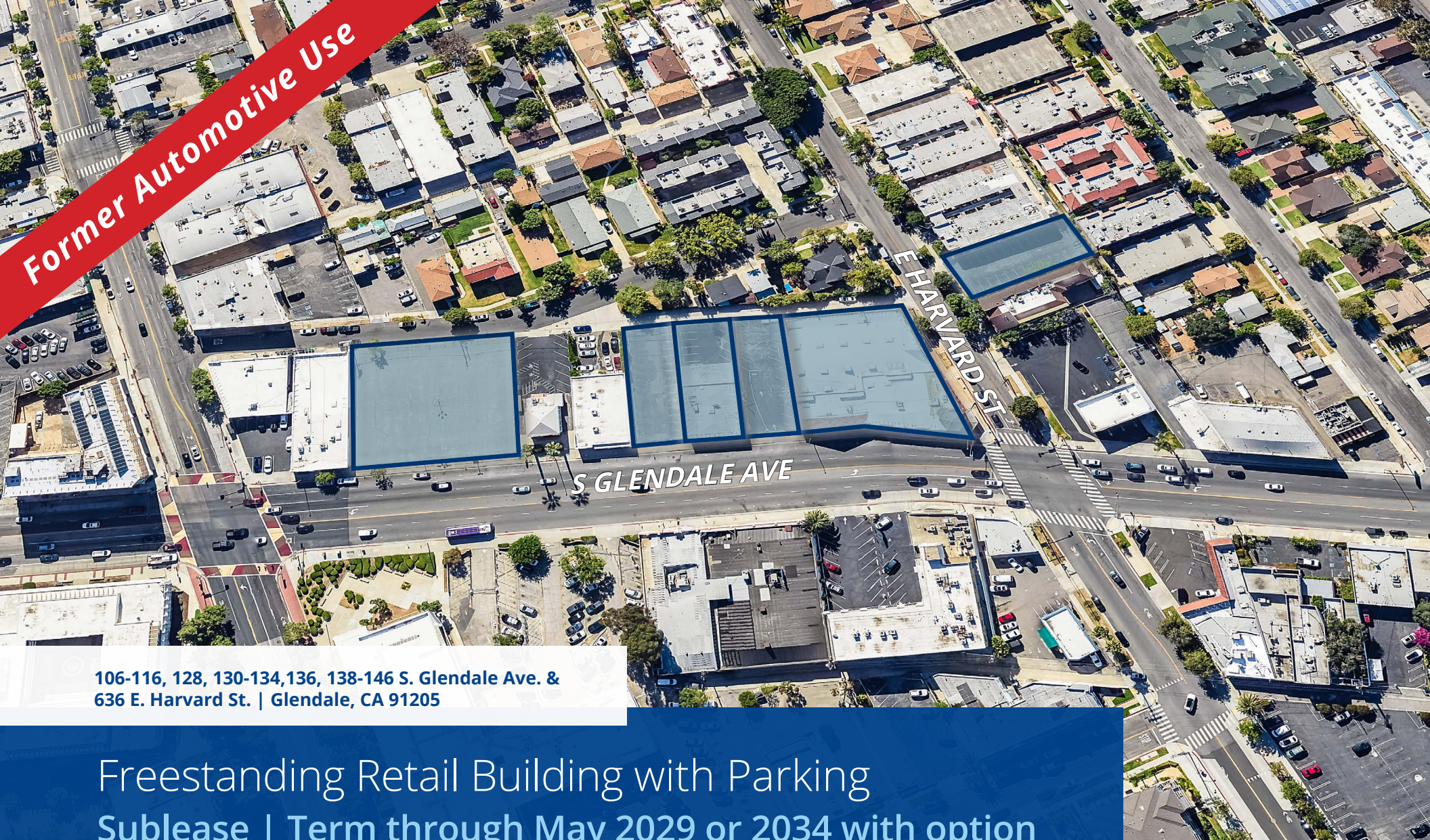


Former Automotive Use



106-116, 128, 130-134, 136, 138-146 S. Glendale Ave. &  
636 E. Harvard St. | Glendale, CA 91205

