

# OFFERED AT \$3,500,000

## RECENTLY RENOVATED 5,421± SF BUILDING

3463 FOOTHILL BOULEVARD, GLENDALE, CA

**Turnkey Creative Office Opportunity Ideal for Investor or Owner/User**

**Suitable for a Variety of Additional Uses Including Retail & Restaurant**



### PROPERTY HIGHLIGHTS

- Beautifully remodeled, Scoobeez headquarters
- Located in the La Crescenta submarket of Glendale
- Corner lot with high visibility and prominent signage, situated along Foothill Boulevard, with strong traffic counts
- Delivered vacant in ready-to-move-in condition
- Nearby businesses include: Burger King, Crescenta Canada Pet Hospital, Pizza Hut, Starbucks, Subway & Trader Joe's

### PROPERTY DETAILS

**Building:** 5,421± SF  
**Site:** 0.59± AC  
**Zoning:** C3 (Allowing for multiple uses, including restaurant)  
**Parking:** 35 Spaces

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