

1428 E COLORADO ST, GLENDALE, CA, 91205

END CAP 1,992 SF - FULLY BUILT RESTAURANT



LEASING INFORMATION:
IAGUILERA@EVKAPARTNERS.COM
818.422.9415

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AVAILABLE

Building Size: 7,048 SF

Land Size: 13,953 SF

Price: Negotiable/NNN

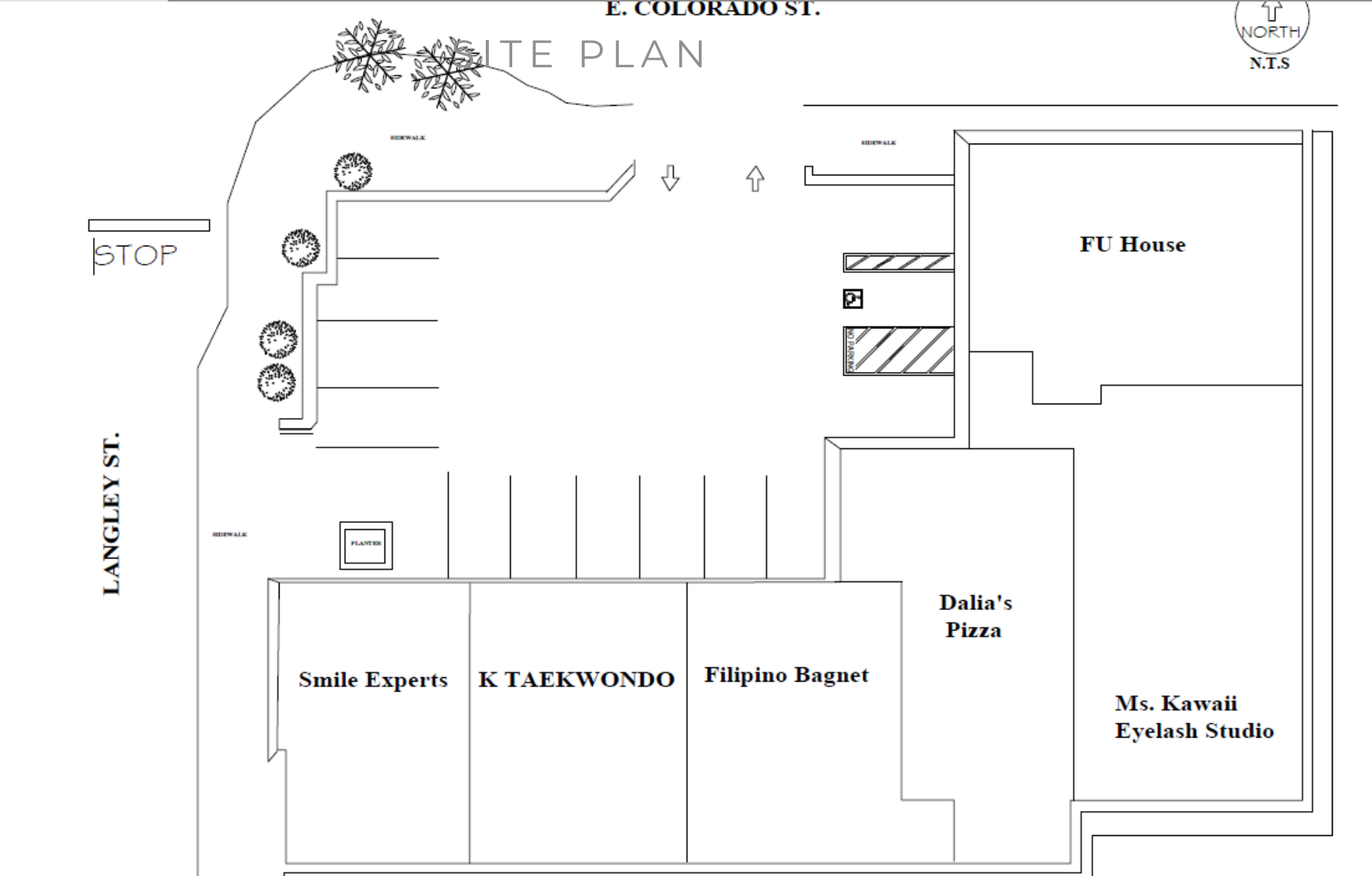
PROPERTY HIGHLIGHTS

- Adjacent to Ralphs Supermarket - 1.3M visitors annual
