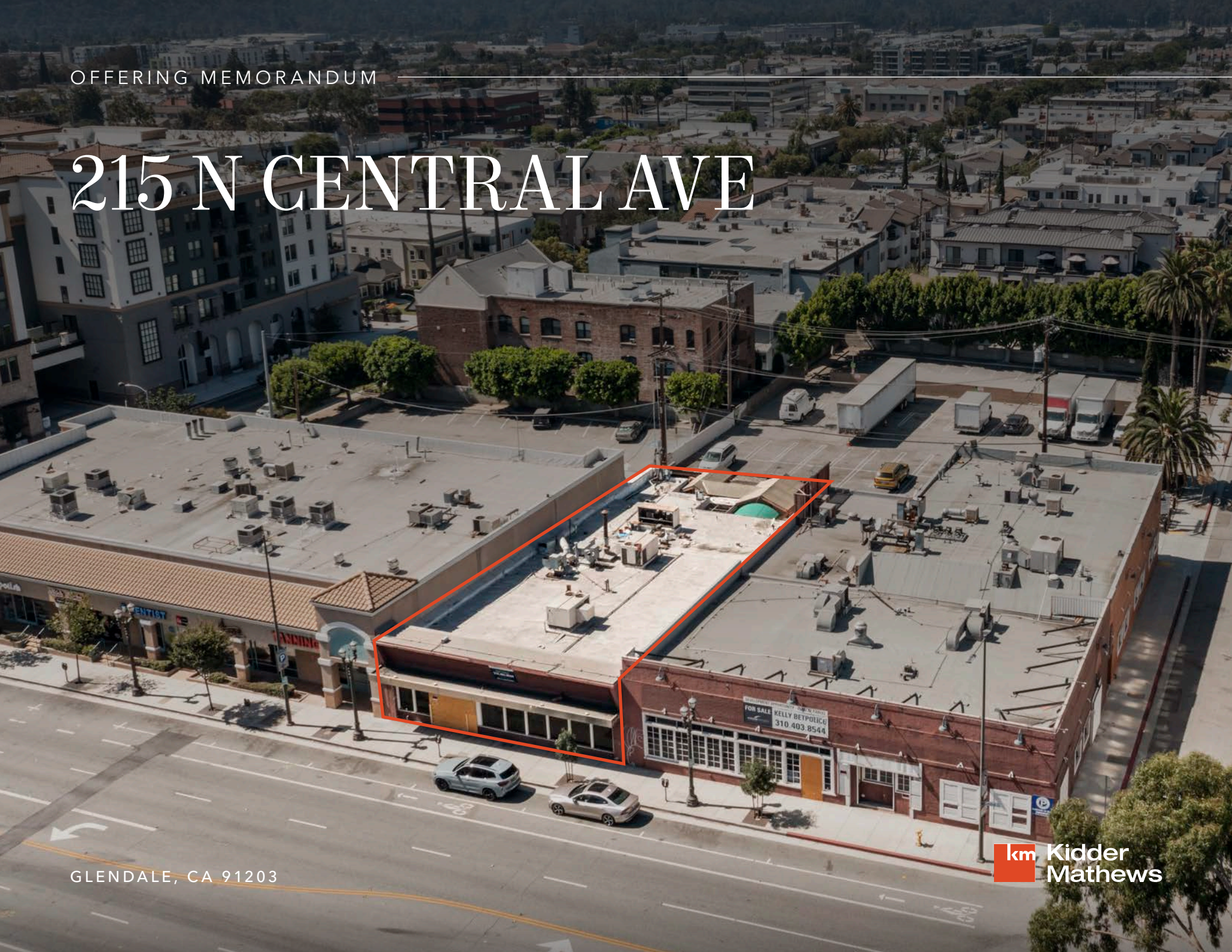


OFFERING MEMORANDUM

# 215 N CENTRAL AVE



GLENDALÉ, CA 91203

**km** Kidder  
Mathews



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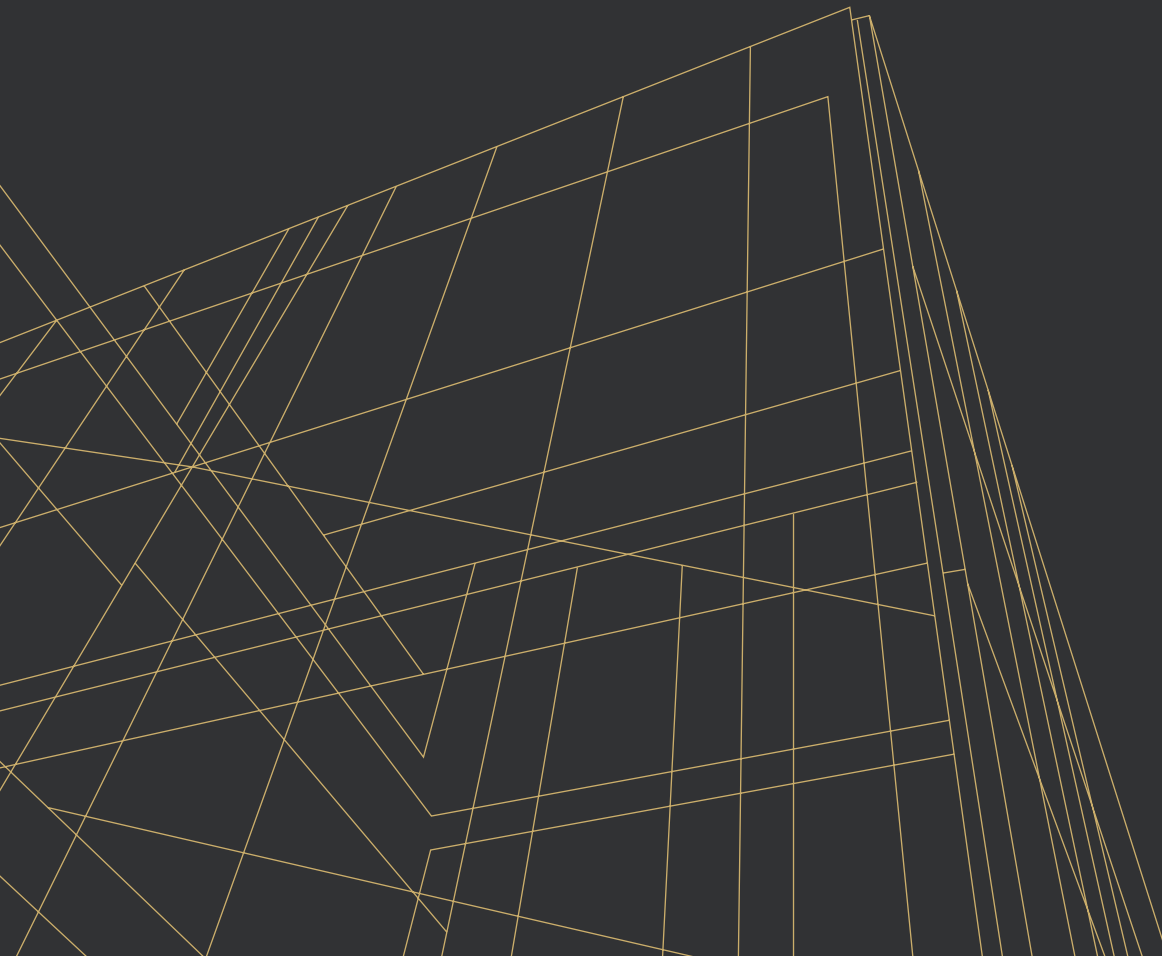
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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# EXECUTIVE SUMMARY

# PREMIER OFFERING IN THE HEART OF GLENDALE, CA

*Kidder Mathews, as exclusive advisor, is pleased to present the opportunity to acquire 215 N Central, Glendale, CA 91203.*

A retail building, previously used as a restaurant, centrally located in downtown Glendale and walking distance to The Americana at Brand, the Glendale Galleria, and a variety of unique shops, and some of Southern California’s best restaurants and bars.

The property consists of 4,790 SF building on approximately 6,077 F of land. Parcel frontage spans 50 ft along Central Ave. The building interior space is suitable for a variety of professional uses. There is abundant parking at the rear of the property providing a potential for a medical conversion (parking requirement for medical office in the Glendale Downtown Specific Plan is 4/1000).



|                     |                                       |
|---------------------|---------------------------------------|
| ADDRESS             | 215 N Central Ave, Glendale, CA 91203 |
| TOTAL BUILDING SIZE | 4,790 SF                              |
| TOTAL LOT SIZE      | 6,077 SF                              |
| PRICE               | \$4,500,000                           |
| LAND PRICE/SF       | \$740.50                              |
| BUILDING PRICE/SF   | \$939.46                              |

## INVESTMENT HIGHLIGHTS

Excellent owner user opportunity. Ideal for Medical office, Med Spa or Restaurant use

