



# 1830 RIVERSIDE

GLENDALE, CA

FOR  
SALE

±21,560 SF BUILDING ON ± 47,058 SF (1.08 ACRES) OF LAND  
±100 STALL PREMIER EQUESTRIAN BOARDING FACILITY

AVISON  
YOUNG

# 1830 RIVERSIDE

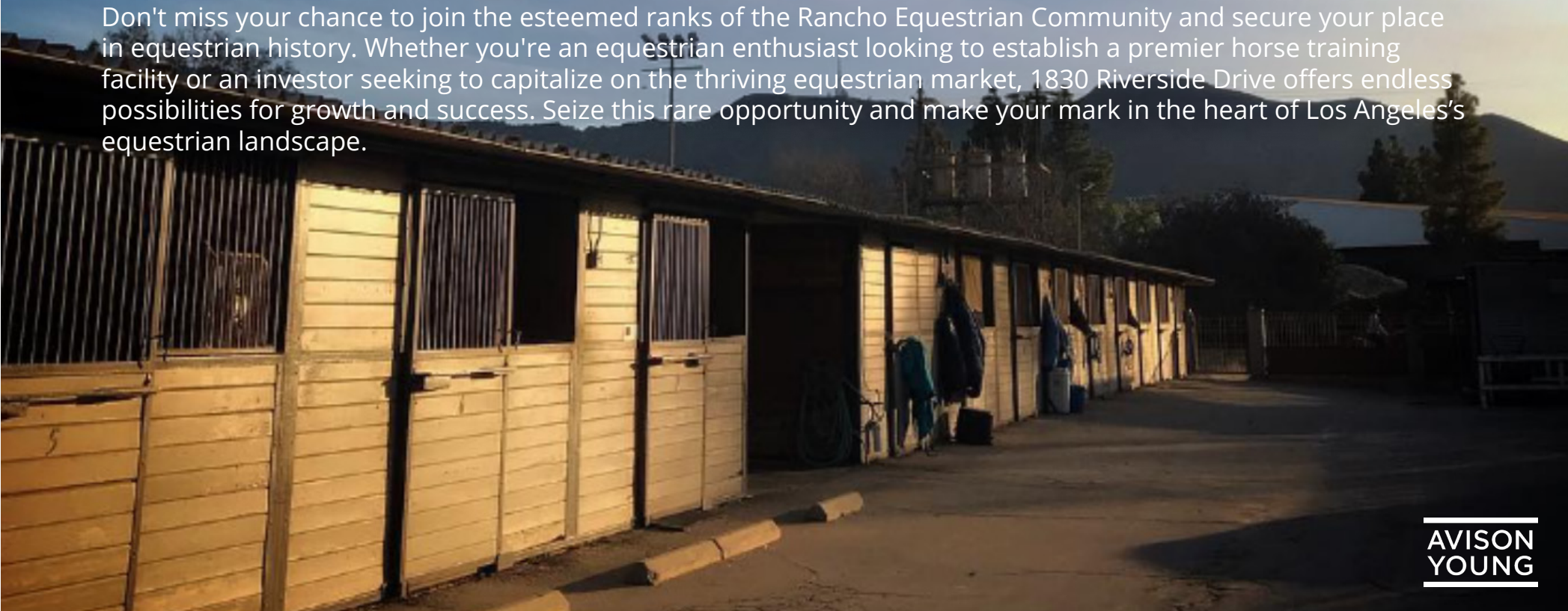
## OFFERING SUMMARY

Embrace the epitome of equestrian facilities with a rare opportunity to own 1830 Riverside Drive in Glendale's prestigious Rancho Equestrian Community. Situated adjacent to the historic Griffith Park and surrounded by a vibrant equestrian culture, this property offers more than just a location—it offers a lifestyle steeped in tradition and passion for horses.

Priced competitively at \$3,750,000.00, this offering presents an unparalleled investment opportunity within this sought-after community. With ±100 box stalls and a generous building size of approximately 21,560 square feet on over 1 acre of land, there's ample room for expansion and customization to suit your equestrian vision.

