

# 550 @ The Brand

550 N Brand Blvd., Glendale CA 91203



**PEAK**  
COMMERCIAL

# THE SPACE

Location	550 N Brand Blvd., Glendale, CA, 91203
COUNTY	Los Angeles
Square Feet	3,800 SF

**Notes** Short 2 Year Sublease

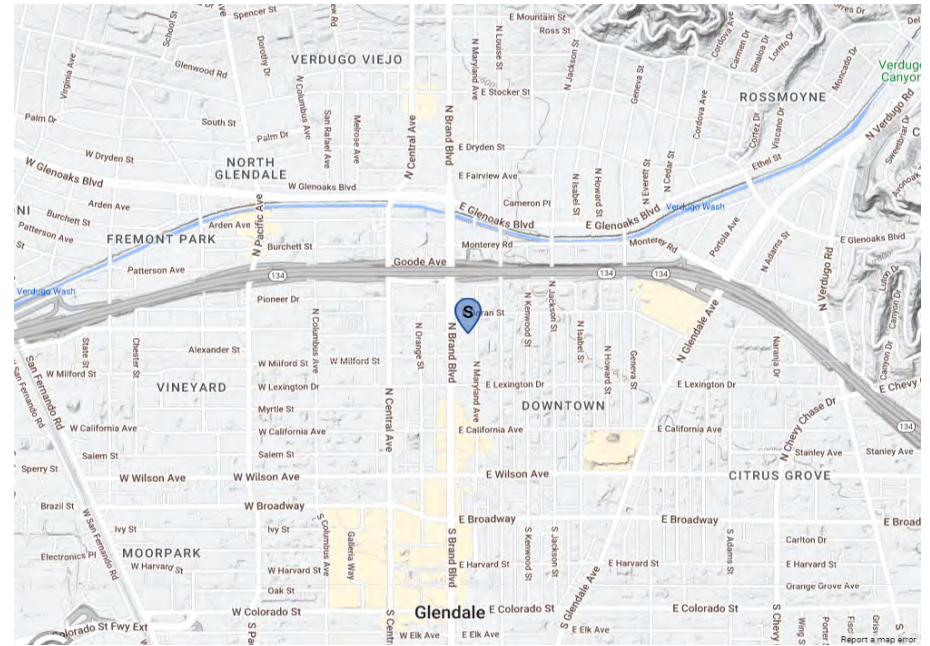
## PROPERTY FEATURES

BUILDING SF	302,119
TYPICAL FLOOR	18,072
LAND SF	61,420
LAND ACRES	1.41
YEAR BUILT	1987
ZONING TYPE	C3
BUILDING CLASS	A
NUMBER OF STORIES	21
NUMBER OF BUILDINGS	1
PARKING RATIO	3.00/1,000 SF

