

CBRE
FOR LEASE



At the Crossroads of
Glendale's Retail Epicenter.

300 W. Colorado Street
Glendale, CA 91204

The Intersection.

A Super-Regional Platform Between Two Retail Icons.



**GLENDALE
GALLERIA**

**THE AMERICANA
AT BRAND**

**300 W
COLORADO ST**

28,000VPD

W COLORADO ST. 28,000VPD

S CENTRAL AVE. 35,000VPD

The Convergence.

Only signalized four-way intersection between Americana at Brand and Glendale Galleria.

~42 Million

Annual Visitors

~\$2.3+ Billion

Collective Revenue

~63,000

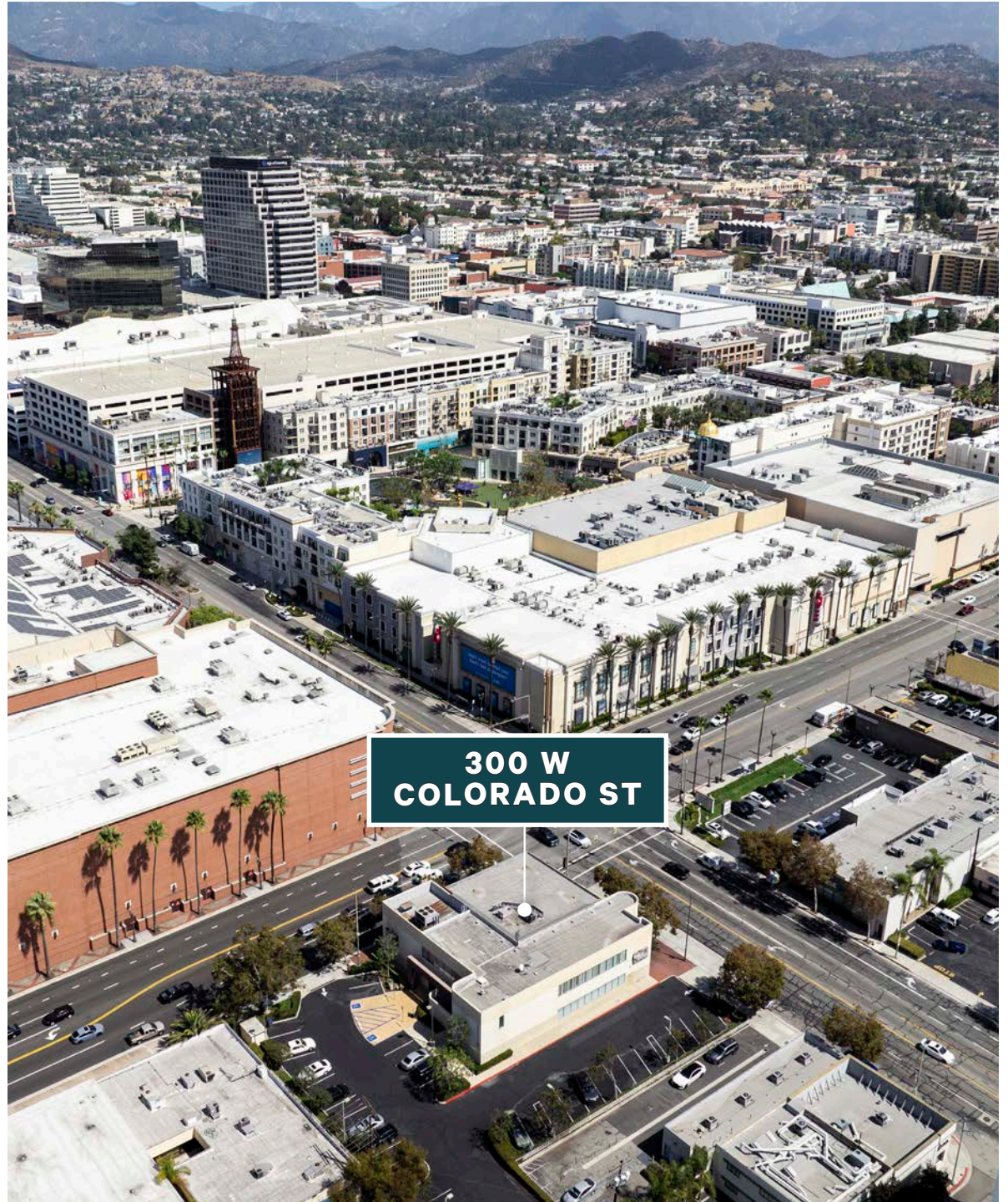
Vehicles Per Day

~23.7 Million

Annual Vehicular Impressions

~5.4 Million

Average annual exposures per consumer due to high-repeat visit pattern





The Neighbors.

