

**11,484 SF  
For Sale**

Glendale, CA

**530**  
Riverdale Drive



**CBRE**

CONFIDENTIAL OFFERING MEMORANDUM



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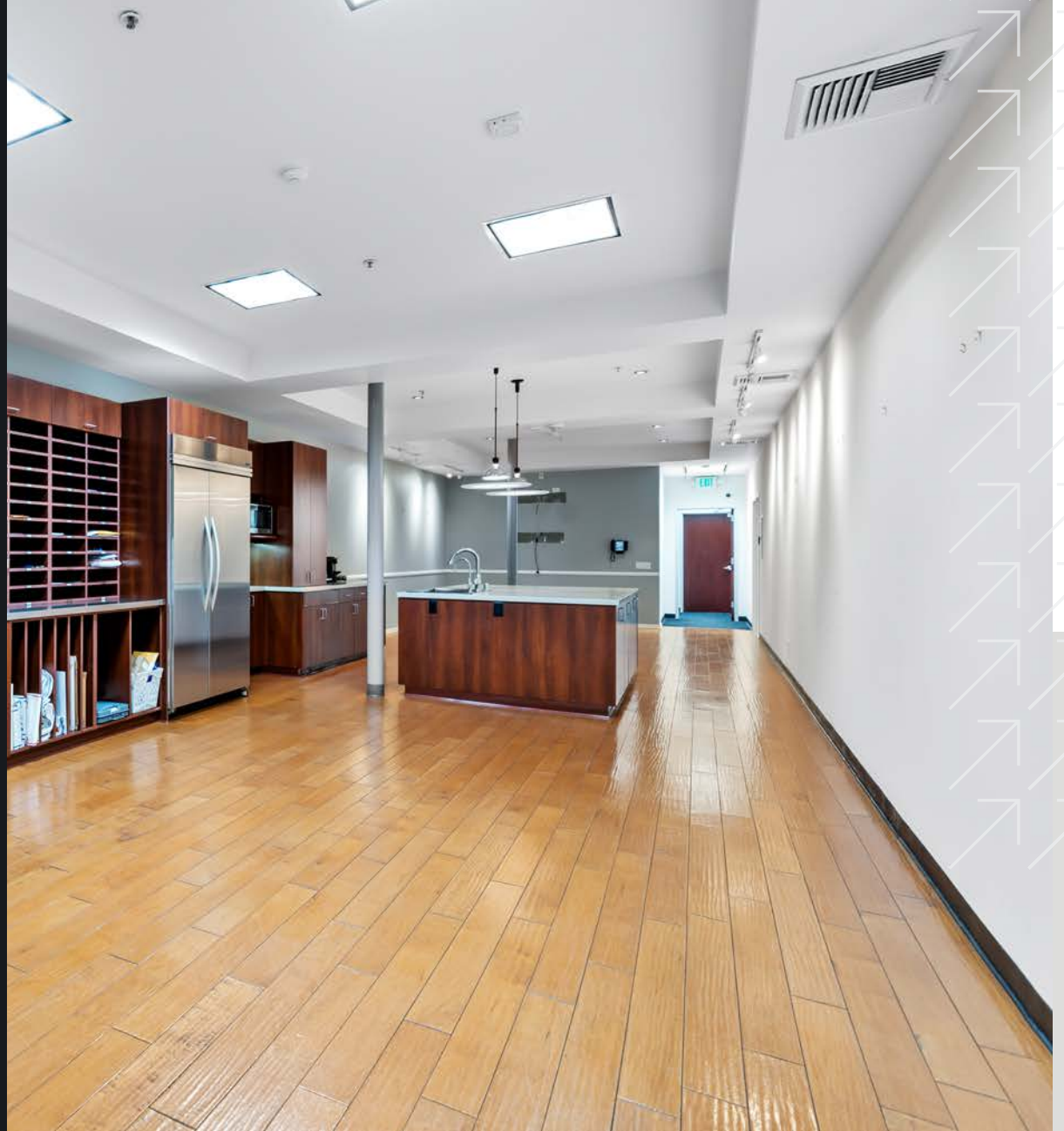
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**530**  
Riverdale Drive

**530**

Riverdale Drive

01



# Executive Summary

# Executive Summary

## Owner/User or Investment Opportunity

CBRE, Inc. presents an exceptional opportunity to acquire a free-standing industrial flex building at 530 Riverdale Drive, Glendale, CA 91204 ("Property"). This 11,484 sf masonry block building, built in 1989 and renovated in 2007, is situated on nearly 1/2 acre offering 24 gated parking spaces. Key features include significant office improvements, large roll-up ground level door, 20' ceilings, ample power, skylights, and mezzanine area. Delivered vacant at the close of escrow, the Property's strategic location also provides convenient access to the 5 and 134 freeways, making it ideal for investors or users seeking immediate occupancy of a building in the heart of Glendale.