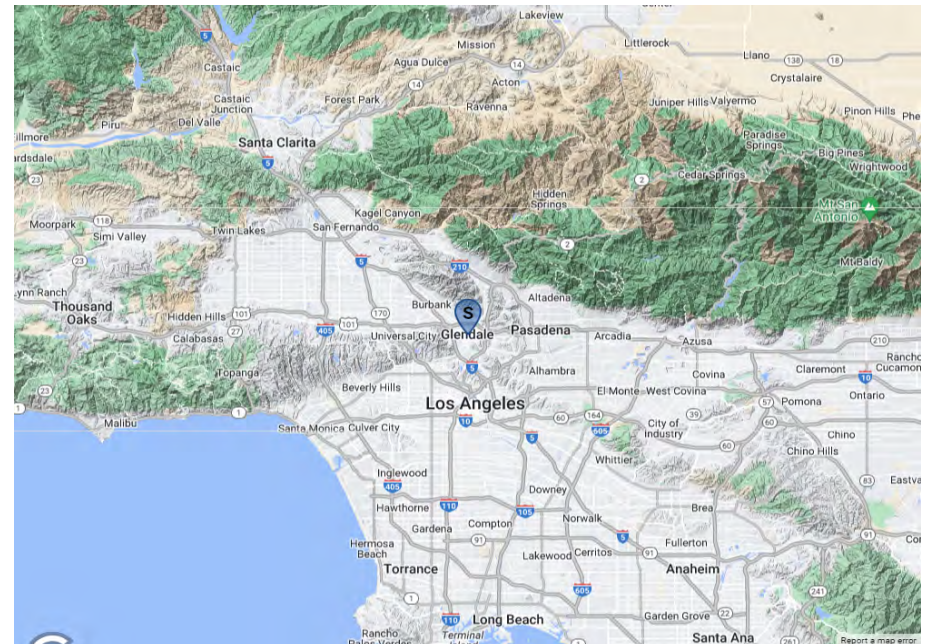
## Highlights

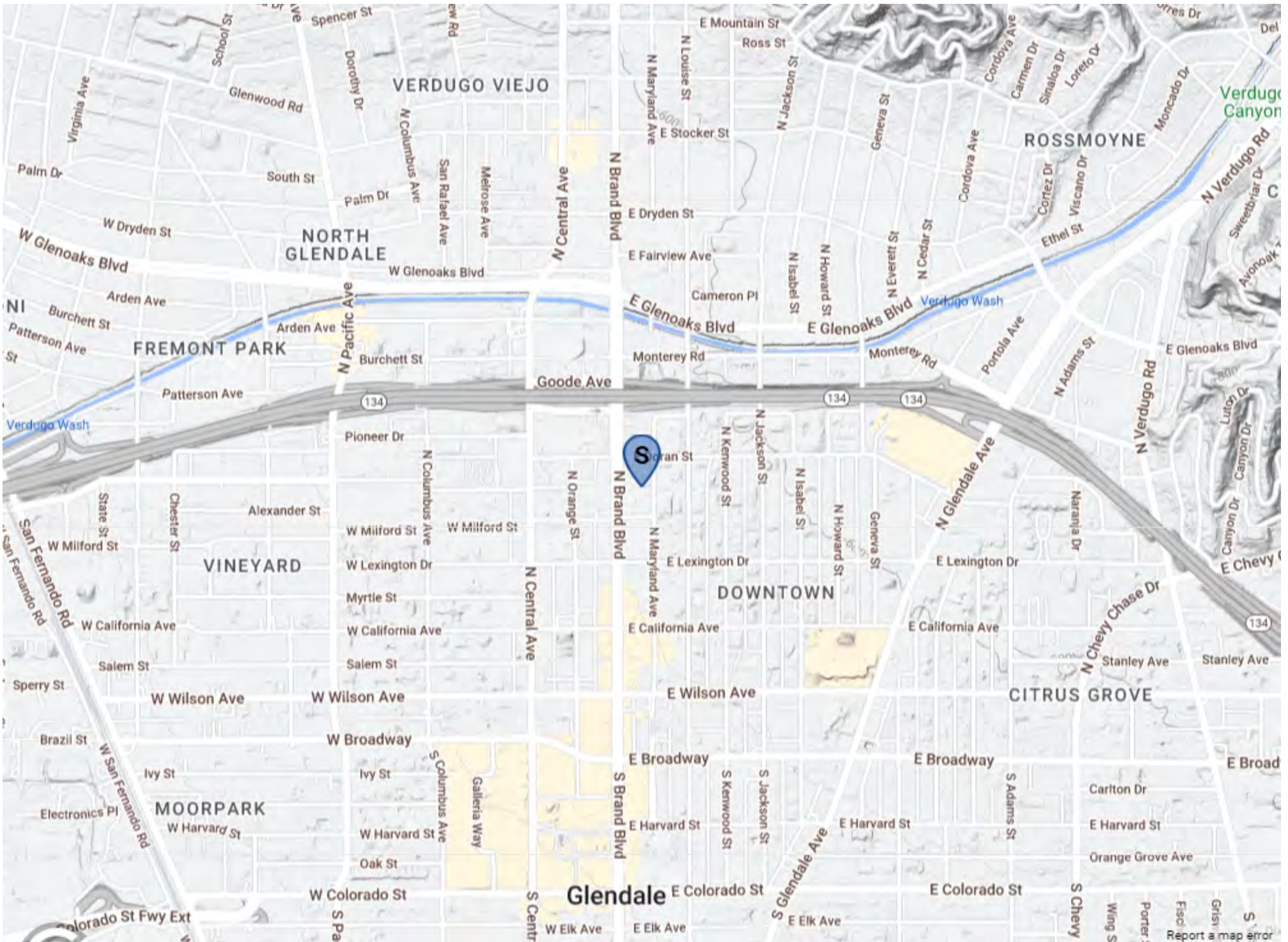
- Unique opportunity to lease a professional office at a great term and rate
- One of the most prestigious professional buildings in Glendale, CA
- Short term 2 Year Sublease w/ Great Rate
- 3,800 SF Law Office beautifully built out w/ a view of the city

