



FOR LEASE

BAKERY BUILDING

CREATIVE FLEX BUILDING FOR LEASE
6325 SAN FERNANDO RD., GLENDALE CA 91201

THE SPACE

Location	6325 San Fernando Rd. Glendale, CA 91201
County	Los Angeles
APN	5627-021-014
Cross Street	Sonora
Square Feet	12,893
Annual Rent PSF	\$27.00
Lease Type	NNN

HIGHLIGHTS

- Unique Opportunity to Lease a Recently Renovated, Low-Rise, Flex Building in Glendale, CA
- High Flexibility Zoning Allows For a Wide Variety of Uses Including Warehousing, Distribution, Manufacturing, Production Facilities, Soundstages, Offices, Medical, Dental, Veterinary, Restaurants & Public Schools
- Benefits from Glendale's Favorable City Business Tax Structure
- Signage and Branding Opportunities Available
- Private Gated Entry



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
24,336	180,074	495,413

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$117,813	\$123,538	\$133,952

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,506	75,935	218,295

PROPERTY FEATURES

BUILDING SF	12,893
LAND ACRES	0.5714
YEAR RENOVATED	2026
ZONING TYPE	IMU - Industrial / Commercial Mixed Use (City of Glendale)
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	28
CEILING HEIGHT	Front - 11'10" Main - 13'6" Rear / Warehouse - 20'
GRADE LEVEL DOORS	1

MECHANICAL

ELECTRICAL / POWER	1200 A, 480/277V, 3 PH
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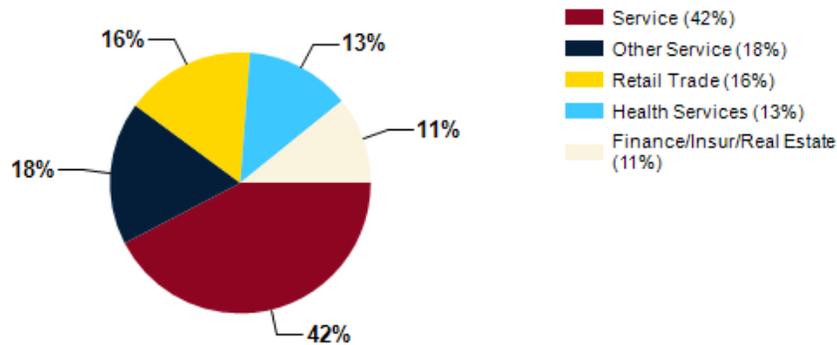


- Glendale boasts a strong economy with a mix of industries, including entertainment, technology, and healthcare. Companies like DreamWorks Animation and Dine Brands Global have headquarters or major offices in the city.
- The property is situated near major freeways, including the 134 and 5 freeways, providing convenient access to surrounding areas like Burbank, Pasadena, and downtown Los Angeles.
- The property is located in the city of Glendale, CA, which is known for its vibrant shopping and dining scene. The Americana at Brand and the Glendale Galleria are two popular shopping destinations in the area.
- The city has a reputation for its excellent schools, parks, and overall quality of life, making it an attractive location for businesses and residents alike.

Largest Employers

Warner Bros. Discovery	10,000
The Walt Disney Company	7,800
Glendale Adventist Medical Center	2,662
Glendale Unified School District	2,460
City of Glendale	1,997
DreamWorks Animation	1,478
Glenair Inc.	1,322
Glendale Community College	1,242