**Prime industrial/flex/R&D building centrally located in the heart of Glendale**



ASKING PRICE:  
\$5,000,000



11,484 SF



0.47 AC

# Property Highlights



OWNER/USER OR  
INVESTMENT OPPORTUNITY



GATED/SECURED YARD  
WITH 24 PARKING SPACES



INDUSTRIAL  
FLEX  
R&D



HVAC AND  
SPRINKLERS THROUGHOUT



SIGNIFICANT INTERIOR  
OFFICE IMPROVEMENTS



PRIME CITY OF  
GLENDALE LOCATION



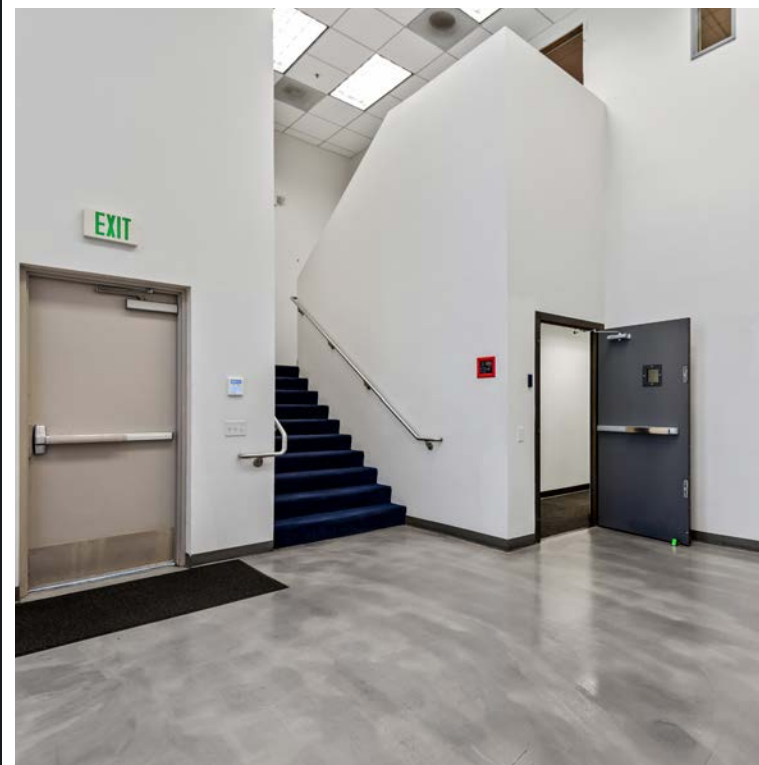
20' CLEAR  
IN WAREHOUSE



AMPLE POWER



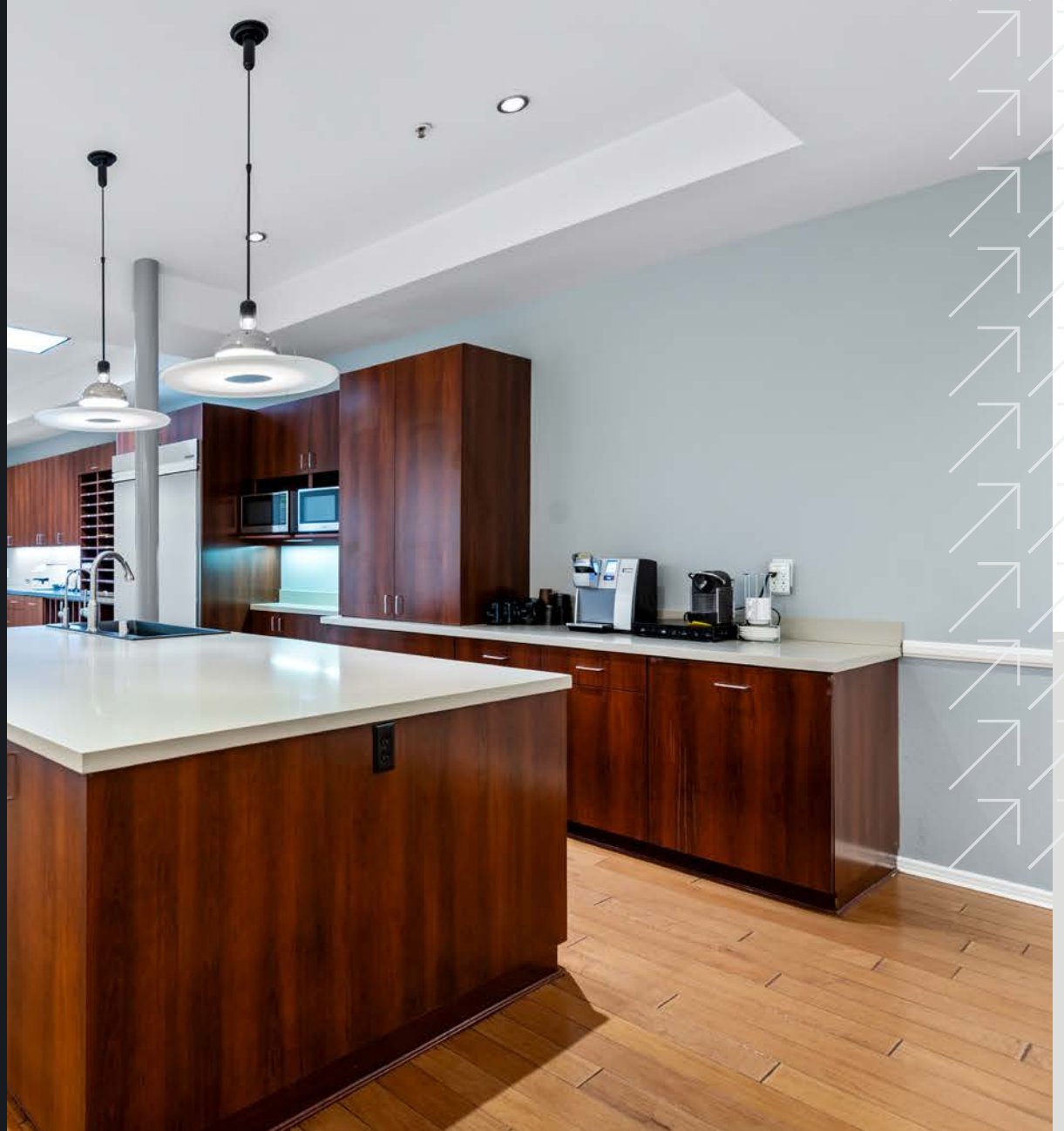
SKYLIGHTS  
