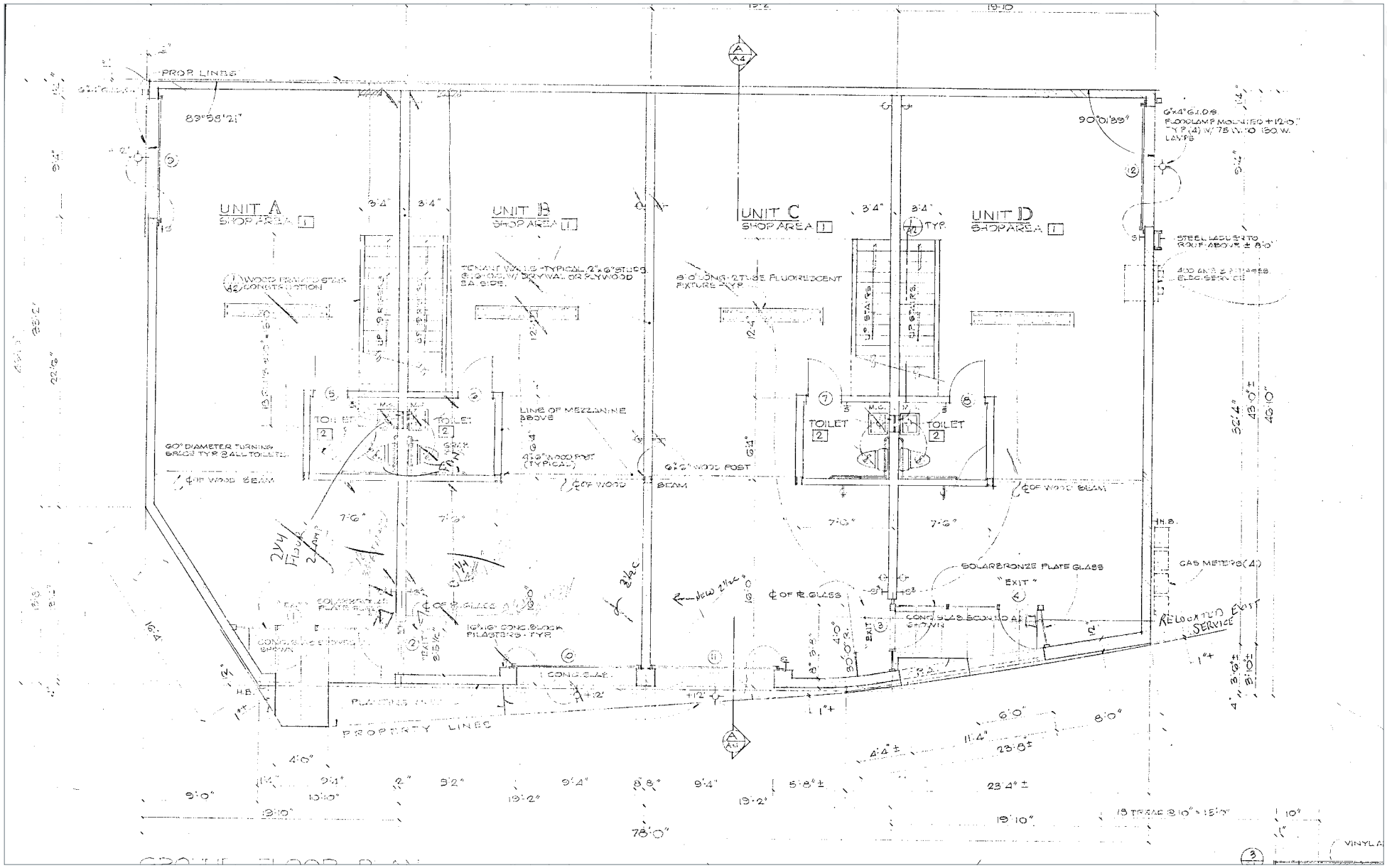
PLAT MAP


5624
26
SCALE 1" = 60'
1993
FLOWER
ST.
THOMPSON
AVE.
RAYMOND
AVE.
WESTERN
AVE.
COSMIC
WAY
FREEWAY
APPROACHES
TRACT NO. 8065
M.B. 110-49-50
TRACT NO. 9024
CODE
11689
GOLDEN
STATE
FRW

