

3800 FOOTHILL BOULEVARD

Glendale, CA 91214 • 2,318 RSF Retail + 380 RSF Office

Sauvé & Associates
Commercial Real Estate



LA CRESCENTA/GLENDALE • LEASE OFFERING

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Property Summary

3800 FOOTHILL BOULEVARD

TYPE	RETAIL	OFFICE
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RENTALBE SF ±	2,318 RSF	380 RSF
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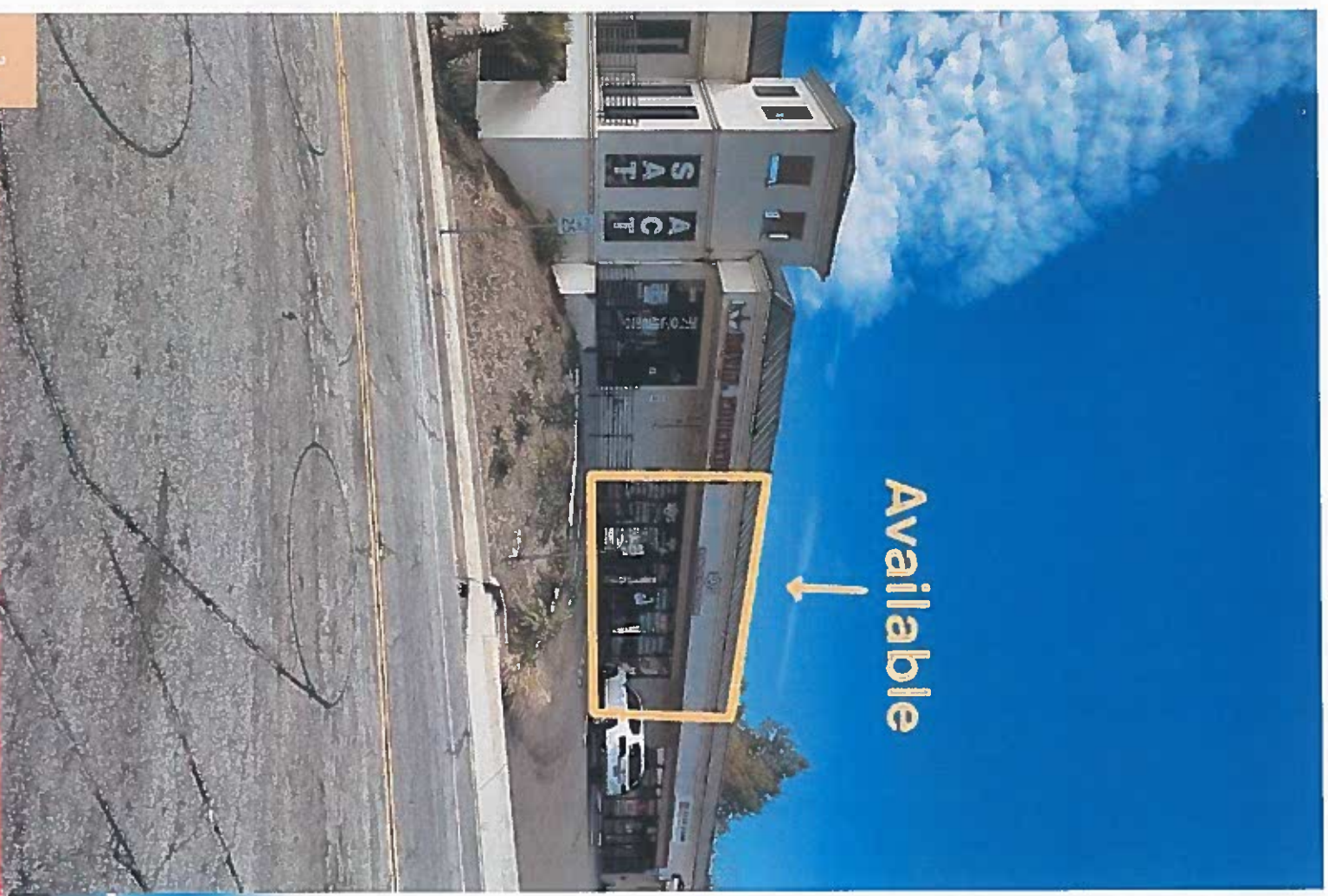
TYPE	RETAIL	Office
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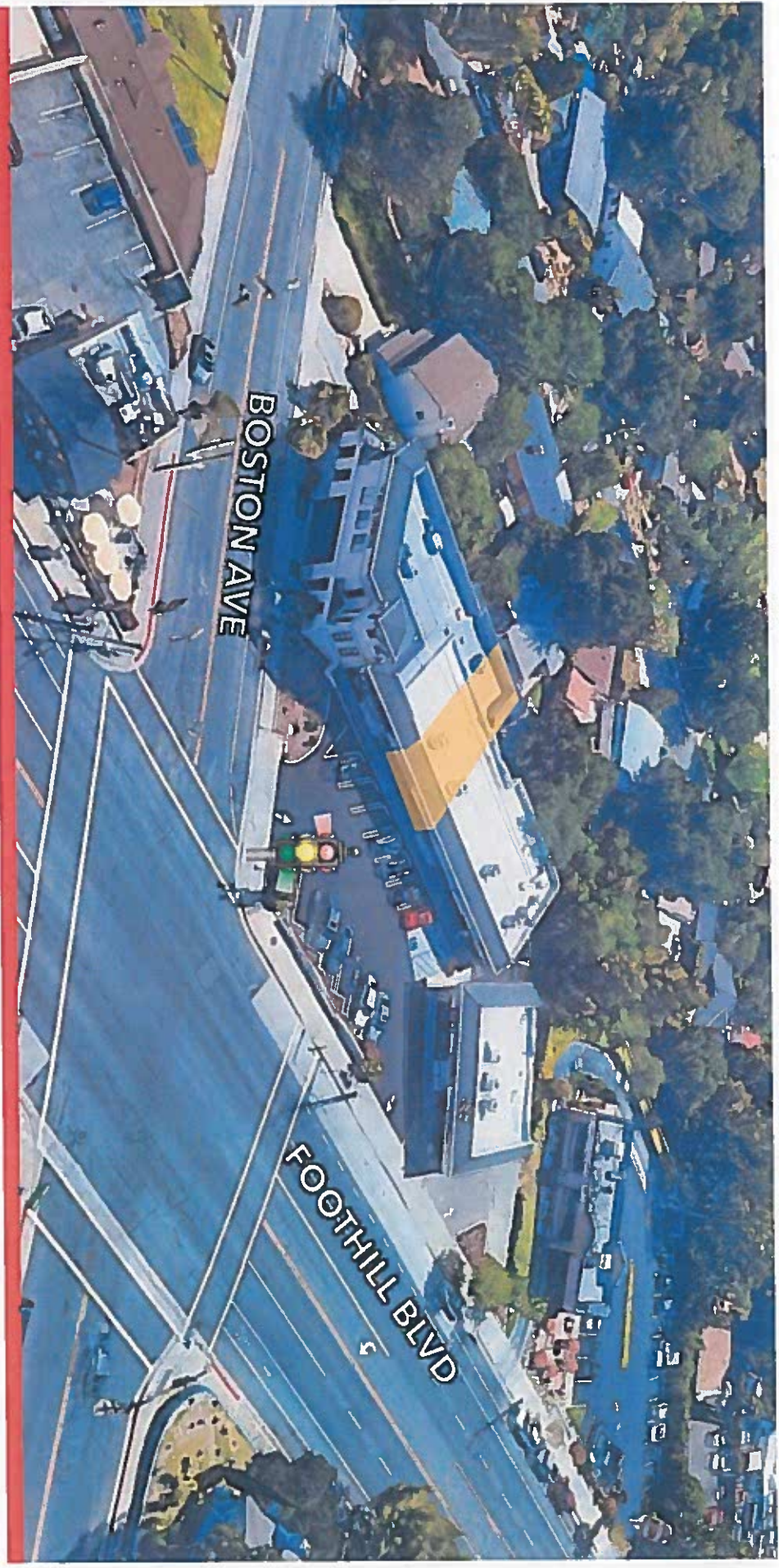
LEASE RATE	\$3.00/SF + \$0.62 NNN	\$2.65/SF NNN
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AVAILABILITY	IMMEDIATE	IMMEDIATE
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LOCATION