Adjacent to Market-Leading Brands

Glendale Galleria and Americana at Brand are premier retail destinations that together form the region's highest-performing corridors, driven by luxury brands, top retailers, and strong, consistent consumer demand.

SEPHORA NORDSTROM alo ARITZIA



TESLA

TIFFANY & CO.



BOURBON STEAK
A MICHAEL MINA RESTAURANT

DAVID YURMAN

bloomingdales



YVES SAINT LAURENT

GUCCI

BOTTEGA VENETA

CHANEL

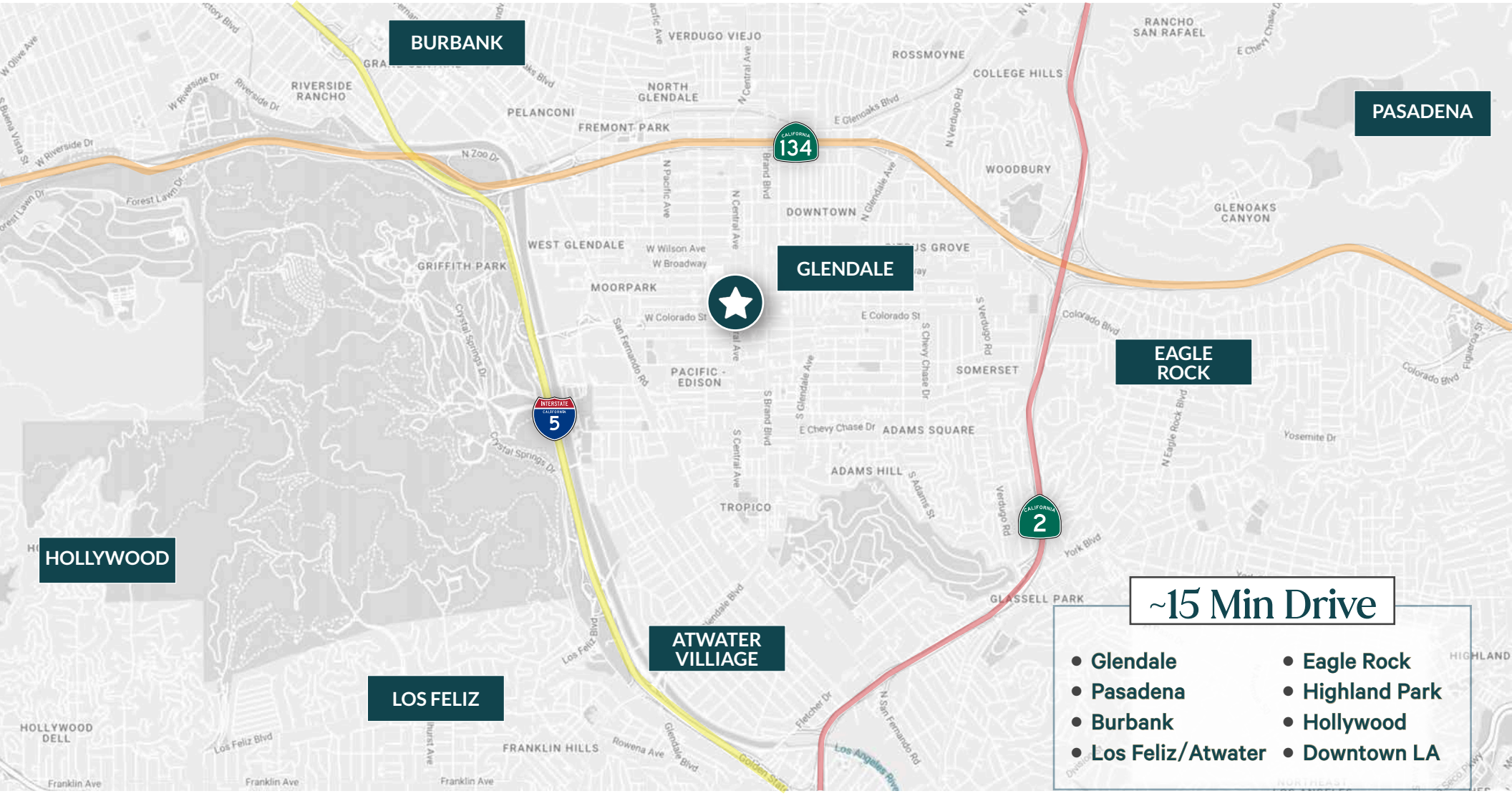
lululemon

LOUIS VUITTON

OMEGA



All Roads Lead to 300 W Colorado St.



