

# GLENDALE

## *Fashion Center*

*Where Fashion and  
Home Goods are  
Affordably Found*







Glendale Fashion Center is an extraordinary retail project in both design and quality. A perfect setting for its retailers to experience huge success. GFC rarely has a vacancy, however, a food court space is coming available. The space is approximately 2,000 SF. GFC is centrally located next to the Civic Center and Glendale City Hall and Municipal District. The Central Business District is within a mile which includes to 6,000,000 square feet of Class "A" high-rise office buildings and explosion of high-end mixed-use residential apartments.

## *Property Details:*

- + **Total GLA:** 264,062 SF
- + **On-Site Free Parking:** 1,160 Spaces
- + **Year Built:** 2000
- + **Condition:** Completed Vanilla Shell
- + 2nd Largest Retail Center in Glendale
- + Excellent Building Signage Identity
- + #3 Whole Foods in SoCal across California Street to the North
- + **Traffic Counts (2015 Adjusted 1% Per Year):**
  - **Glendale Avenue:** 32,464 CPD
  - **California Avenue:** 8,230 CPD
  - **Wilson Avenue:** 12,286 CPD



## *Available Space*

**Space 1:** A food court space is coming available. Take advantage of early planning and permitting. The space is approx. 2,000 SF facing Glendale Avenue, with prominent storefront, outdoor patio and excellent visibility.



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# Food Court Plan

California Ave.