Benefit from the sturdy construction built in 1973, ensuring durability and longevity for your investment. With a Walk Score® of 75 and 36 dedicated parking spaces on-site, immediate access to LAEC and Griffith Park trail system. Convenience and accessibility are at the forefront, enhancing the property's appeal to both business and leisure activities.

Don't miss your chance to join the esteemed ranks of the Rancho Equestrian Community and secure your place in equestrian history. Whether you're an equestrian enthusiast looking to establish a premier horse training facility or an investor seeking to capitalize on the thriving equestrian market, 1830 Riverside Drive offers endless possibilities for growth and success. Seize this rare opportunity and make your mark in the heart of Los Angeles's equestrian landscape.



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## PROPERTY DETAILS



# 1830 RIVERSIDE

EQUESTRIAN STALLS	±100 (12'X12' Box Stalls)
PREMISES	±21,560 sf building on ±47,058 sf (1.08 acres) of land
SALE PRICE	\$3,750,000
APN	5625-031-010
YEAR BUILT	1973
ZONING:	CE / GLCA*
LOT DIMENSIONS	149' Fronting Riverside Drive & 301' Fronting Irving Ave

### THE IDEAL EQUESTRIAN ENVIRONMENT



Conveniently located,  
134 & 5 freeways.  
Backs up to 43 miles  
of Griffith Park Trails.



Prime location, in the  
Rancho Community,  
walking distance to  
Griffith Park and LA  
Equestrian Center.



36 parking spaces in  
gated, surface lot



Synergy between  
indoor & outdoor  
areas



±100 horse stalls, wash racks,  
grooming areas, tenant  
lounge, and locker rooms.



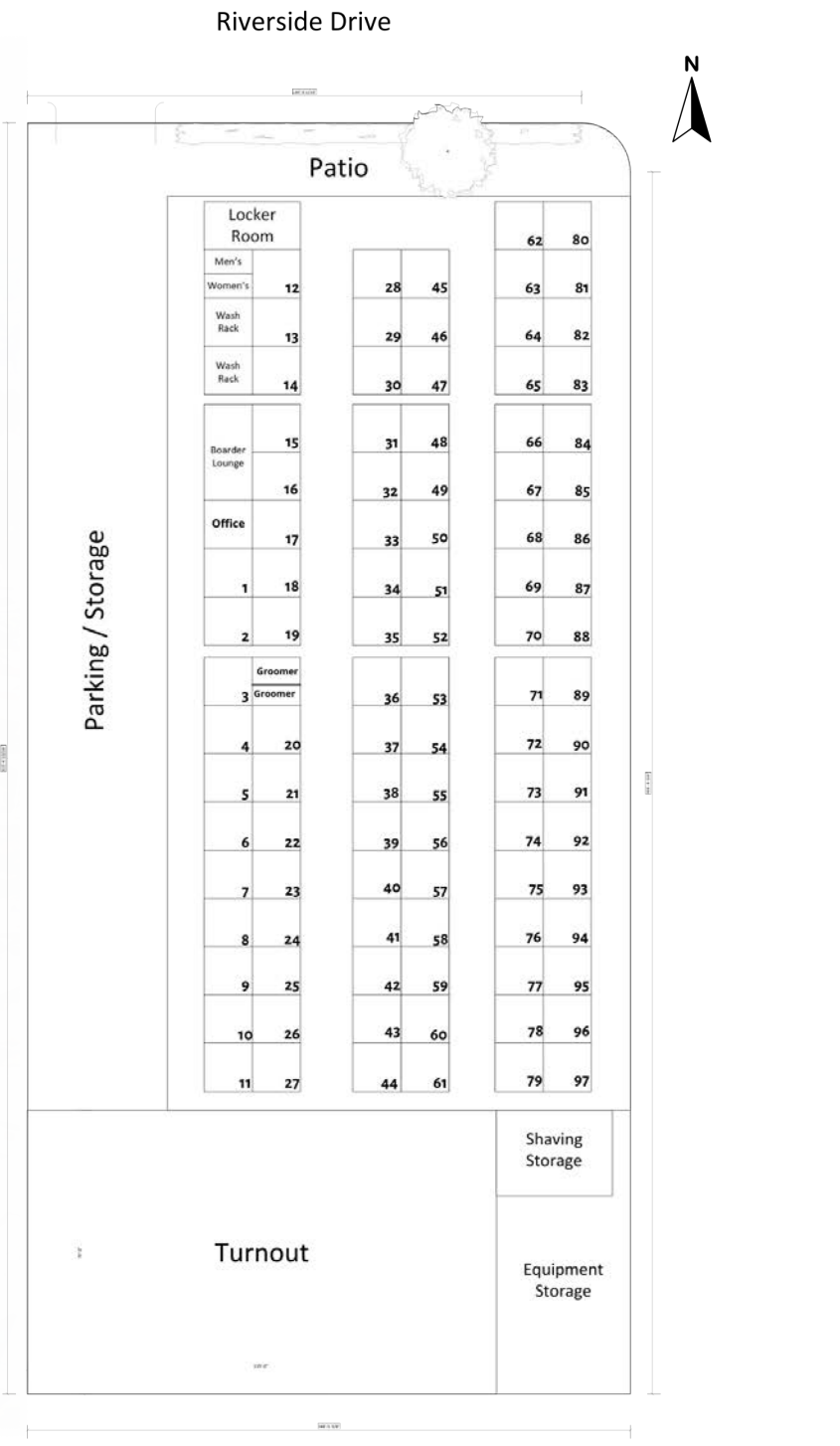
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STUDIO CITY