ZONING MAP

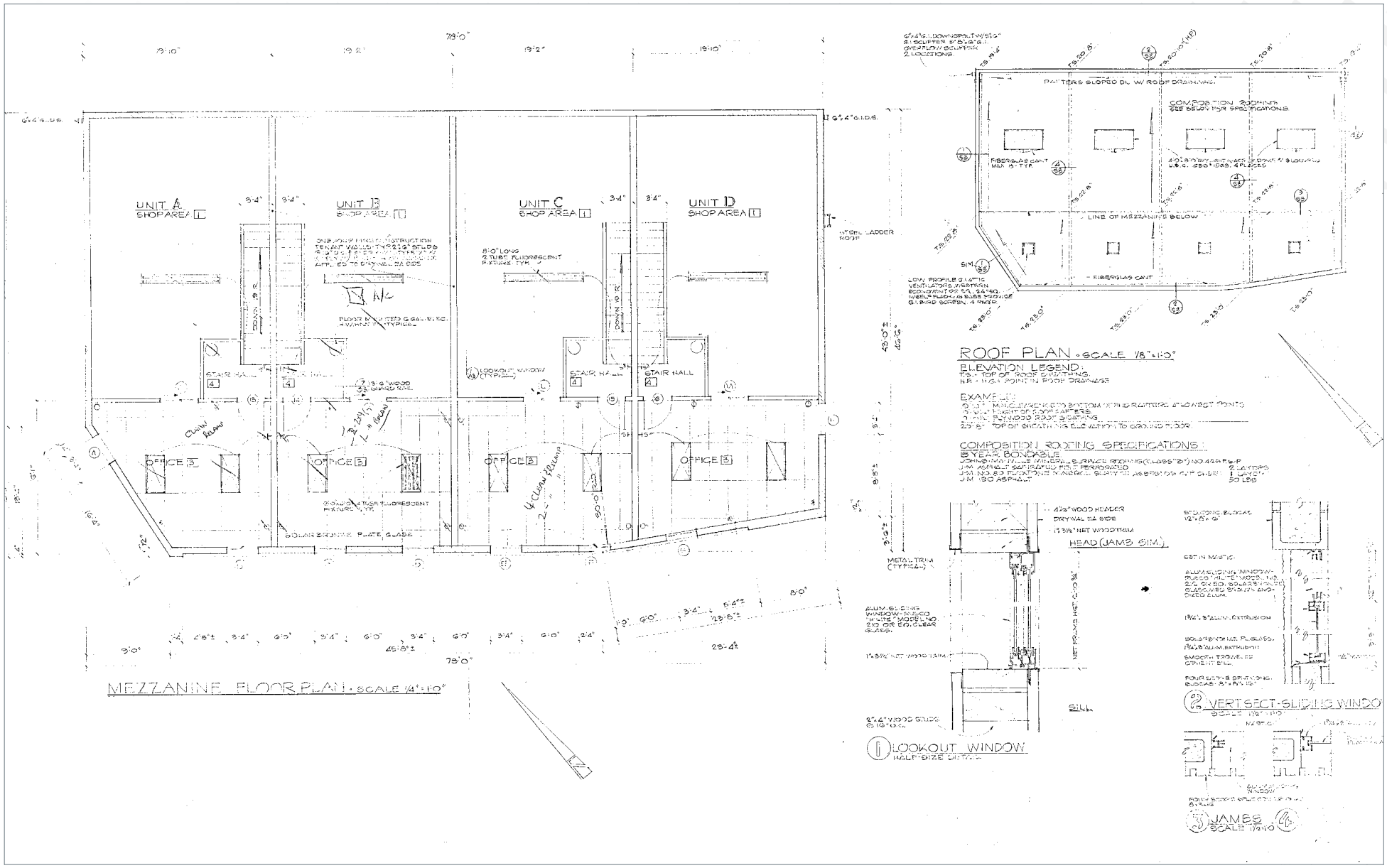

Zone Legend
City Boundary
R-1 Single Family Residential
NSFC
R-1-H Single Family Residential Horsekeeping
R-2 Low Density Residential
R-3 Medium Density Residential
R-4 High Density Residential
MDR-3 Media District R-3
MDR-4 Media District R-4
C-2 Commercial Limited Business
C-3 Commercial General Business
C-4 Commercial Unlimited Business
M-1 Limited Industrial
M-2 General Industrial
MDC-2 Media District Limited Commercial
MDC-3 Media District General Business
MDC-4 Media District Commercial/Media Production
MDM-1 Media District Industrial
NB Neighborhood Business
GO Garden Office
RC Rancho Commercial
C-R Commercial Recreation
RBP Rancho Business Park
BCC-1 Burbank Center Commercial Retail-Professional
BCC-2 Burbank Center Commercial Limited Business
BCC-3 Burbank Center Commercial General Business
BCCM Burbank Center Commercial Manufacturing
AD Auto Dealership
MPC-1 Magnolia Park Commercial Retail-Professional
MPC-2 Magnolia Park Limited Business
MPC-3 Magnolia Park General Business
CEM Cemetery
AP Airport
RR Railroad
OS Open Space
PD Planned Development
IND
IND
Thompson Ave
Thompson Ave
Flower St
Cosmic Way
Cosmic Way
Cosmic Way
Cosmic Way