- Ralphs is #1 trafficked supermarket in Glendale
- Glendale Highschool across the street - ~2,200 Students
- 48,498 people in a 1 mile radius
- 125,430 people in a 5 minute drive time
- \$102,954 Average HH Income in 3 miles
- 27,739 Cars per day drive along Colorado
- Access off the 134/2 Freeways
- 1.3 mile from the Americana
- Front surface parking

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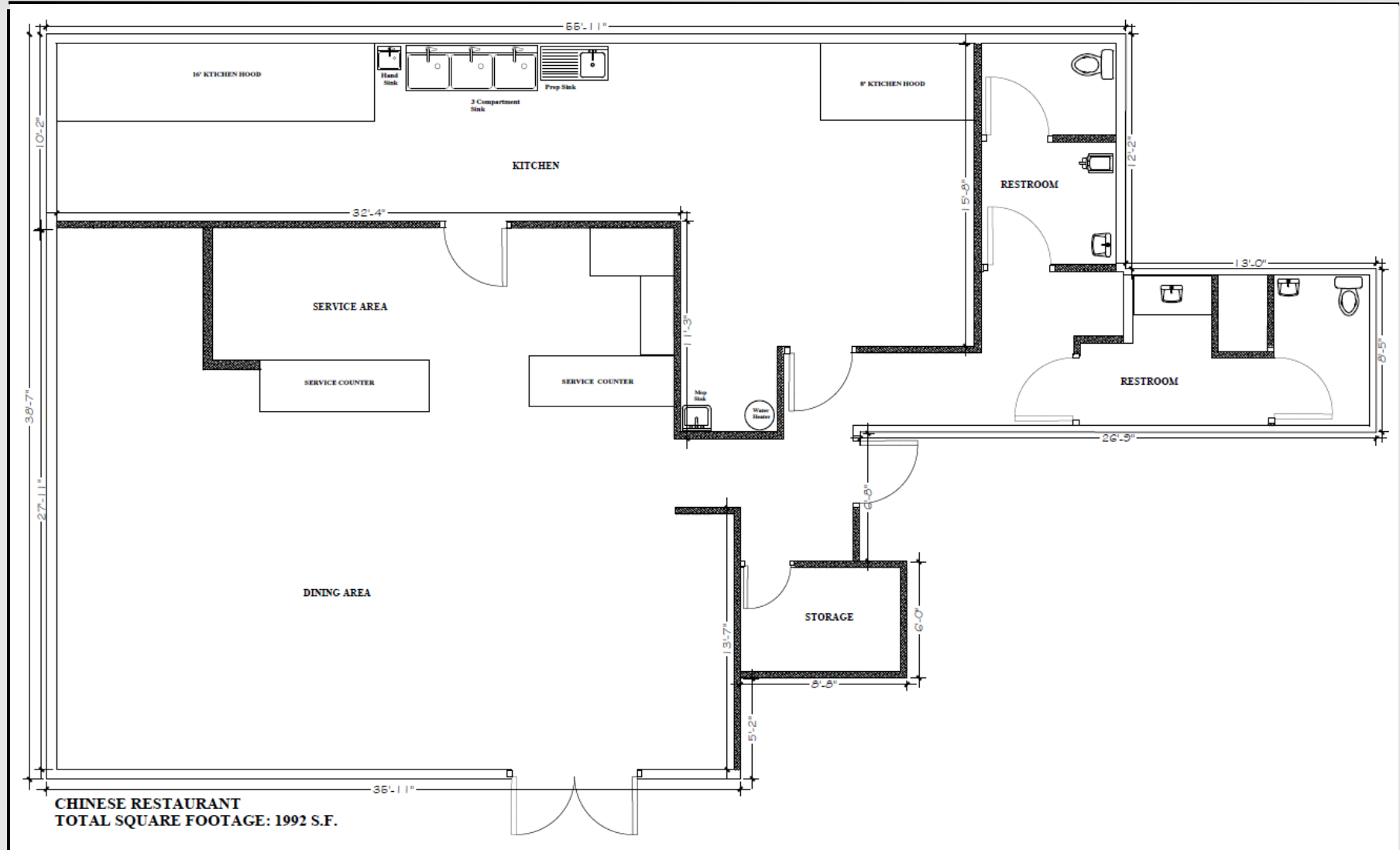