BURBANK  
MEDIA DISTRICT

1830  
RIVERSIDE



# THE IDEAL **EQUESTRIAN** FACILITY

**Rare Equestrian Opportunity:** Own a piece of equestrian history with this premier sports & entertainment horse boarding facility nestled within Glendale's coveted Rancho Equestrian Community.

**Prime Location:** Situated at 1830 Riverside Drive, this property offers unparalleled access to the vibrant equestrian culture of Glendale, immediately adjacent to the historic Griffith Park and LA Equestrian Center. ±1 mile to Disney HQ, St. Joe's Hospital, Grand Central Business Center, Dreamworks, etc.

**Generous Building & Land:** Spanning approximately 21,560 square feet of building space on over 1 acre of land, this property provides ample room for expansion and customization to suit your equestrian vision.

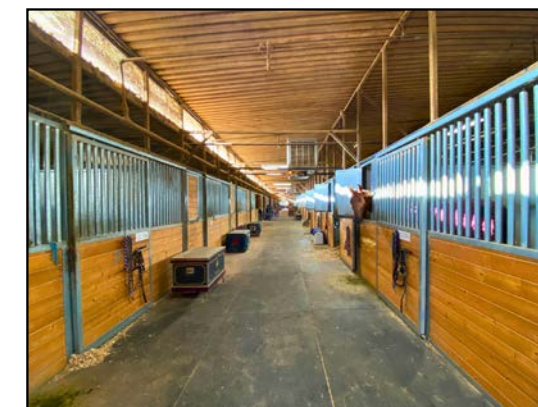
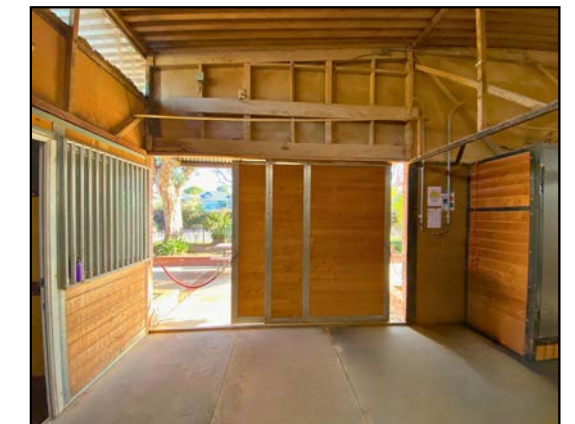
**Solid Opportunity:** Built to last in 1973, the sturdy construction ensures durability and longevity, offering a solid foundation for your equestrian endeavors. The property is fully leased, professionally managed, and well-maintained.