FLOOR PLANS

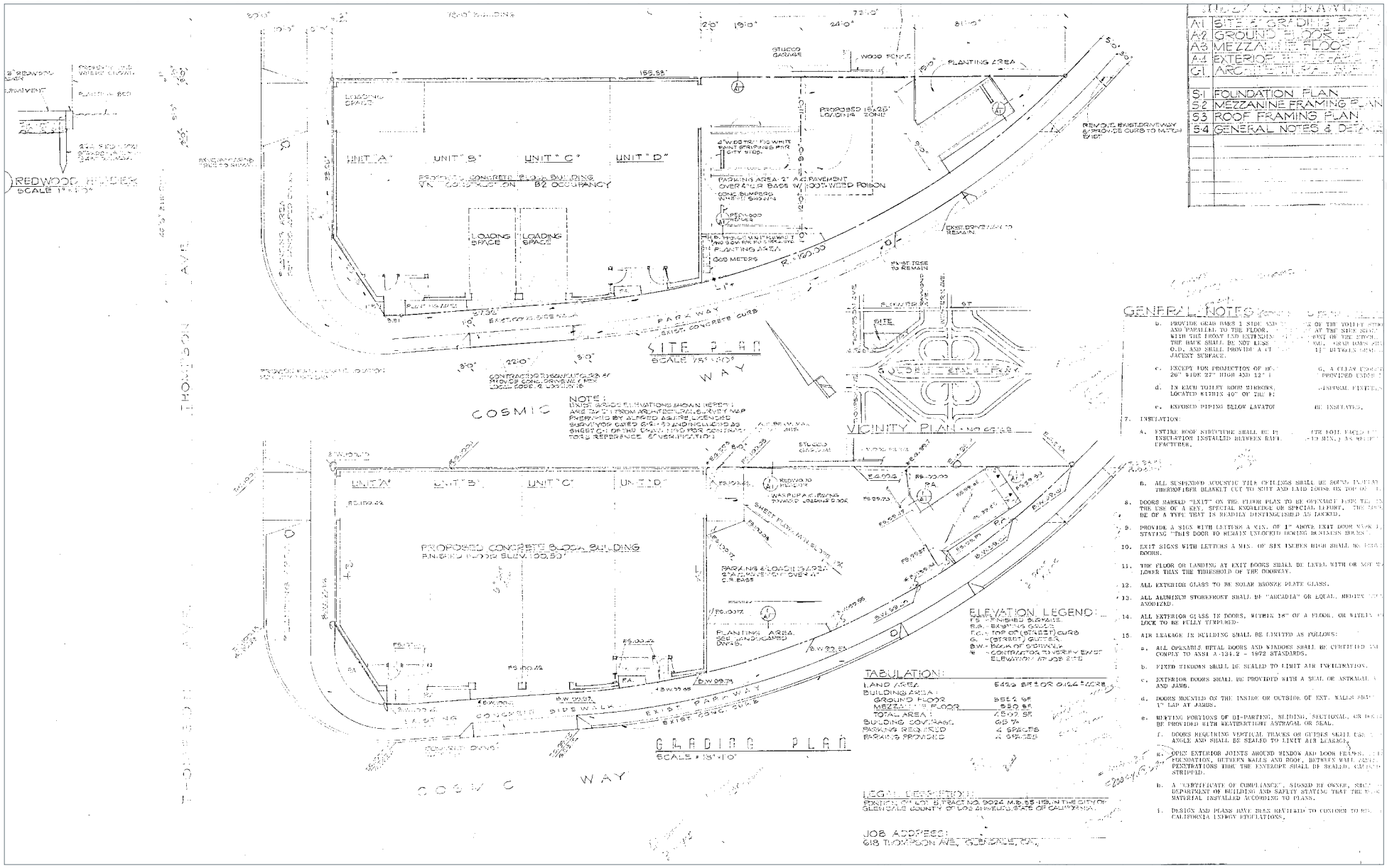


PROP. LINES
UNIT A
SHOP AREA 1
UNIT B
SHOP AREA 1
UNIT C
SHOP AREA 1
UNIT D
SHOP AREA 1
TOILET 2
TOILET 2
TOILET 2
TOILET 2
LINE OF MEZZANINE ABOVE
60" DIAMETER TURNING SPACE TYP @ ALL TOILETS
SOLARBRONZE PLATE GLASS
"EXIT"
GAS METERS (4)
RELOCATED EXIT SERVICE
PROPERTY LINES