north

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FLOOR PLAN

Colorado Street



Restaurant/Retail Center Space For Lease
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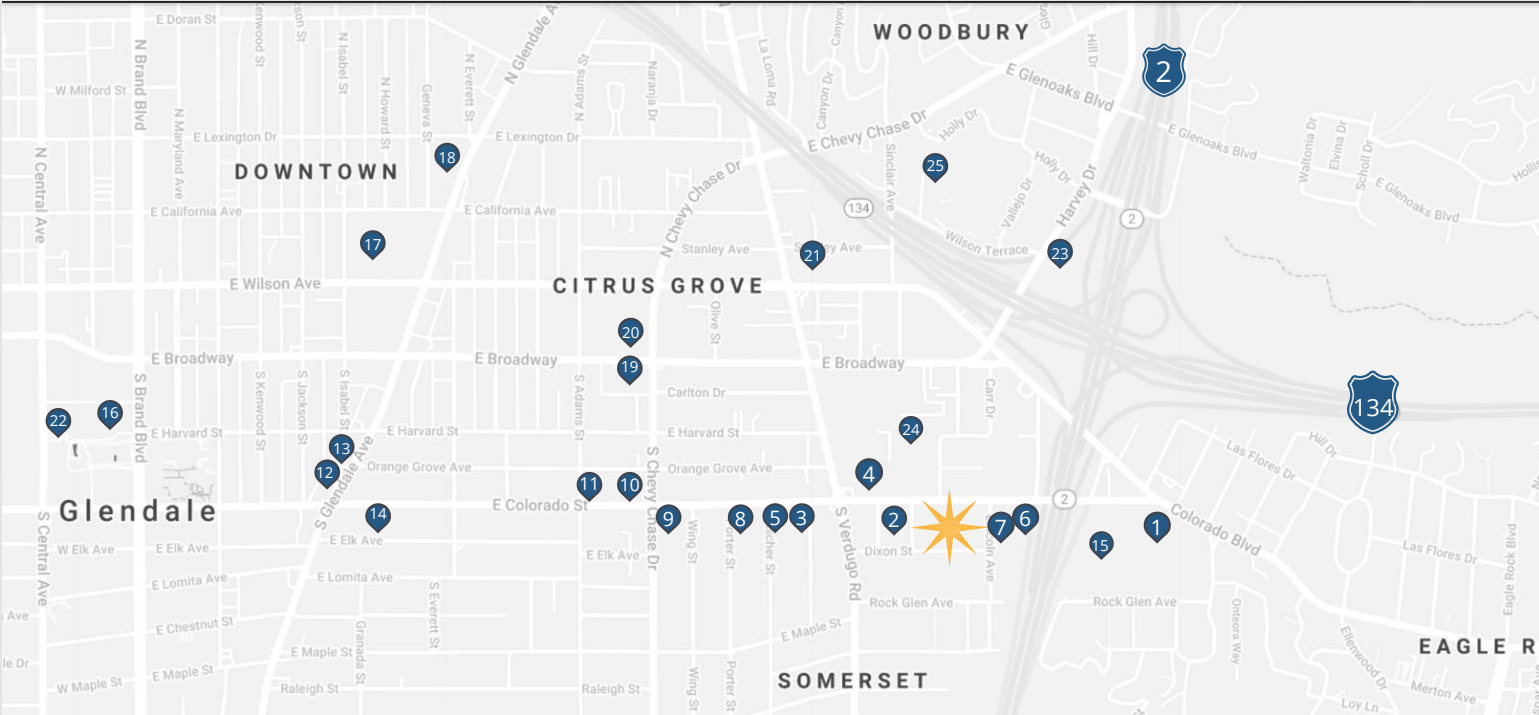
TOP VISITED SUPERMARKETS IN GLENDALE