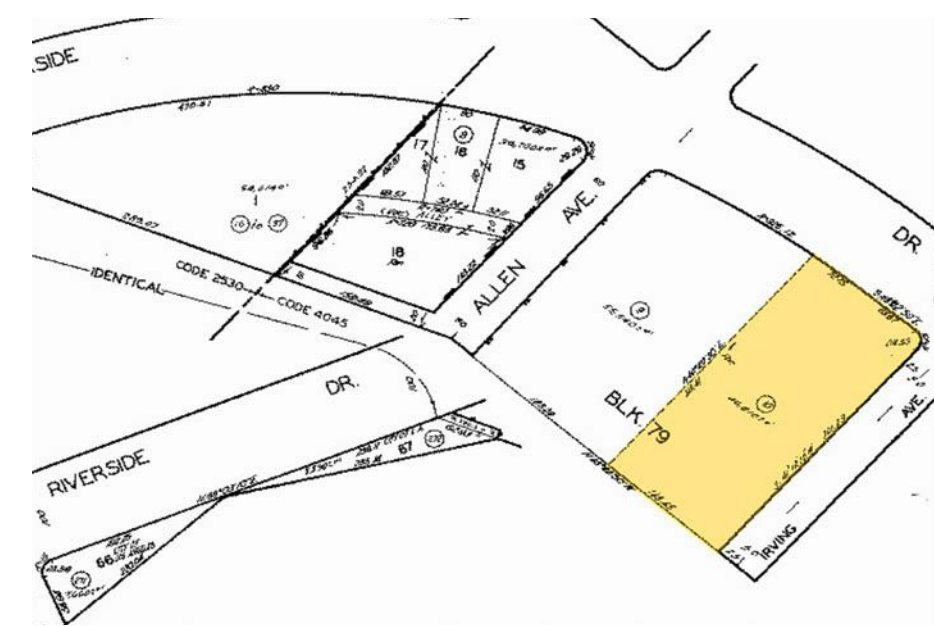
**Walkable Location:** With a Walk Score® of 75, enjoy the convenience of nearby amenities and services, including LA Equestrian Centre and Griffith Park, making it an ideal location for both business and leisure.

**Abundant Parking:** Benefit from 36 dedicated parking spaces on-site, providing ample space for visitors, clients, and staff.

**Commercial Equestrian Zoning:** Zoned GLCA\* and designated for a "RACE TRACK" land use, this property offers flexibility for various equestrian-related businesses and activities, catering to the diverse needs of the equestrian community.

**Exceptional Value:** Priced at \$3,750,000.00, seize the opportunity to invest in a rare equestrian property within a tight-knit community of like-minded individuals who share a passion for equestrian culture and lifestyle.