~9 Million
People within 30-mins

~18.5 Million
People within 60-mins

Super-Regional Access at the Convergence

I-5 • I-134 • I-2 • I-101 freeways



About Your Brand.

Iconic visibility

Two-story glass façade and multi-directional, multi-block exposure.

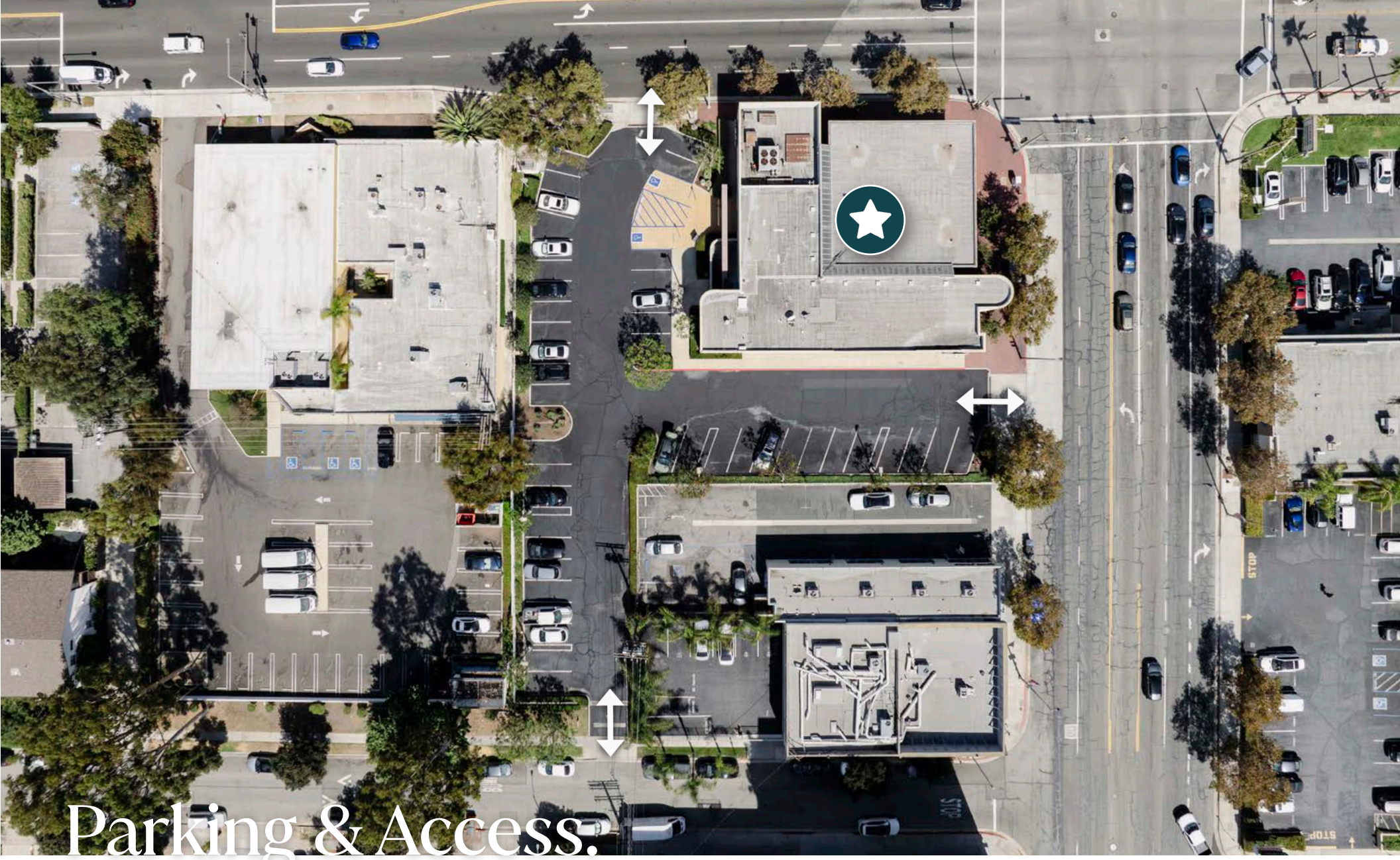
Dominant Signage

Including double-billboard illuminated signage visible from all frontages.

