

INDU STRY

RETAIL / FITNESS / MEDICAL / OFFICE / FLEX
±2,150 RSF

1837 W GLENDALE BLVD GLENDALE

FOR LEASE



INDUSTRYPARTNERS.COM

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RETAIL | FITNESS | MEDICAL | OFFICE | FLEX

1837 W GLENOAKS BLVD GLENDALE CA 91201

DETAILS

AVAILABLE RSF

±2,150 RSF

RENT/NNNS

Upon request

TERM

5-10 years

OCCUPANCY

Immediate

*Available for the first time
in 34+ years

ZONING

C2

*This permits a variety of uses
including gyms, retail, restaurant/
cafe, medical, day care, office and
others—Tenant to verify.

PARKING

11+ [on-site and street]

Prime location alongside Smart & Final Extra, Paradise Pastry, and others

PROPERTY FEATURES

Office/Storage: ± 700 sf available behind the store [Not included in price; inquire for details]

Renovated: 2025

Frontage: ±30 ft

Signage: Available on storefront and side wall

Interior condition: Concrete flooring, fresh paint throughout, and a built-in restroom

Ceiling heights: 13' to 15'

Traffic: ±34,000 cars per day

Walk Score: Very Walkable (87)

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

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EXTERIOR PHOTOS



FOR LEASE

RETAIL | FITNESS | MEDICAL | OFFICE | FLEX

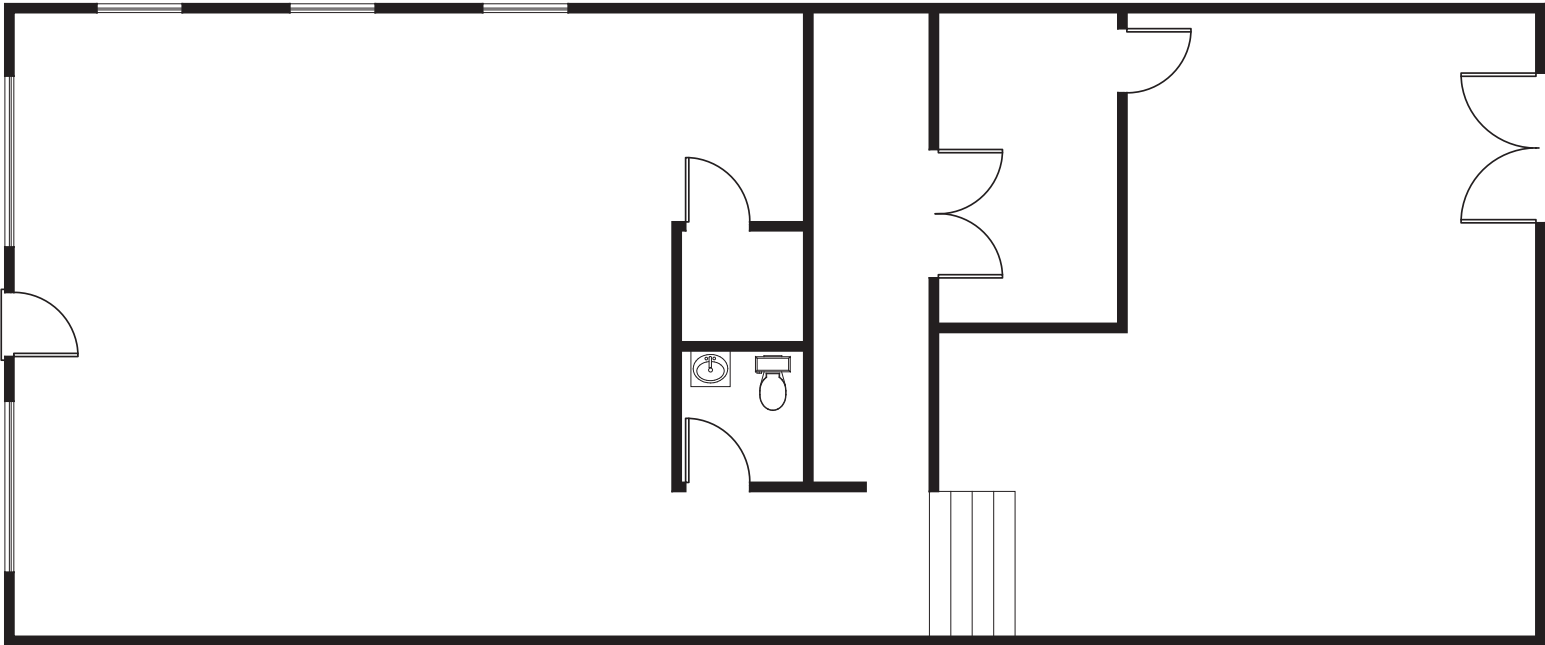
1837 W GLENOAKS BLVD GLENDALE CA 91201

INTERIOR PHOTOS



GROUND FLOOR
±2,150 RSF

W GLENOAKS BLVD



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

1 min
WALK

Smart & Final Extra: A hybrid warehouse-grocery store offering both bulk and everyday items. It combines discounted large-scale packaging with a full produce, dairy, and pantry section. Shoppers appreciate its range, value pricing, and straightforward layout that accommodates both households and small local businesses.

1 min
WALK

Paradise Pastry & Cafe: A charming bakery-café serving house-made pastries, flaky croissants, cakes, and savory sandwiches. It exudes relaxed European charm, perfect for lingering over coffee, catching up with friends, or picking up something sweet to go.

