

RETAIL SPACE AVAILABLE

245 S Glendale Ave - Unit A | Glendale, CA 91205



Site Plan



UNIT	TENANT	SF
A	AVAILABLE (\$3.50 PSF + \$0.75 NNN)	3,000
B	Wing Stop	2,140

Property Overview

Address

Space Available

Year Built

Frontage

Parking



245 S Glendale Ave
Glendale, CA 91205



3,000 SF



1984



Glendale Ave & Colorado St



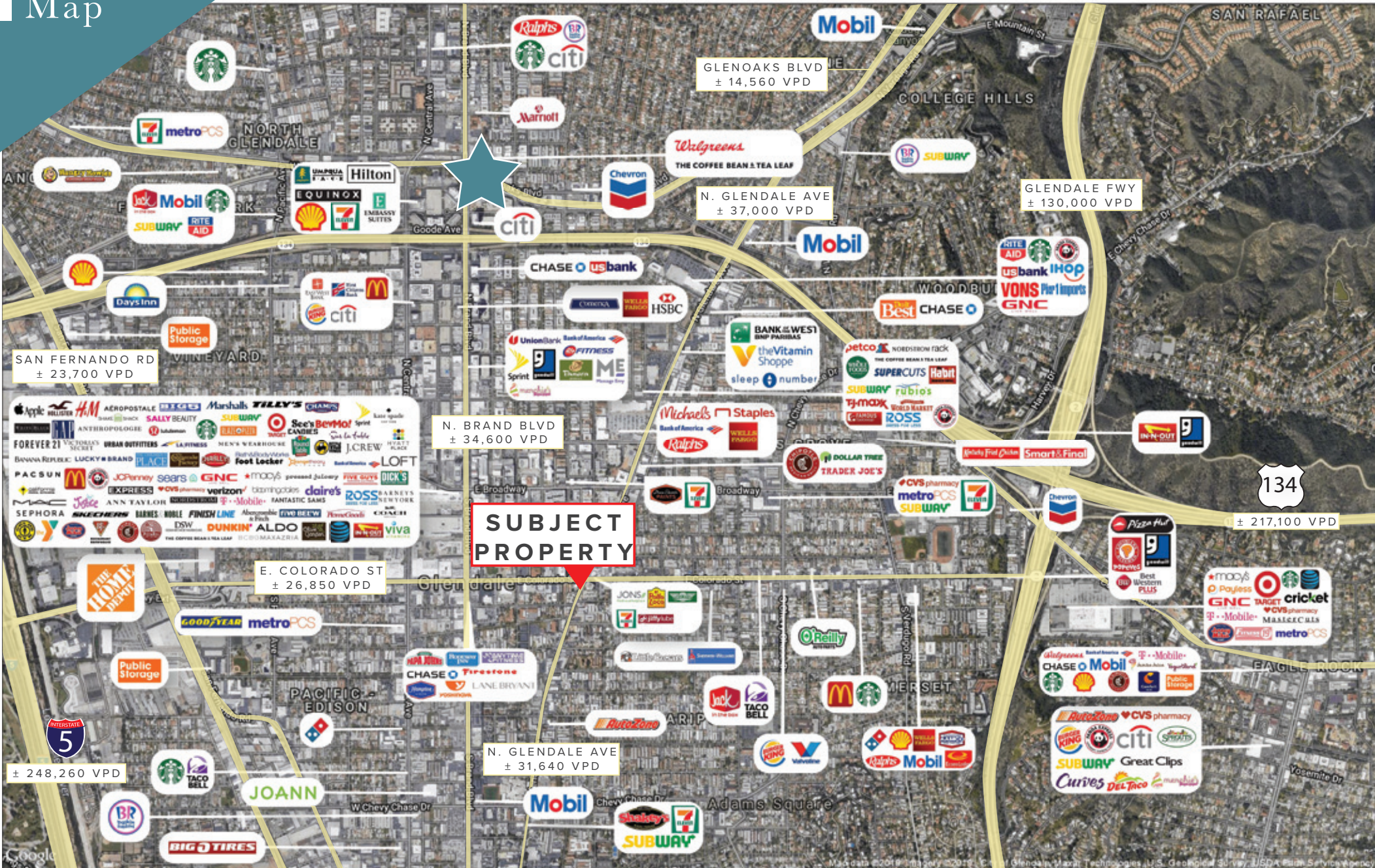
29 Spaces

HIGHLIGHTS

- 3,000 SF available
- Prominent pole signage available.
- Close proximity to the 2 & 134 interchange
- Over 45,000 CPD on Glendale Ave