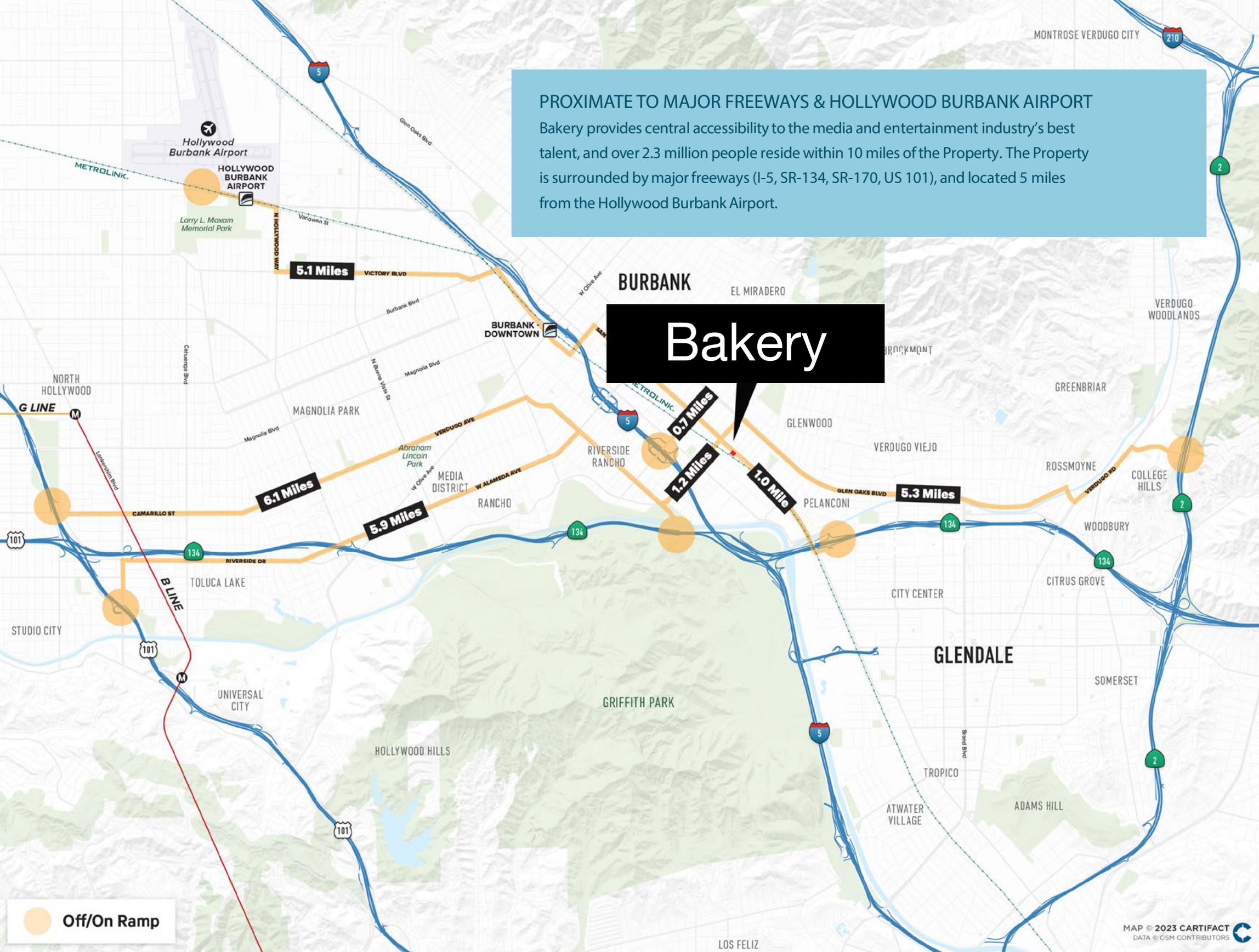
Major Industries by Employee Count



PROXIMATE TO MAJOR FREEWAYS & HOLLYWOOD BURBANK AIRPORT

Bakery provides central accessibility to the media and entertainment industry's best talent, and over 2.3 million people reside within 10 miles of the Property. The Property is surrounded by major freeways (I-5, SR-134, SR-170, US 101), and located 5 miles from the Hollywood Burbank Airport.

Bakery



Off/On Ramp

SPARR HEIGHTS

OAKMONT

MONTECITO PARK

VERDUGO WOODLANDS

BROCKMONT

VERDUGO VIEJO

ROSSMOYNE

COLLEGE HILLS

WOODBURY

CITRUS GROVE

CITY CENTER

VILLAGE

Burbank Empire Center

COSTCO WHOLESALE	LOWE'S	TARGET	BEST BUY	KREI	west elm	FITNESS
rack	SEPHORA	ULTA	STARBUCKS	OUTBACK	Michael's	SHARKY'S
HOOK BURGER	STARBUCKS	STARBUCKS	STARBUCKS	STARBUCKS	STARBUCKS	STARBUCKS