1 min
WALK

Original Kabob Factory: A no-frills eatery offering generous portions of grilled meats, kebabs, and Mediterranean classics. Expect bold flavors, fresh salads, warm flatbreads, and a casual, down-to-earth setting that emphasizes hearty, satisfying meals.

2 min
WALK

Movses Pastry Bakery: A family-run bakery known for its fresh cakes, cookies, and Armenian-inspired pastries. It carries a warm neighborhood bakery vibe, ideal for picking up dessert, celebrating special occasions, or enjoying a comforting treat with coffee.

4 min
WALK

Valerie Confections: An artisanal chocolate and sweets boutique with beautifully crafted bonbons, truffles, and seasonal confections. The display cases double as works of art, making every visit an indulgent experience whether choosing a special gift or a personal treat.

5 min
WALK

JONS Marketplace: A casual grill-and-burger spot where patrons can grab flame-grilled burgers, sandwiches, and classic sides quickly. It balances convenience with quality, offering a satisfying, no-fuss option for lunch or dinner in a relaxed, everyday setting.

5 min
WALK

Starbucks: A globally recognized café chain serving handcrafted espresso drinks, brewed coffee, teas, and light fare. With a welcoming, comfortable interior—cozy seating, reliable Wi-Fi, and a consistent menu—it's a convenient go-to for meetings, study breaks, or grabbing a familiar beverage on the move.

3 min
DRIVE

Bread & Breakfast: A cozy café blending Mexican and Armenian breakfast traditions. It specializes in hearty burritos, made-to-order egg dishes, and fresh baked goods. With warm service and flavorful combinations, it's a favorite morning stop for satisfying, soulful breakfast fare.

4 min
DRIVE

Trader Joe's: A specialty grocery chain known for its curated selection of private-label items, eclectic international snacks, and value-oriented staples. Its layout encourages exploration, and many shoppers appreciate its friendly vibe and unique finds beyond typical supermarket fare.