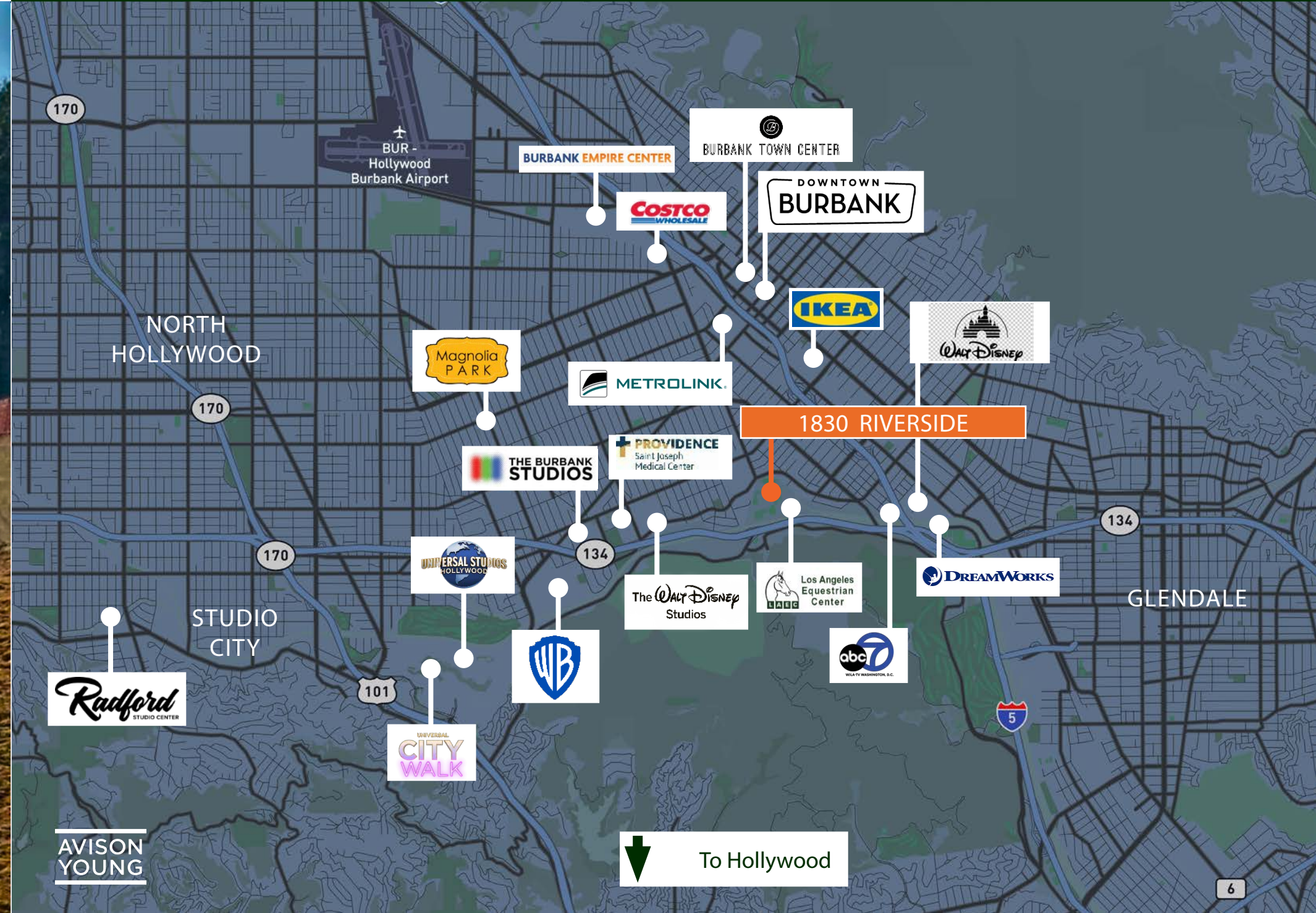


THE ICONIC RANCHO COMMUNITY  
EQUESTRIAN HERITAGE & HISTORY

Nestled in the historic Riverside Rancho community of Glendale, California, 1830 Riverside Drive embodies a rare opportunity for equestrian enthusiasts seeking a slice of history and a vibrant equestrian lifestyle. Adjacent to the legendary Griffith Park and bordered by the Los Angeles River, this property lies within the heart of a longstanding equestrian neighborhood that has seamlessly blended with the natural beauty of Griffith Park for centuries.

At the heart of this community lies the iconic Mariposa Bridge, a historic equestrian bridge dating back to 1939. Spanning the Los Angeles River, this bridge was generously financed by the renowned celebrity Gene Autry, symbolizing the rich heritage of equestrian culture within the area. Today, it serves as a vital link for horse enthusiasts, providing access to over 4,000 acres of pristine trails and wilderness within Griffith Park, fostering a deep connection between residents and the surrounding natural landscape.

With a legacy stretching back over 187 years to its origins as part of the Rancho La Providencia land grant, the Riverside Rancho community has remained steadfast in its commitment to preserving its equestrian heritage. From the horse-friendly streets to the equestrian commercial zone along Riverside Drive, this community stands as a testament to the enduring bond between humans and horses. Anchored by landmarks such as the Los Angeles Equestrian Center, Bette Davis Park, and Griffith Park, this area continues to thrive as a cherished haven for equestrian lovers, offering a unique blend of history, culture, and natural beauty within reach of bustling Los Angeles. For those seeking not just a property, but a lifestyle deeply rooted in equestrian tradition, 1830 Riverside Drive beckons as a rare and exceptional opportunity.



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GLENDALE, CA

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## FOR MORE INFORMATION:

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