Corner Branding

Anchored by a custom monument sign at the intersection.





Parking & Access.

45 Exclusive On-Site Paking Spaces
(~3.5/1,000sqft)

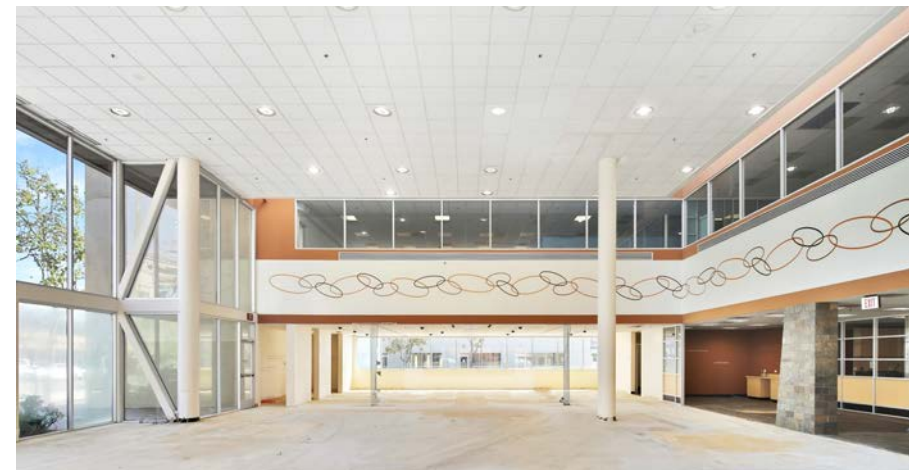
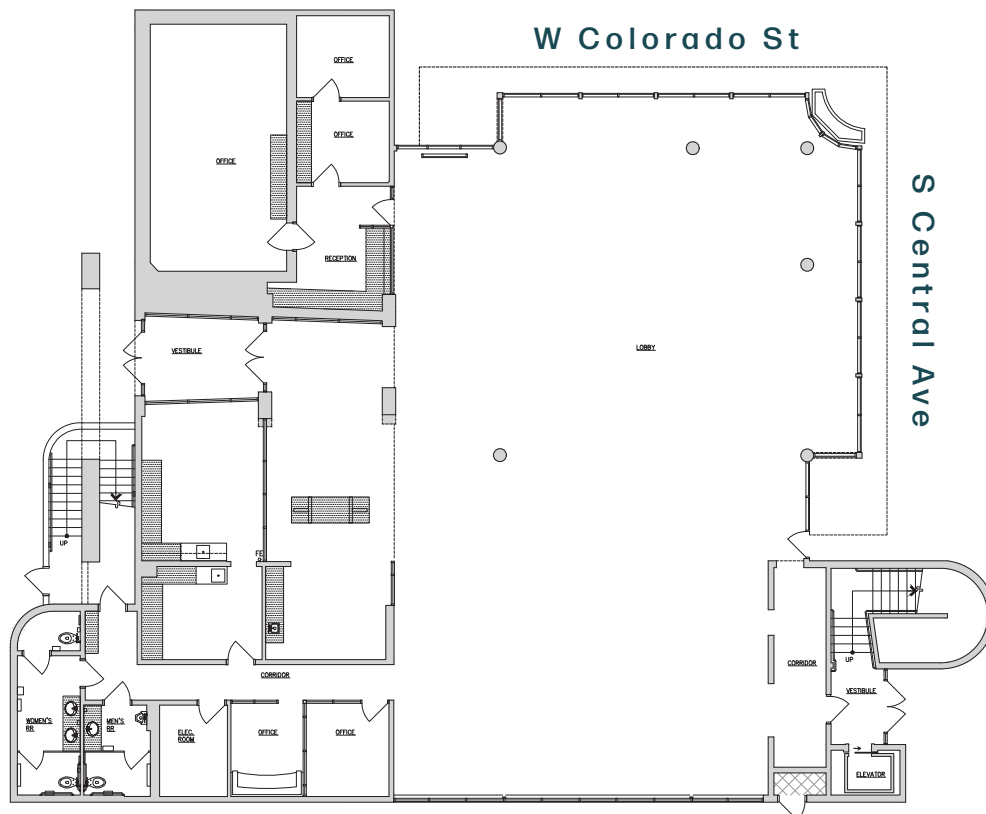
Accessible from all
surrounding streets

