



3847 FOOTHILL BLVD, GLENDALE, CA 91214

Retail



# FOR LEASE

OFFERING MEMORANDUM



## ◎ SITE DESCRIPTION

IKON Properties LA is pleased to offer a well-located commercial lease opportunity at 3847 Foothill Blvd in the highly desirable North Glendale/La Crescenta corridor. The property consists of approximately 1,324 square feet of interior space, complemented by a secure outdoor area, offering a flexible layout that may accommodate educational or community-oriented uses, subject to tenant verification, city approvals, and required licensing.

The property was previously operated as a day care facility ; however, no representation or warranty is made that such use or any other intended use will be approved. Tenant shall be solely responsible for conducting their own due diligence and obtaining all necessary approvals, permits, licenses, and entitlements from the City and any other governing authorities. Landlord shall not be responsible or liable if the tenant's intended business use is not approved.

Positioned along Foothill Blvd, a highly visible and well-trafficked arterial, the property benefits from strong surrounding demographics and excellent neighborhood presence. Existing improvements include a gated perimeter, six dedicated parking spaces, and built-out restrooms, providing a strong foundation for a tenant seeking a functional and efficient commercial space.

With convenient access to major routes and close proximity to family-oriented residential communities and nearby schools, this location offers long-term appeal in one of Glendale's most stable and affluent submarkets. This opportunity is ideal for an operator seeking visibility, accessibility, and a well-improved space in a prime neighborhood setting.

All information provided is deemed reliable but not guaranteed. Tenant/s are advised to independently verify all information. Equity Union and IKON Properties, including their agents and representatives, make no representations or warranties and shall be held harmless from any liability arising from the use, condition, zoning, or approval of the property.

PROPERTY TYPE  
Retail/Office

YEAR BUILT  
1949

AVAILABLE SPACES  
1<sup>st</sup> Floor (approx. 700 SF)  
2<sup>nd</sup> Floor (approx. 700 SF)

ZONING  
GLC3



# PROPERTY HIGHLIGHTS

- Gated property with controlled access
- Six on-site parking spaces + Street Parking
- High-visibility Foothill Blvd frontage
- New Flooring!
- Located in a dense residential area near schools, homes, and nearby businesses

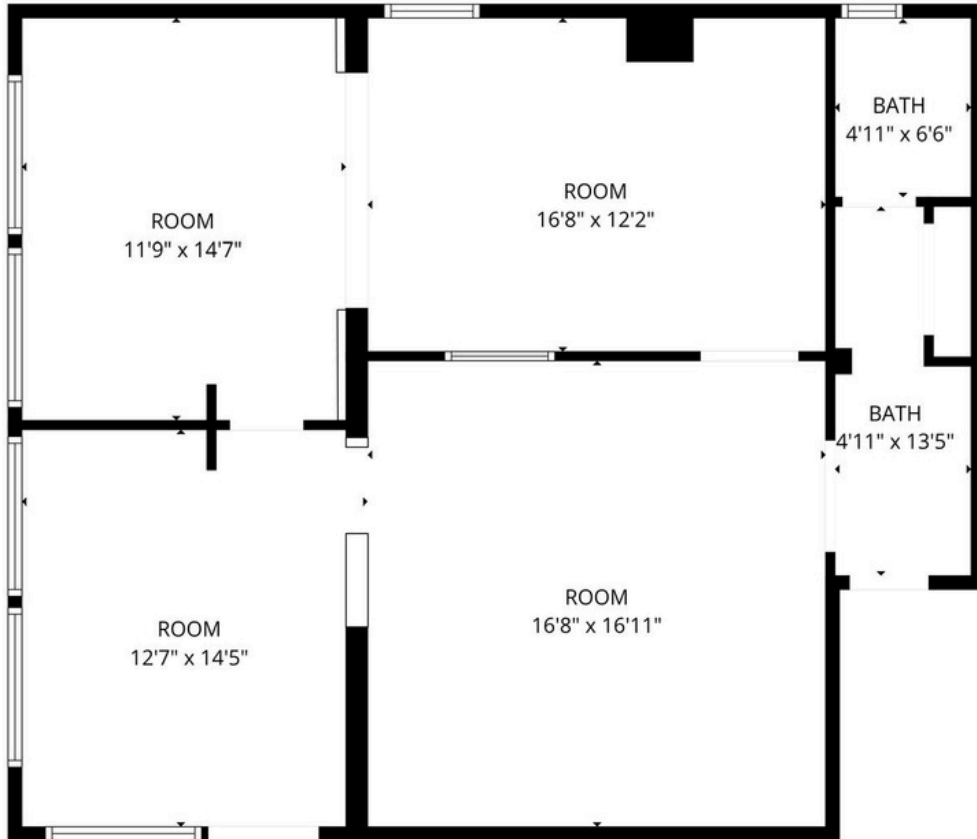


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# FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR





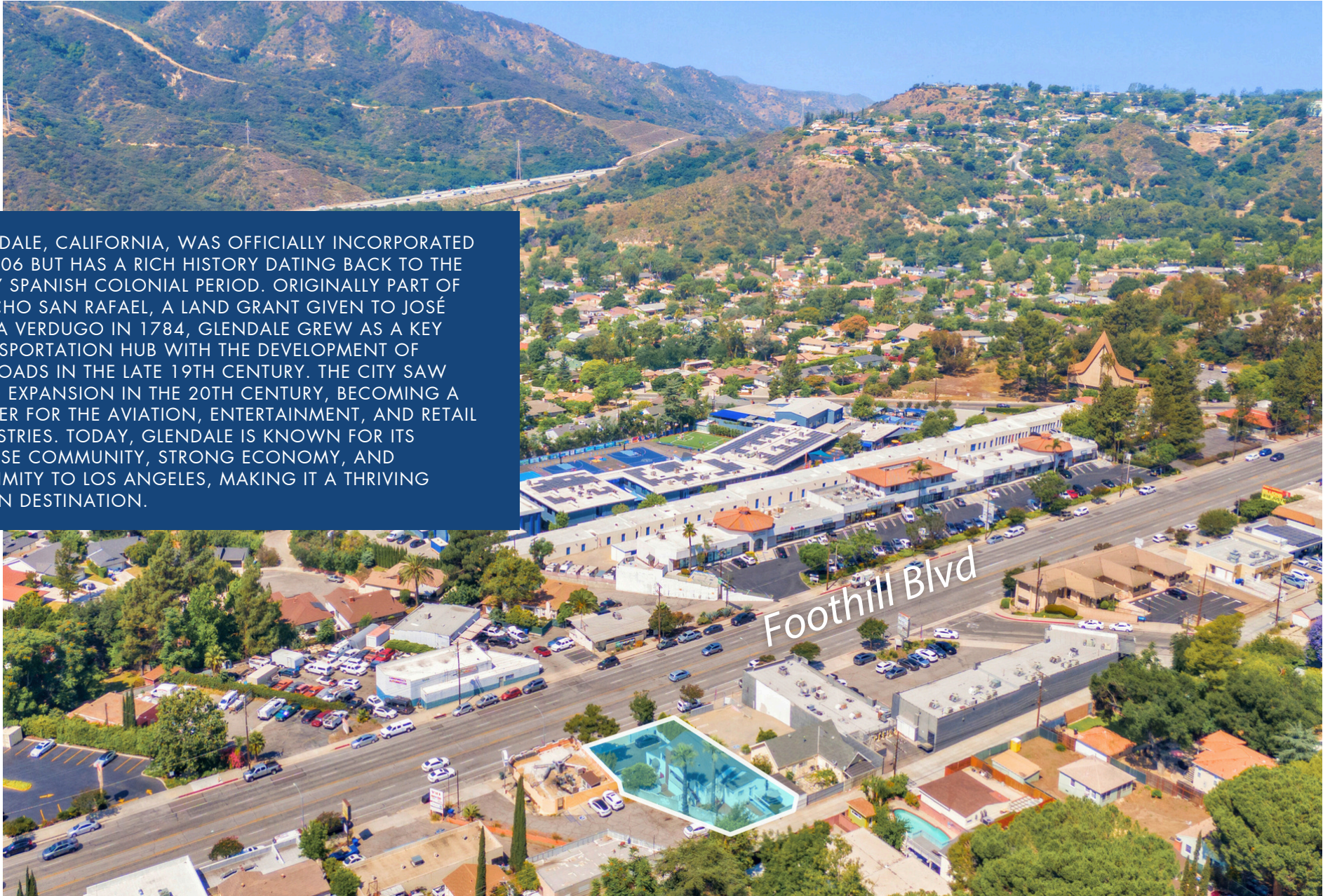


# RETAIL MAP

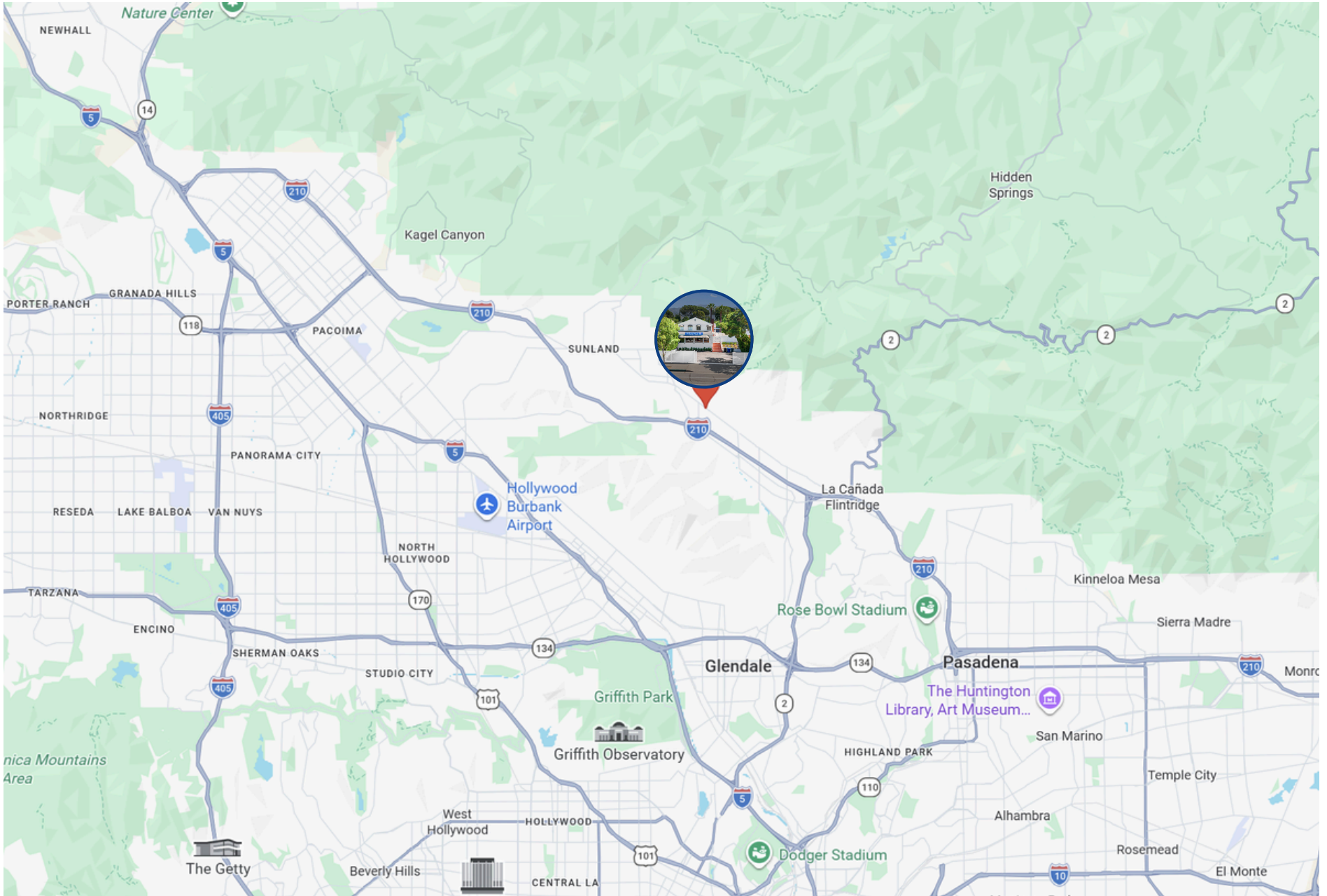


# AERIAL MAP

GLENDALE, CALIFORNIA, WAS OFFICIALLY INCORPORATED IN 1906 BUT HAS A RICH HISTORY DATING BACK TO THE EARLY SPANISH COLONIAL PERIOD. ORIGINALLY PART OF RANCHO SAN RAFAEL, A LAND GRANT GIVEN TO JOSÉ MARÍA VERDUGO IN 1784, GLENDALE GREW AS A KEY TRANSPORTATION HUB WITH THE DEVELOPMENT OF RAILROADS IN THE LATE 19TH CENTURY. THE CITY SAW RAPID EXPANSION IN THE 20TH CENTURY, BECOMING A CENTER FOR THE AVIATION, ENTERTAINMENT, AND RETAIL INDUSTRIES. TODAY, GLENDALE IS KNOWN FOR ITS DIVERSE COMMUNITY, STRONG ECONOMY, AND PROXIMITY TO LOS ANGELES, MAKING IT A THRIVING URBAN DESTINATION.



# LOCATION MAP



# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	45,253	224,810	452,652
2029 Population	44,179	220,102	441,414
Pop Growth 2024-2029	-2.37%	-2.09%	-2.48%
Average Age	37.60	39.90	40.80
2024 Total Households	13,854	77,383	157,460
HH Growth 2024-2029	-2.58%	-2.09%	-2.61%
Median Household Income	\$64,096	\$83,290	\$89,880
Avg Household Size	3.10	2.80	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$661,435	\$728,358	\$788,067
Median Year Built	1973	1973	1971



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