- Signalized Corner
- Foothill Freeway (210)
- Foothill Boulevard





▶ High Traffic Along Foothill Boulevard

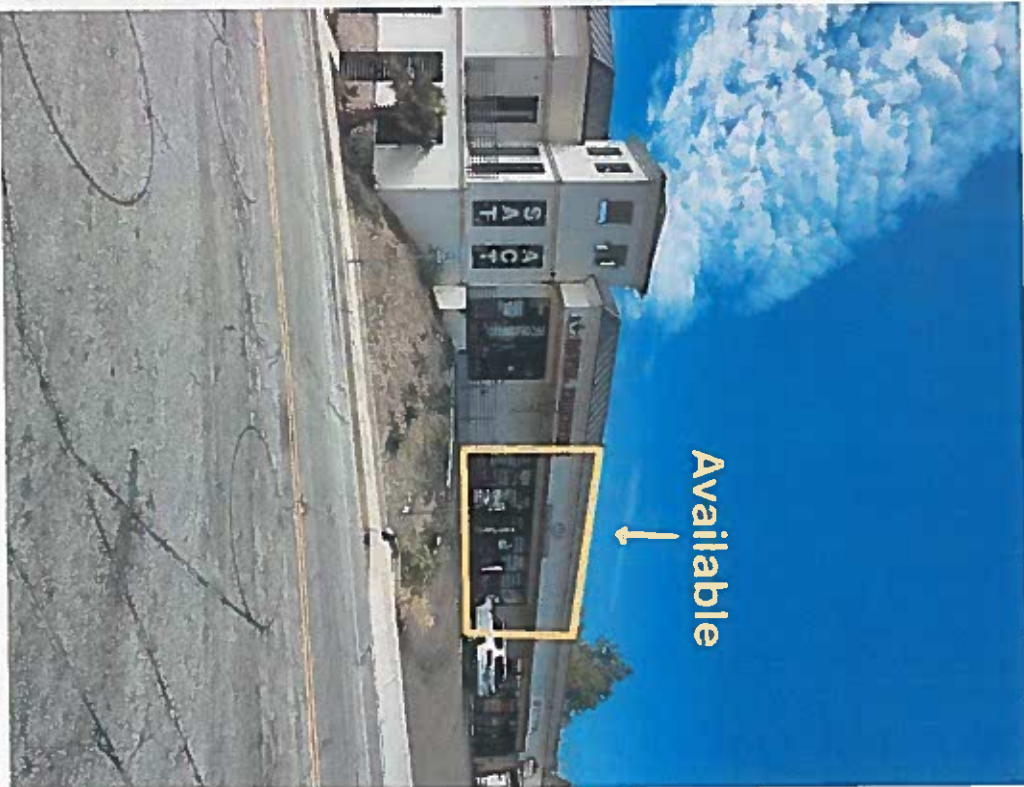
▶ Surrounded by Diverse Retail