# Freestanding Retail Building with Parking Sublease | Term through May 2029 or 2034 with option

**Gabe Kadosh**

Vice President  
+1 213 861 3386  
gabe.kadosh@colliers.com  
License No. 01486779

COLLIERS  
865 S. Figueroa Street,  
Suite 3500  
Los Angeles, CA 90017  
www.colliers.com



# PROPERTY OVERVIEW



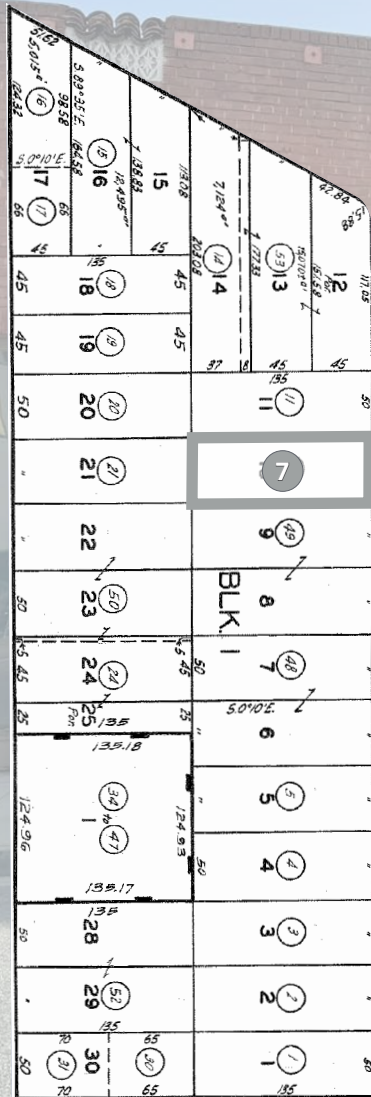
## PROPERTY HIGHLIGHTS

This unique property is composed of multiple freestanding buildings located on an exceptional, high-profile corner in the city of Glendale. It is situated in a prime location - within 15 minutes to Downtown LA, in close proximity to freeways and the metro, and within walking distance to popular Glendale shopping centers. The site has formerly been used for Automobile Dealerships and Service Centers and sits on approximately 65,071 square feet of land. This property's distinct brick exterior gives it a cool stylish aesthetic and its unique layout presents opportunities for a variety of uses ranging from retail, automotive, grocery, and more.

