

FOR SALE/LEASE - ONE OF A KIND MIXED USE PROPERTY IN GLENDALE, CA



**3720 San Fernando Road
Glendale, CA 91204**

**Lease Rate: \$2.35NNN
Asking price: \$3,795,000**



Emil Akopian, CCIM
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DRE# 01449462



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Alliance Partners

COMMERCIAL REAL ESTATE ADVISORS

889 AMERICANA WAY, #408, GLENDALE, CA 91210

David Issaians, CCIM
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Property Information:

3720 San Fernando Road
Glendale, CA 91204

Building Size: +/- 6,736 square feet
Lot Size: +/- 5,113 square feet
Zoning: GLC3
Mix: 5 residential units, one office unit,
one large retail/office space

Potential uses permitted by zoning: Office, retail, medical/
dental office. *(Please confirm use with the City of Glendale
Planning Department.)*

Parking: Dedicated parking in rear as well as street parking



HIGHLIGHTS:

- Unique Glendale asset
- Desirable location with proximity to freeway systems, close to the Americana at Brand, Downtown Glendale, Silverlake, Atwater Village, Eagle Rock, and less than 8 miles from DTLA.
- Space is open concept, very friendly to distanced work environment, easy access, and terrific main street exposure.



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Ground floor space photos

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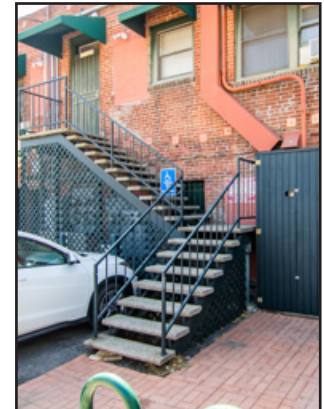
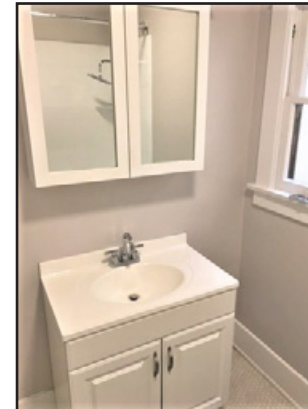
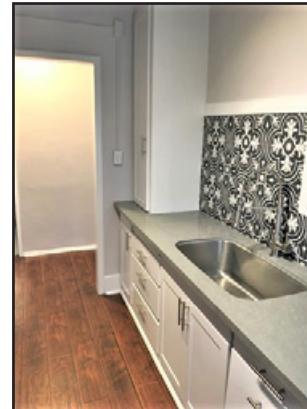
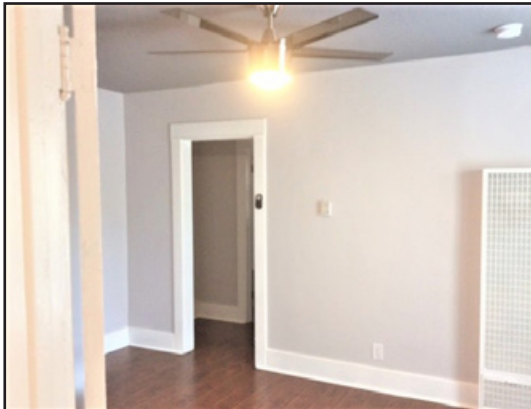
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Residential units/ 2nd floor office photos