▶ 2,318 RSF Retail +380 RSF Office Available

▶ Signalized Corner of Foothill Blvd and Boston Ave

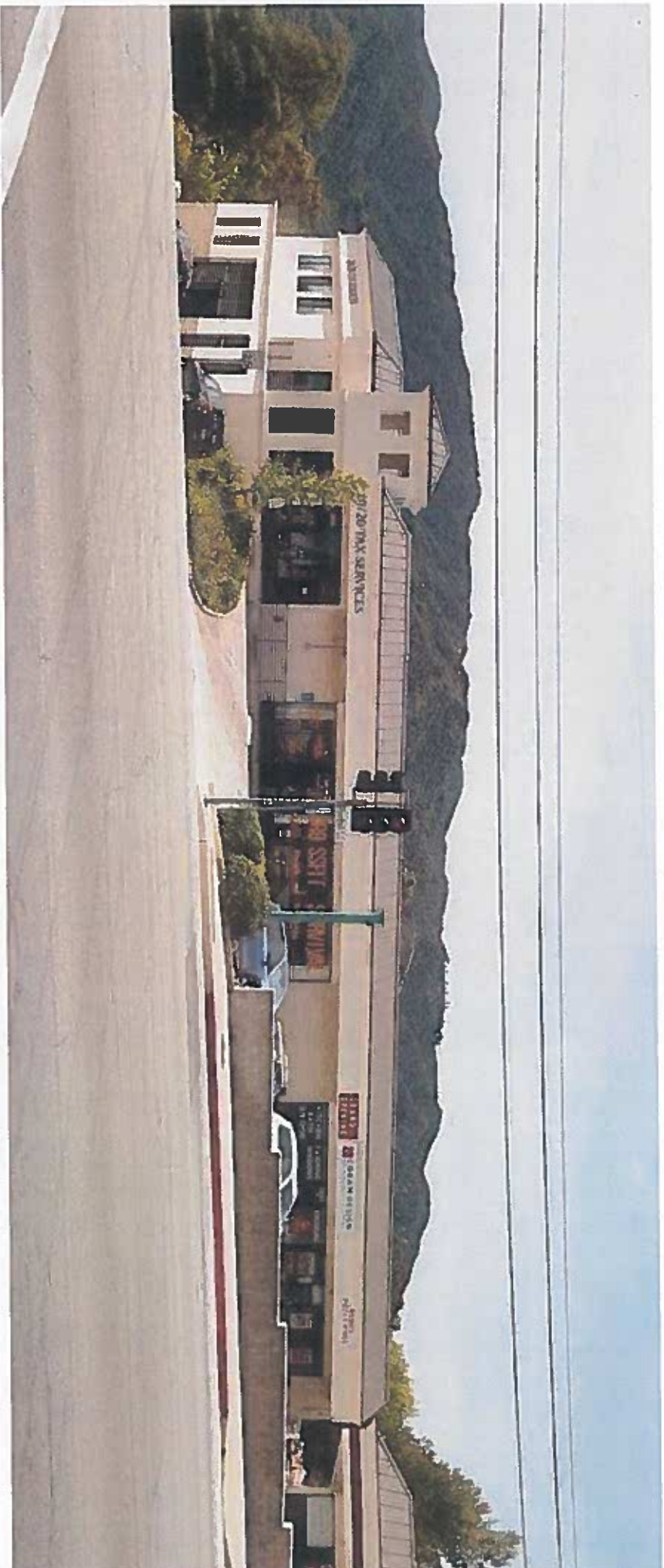
▶ Glendale / La Crescenta Affluent Demographics