THROUGHOUT BUILDING



**530**

Riverdale Drive

02



**Property Description**

# Property Description

## Industrial/Flex/R&D

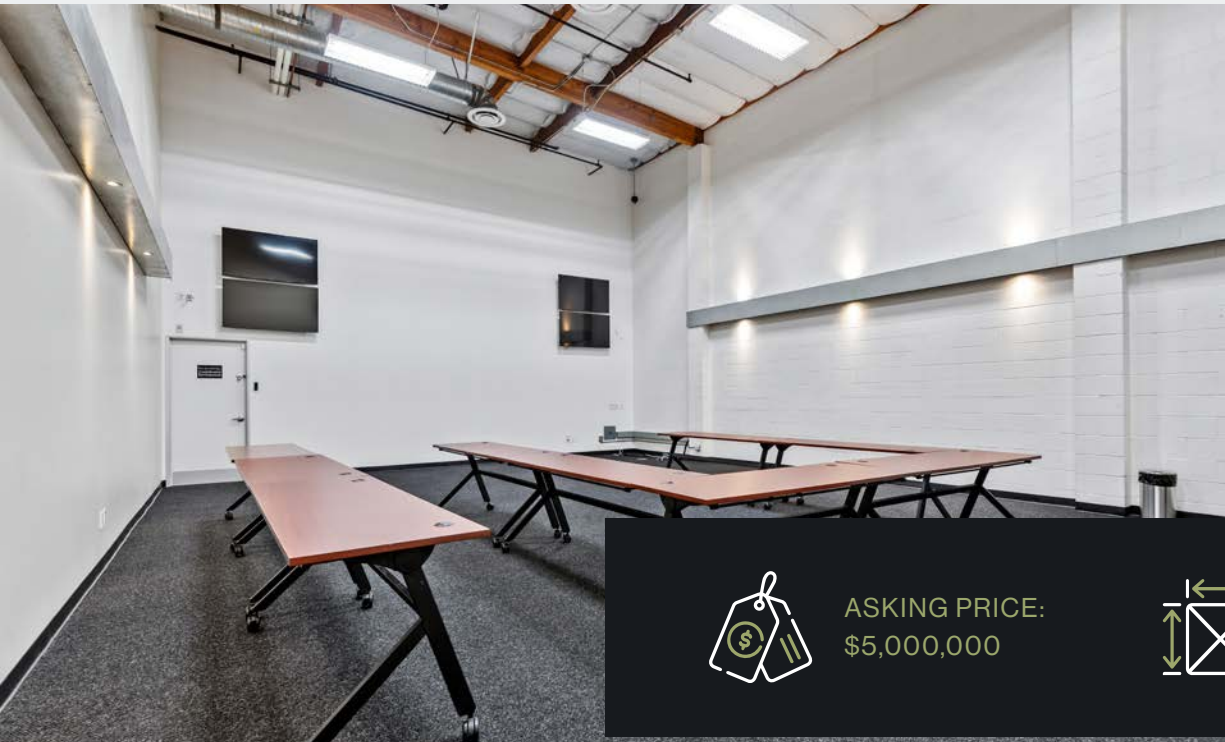
530 Riverdale Drive is a free-standing industrial flex building featuring a gated/secured yard with 24 parking spaces. Constructed in 1989, this 11,484 sf masonry block building is situated on nearly 1/2 acre and was extensively renovated in 2007. The building features significant office improvements, large roll up door, 20' ceilings, ample power, skylights, and mezzanine area.