Flexible zoning allows for the property to be converted to Medical Use

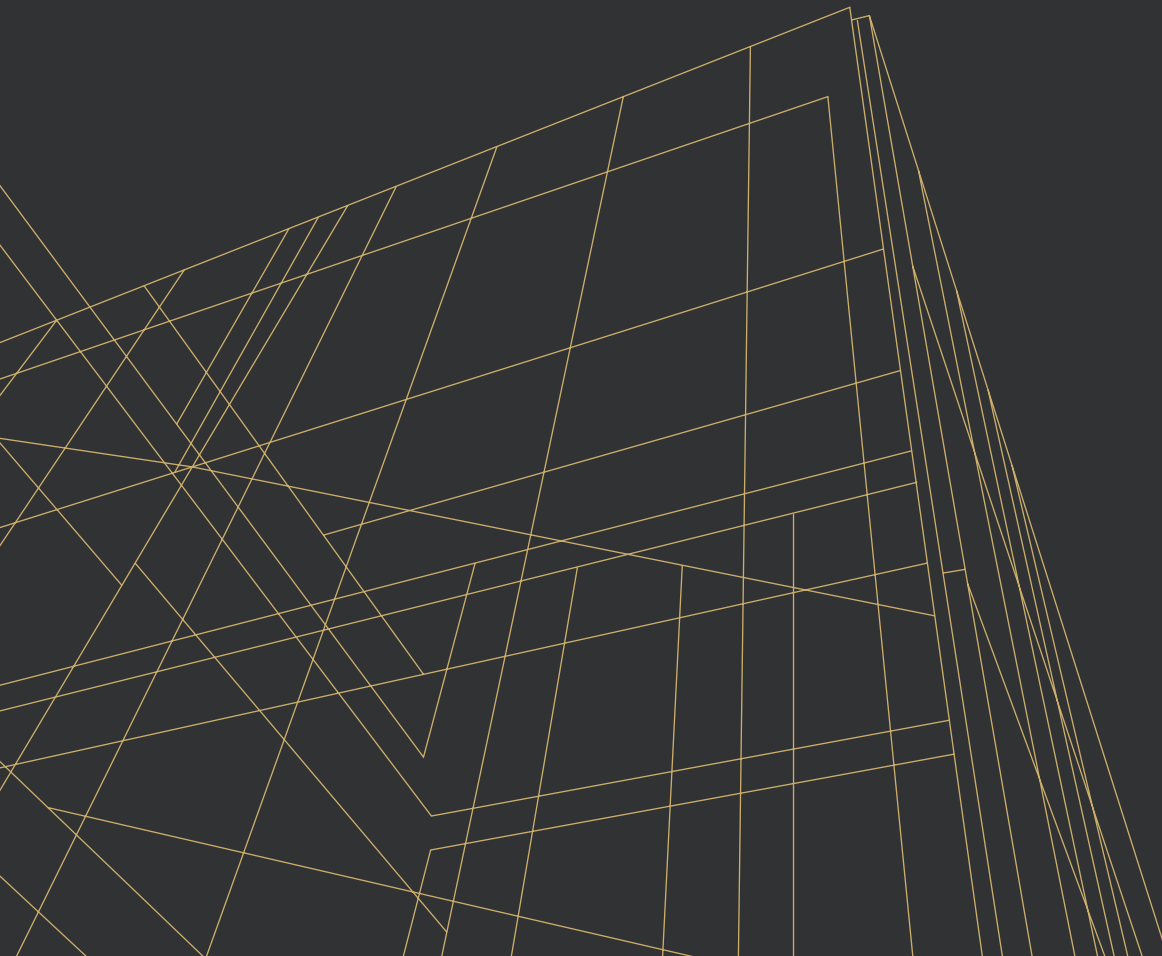
Walkscore of 96 (Walker's Paradise), the Property benefits from its proximity to abundant and thoughtfully curated retail amenities of Downtown Glendale Corner Location

Excellent street signage exposure

Located in the heart of downtown Glendale and walking distance to The Americana at Brand, the Glendale Galleria and a variety of unique shops, and some of Southern California's best restaurants and bars

Excellent regional access central to the I-5 (Golden State), SR-2 (Glendale), SR-134 (Ventura), and I-210 (Foothill) Freeways