Lease Opportunity

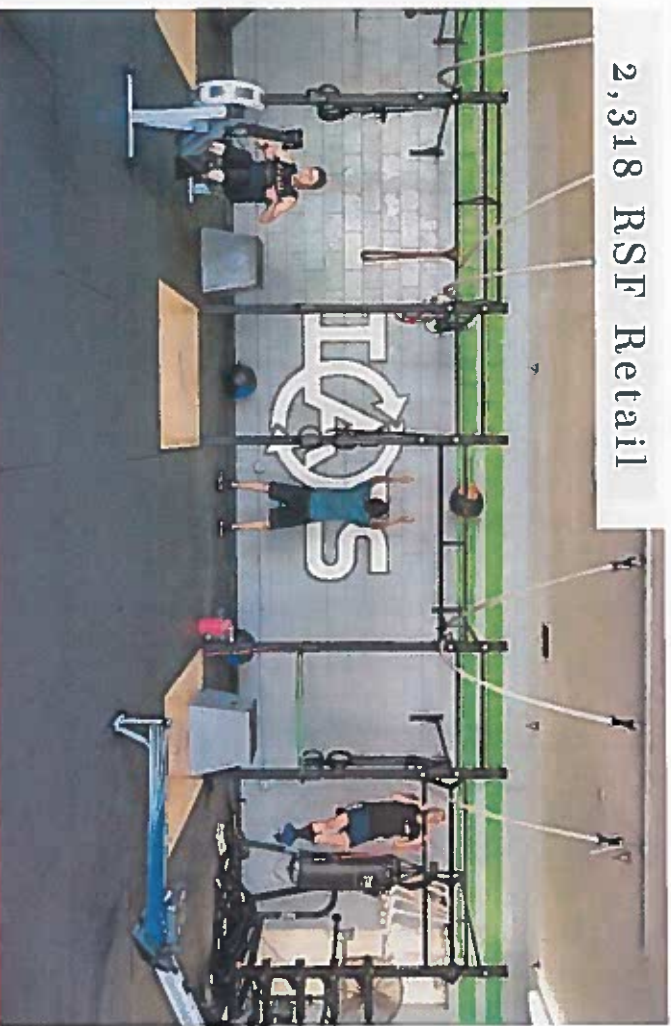


Available

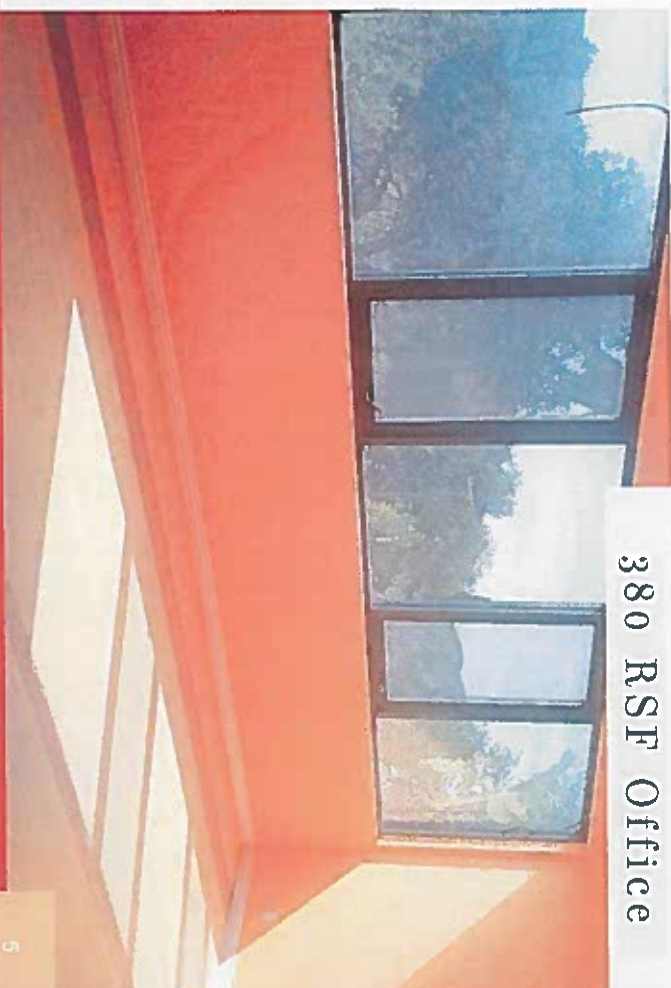




2,318 RSF Retail



380 RSF Office



GLENDALE, CA

The City of Glendale was incorporated on February 16, 1906 and spans approximately 30.6 square miles with a current population of approximately 203,054 people (US Census 2017 Population Estimates). Located minutes away from downtown Los Angeles, Pasadena, Burbank, Hollywood, and Universal City, Glendale is the fourth largest city in Los Angeles County and is surrounded by Southern California's leading commercial districts.





glendale

california

As one of its core functions, Glendale provides well-maintained streets and a variety of transportation services. The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including the I-5 Golden State Freeway, SR-2 Glendale Freeway, ST-134 Ventura Freeway, and the 210 Foothill Freeway; all provide easy access for residents, workers, and customers from around the region. Glendale also offers its own bus services, the BeeLine, with 13 routes connecting customers to Jet Propulsion Laboratory (JPL), the City of Burbank, and the Metrolink Stations in both Burbank and Glendale.



