



Offering Memorandum - Available For Sale

725 N CENTRAL AVE, GLENDALE, CA 91203



DAN SANCHEZ • ENGEL & VÖLKERS BURBANK

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ENGEL & VÖLKERS®

Confidentiality Agreement

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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Property Overview

Dan Sanchez of Engel & Völkers proudly presents an incredible development opportunity that has exceptional visibility at the corner of Central and Burchett. Located in the highly desirable submarket of Glendale, this infill location boasts a high level of demand with high barriers to entry.

This site can be reimaged into a first-class mixed-use project, a multi-family development or can be used as another church with a growing congregation. The property is well positioned on a hard corner and is located near many restaurants, shopping, entertainment and attractions including The Americana at Brand and the Glendale Galleria.

The intersection has an average daily traffic count of 25,000 vehicles per CoStar™ statistics. The site offers easy access to Burbank, Pasadena, San Fernando & San Gabriel Valleys and the Greater Los Angeles area. Its strategic location provides close proximity to regional attractions such as Old Town Pasadena, Burbank Empire Shopping Center, Hollywood & Highland Center, Dodger Stadium, Crypto.com Arena, the Beverly Center, The Grove at Farmers Market, and convenient access to major commuter routes, including the 134 and 5 freeways.



725 N Central Ave, Glendale, CA 91203

Property Details

Address:	725 N Central Ave, Glendale, CA 91203
Zoning:	GLC2*
No. of Stories:	1
Building Size:	±14,330
Lot Size:	±17,329
Year Built:	1956
List Price:	\$5,800,000



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Property Highlights

- ◆ Incredible development opportunity with exceptional visibility
- ◆ High level of demand with high barriers to entry
- ◆ Hard corner intersection with 111 FT of frontage
- ◆ Downtown Glendale Location
- ◆ Average daily traffic count of 25,000 vehicles
- ◆ Convenient access to public transportation and the 134 and 5 FWYs





Aerials

725 N CENTRAL AVE, GLENDALE, CA 91203



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City Overview - Glendale

The City of Glendale was incorporated on February 16, 1906 and spans approximately 30.6 square miles. 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.

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 these 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.

The Bob Hope Airport in Burbank serves the Los Angeles area including Glendale, Pasadena and the San Fernando Valley. It is the only airport in the greater Los Angeles area with a direct rail connection to downtown Los Angeles. The City of Glendale is located about 30 minutes from Los Angeles International Airport (LAX). LAX is a commerce leader and designated as a world-class airport for its convenient location, modern facilities, and superior sea/air/land connections.

Businesses and residents alike have taken advantage of Glendale's central location, reputation for safety, excellent business environment, outstanding schools, state-of-the-art healthcare facilities, and growing restaurant and

entertainment options. Glendale is also one of Southern California's leading office markets featuring a wide range of properties and amenities. The City has over six million square feet of office space and is home to such recognized firms as Walt Disney Imagineering, ServiceTitan, IHOP / Applebee's, DreamWorks, LegalZoom, and Public Storage.

Glendale prides itself on the quality of services it provides to the community. It is a full-service City, which includes a water and electrical department. The City operates its own power plant capable of serving the electrical needs of the entire city, although the majority of power is currently imported from other areas for cost savings. Water comes primarily from the Metropolitan Water District, along with a small portion from local wells.



Area Attractions

The Americana at Brand: This upscale outdoor shopping center features a mix of retail shops, restaurants, and entertainment options, including a cinema. Its beautiful landscaping and community events make it a popular destination for both locals and visitors.

Griffith Park: Just a short drive away, Griffith Park is one of the largest urban parks in the U.S. It offers hiking trails, the Griffith Observatory, and the Los Angeles Zoo, making it a hub for outdoor activities and family fun.

Forest Lawn Memorial Park: Known for its beautiful gardens and impressive art installations, this park also features notable monuments and a museum. It's a unique cultural site that attracts many visitors.

Glendale Galleria: This large shopping mall is home to a wide variety of retail

stores, dining options, and entertainment venues. It's a key retail destination in the area.

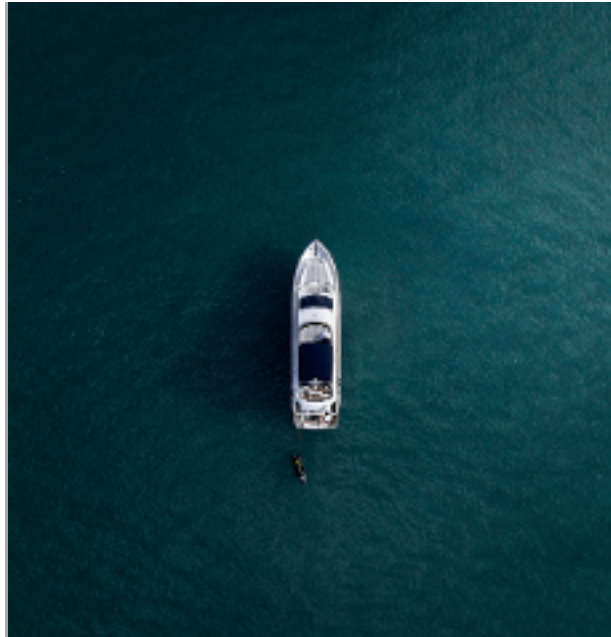
Los Angeles Zoo and Botanical Gardens: Located within Griffith Park, this attraction offers educational programs and exhibits featuring animals from around the world, making it a family-friendly destination.

Downtown Glendale: The downtown area features a vibrant mix of restaurants, shops, and cultural events. The Glendale Arts and Culture Commission often hosts community events and festivals, adding to the area's lively atmosphere.

Historic Alex Theatre: A beautifully restored, historic venue that hosts concerts, films, and various live performances, contributing to the cultural fabric of Glendale.



Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.



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The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.



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PRESENTED BY DAN SANCHEZ



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