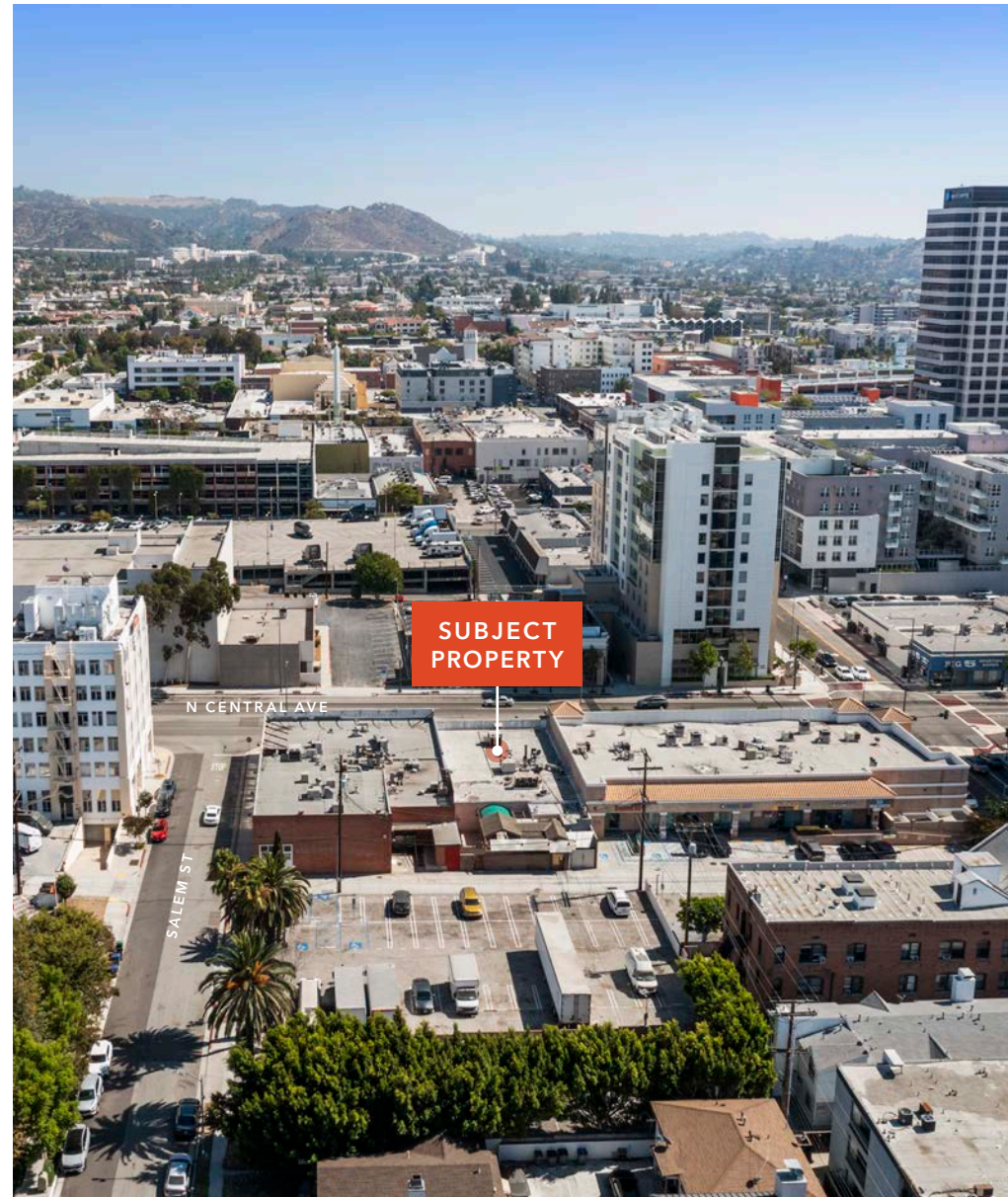
# PROPERTY OVERVIEW



# PROPERTY INFORMATION

## PROPERTY OVERVIEW

|              |                                       |
|--------------|---------------------------------------|
| ADDRESS      | 215 N Central Ave, Glendale, CA 91203 |
| PRICE        | \$4,500,000                           |
| BUILDING SF  | 4,790 SF                              |
| LOT SF       | 6,077 SF                              |
| ZONING       | C3                                    |
| PARKING      | 5                                     |
| YEAR BUILT   | 1950                                  |
| APN          | 5637-008-081                          |
| PROPERTY USE | Retail / Restaurant / Medical office  |
| CONSTRUCTION | Reinforced Concrete                   |