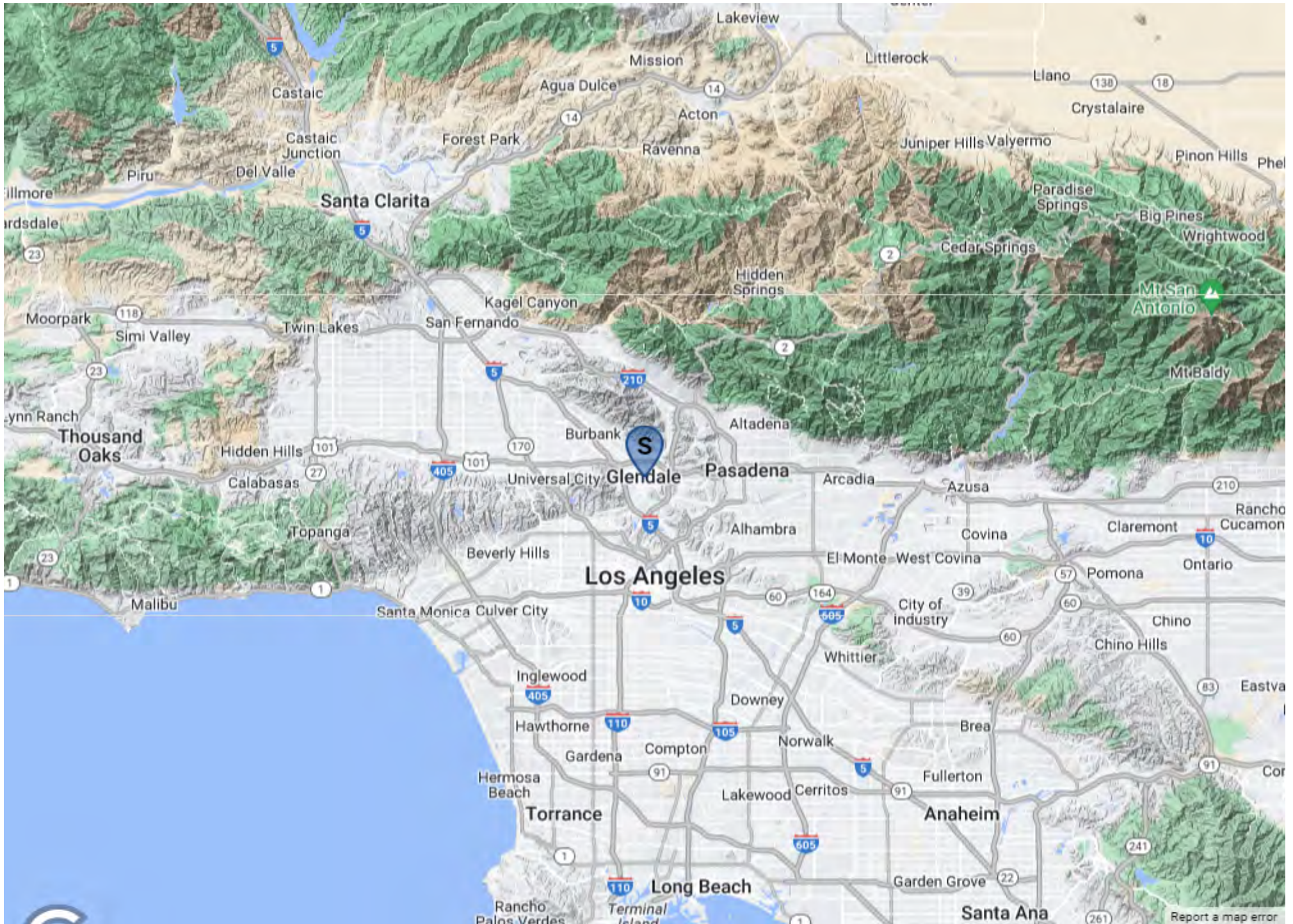
Locator Map



Regional Map









Report a map error





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	58,689	217,164	531,430
2010 Population	59,814	211,089	518,162
2022 Population	65,001	214,987	515,365
2027 Population	63,858	211,355	507,153
2022 African American	1,695	4,234	11,757
2022 American Indian	334	1,651	5,038
2022 Asian	10,147	35,251	79,844
2022 Hispanic	10,292	48,824	147,427
2022 Other Race	5,125	24,425	76,634
2022 White	42,226	126,529	276,957
2022 Multiracial	5,428	22,716	64,656
2022-2027: Population: Growth Rate	-1.75 %	-1.70 %	-1.60 %
<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	3,353	8,187	18,242
\$15,000-\$24,999	2,624	7,427	14,918
\$25,000-\$34,999	1,734	5,097	12,211
\$35,000-\$49,999	2,669	7,652	17,966
\$50,000-\$74,999	4,338	12,784	30,564
\$75,000-\$99,999	3,450	10,183	24,645
\$100,000-\$149,999	5,121	15,699	38,098
\$150,000-\$199,999	2,225	7,632	20,477
\$200,000 or greater	2,256	10,264	30,689
Median HH Income	\$68,722	\$77,528	\$83,593
Average HH Income	\$95,852	\$112,229	\$124,066

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	24,574	81,367	204,873
2010 Total Households	24,471	79,263	198,743
2022 Total Households	27,770	84,927	207,814
2027 Total Households	27,350	83,818	205,367
2022 Average Household Size	2.31	2.50	2.44
2000 Owner Occupied Housing	6,069	27,840	75,265
2000 Renter Occupied Housing	17,809	51,120	122,207
2022 Owner Occupied Housing	5,568	26,762	76,152
2022 Renter Occupied Housing	22,201	58,165	131,662
2022 Vacant Housing	1,616	4,108	11,284
2022 Total Housing	29,386	89,035	219,098
2027 Owner Occupied Housing	5,558	26,701	75,481
2027 Renter Occupied Housing	21,793	57,116	129,885
2027 Vacant Housing	1,720	5,052	14,191
2027 Total Housing	29,070	88,870	219,558
2022-2027: Households: Growth Rate	-1.50 %	-1.30 %	-1.20 %