Tenant Map





Area Overview

Glendale, CA

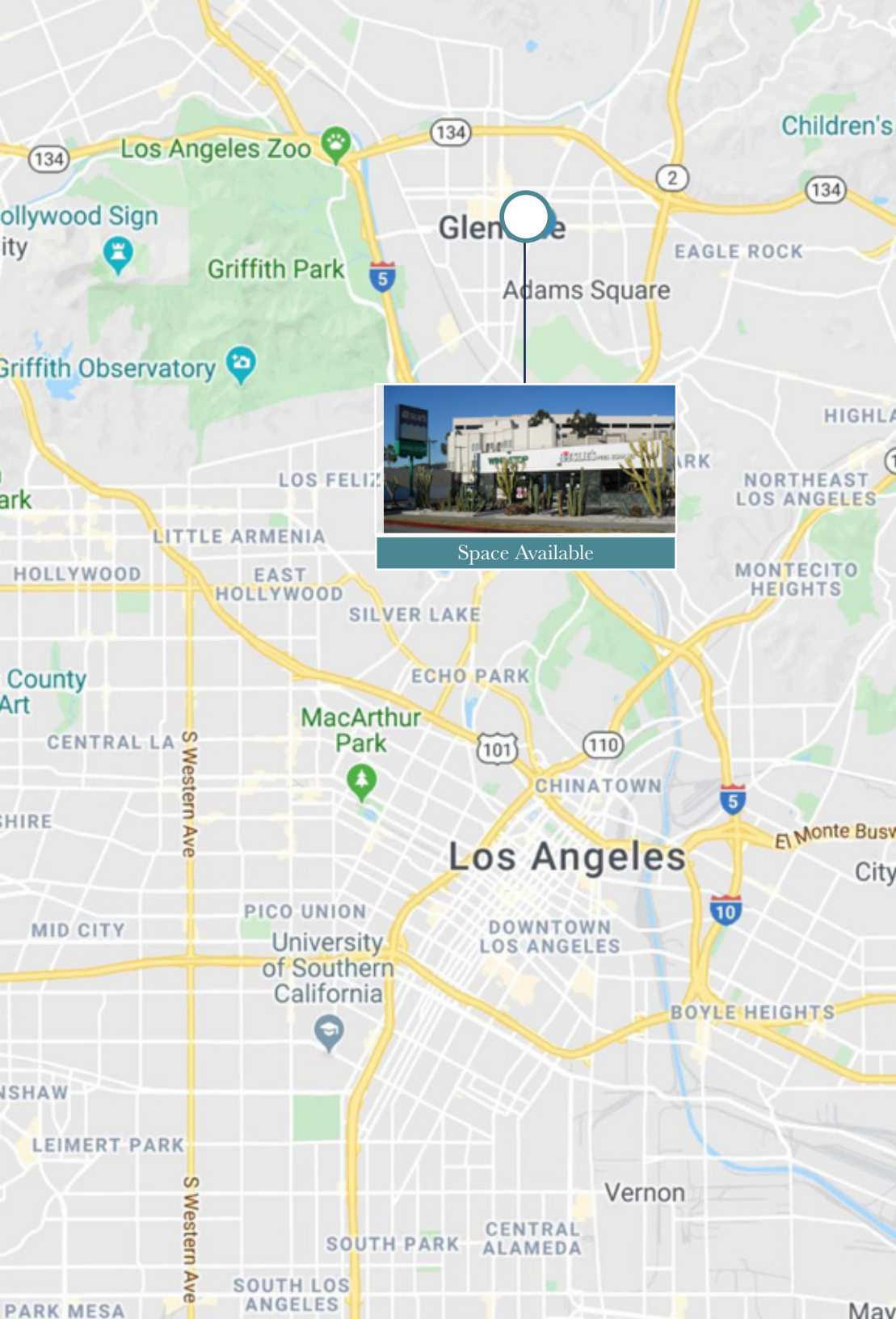
Bisected by the Verdugo Mountains, Glendale is a city that lies on the southeastern end of the San Fernando Valley. It is a suburb of the Greater Los Angeles area just 15 minutes from downtown LA. At the center of some of Los Angeles's up and coming neighborhoods, Glendale is the perfect home base for enjoying the best of the City of Angeles.

There are plenty of job opportunities in Glendale as the city houses headquarters of Nestle US, Americas United Bank, and the International House of Pancakes. The Grand Center Business Centre is home to Disney's Consumer Products, Disney Too Studios, Disney Interactive, The Muppets Studio, and Marvel Animation Studios.

191,719
2019 Est. Population

\$58,657
Median Household
Income

41.2
Median Age



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	74,204	242,619	599,837
2020 Estimate	72,709	237,667	587,953
2010 Census	69,721	229,271	570,591
2000 Census	74,000	236,040	589,780

POPULATION GROWTH	1-MILE	3-MILE	5-MILE
% Change: 2010 to 2018	4.29%	3.66%	3.04%
% Change: 2018 to 2023	2.06%	2.08%	2.02%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	28,986	91,597	230,374
2020 Estimate	28,239	89,501	225,321
2010 Census	26,626	85,769	217,426
2000 Census	26,464	85,646	215,463

INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$73,622	\$102,711	\$104,170

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REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LEASED BY



NATE CORDRAY

LEASING ASSOCIATE

Nate.Cordray@matthews.com

DIR (310) 598-3774

MOB (818) 522-6687

License No. 02050139 (CA)



MICHAEL PAKRAVAN

SVP & NATIONAL DIRECTOR

Michael.Pakravan@matthews.com

DIR (310) 919-5737

MOB (213) 219-3111

License No. 01706065 (CA)

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