FLOOR PLANS

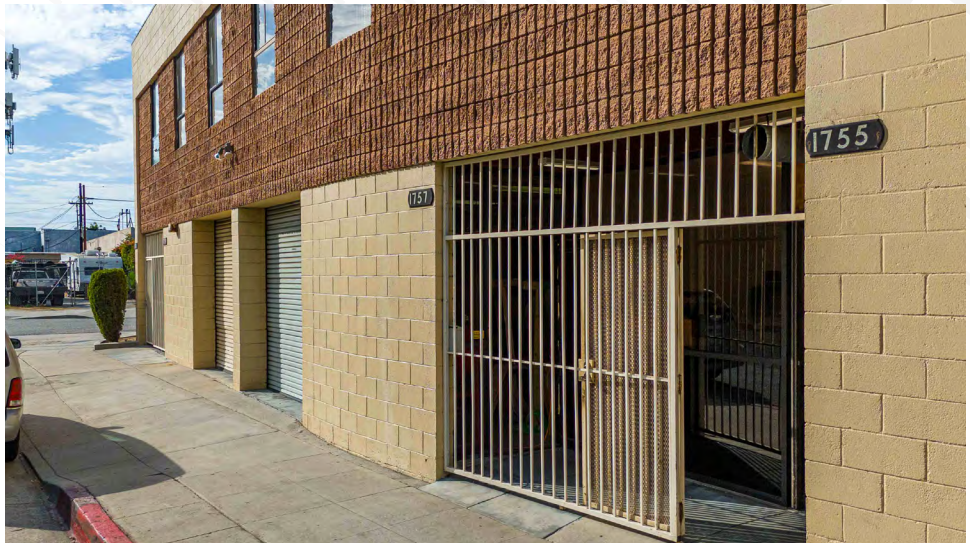

UNIT A
SHOP AREA
UNIT B
SHOP AREA
UNIT C
SHOP AREA
UNIT D
SHOP AREA
STAIR HALL
OFFICE
MEZZANINE FLOOR PLAN - SCALE 1/4"=1'-0"
ROOF PLAN - SCALE 1/8"=1'-0"
LINE OF MEZZANINE BELOW
COMPOSITION ROOFING
HEAD (JAMB SIM.)
SILL
LOOKOUT WINDOW
VERT SECT-SLIDING WINDO
JAMBS