Downtown Burbank/Burbank Town Center

macy's	SPROUTS FARMERS MARKET	AMC	WOOD RANCH	Yard House	california PIZZA KITCHEN	tende greens
IN-N-OUT	ROUND	GUACAMOLE	FINNEY'S CRAFTBREAD	REPUBLIC	POKITOMIK	TEASPOON
NOAH'S	SILVERLINE	KABUKI	URBAN OUTFITTERS			

The Americana at Brand

alo	AMC THEATRES	ANTHROPOLOGIE	Apple	BARNES & NOBLE
BYRIEJO	CHANEL	Chick-fil-ee	gorjana	GUCCI
FRIDA	GOLDEN GOOSE / X	lululemon	NORDSTROM	URBAN OUTFITTERS
NIKE	SEPHORA	SHAKE SHACK	TUFT & NEEDLE	Sur la Table
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Magnolia Blvd

TARGET	PORTO'S	LUCIFERS
Three Sisters Coffee & Tea	crumbl COOKIES	THE COFFEE COLLECTIVE

Rancho Marketplace

PAVILIONS	Polka Leo	BURBANK PET PLAZA
Denny's	STARBUCKS	Great Clips
blink	The UPS Store	CHASE

Glendale Fashion Center

WORLD MARKET	Ralphs	WHOLE FOODS
rack	petco	ROSS DRESS FOR LESS
TJ-maxx	Michael's	Staples
Total Wine	Habit BURGERS	rubio's
FISH GRILL	jamba	THE COFFEE COLLECTIVE

Hollywood Way

Prime 0000	STARBUCKS
FISH GRILL	Urbane Cafe
manchie	

Media District

Dolby	Apple
BLIZZARD ENTERTAINMENT	THE CW
iHeartMEDIA	

Warner Bros. Ranch Lot

SEGA	DC
WARNER BROS. MAIN LOT	CBS Interactive
LEGENDARY	FREEMANTLEMEDIA

Glendale Galleria

Abercrombie & Fitch	adidas	ALDO	AMERICAN EAGLE	Apple	BANANA REPUBLIC
blamingdale	BOSS	BOX LUNCH	COACH	COTTON-ON	
crocs	DICK'S	EXPRESS	FIVE GUYS	foot Locker	
GAP	GUCCI	GUESS	HOT TOPIC	JCPenney	
LUSH	MAC	macy's	MACYS	TARGET	
TYPO	UNIQLO	VANS	VICTORIAN SECRET	WIBI	ZARA

Toluca Lake/Media District

TRADER JOE'S	Mendocino Farms	locaya	lemonade	veggiegrill
TACOS 1986	PAT'S	hank's	Don Cecco	Sweetfin
ALFRED	Don Cecco	Sweetfin		

BAKERY

HOME TO DISNEY, ABC, NBCU, WARNER BROS. DISCOVERY, NETFLIX, AND OVER 1,000 MEDIA RELATED COMPANIES, THE MEDIA DISTRICT IS THE EPICENTER FOR THE ENTERTAINMENT INDUSTRY.