4 min
DRIVE

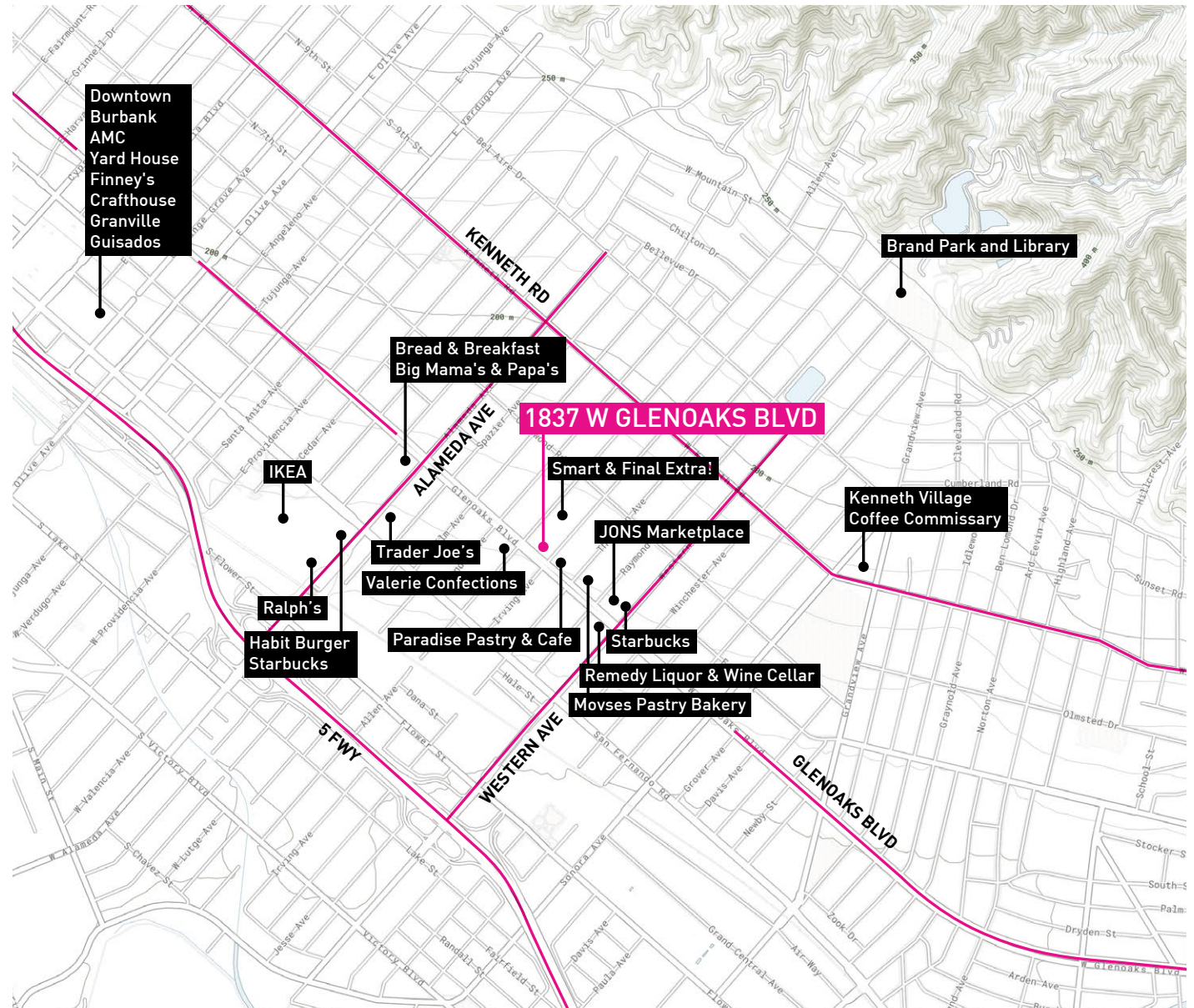
IKEA: A large home-furnishing megastore offering functional, design-forward furniture, home décor, and organizational solutions at accessible prices. The immersive showroom layout inspires ideas, while the café and marketplace complement the shopping experience with convenience and scale.

About the Neighborhood

Grandview/El Miradero in Glendale is a historic neighborhood known for its charming 1920s-40s architecture, tree-lined streets, and family-friendly atmosphere. Residents enjoy easy access to Brand Park, hiking trails, and the Brand Library, as well as nearby cafés and shops in Kenneth Village and on Glenoaks Blvd.








Glenoaks Blvd is one of Glendale's primary commercial arteries, serving nearly 280,000 residents across Glendale and Burbank. With strong traffic counts and daily visibility, the Glenoaks corridor remains a premier destination for businesses ranging from grocery and dining to office, medical, and fitness.

Glenoaks Blvd is home to a strong mix of successful local and national merchants. Notable local favorites include Paradise Pastry & Café, Valerie Confections, Bread & Breakfast, Remedy Liquor & Wine Cellar, Big Mama's and Papa's Pizzeria, and Aria Meat Market.



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	1 MILE RADIUS	3 MILE RADIUS
 POPULATION	36,435	160,069
 HOUSEHOLDS	14,452	64,108
 AVG HOUSEHOLD SIZE	2.5	2.4
 MEDIAN AGE	42	42
 <div> OWNER OCCUPIED HHS RENTER OCCUPIED HHS </div>	3,636 10,235	21,837 39,960
 AVERAGE HH INCOME	\$91,188	\$106,618
 MEDIAN HOME VALUE	\$912,719	\$888,137