FLOOR PLANS



A-1 SITE & GRADING PLAN
A-2 GROUND FLOOR PLAN
A-3 MEZZANINE FLOOR PLAN
A-4 EXTERIOR ELEVATIONS
S-1 FOUNDATION PLAN
S-2 MEZZANINE FRAMING PLAN
S-3 ROOF FRAMING PLAN
S-4 GENERAL NOTES & DETAILS
REDWOOD HEADER
SCALE 1"=1'-0"
UNIT "A"
UNIT "B"
UNIT "C"
UNIT "D"
PROPOSED CONCRETE BLOCK BUILDING
LOADING SPACE
PLANTING AREA
PARKING AREA
SITE PLAN
SCALE 1/8"=1'-0"
COSMIC WAY
THOMPSON AVE
VICINITY PLAN
GRADING PLAN
SCALE = 1/8"=1'-0"
ELEVATION LEGEND:
TABULATION:
LAND AREA
BUILDING AREA
GROUND FLOOR
MEZZANINE FLOOR
TOTAL AREA
BUILDING COVERAGE
PARKING REQUIRED
PARKING PROVIDED
LEGAL DESCRIPTION:
JOB ADDRESS:
618 THOMPSON AVE, GLENDALE, CA.
GENERAL NOTES

PROPERTY PHOTOS



CONCEPTUAL RENDERINGS

The images shown are conceptual renderings created for illustrative purposes only. They do not represent existing conditions or approved plans. Buyers should independently verify all development potential, permits, and applicable zoning requirements."

AMENITIES MAP

03 LOCATION OVERVIEW

GLENDALE, CA

Strategically located at **618 Thompson Avenue, Glendale, CA 91201**, this industrial property offers a highly desirable footprint in Grandview, one of Glendale's premier commercial corridors. Positioned along the San Fernando Road / Glenoaks Boulevard industrial pocket, this location provides a distinct leasing advantage for commercial investors and operators, combining exceptional walkability with rapid regional connectivity.

UNMATCHED ACCESSIBILITY

- Direct Freeway Access: Situated just minutes from Highway 134 and Interstate 5. This central positioning ensures seamless east-west and north-south logistics and commuting flows, providing businesses, employees, and clients with rapid connectivity to Downtown Los Angeles, Burbank, and the broader San Fernando Valley.
- Public Transportation & Walkability: The property boasts an impressive "Very Walkable" lifestyle score, allowing tenants and staff to accomplish daily errands, dining, and banking on foot. It is also supported by nearby transit routes and is located less than 3 miles from the Glendale Metrolink Station, connecting the local workforce to the wider Southern California transit network.
- Regional Airport Proximity: Located approximately 10 miles from Hollywood Burbank Airport (BUR), the site offers unparalleled convenience for frequent travelers, executive transport, and entertainment industry professionals, while remaining comfortably outside immediate airport traffic congestion for efficient daily operations.