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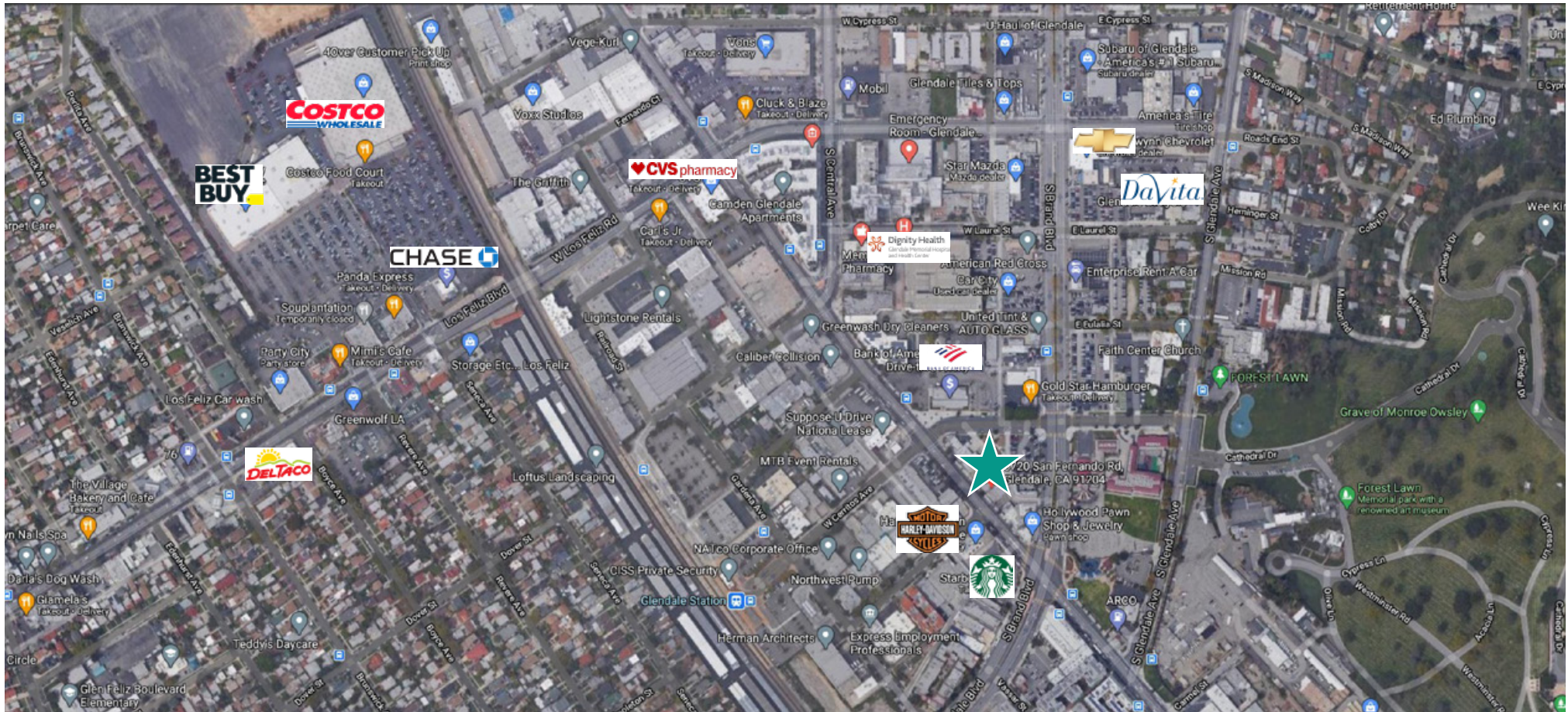
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Map

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3720 SAN FERNANDO ROAD, GLENDALE CA 91204

INCOME AND EXPENSE INFORMATION - CURRENT RENT ROLL

SPACE	UNIT MIX	TENANT	MONTHLY RENT	SEC DEP	MOVE-IN DATE
Office	Mgmt	Winstar	\$600	n/a	*Vacant/close
Retail	Retail/Office	Vacant	Available	-	-
1	2bd/1bth	Residential	\$2,070.00	\$1,000	2/1/2021
2	1bd/1bth	Residential	\$1,675.00	\$2,000	2/1/2021
3	Studio	Residential	\$1,400.00	\$1,000	10/15/2020
4	1bd/1bth	Residential	\$1,756.65	\$2,000	10/24/2017
5	Studio	Residential	\$1,417.75	\$1,000	7/19/2017

TOTAL CURRENT ANNUAL RENT	\$107,033
Other Income	-
Pet Rent annual	\$600
Laundry Income annual	\$350
Total Scheduled Gross Income	\$107,983
OPERATING EXPENSES	ANNUAL
Common Area Cleaning	\$1,200
Property Insurance	\$3,000
Utilities	\$4,000
Property Tax (new at 1.2%)	\$45,540
Total Annual Op Expenses	\$53,740

SBA LOAN SCENARIOS

Owner Occupied Purchase - 10% Down

Purchase Price	\$3,795,000
Down Payment (10% (SBA LOAN))	\$379,500
New Loan**	\$3,415,500
Rate (based on approved credit)	3.50%
Amortization Term	25 years
Monthly Debt Service (estimated)	\$17,099
Existing Net Income Monthly	\$4,520
Cost of Occupancy Monthly	\$12,579
Cost per SF Owner Occupied	\$3.40

Owner Occupied Purchase - 15% Down

Purchase Price	\$3,795,000
Down Payment (15% (SBA LOAN))	\$569,250
New Loan**	\$3,225,750
Rate (based on approved credit)	3.50%
Amortization Term	25 years
Monthly Debt Service (estimated)	\$16,149
Existing Net Income Monthly	\$4,520
Cost of Occupancy Monthly	\$11,629
Cost per SF Owner Occupied	\$3.14

Owner Occupied Purchase - 20% Down

Purchase Price	\$3,795,000
Down Payment (20% (SBA LOAN))	\$759,000
New Loan**	\$3,036,000
Rate (based on approved credit)	3.50%
Amortization Term	25 years
Monthly Debt Service (estimated)	\$15,199
Existing Net Income Monthly	\$4,520
Cost of Occupancy Monthly	\$10,679
Cost per SF Owner Occupied	\$2.89

*Proforma Rent for Winstar will be vacant at the close. **All SBA Fees Waived. SBA will provide 3 months of free payments up to \$9,000 per month.



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