UNIVISION



Legalzoom



DREAMWORKS



AVERY DENNISON



Business — DISTRICTS

Each one of Glendale's business districts has a unique charm and character. The Economic Development Division works to strengthen these districts by attracting independent businesses to critical vacancies, supporting infrastructure which improves business attraction and expansion, and by enhancing elements of place-making.

These unique districts provide the Glendale community with variety, convenience, and excellent services in a welcoming environment by offering superior goods and services, and by hosting family-oriented special events and programming throughout the year including carnivals, car shows, and themed parades.

Active associations within these districts are instrumental in coordinating beautification efforts, special events, and acting as a communication link between the member businesses and City Hall. The goal of these associations is to improve their district and make the businesses more financially viable for the betterment of the area.



Downtown Glendale is home to a variety of unique specialty stores, fine dining, movie theaters, night clubs, and three live performance theaters: the Alex Theatre, Glendale Center Theatre, and Anteaus Theatre. You will also find the nationally known Glendale Galleria and Americana at Brand.



Montrose Shopping Park, Glendale's official Old Town, is located along a park-like main street where very quaint shops and restaurants line the street. Montrose offers goods and services in a down-home atmosphere. It also boasts yearlong activities like the weekly Farmers Market, Arts & Crafts Festival, Halloween Spooktacular, Oktoberfest, and so much more.



The South Brand Boulevard Auto Dealers and City staff have been working to implement several programs that assist the dealers with strengthening and expanding their Glendale Dealerships. Efforts include assistance with permitting processes, vehicle storage, directional signage, and improvements to the physical aesthetics of the South Brand Boulevard area.



Established in 1923, Kenneth Village is a collection of shops, eateries, and services on Kenneth road in northwest Glendale, its architecture dating back to the 1920s. Because of its old time Mayberry-esque charm, Kenneth Village is the scenic location for hundreds of television shows, commercials and magazine ads, although the Village maintains much of its historic charm, you can now expect an eclectic selection of non-so-dated things to see, do and eat!



Known for the art deco building at the intersection of E. Chevy Chase Drive and S. Adams Street, Adams Square, which also includes Palmer Street, is full of charming eateries and service-oriented retail where visitors can while away an afternoon.



IHOP
CVS Pharmacy

IN-N-OUT

PETSMART
DIVX

Deukmejian
 Wilderness
 Park



Wildwood
 Canyon Park

amc
THEATRES
BED BATH & BEYOND
OFFICIAL BARBOT OUTDOORBAR

macys
STADIUMS

Burbank

Office DEPOT
OUTDOORBAR

VONS

Verdugo
 Mountains
 Open Space
 Preserve

Ralph's
RITE AID
GNC
AMERICAN EXPRESS
citi

VONS Pharmacy
CVS
Marshalls

USC Verdugo
 Hills Hospital
 West Valley of USC

Stadiums

GELSON'S
THE MARKET

JPL

Oak Grove Disc
 Golf Course

EOC
 WITHOUT COMPROMISE COLLEGE
 Community College

ArtCenter College of Design

Rose Bowl Stadium

Children's Museum
 Kidspad

OLD PASADENA
 Anthropologie
 Apple Store
 Athleta
 Mi Place
 Crate & Barrel
 All India Café
 Bar Celona
 Blind Donkey