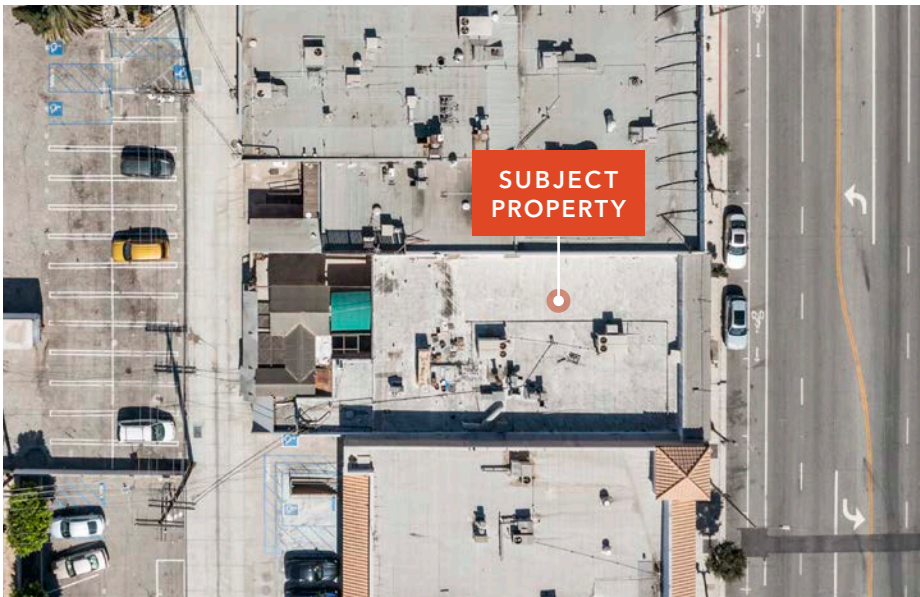
## SUMMARY

|                   |             |
|-------------------|-------------|
| TOTAL BUILDING SF | 4,790       |
| TOTAL LAND SF     | 6,077       |
| PRICE             | \$4,500,000 |
| LAND PRICE/SF     | \$356.22    |
| BLDG PRICE/SF     | \$773.88    |