Source: esri



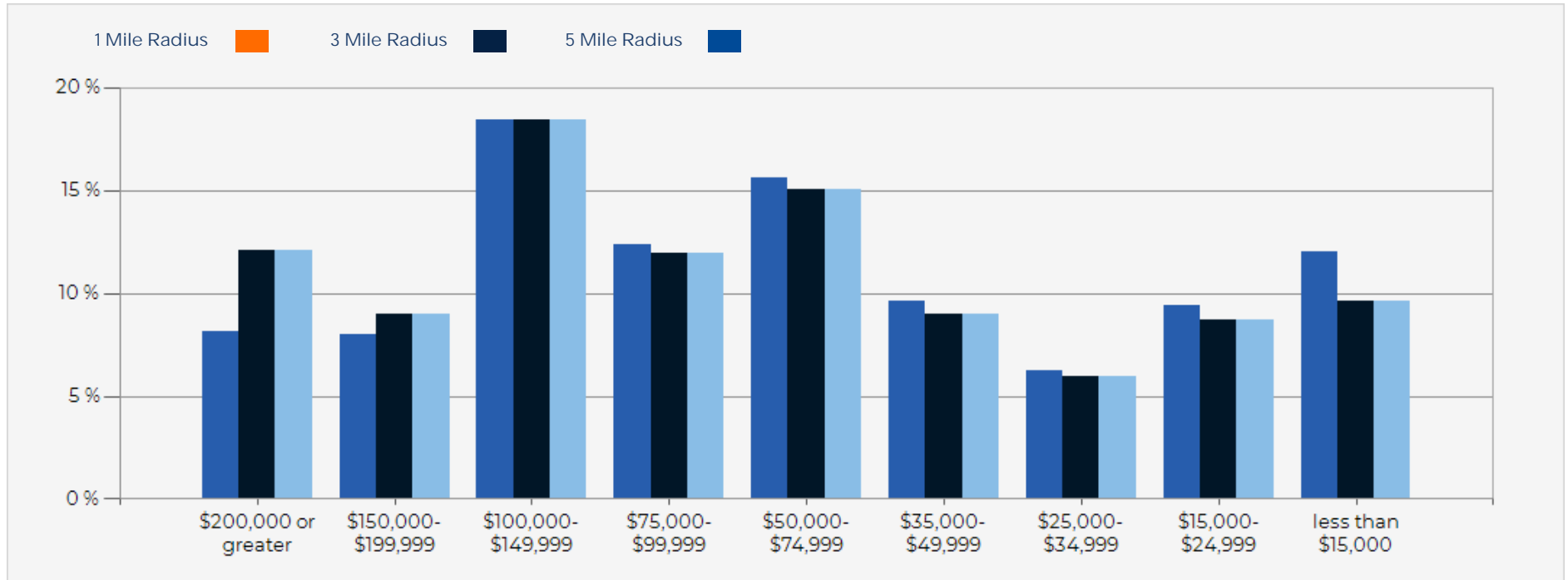
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	4,945	16,243	40,285
2022 Population Age 35-39	5,398	16,882	40,888
2022 Population Age 40-44	4,804	14,970	36,669
2022 Population Age 45-49	4,356	14,090	34,634
2022 Population Age 50-54	4,376	14,482	34,829
2022 Population Age 55-59	4,295	14,455	34,268
2022 Population Age 60-64	4,219	13,996	32,356
2022 Population Age 65-69	3,737	12,206	27,906
2022 Population Age 70-74	3,158	10,198	22,815
2022 Population Age 75-79	2,404	7,558	16,788
2022 Population Age 80-84	1,732	5,393	11,424
2022 Population Age 85+	1,849	5,478	11,837
2022 Population Age 18+	54,450	178,130	426,087
2022 Median Age	43	42	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,963	\$74,808	\$79,834
Average Household Income 25-34	\$92,600	\$98,430	\$107,138
Median Household Income 35-44	\$82,214	\$90,242	\$97,024
Average Household Income 35-44	\$110,387	\$125,923	\$136,828
Median Household Income 45-54	\$85,416	\$98,611	\$106,254
Average Household Income 45-54	\$114,687	\$136,216	\$151,085
Median Household Income 55-64	\$77,341	\$89,222	\$99,145
Average Household Income 55-64	\$104,595	\$127,445	\$142,392
Median Household Income 65-74	\$57,926	\$68,394	\$73,020
Average Household Income 65-74	\$84,646	\$100,542	\$111,702
Average Household Income 75+	\$60,804	\$72,826	\$80,941