AMERICAN
NORDSTROM
BARNES & NOBLE
NEW YORK
TESSLA

PACIFIC THEATRES
GRAND THEATRE

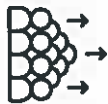
Travel Town Museum
 Los Angeles Zoo

Norton Simon Museum

Pasadena

Demographic

SNAPSHOT



POPULATION
205,000



MEDIAN AGE
41



AVG HH INCOME
\$62,531



OF EMPLOYEES
94,753



MEDIAN HOME VALUE
\$724,800



UNIVERSITY
GCC



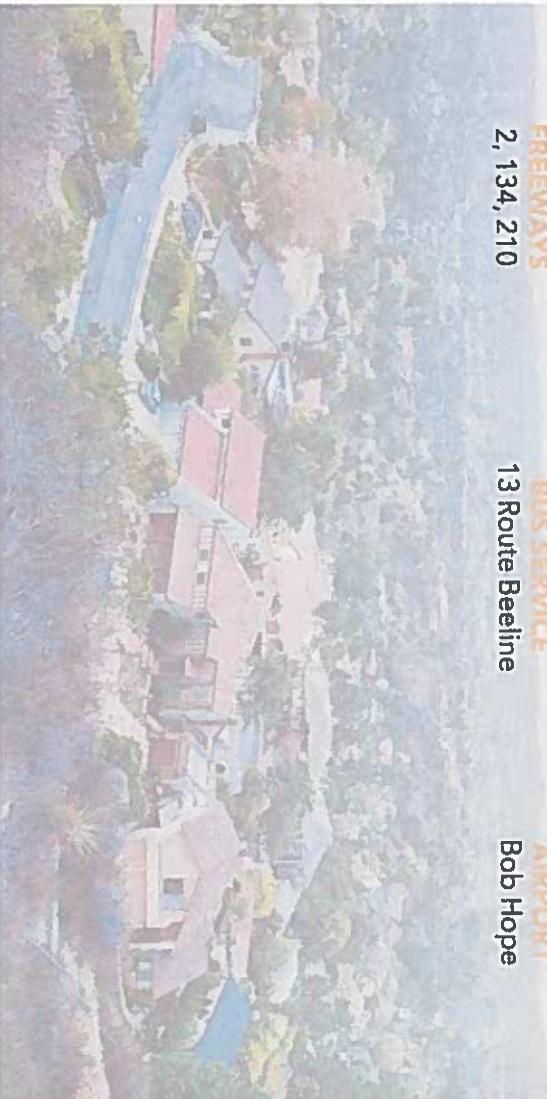
FREEWAYS
2, 134, 210



BUS SERVICE
13 Route Beeline



AIRPORT
Bob Hope

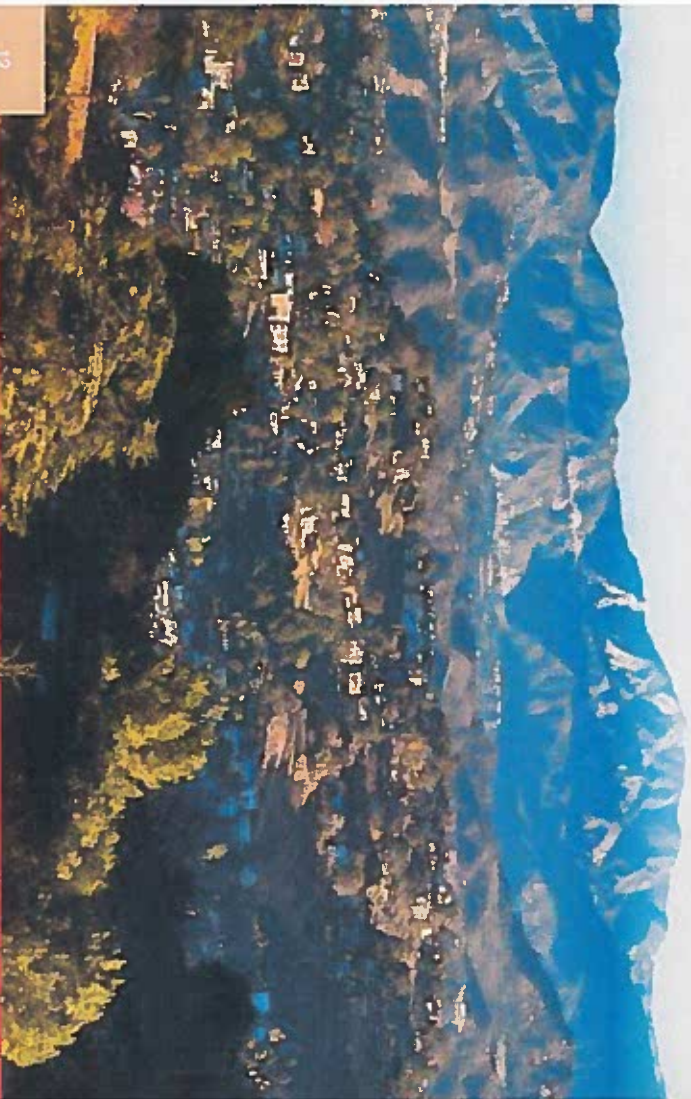


#	EMPLOYER	# OF EMPLOYEES
1	Glendale Adventist Health	2,662
2	Glendale Unified School District	2,460
3	City of Glendale	1,997
4	DreamWorks	1,478
5	Glenair	1,322
6	Neste	1,275
7	Glendale Community College	1,242
8	Glendale Memorial Hospital	1,200
9	USC Verdugo Hills Hospital	726
10	Public Storage	354

LA CRESCENTA, CA

The secret to La Crescenta's unbeatable climate also gives rise to its motto, "The Balcony of Southern California." A deep cleft in the hills to the south opens La Crescenta to a clear view of the Pacific Ocean, a shimmering source of sea breezes that brings a welcome afternoon relief to summer heat, a relief not found in many inland cities and towns.

The highest point is 2,700 feet above sea level. The mountains to the north offer winter sports and summer fun. The world-famed southland sports area is spread like a carpet at the feet of La Crescenta. La Crescenta is a residential community offering night-time rest, seclusion and quiet for families who make their living in the roar of one of America's greatest cities. It is a community that combines urban living and metropolitan convenience.



THE BALCONY OF SOUTHERN CALIFORNIA



26
California
Distinguished
Schools



9
National Blue
Ribbon Schools



17
Title 1 Achieving
Schools

MONTTROSE

Glendale's Historic Old Town