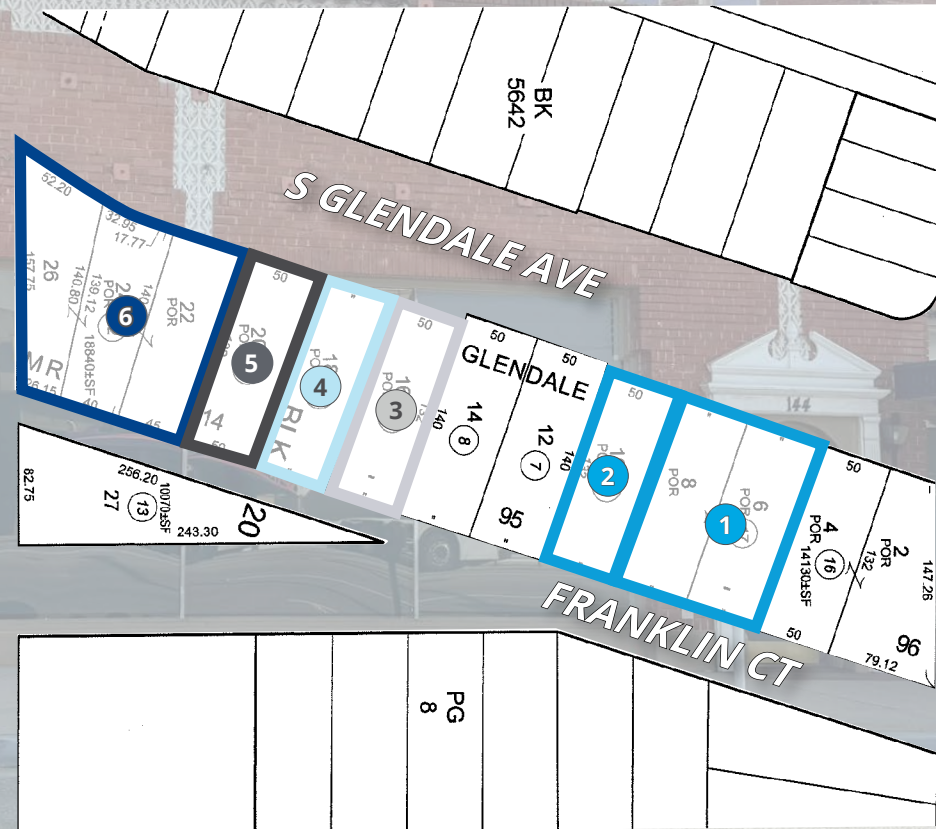
# PROPERTY OVERVIEW

## PARCEL MAP










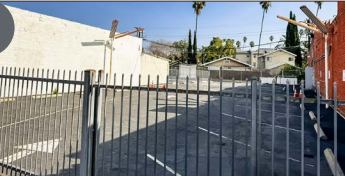




ORANGE GROVE AVE



E HARVARD ST



# EXECUTIVE SUMMARY

	ADDRESS	TOTAL LAND	BUILDING AREA	APN	ZONING	CURRENT USE
	 106-116 S. Glendale Ave.	± 13,141 SF		5674-007-017	GLC3*	Parking Lot
	 106-116 S. Glendale Ave.	± 6,524 SF		5674-007-018	GLC3*	Parking Lot
	 128 S. Glendale Ave.	± 6,647 SF		5674-007-019	GLC3*	Parking Lot
	 130-134 S. Glendale Ave.	± 6,642 SF	± 5,000 SF	5674-007-020	GLC3*	Automotive
	 136 S. Glendale Ave.	± 6,627 SF		5674-007-021	GLC3*	Parking Lot
	 138-144 S. Glendale Ave.	± 18,849 SF	± 17,869 SF	5674-007-022	GLC3*	Automotive
	 636 E. Harvard St.	± 6,641 SF		5674-007-010	R-2250	Parking Lot
<b>Total</b>		<b>±65,071</b>	<b>±22,869</b>			



17,144 VPD

136 S. Glendale Ave

128 S. Glendale Ave

636 E. Harvard St

130-134 S. Glendale Ave.

106-116 S. Glendale Ave.

138-144 S. Glendale Ave

16,327 VPD

S GLENDALE AVE

E HARVARD ST

# MARKET OVERVIEW

## GLENDALE, CALIFORNIA

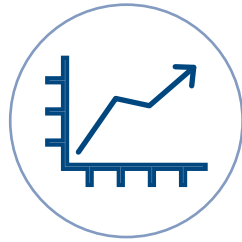
Nestled on the eastern edge of the San Fernando Valley, Glendale is a suburban haven with a growing business district and stunning mountain views. Recognized for Brand Boulevard, it features The Americana at Brand, an expansive outdoor shopping complex. Beyond, Brand Boulevard offers a lively mix of cafés, shops, and cultural attractions, including the Museum of Neon Art. Culinary delights abound, showcasing Glendale's Armenian-American heritage. Outdoor enthusiasts can explore Deukmejian Wilderness Park or visit Forest Lawn Memorial Park, a unique cemetery with Hollywood star burials. Accommodations range from national chain hotels to charming bed-and-breakfasts, making Glendale a versatile destination.