Floor Plan | Ground Floor

Double-Height Flagship Space

SITE & BUILDING SIZE

Ground floor	7,758 sqft
✓ Ceiling Height	8'0" - 21'4"
Total building area	12,710 sqft
Site area	~ 0.74 acres

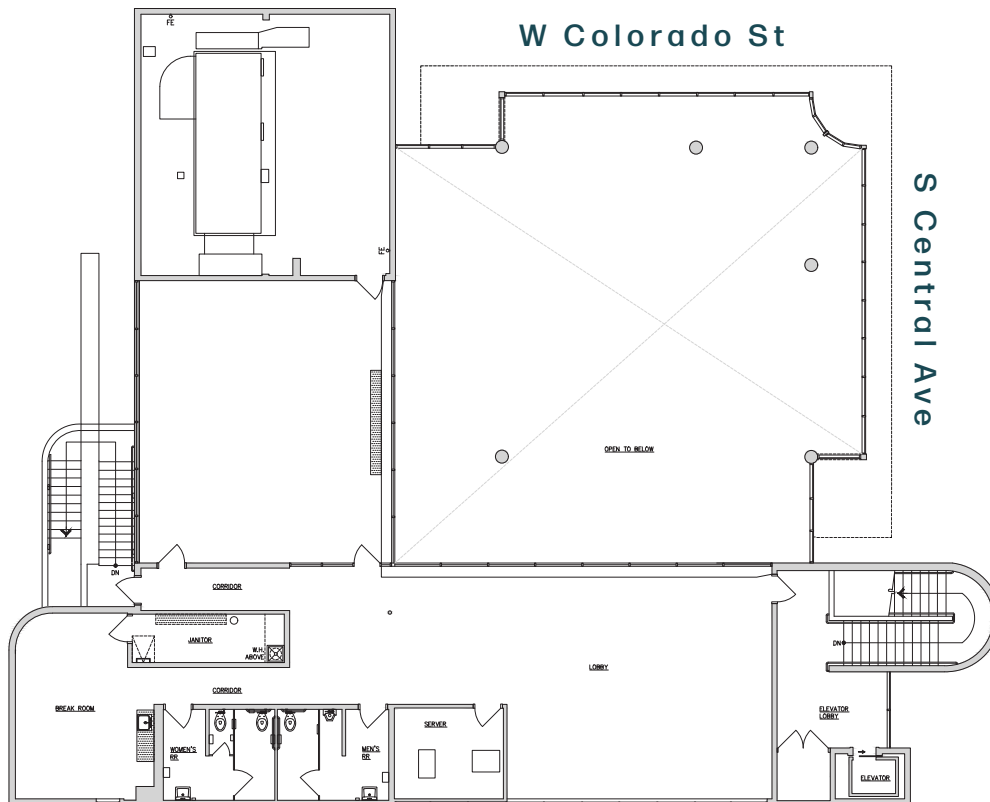


Floor Plan | Second Floor

Flexible Upper-Floor Configuration

SITE & BUILDING SIZE

Mezzanine	4,942 sqft
✓ Ceiling Height	8'0" - 10'8"
Total building area	12,710 sqft
Site area	~ 0.74 acres



300 W Colorado St. Demographics

TRADE AREA	3 Miles	5 Miles
POPULATION	215K+	555K+
HOUSEHOLDS	85K+	225K+
AVERAGE INCOME	\$106K	\$107K

Trade-area demographic data, 2024



California's Flagship Convergence Site.