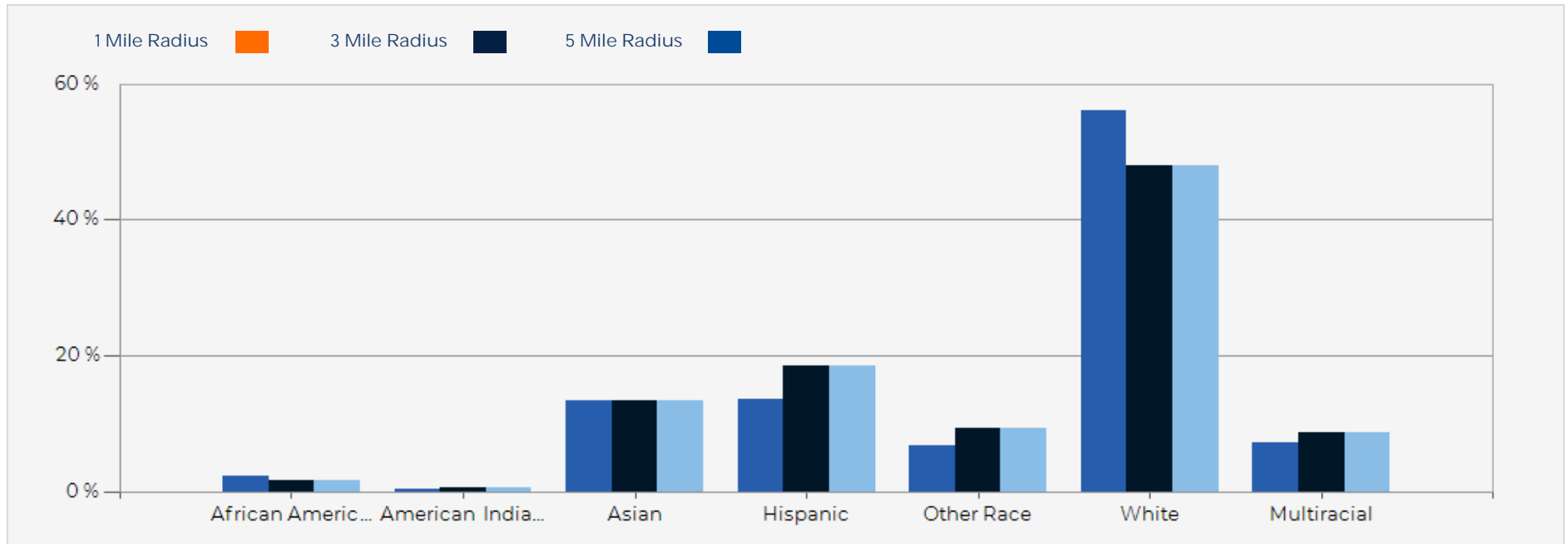
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	4,452	15,513	39,857
2027 Population Age 35-39	4,710	16,092	39,272
2027 Population Age 40-44	5,111	16,270	38,658
2027 Population Age 45-49	4,670	14,653	35,152
2027 Population Age 50-54	4,240	13,585	32,698
2027 Population Age 55-59	4,245	13,931	33,067
2027 Population Age 60-64	4,142	13,470	31,213
2027 Population Age 65-69	3,774	12,419	28,652
2027 Population Age 70-74	3,402	10,868	24,578
2027 Population Age 75-79	2,635	8,515	19,073
2027 Population Age 80-84	1,914	5,951	13,299
2027 Population Age 85+	2,014	6,051	12,900
2027 Population Age 18+	53,977	176,710	423,672
2027 Median Age	44	43	42

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,418	\$89,064	\$98,007
Average Household Income 25-34	\$110,477	\$117,961	\$129,807
Median Household Income 35-44	\$97,200	\$107,858	\$115,336
Average Household Income 35-44	\$130,016	\$150,374	\$163,553
Median Household Income 45-54	\$102,004	\$114,370	\$124,560
Average Household Income 45-54	\$136,801	\$160,475	\$177,066
Median Household Income 55-64	\$96,627	\$107,362	\$115,695
Average Household Income 55-64	\$126,593	\$149,390	\$166,694
Median Household Income 65-74	\$76,451	\$88,529	\$96,134
Average Household Income 65-74	\$106,230	\$123,623	\$137,939
Average Household Income 75+	\$81,447	\$96,392	\$109,865