STRATEGIC INVESTMENT LOCATION

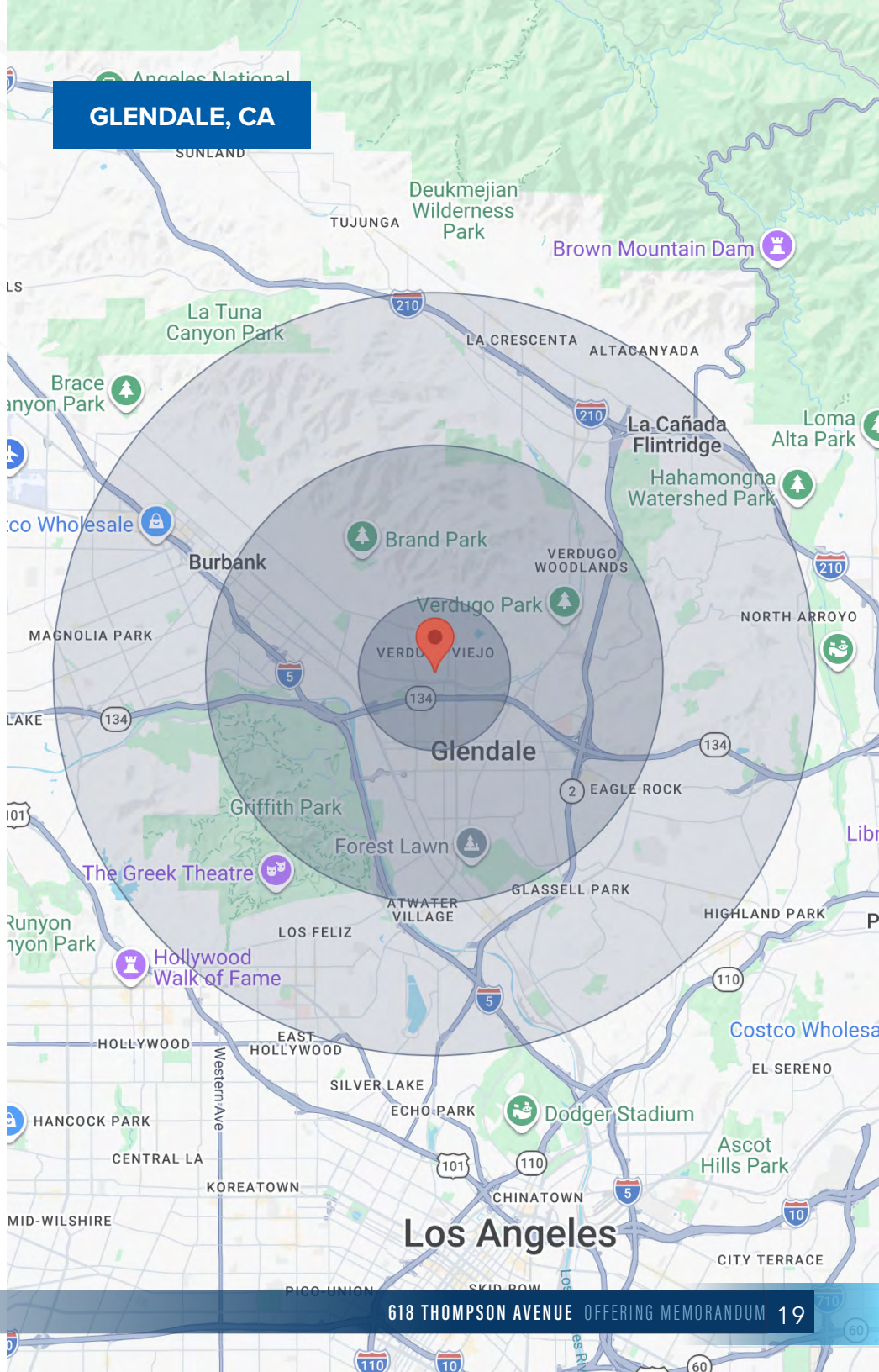
- Zoning & Infrastructure: Designated under Glendale's IND zoning code (Industrial).
- Thriving Local Ecosystem: The property sits within a robust community hub renowned for its top-rated public schools, located less than a mile from Mark Keppel Elementary (rated 9/10), Eleanor J. Toll Middle, and Herbert Hoover High School. The location benefits from the massive professional labor pool of the adjacent Burbank media district, along with immediate access to outdoor recreation at Griffith Park and the Verdugo Mountains.

With its strategic positioning near major freeways, highly functional multi-family layout, and proximity to Southern California's premier retail and media districts, **618 Thompson Avenue** presents an outstanding opportunity for investors seeking a high-demand, logistically superior asset in the Glendale market.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	47,289	201,090	474,153
Daytime Population	23,394	98,260	245,181
Household	19,312	78,611	189,144
Avg. Age	40.8	41.5	41.0
Avg. HH Income	$114,709	$114,226	$136,728
Avg. House Value	$851,282	$1,066,853	$1,238,014

Demographics by American Community Survey



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