Strategically located with convenient access to the 5 and 134 freeways providing access to numerous amenities within the heart of Glendale.

*The Property will be delivered vacant at the close of escrow, ideal for users or investors.*

### Property Details

Address	530 Riverdale Drive Glendale, CA 91204
APN	5696-015-030
Building Area	11,484 SF
Land Area	0.47 AC
Year Built	1989
Building Class	B
Clear Height	20'
Drive Ins	(1) 12'w x 15'h
Skylights	10
Docks	None
Sprinklers	Yes
Power	(2) 400a/240v 3p 4w
Parking	24 (2.09/1,000)
Yard	Yes, Fenced/Gated
Zoning	IMU R (Industrial Commercial Residential Mixed Use)



ASKING PRICE:  
\$5,000,000



\$435 PSF



OWNER/USER  
OR INVESTMENT

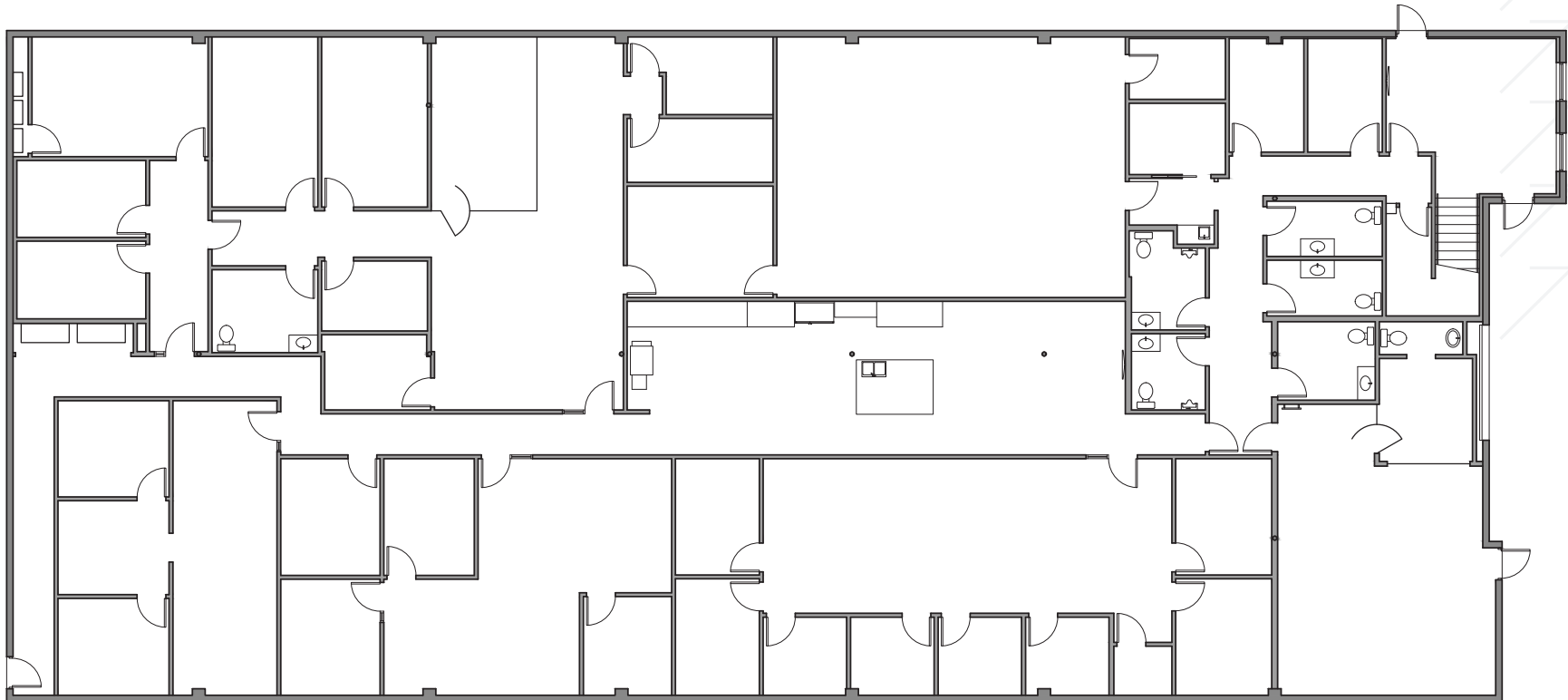






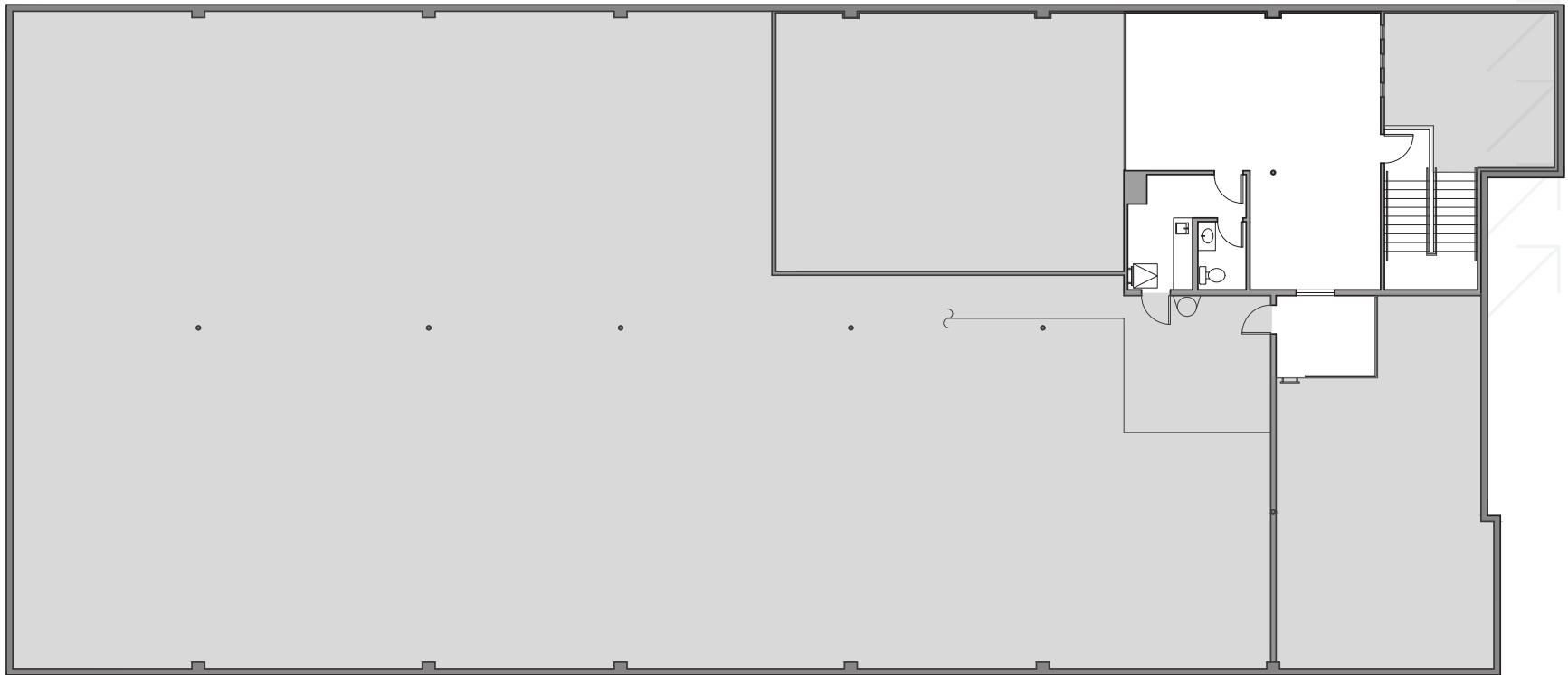
# Floor Plan

## First Floor

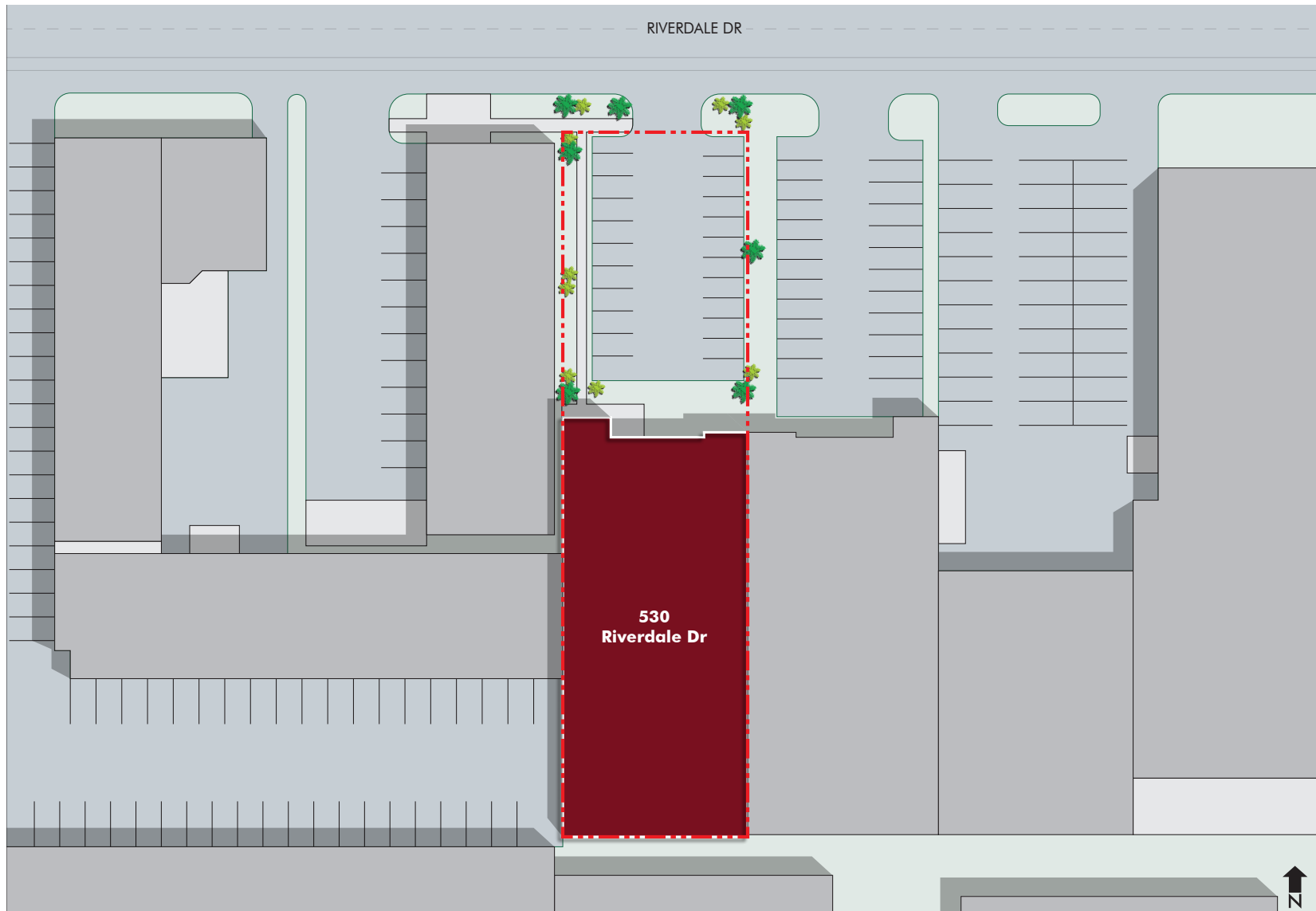


# Floor Plan

## Mezzanine

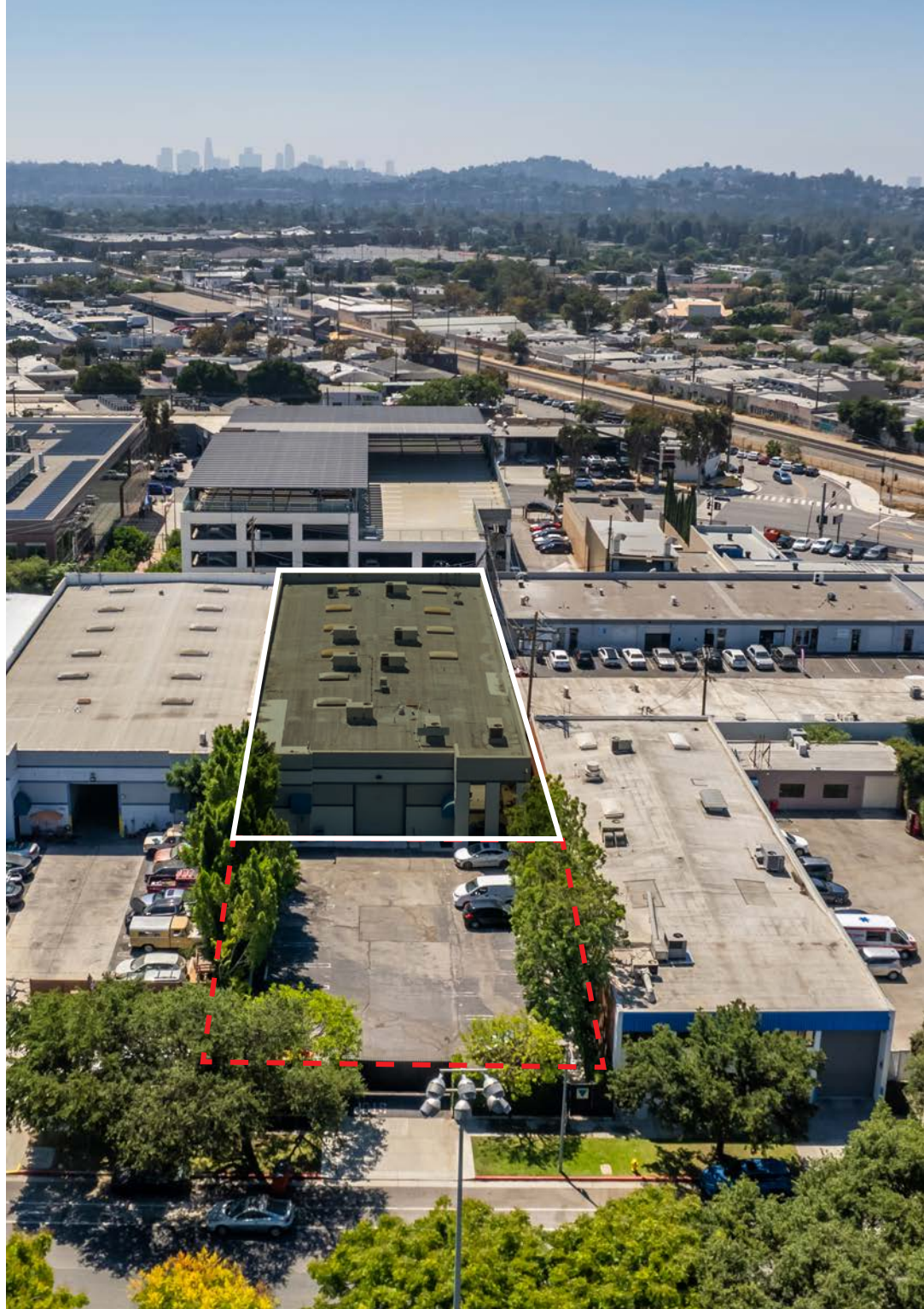