FLOOR PLAN

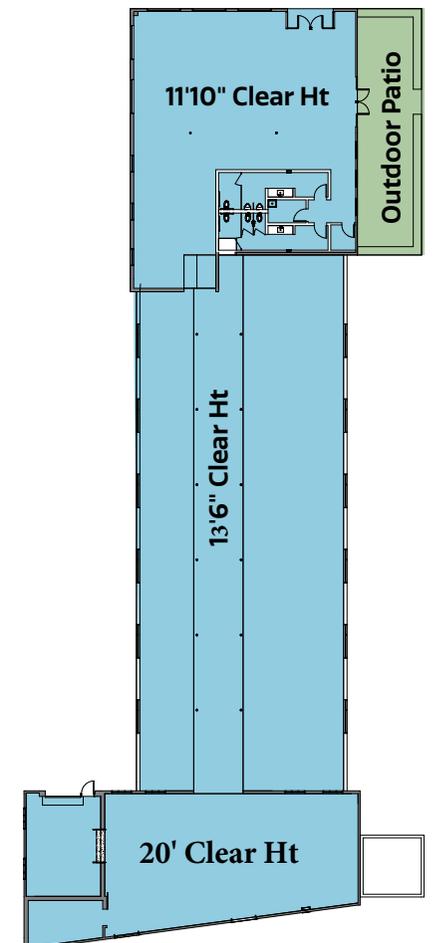
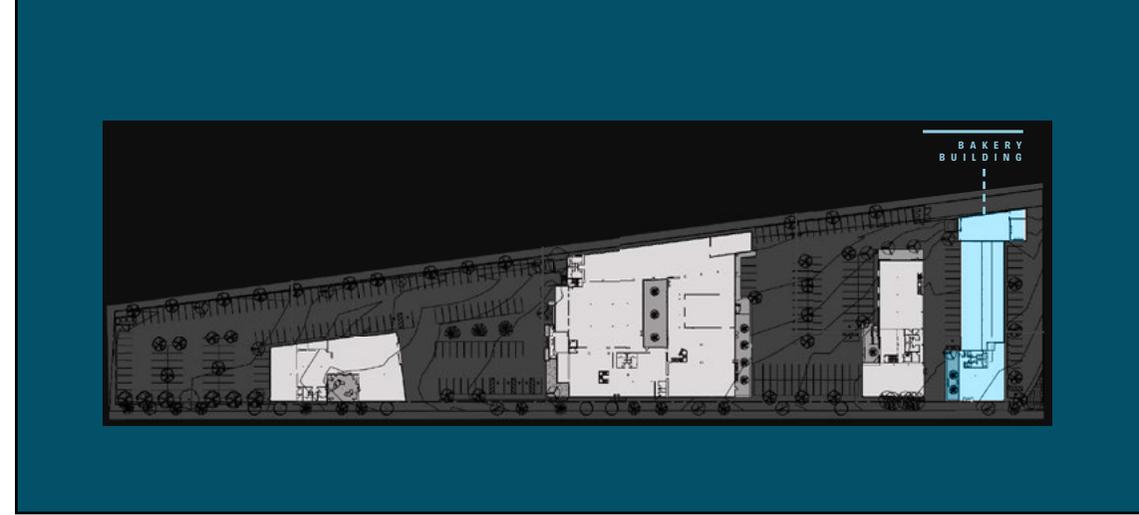
Bakery Building

6325 San Fernando Road

Year Built / Renovated: 1962 / 2021

A mid-century bakery redeveloped as open flex space.

12,893 RSF



PROPERTY DESCRIPTION

THE MEDIA & ENTERTAINMENT INDUSTRY

THE BURBANK/GLENDALE MEDIA DISTRICT IS AT THE EPICENTER OF THE ENTERTAINMENT CAPITAL OF THE WORLD

Greater Los Angeles is the undisputed global center of the filmed entertainment, music, radio and television broadcast industries. Media and entertainment firms choose Los Angeles as it offers incomparable synergy and economies of scale for content creators in the region, accompanying its renowned combination of blissful climate and coastal geography. The entertainment infrastructure of Los Angeles is unmatched, employing over 1.5 million people directly and indirectly, driving \$277.4 billion of GDP.

THE MEDIA DISTRICT IS HOME TO THE FOLLOWING MAJOR ENTERTAINMENT STUDIOS & TENANTS...



ECONOMIC IMPACT OF THE CREATIVE ECONOMY IN LA COUNTY

	Direct	Indirect	Induced	Total
Employment	685,363 Jobs	425,420 Jobs	413,009 Jobs	1,523,793 Jobs
Labor Income	\$86.0 Billion	\$40.3 Billion	\$28.2 Billion	\$154.5 Billion
Gross Value Added	\$161.0 Billion	\$86.3 Billion	\$50.1 Billion	\$277.4 Billion

Note: Results reported in 2022 dollars. Direct contributions comprise the value-added output generated by firms, labor income, and taxes on production for a given creative sector. Indirect contributions reflect the employment and GRP contribution made by the suppliers of those establishments in the sector and, in turn, within the supply chains of those suppliers. Induced contributions estimate the economic activity supported by the consumer spending of wages by those employed directly by the creative sectors or those in their supply chains.

...AND THE ANCILLARY INDUSTRIES SURROUNDING FILM & ENTERTAINMENT, INCLUDING:

Development



- Pre-Production
- Props, Set & Lighting
- Talent Management/Casting
- Story Development
- Costume Design



Production



- Lighting & Grip Equipment
- Audio & Video Equipment
- Production Studios
- Caterers
- Transportation



Post-Production



- Marketing
- Sound-recording studios
- Music/Sound-Editing
- Visual Effects
- Motion Picture & Video Distribution

Bakery Building

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