OCCUPANCY COST

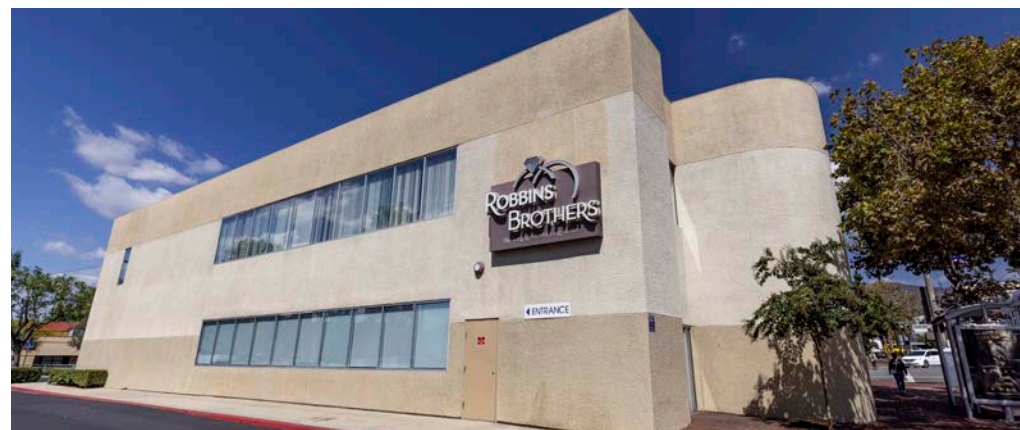
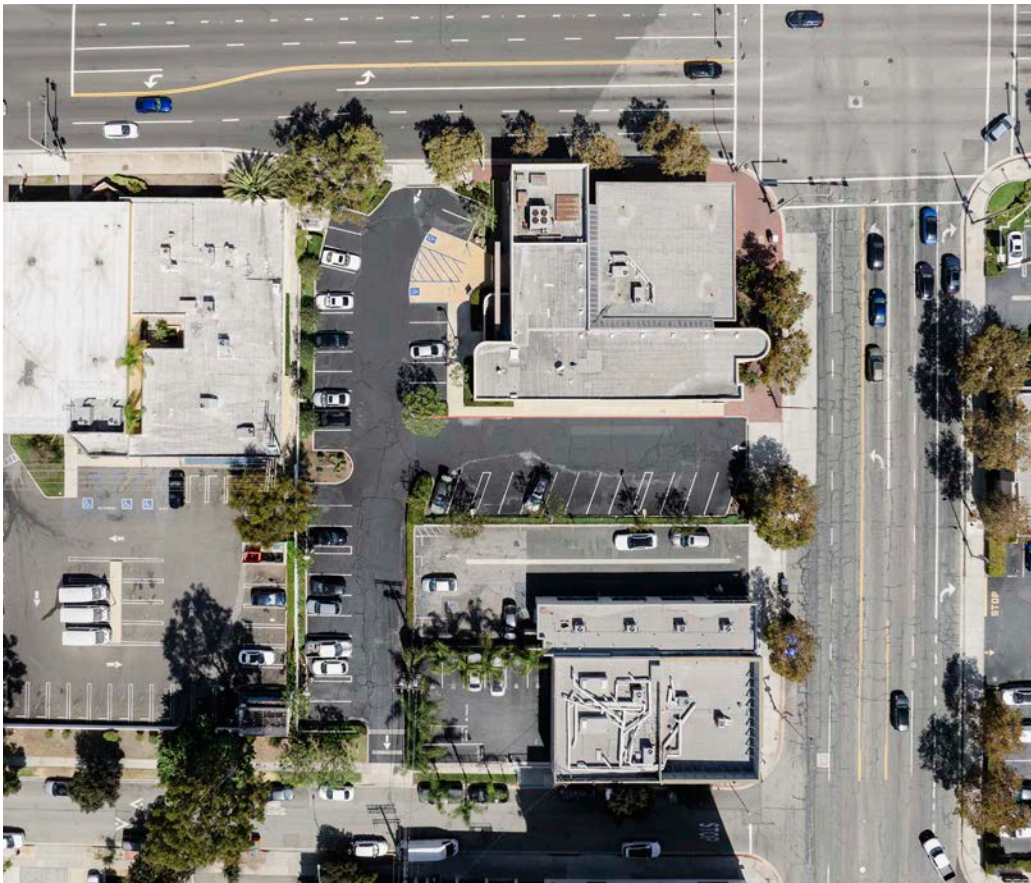
7.95 PSF/Mo. + NNN
(Approx. \$0.89 PSF/Mo.)