Founded on Washington's Birthday in 1913, Montrose has retained its charming "Main Street, USA" character while at the same time serving as the center of local commerce for more than 75,000 residents who call the Crescenta-Canada Valley their home.

The subdivision of present day Montrose took place when developers Holmes and Walton auctioned off 300 acres of land at a catered barbecue at the approximate corner of what is today Verdugo Blvd. and Clifton Place near the site of the local Mobil Station.

The original intention was that Montrose Ave. would be the main business district. In fact, Montrose Ave. was constructed as the widest road in Los Angeles County and retained that distinction for many decades.

Main Street, USA

By the 1920's, a two-block business district had grown up along Honolulu Ave., boasting a bank, hardware store, cafe, men's clothier, drug store and a local newspaper, foreshadowing the opening of the Montrose Shopping Park in 1967.

Today, along shady, tree-lined streets, nearly 200 independently owned businesses satisfy busy shoppers with high quality gifts, retail merchandise, men's, women's and children's apparel, an art gallery, antiques, dance and fitness studios and service businesses of every imaginable type. Montrose's many restaurants, cafes and bakeries offer outside dining, serving up everything from beignets to barbecue and sashimi to spaghetti.



LA CRESCENTTA, CA



19.500
POPULATION



3.437
AREA SQUARE MILES



\$101,193
MEDIAN HH INCOME



\$880,000
PROPERTY VALUE



36.5%
BACHELOR'S DEGREE



Management
TOP OCCUPATION

Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2018. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.

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Sauvé & Associates
Commercial Real Estate

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