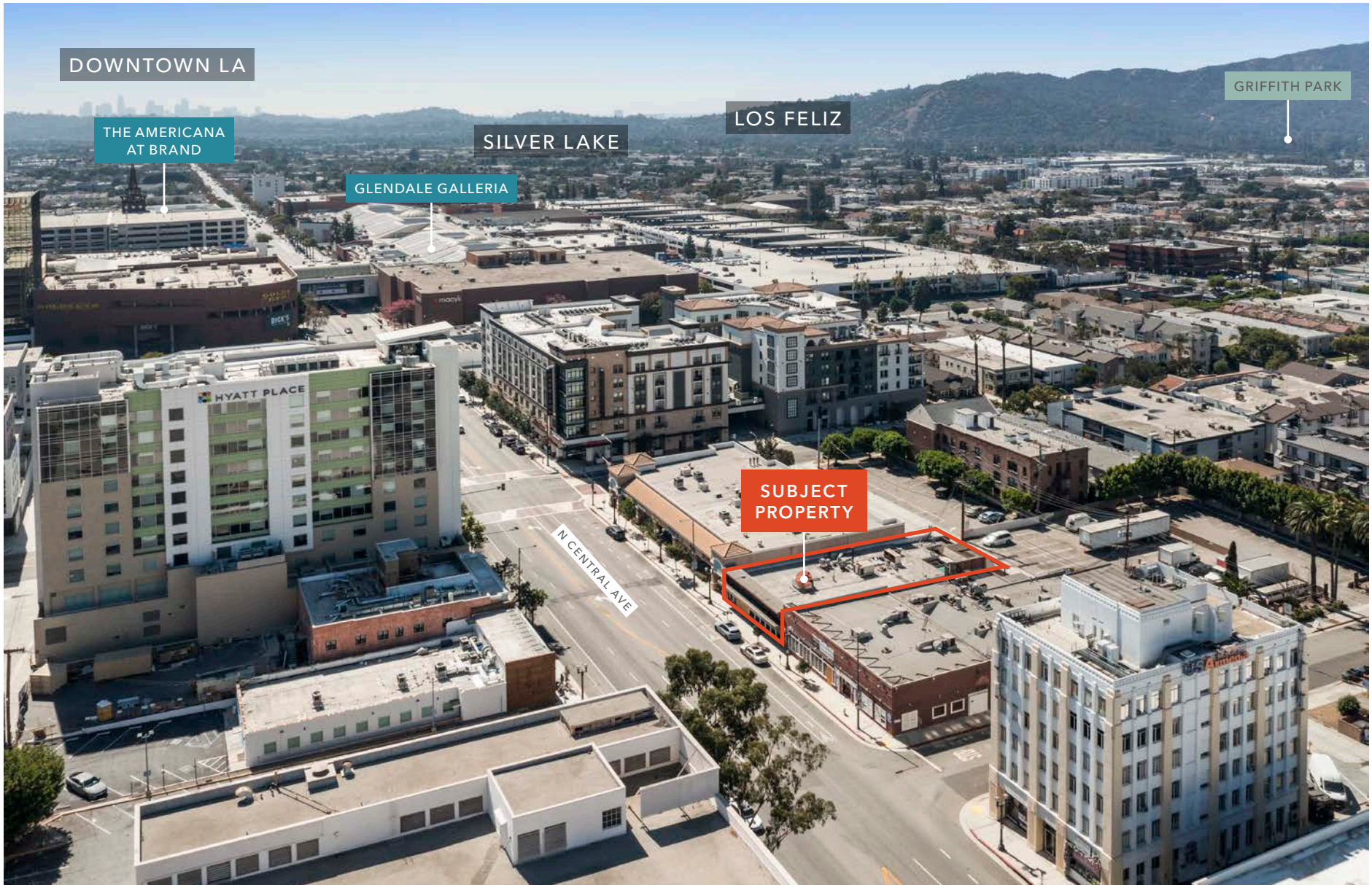


# PROPERTY OVERVIEW



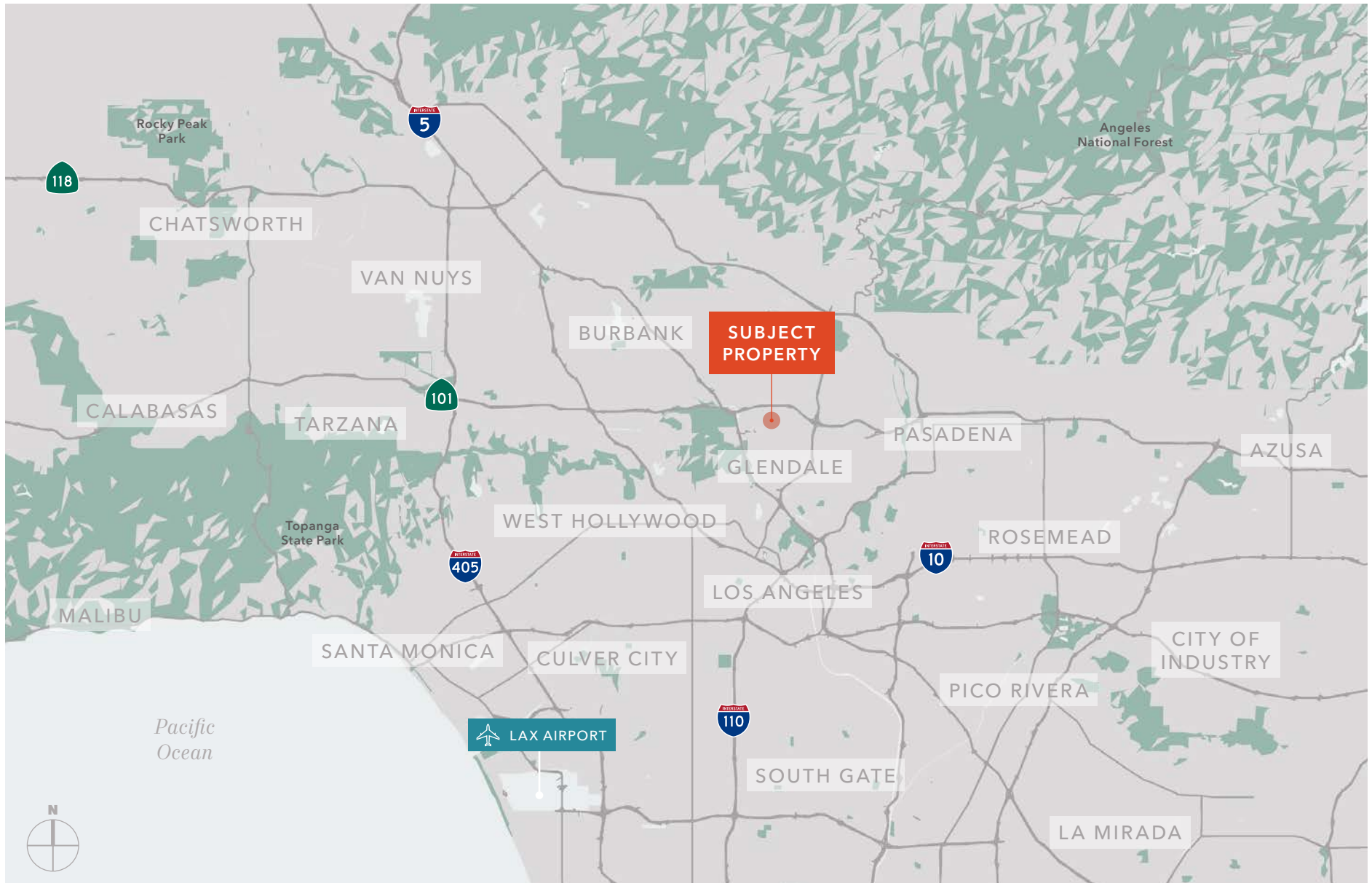


# PROPERTY OVERVIEW





# PROPERTY OVERVIEW

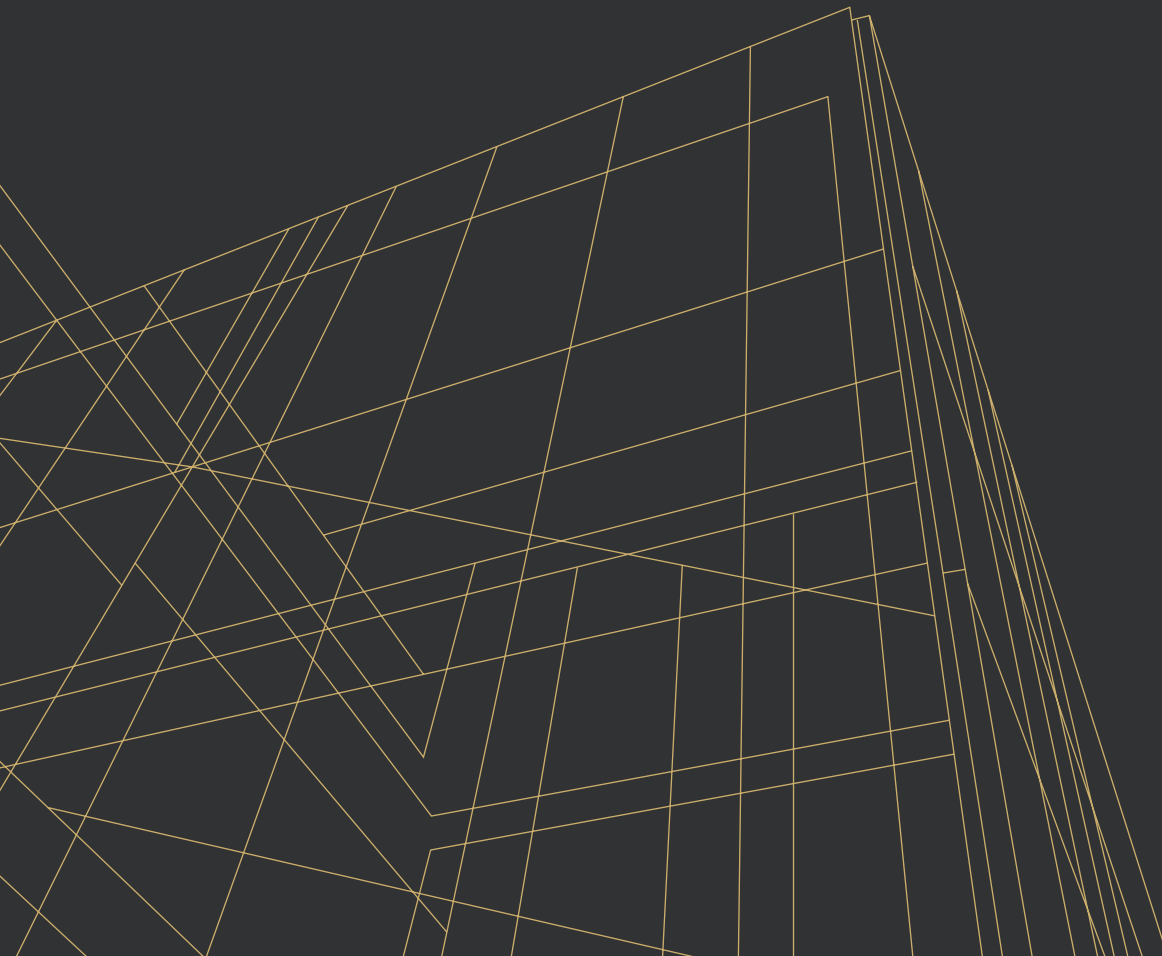




# PROPERTY OVERVIEW







# LOCATION OVERVIEW



## GLENDALE — LA COUNTY'S 3RD LARGEST CITY

*Overall, Glendale's diverse economy, growing technology industry, and thriving retail sector make it an attractive market for businesses and investors looking to establish a presence in the Los Angeles metropolitan area.*

Glendale has become increasingly diverse over the years in terms of demographics, with a growing number of residents from different cultural and ethnic backgrounds. This trend is reflected in the city's business landscape, with many businesses catering to the diverse needs and interests of the local population.