<i>Metric Name</i>	 Ralphs 1416 E Colorado St	 Ralphs 1200 N Central Ave	 Smart and Final Extra 210 N Verdugo Rd	 VONS 561 N Glendale Ave	 Whole Foods Market 331 N Glendale Ave	 VONS 311 W Los Feliz Rd
Visits	1.3M	910.9K	562.3K	1.04M	1.28M	976.4K
Visits / sq ft	36.02	31.31	21.52	18.81	29.6	20.12
Visitors	271.6K	176.3K	151K	232.3K	323.4K	276.7K
Visit frequency	4.78	5.17	3.72	4.49	3.96	3.53
Avg. Dwell Time	36 min	38 min	32 min	36 min	44 min	37 min

*Stats provided by PlacerAI

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Restaurant/Retail Center Space For Lease
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- 1.Target
- 2.Ralphs Market
- 3.Starbucks
- 4.Zankou Kitchen
- 5.Dave's Hot Chicken
- 6.Popeyes Chicken
- 7.Pizza Hut
- 8.McDonald's
- 9.Burger King
- 10.Jack in the Box
- 11.Taco Bell
- 12.Wingstop
- 13.Pollo Loco
- 14.Jons Market
- 15.Seafood City Market
- 16.The Americana at Brand
- 17.Ralphs Market (N Glendale Ave)
- 18.Whole Foods
- 19.CVS
- 20.7-Eleven
- 21.Smart & final
- 22.Glendale Galleria
- 23.In-N-Out Burger
- 24.Glendale High school
- 25.Adventist Hospital

WalkScore®

92

Walkers Paradise



TARGET



Smart & Final



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Demographics

	5 min drive time		1 mi radius		3 mi radius	
Population						
Estimated Population (2021)	125,430		48,498		256,311	
Projected Population (2026)	125,009		47,773		256,084	
Census Population (2010)	119,708		48,396		245,237	
Census Population (2000)	124,121		51,303		252,202	
Projected Annual Growth (2021-2026)	-421	-	-725	-0.3%	-227	-
Historical Annual Growth (2010-2021)	5,722	0.4%	102	-	11,074	0.4%
Historical Annual Growth (2000-2010)	-4,413	-0.4%	-2,907	-0.6%	-6,965	-0.3%
Estimated Population Density (2021)	12,456	<i>psm</i>	15,445	<i>psm</i>	9,070	<i>psm</i>
Trade Area Size	10.1	<i>sq mi</i>	3.1	<i>sq mi</i>	28.3	<i>sq mi</i>
Households						
Estimated Households (2021)	49,490		18,812		96,908	
Projected Households (2026)	51,414		19,271		100,958	
Average Household Income						
Estimated Average Household Income (2021)	\$86,475		\$81,853		\$102,954	
Projected Average Household Income (2026)	\$101,042		\$97,085		\$121,541	
Daytime Demographics (2021)						
Total Businesses	8,127		1,988		13,429	
Total Employees	64,546		15,617		102,132	

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MAJOR COMPANIES



- Age of Learning, maker of ABC Mouse
- Avery Dennison Corporate Headquarters
- Beyond Limits
- CBRE L.A. North Industrial Team
- Color Me Mine Corporate Headquarters
- DineEquity
- IHOP Corporate Headquarters
- Disney Consumer Products
- DreamWorks Studios

- KABC-7
- Public Storage Corporate Headquarters
- Renegade Animation
- LegalZoom
- ServiceTitan
- Univision Communications
- Unum Group
- Walt Disney Animation Studios
- Whole Foods Southern-Pacific Corporate Headquarters

