

3238 & 3244 FOOTHILL BLVD, GLENDALE, CA 91214



Cold-Chain Ready. Food-Prep Optimized. Dual-Building Commercial.

Includes storefront, prep kitchen, storage rooms, walk-in cooler, walk-in freezer, private office with restroom, gated yard, and 7-car striped parking. 3-phase capable electrical system with phase converters in place. CH-zoned across two parcels totaling 7,872 sq ft of land and ~2,200 sq ft of improved space.



Andre Isakhanian
Broker / Loan Officer
DRE 01850510 NMLS 346757
818.919.5685
Andre@ProMatrixRealty.com



Aren Isakhanian
Real Estate Salesperson
DRE 02111141
747.400.0477
Aren@ProMatrixRealty.com



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For sale, a rare dual-parcel cold-chain-ready commercial property with two detached buildings ideally configured for food prep, meat processing, distribution, or ghost kitchen operations.

The main structure features a modern storefront with customer-facing display counters, a back prep room equipped with stainless steel workstations, wall-mounted shelving, a 3-compartment industrial sink, and a newly installed Zurn GT2701-20 grease interceptor (40 lbs capacity, 20 GPM flow, 98.2% efficiency, ASME certified, manufactured April 2024). At the rear of the main building, a storage room opens into a large walk-in cooler powered by a NSF/UL-rated Heatcraft commercial refrigeration unit (Model LEL0115AS6ACAB0000, 115V, 2.25A motor circuit). The site is equipped with three PHASE-A-MATIC static phase converters (Models UL-300HD and UL-1200HD), enabling 230V 3-phase motor operation on single-phase input for heavy-duty food equipment, and is pre-configured for future utility-supplied 3-phase service via Glendale Water & Power (GWP). Adjacent to the main structure, the second building includes a private office with its own bathroom, a spacious rear storage area, and a dedicated walk-in freezer powered by a separate Heatcraft system (Model LEL0100BS6ECAB0000, 230V, 9.1A heater circuit, 2100W), also NSF and UL certified. The property offers sloped and striped front parking directly on Foothill Blvd with ADA compliance and protective bollards, secure gated rear access, and is zoned CH (Commercial Hillside), supporting retail, wholesale, production, and distribution uses. This is a turnkey opportunity for investors, operators, or developers looking to acquire a cold-prep facility with significant infrastructure already in place in a highly visible and commercially vibrant Glendale corridor.