Like many cities, Glendale has experienced a shift towards e-commerce and online shopping in recent years. This trend is driven by changing consumer preferences and the increasing availability of online retail options.

464K

POPULATION  
5 MI RADIUS

\$107K

AVG HH INCOME  
5 MI RADIUS

193K

HOUSEHOLDS  
5 MI RADIUS



## GLENDALE

There is a growing emphasis on sustainability in Glendale, with many businesses and organizations taking steps to reduce their carbon footprint and promote environmentally friendly practices. This trend is reflected in the city's policies and initiatives, which aim to promote sustainability and reduce greenhouse gas emissions.

The real estate market in Glendale has remained strong, with high demand for both residential and commercial properties. This trend is driven by the city's favorable business environment, growing economy, and desirable location in the Los Angeles metropolitan area.

Overall, these market trends are shaping the future of Glendale's economy and business landscape, creating opportunities for growth and innovation in a variety of industries.







## THE ECONOMY

*Glendale is located in the Los Angeles metropolitan area, in the northern part of Los Angeles County. With a population of over 200,000 people, Glendale is the third-largest city in the county.*

### SUMMARY

Glendale has a diverse economy with several industries contributing to its growth and development. Some of the major industries in Glendale include:

#### Service Sector

The service sector is the largest industry in Glendale, employing a significant portion of the city's workforce. This industry includes healthcare, education, hospitality, retail, and other service-related businesses.

#### Healthcare

Glendale is home to several major hospitals and medical centers, including Glendale Adventist Medical Center and USC Verdugo Hills Hospital. These facilities provide high-quality healthcare services to the city's residents and contribute to the local economy by providing jobs.

#### Retail

Glendale has a thriving retail sector, with two major shopping centers - the Americana at Brand and the Glendale Galleria - attracting shoppers from all over the region. The retail industry in Glendale includes a variety of stores, ranging from high-end designer brands to mainstream retailers and boutiques.

#### Technology

Glendale has a growing technology industry, with several tech companies establishing a presence in the city. These companies include DreamWorks Animation, ServiceTitan, and Age of Learning, among others. The tech industry in Glendale provides high-paying jobs and contributes to the city's overall economic growth.

#### Finance and Insurance

The finance and insurance industry in Glendale includes banks, credit unions, and insurance companies. These businesses provide financial services to the city's residents and contribute to the local economy by providing jobs.

#### Manufacturing

While not a major industry in Glendale, there are several manufacturing companies operating in the city. These companies produce a variety of products, including aerospace components, automotive parts, and consumer goods.



## POINTS OF INTEREST

### THE AMERICANA AT BRAND

Located 5 minutes from the subject property is The Americana at Brand. The Americana is one of the 15 most-productive and highest grossing retail centers in the world. It brings together luxury living, shopping and entertainment to create a uniquely sophisticated and upscale Southern California urban environment with a classic American charm. Once a blighted area in the center of Glendale, The Americana is a global shopping destination inspired by Boston's historic Newbury Street.

The Americana at Brand features 15.5-acres of mixed-use space situated in the heart of the city and features a 2-acre generously landscaped, vast open central public park at the project's center and battery-operated trolley rides through the main square and around the perimeter.

Abundant mature trees, colorful flower beds and a beautiful dancing fountain (Waters of Americana) with the Spirit of American Youth sculpture by Donald Harcourt DeLue rising from the center make up the centerpiece. Integral to the property is 238 apartment homes and 100 elegant condominiums with lush garden and pool areas, seating surrounding an outdoor fireplace, 75 shops and boutiques, 17 restaurants, a multiscreen theater complex, children's play area and ample parking.

### BRAND AVENUE RETAIL

A one mile stretch down Glendale's CBD contains an unparalleled concentration of upscale shopping and dining amenities in the Tri-Cities region.

### GLENDALE GALLERIA

The Glendale Galleria boasts more than \$500 million in annual sales and recently completed a \$58 million expansion that included a new 120,000 square foot Bloomingdales. Famously, the Galleria was home to the first Apple store in the world.

### SPACE 134

In March 2016, Glendale Community Development Department unveiled designs for Space 134, a proposed 24-acre park "capping" a 0.7 mile span of the 134 Freeway beginning at Central Avenue adjacent to Glendale Plaza. The project was awarded two separate grants (\$325,000 combined) from the Southern California Association of Governments for community outreach, planning studies and developing the vision plan. In 2013, the vision plan was endorsed by the Glendale City Council and the \$150 million project is slated for final design, funding and construction after 2020. While not yet fully funded or entitled, the project is another example of the City's proactive commitment to creating and maintaining a vibrant central business district.



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