FH

T.J. Maxx

California FISH GRILL

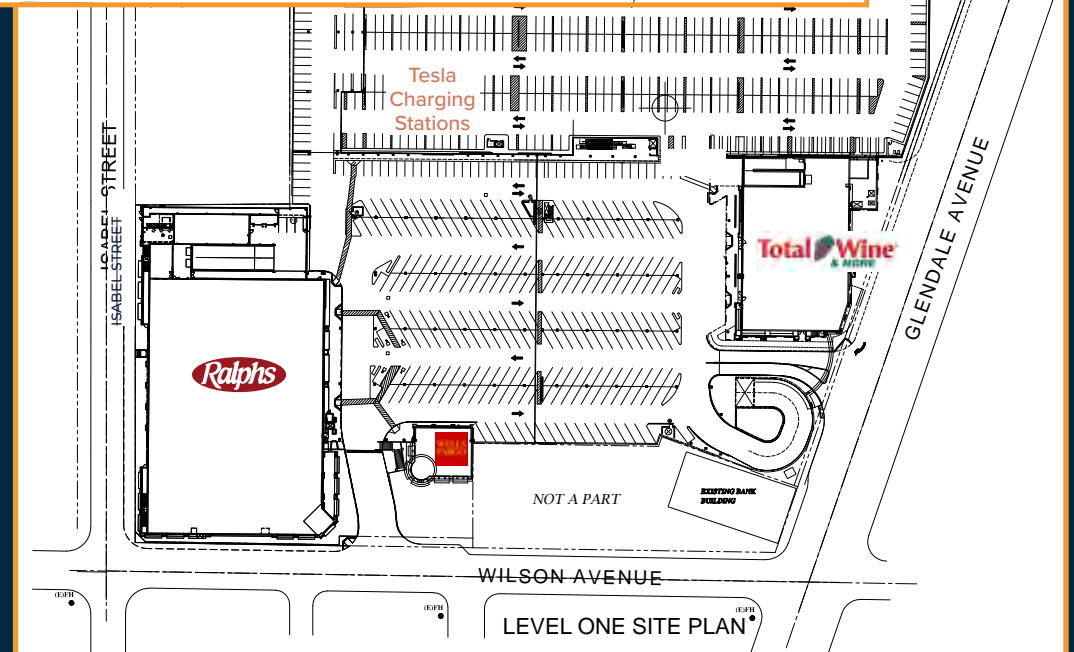
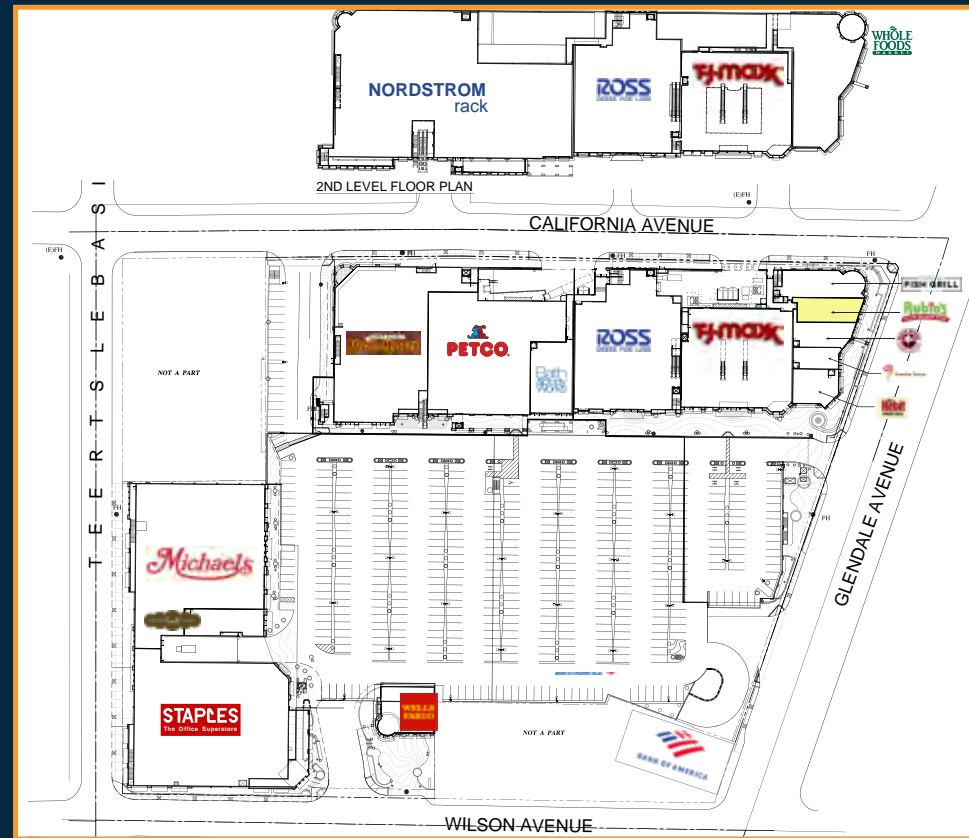
Rubio's

PANDA EXPRESS

Jamba Juice

The Habit BURGERS GRILL

Glendale Ave.







*Bath & Body Works  
Now Open*

### *The Man Who Came Up With Glendale*

Edward Emery, president of the city's Chamber of Commerce declared that Glendale, with its background of the Verdugo Hills, "sparkled like a jewel in the sun." His description was adopted the City's motto the "Jewel City." One of the first businesses to adopt the motto was in 1910 by the Jewel City Restaurant located, at Broadway near Isabel Street, run by W. H. Easton who was advertising "the best 25-cent meals in the Valley." A recent city directory listed an auto glass company, a bowling alley and a grill bearing the Jewel City name.



# Glendale Fashion Center Demographics

## Place of Work

	1 Mile	2 Miles	3 Miles
2021 Businesses:	5,166	9,440	12,517
2021 Employees:	47,742	82,251	109,030

## Population

	1 Mile	2 Miles	3 Miles
2021 Population - Current Year Est.:	68,172	149,876	230,265

## Household Income

	1 Mile	2 Miles	3 Miles
2021 Avg. HH Income:	\$74,147	\$90,743	\$100,610

## Daytime Population

	1 Mile	2 Miles	3 Miles
2021 Daytime Population:	82,455	166,234	241,681





# G L E N D A L E

*Fashion Center*



**FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:**

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