Source: Caruso

# DEMOGRAPHICS

## POPULATION



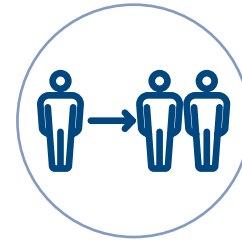
**2028  
Projection**



**2023  
Estimate**



**2010  
Census**



**Growth  
2023-2028**



**Daytime  
Population**

	2028 Projection	2023 Estimate	2010 Census	Growth 2023-2028	Daytime Population
One Mile	71,182	70,66	68,275	0.7%	90,158
Three Mile	226,060	225,862	223,59	0.1%	240,082
Five Mile	538,619	536,408	547,373	0.4%	536,992

## HOUSEHOLD INCOME



**2023  
Est. Average**



**2023  
Est. Median**

	2023 Est. Average	2023 Est. Median
One Mile	\$87,259	\$61,140
Three Mile	\$119,213	\$81,925
Five Mile	\$124,909	\$83,032



# AMENITIES MAP

## Attractions

- 1 Brand Library
- 2 Glendale Central Park
- 3 Alex Theatre
- 4 Glendale Centre Theatre
- 5 Anteus Theatre Company
- 6 Museum of Neon Art (MONA)
- 7 Laemmle Glendale
- 8 Armenian American Museum
- 9 AMC Americana at Brand 18

## Fitness

- 1 24 Hour Fitness
- 2 LA Fitness
- 3 YMCA of Glendale
- 4 Orangetheory Fitness
- 5 Gold's Gym
- 6 Anytime Fitness

## Banks

- 1 Chase
- 2 US Bank
- 3 Wells Fargo
- 4 City National Bank
- 5 Comerica Bank
- 6 Golden State Bank
- 7 Pacific Western Bank
- 8 Bank of America
- 9 Union Bank
- 10 East West Bank
- 11 Chase
- 12 Wells Fargo
- 13 BMO
- 14 Chase
- 15 US Bank

## Dining

- 1 Phoenicia Restaurant
- 2 McDonald's
- 3 Alegro Banquet Hall
- 4 Acai Grill
- 5 Panini Kabob Grill
- 6 Raffi's Place
- 7 King Taco
- 8 Gen Korean BBQ House
- 9 Damon's Steak House
- 10 Porto's Bakery & Café
- 11 Carousel
- 12 Panera Bread
- 13 Hot Wings Café
- 14 The Great White Hut
- 15 Plate and Petal
- 16 Eden on Brand
- 17 Tavern on Brand
- 18 85C Bakery Café
- 19 Chipotle Mexican Grill
- 20 Max's of Manila
- 21 Olive Garden
- 22 BJ's Restaurant & Brewhouse
- 23 California Pizza Kitchen
- 24 Islands Restaurant
- 25 In-N-Out Burger
- 26 Vegas Seafood Buffet
- 27 Buffalo Wild Wings
- 28 Veranda Restaurant
- 29 Philz Coffee
- 30 Shake Shack
- 31 Wingstop
- 32 El Pollo Loco
- 33 Shiraz
- 34 Thai Original BBQ
- 35 Golden Fork
- 36 Glendale Pho Co.
- 37 Creamy Spoon French Bistro
- 38 Chipotle
- 39 The Habit Burger
- 40 Rubios
- 41 Panda Express
- 42 IHOP
- 43 Chop Stop
- 44 Honeybaked Ham
- 45 Massis Kabob







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Harvard



106-116, 128, 130-134, 136, 138-146 S. Glendale Ave. &  
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**Gabe Kadosh**

Vice President  
+1 213 861 3386  
gabe.kadosh@colliers.com  
License No. 01486779

**Colliers**

865 S Figueroa Street.  
Suite 3500  
Los Angeles, CA 90017  
www.colliers.com

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