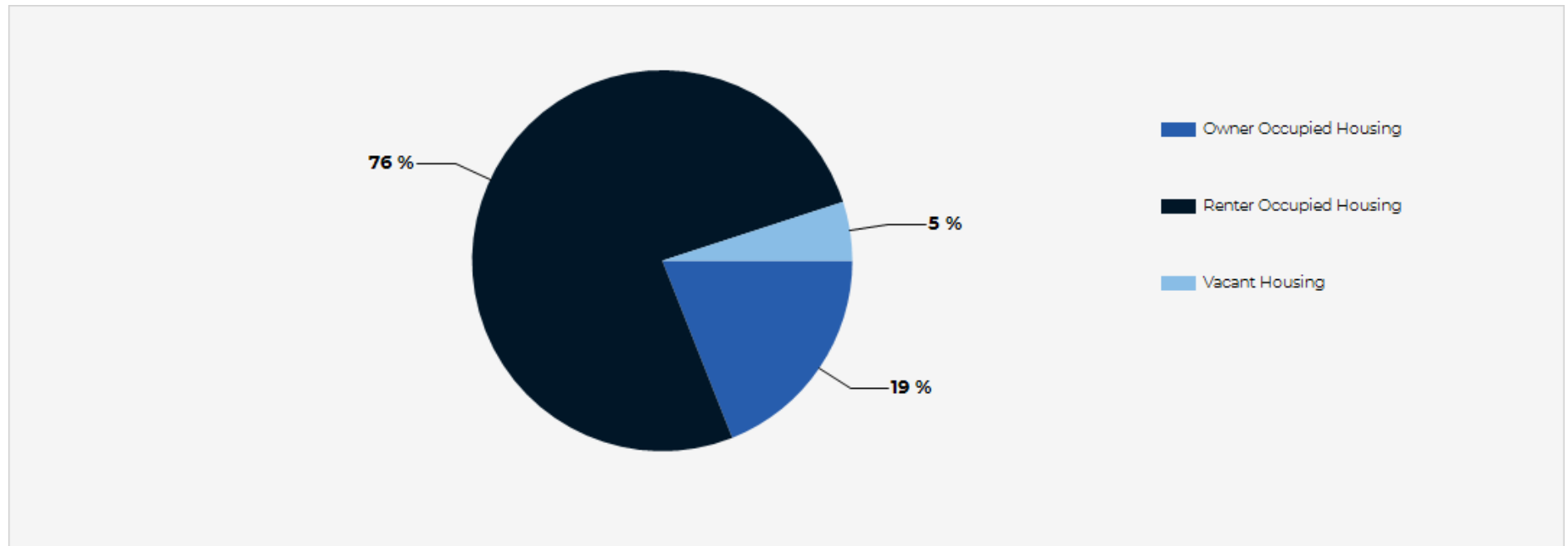
## 2022 Household Income



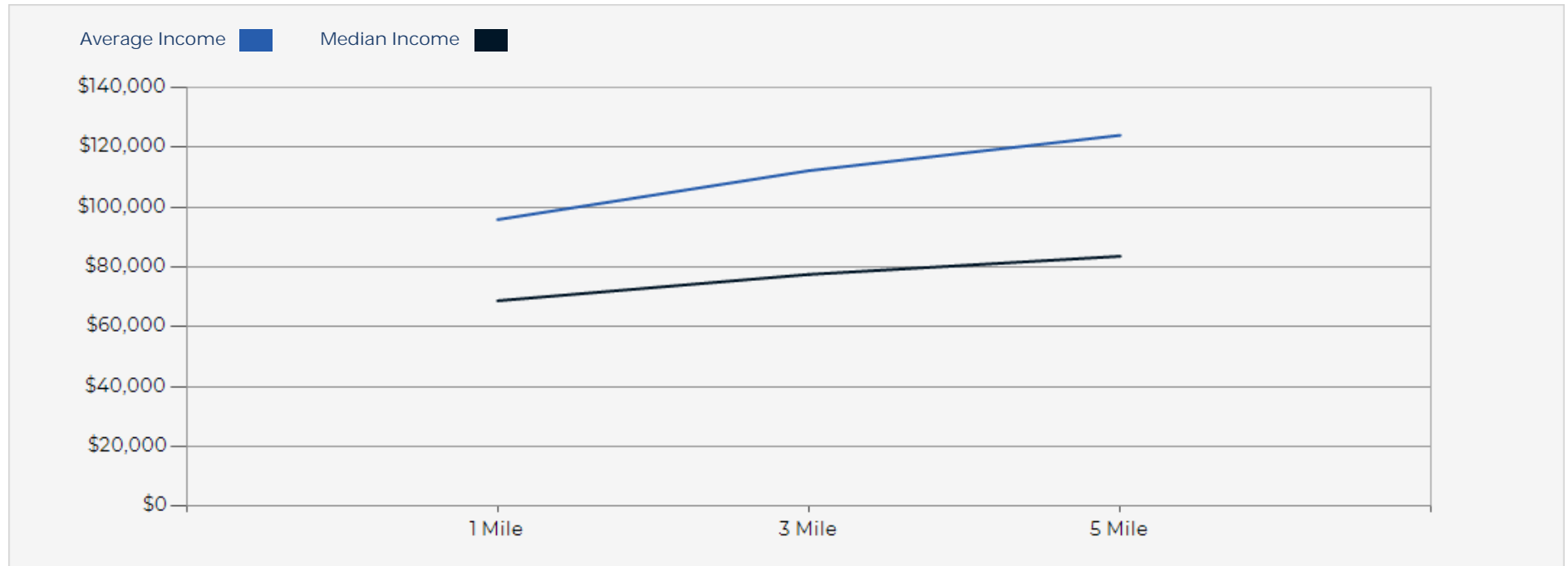
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



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