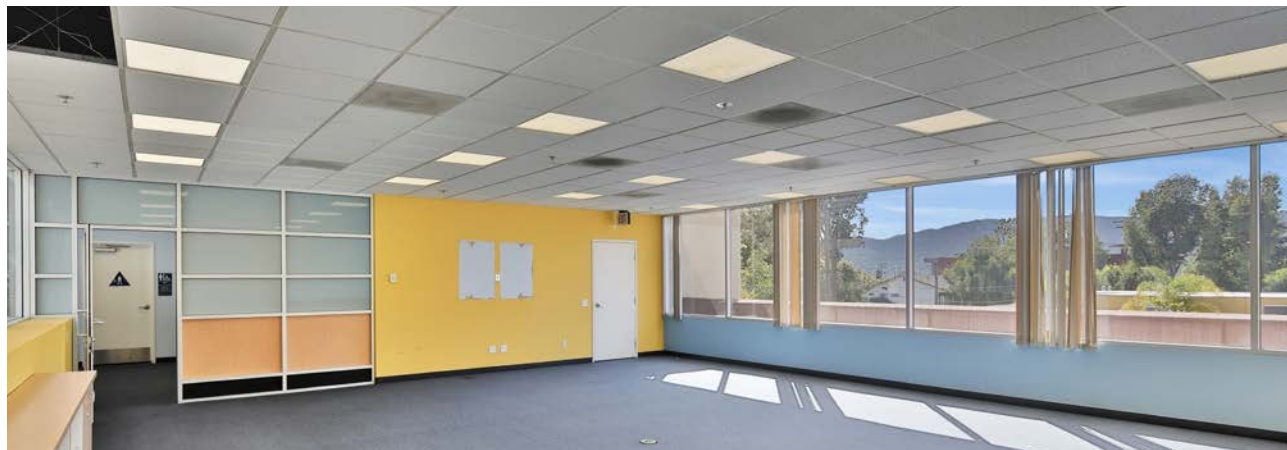
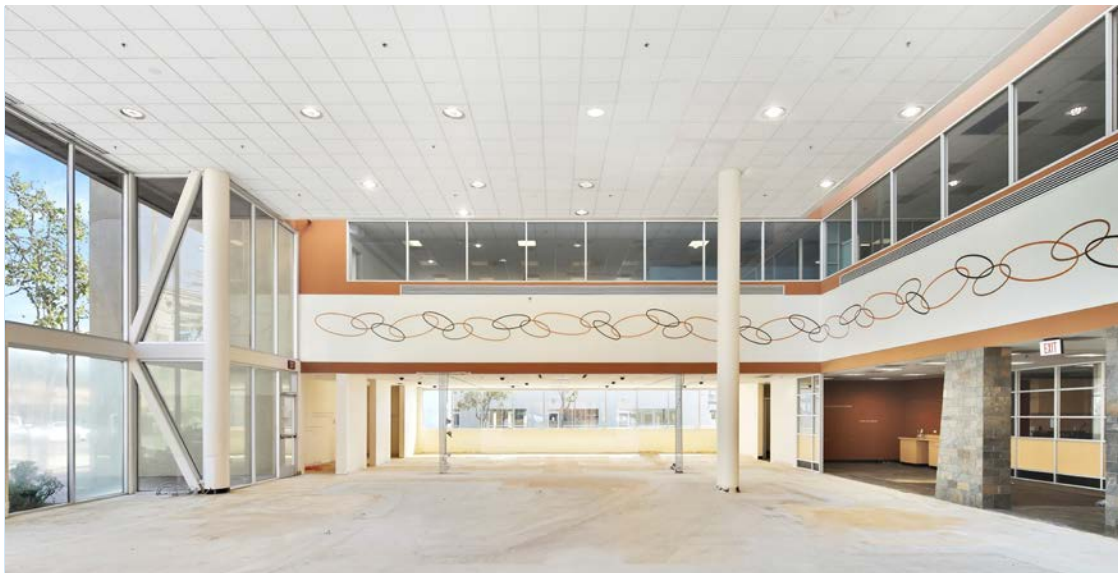
Triple net costs significantly lower than Americana at Brand and Glendale Galleria

- ✓ Flagship Location
- ✓ Year-Round Visitation
- ✓ Freeway-Driven Exposure
- ✓ Independent Brand Positioning
- ✓ 45 Exclusive On-Site Parking
- ✓ Proximity to Retail Giants











Reach out with any questions and explore this leasing opportunity.

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