# Site Plan





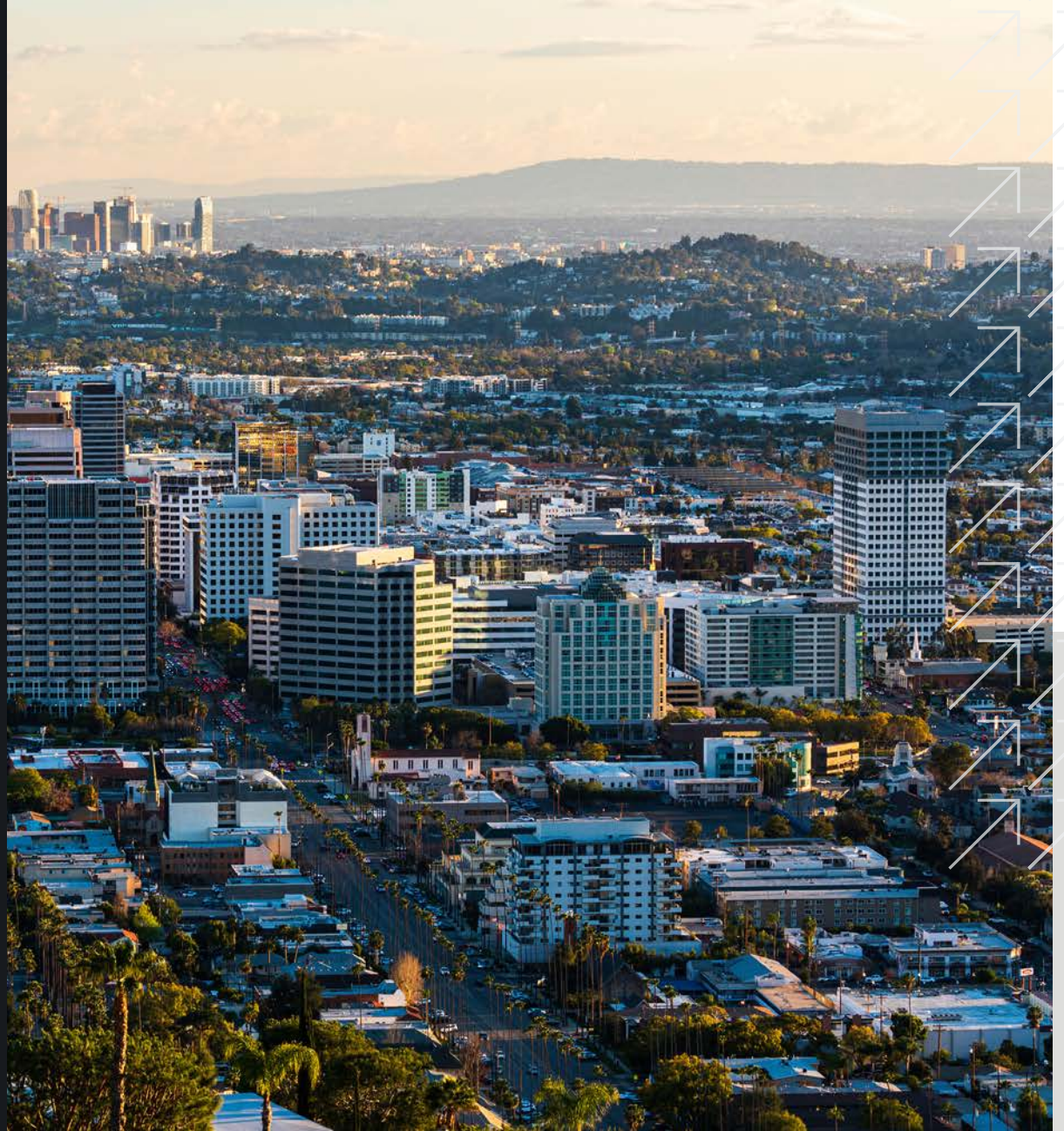
530  
Riverdale Dr



**530**

Riverdale Drive

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**Area Overview**

# Glendale, CA

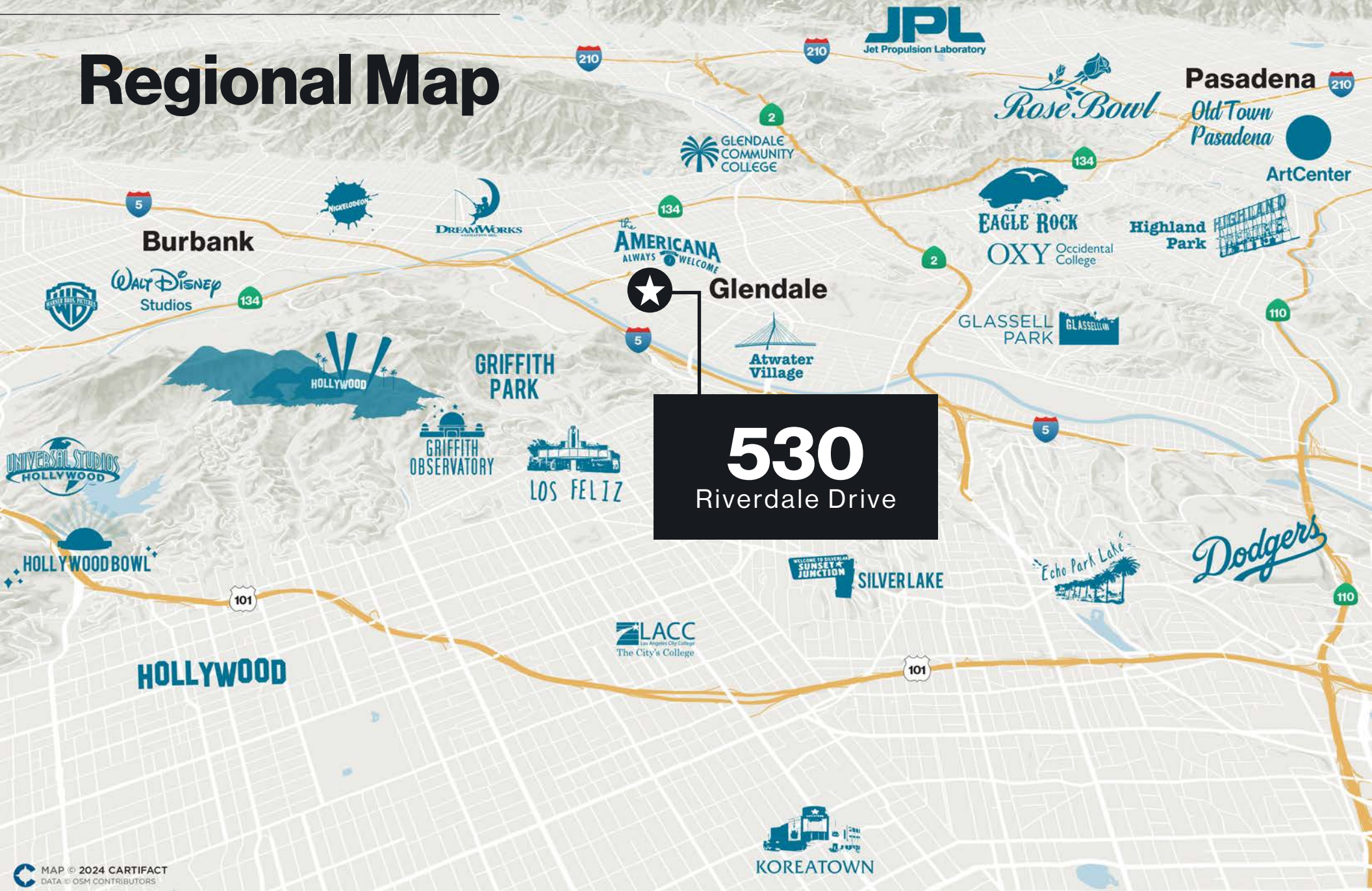
Glendale, situated between Burbank and Pasadena, is a dynamic city offering a blend of urban excitement and suburban tranquility. Known for its cultural heritage, excellent dining, and top shopping destinations, Glendale captivates all visitors.

The city is a hub of commerce and innovation, boasting a vibrant economy, strong infrastructure, and diverse demographic, making it an ideal location for businesses of all sizes. The thriving industrial market attracts a varied range of businesses, benefiting from a favorable business climate and skilled workforce.



*Glendale has a lower cost of doing business in comparison to Pasadena, Burbank and Los Angeles with lower property taxes, lower transient occupancy taxes, lower utility user taxes, no City income tax, no parking tax and no gross receipts tax on business or professional fees.*

# Regional Map



**530**  
Riverdale Drive



# Local Map

**530**  
Riverdale Drive



**Glendale**

530 RIVERDALE DRIVE

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GLENDALE, CA

# 530

## Riverdale Drive



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