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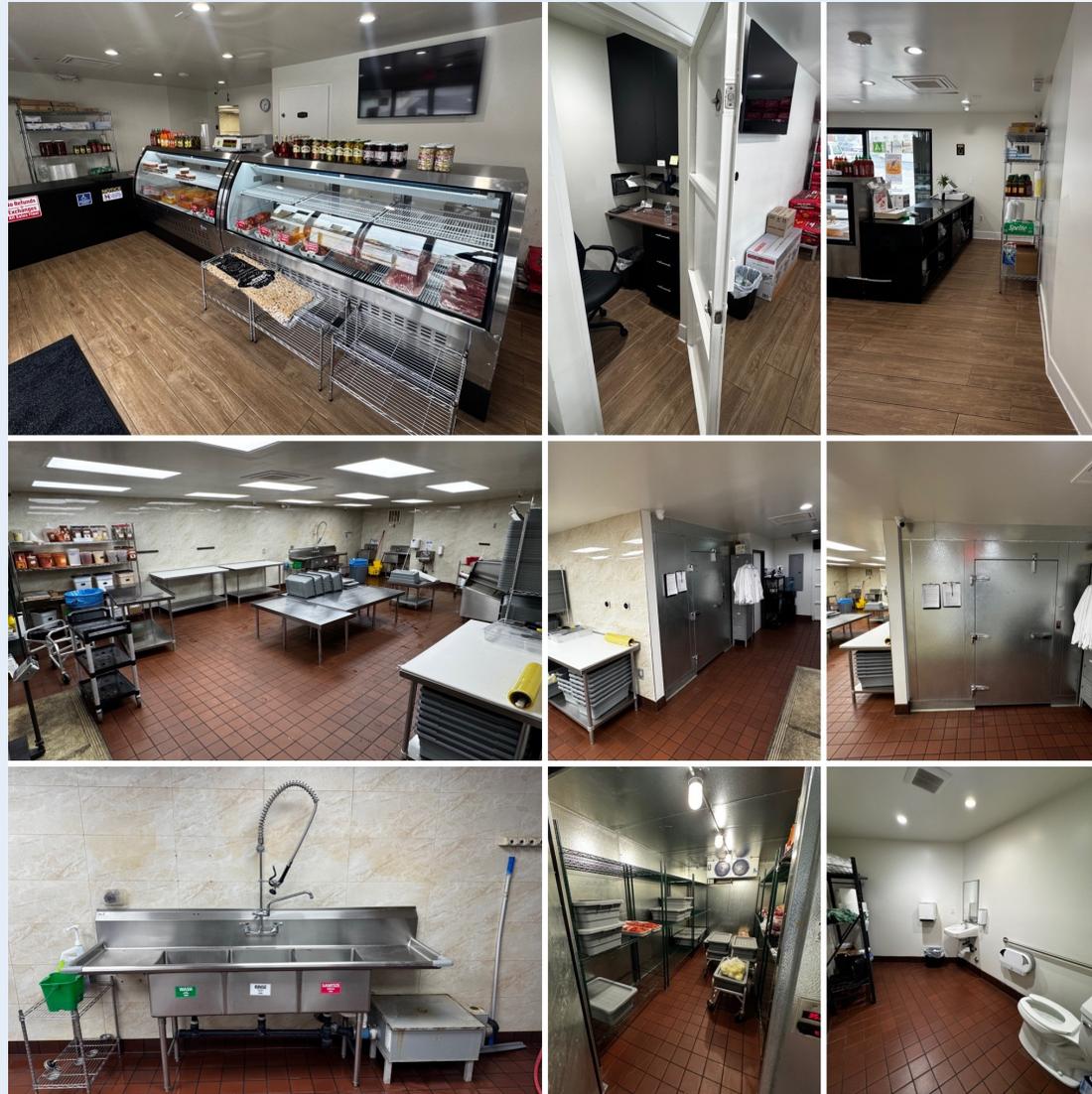
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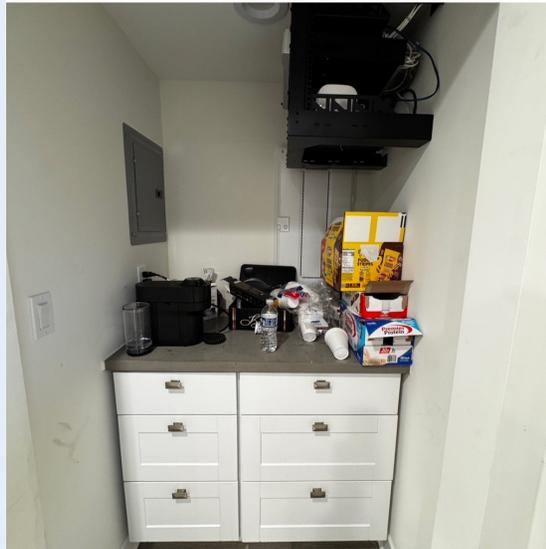
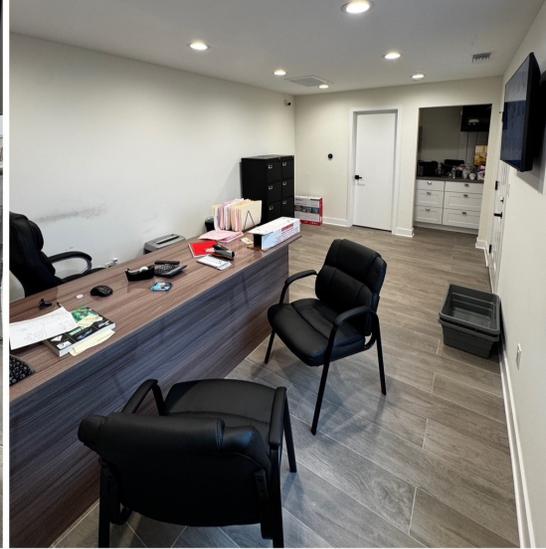
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