



GLENDALÉ COLLECTIVE



301-401 EAST COLORADO STREET, GLENDALE, CA 91204
221-233 SOUTH KENWOOD STREET, GLENDALE, CA 91204

CAMPUS



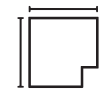
PARKING SPACES:

120 +



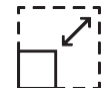
DESCRIPTION:

SANCUARTY, CLASS
ROOM, MEETING HALL



TOTAL BUILDING SIZE:

48,172 SF



TOTAL LAND SIZE:

108,658 SF (±2.5 ACRES)



ADDRESS:

301 - 401 EAST COLORADO,
221 - 233 SOUTH KENWOOD,
GLENDALE, CA 91205



ZONING:

COMMERCIAL -
DOWNTOWN SPECIFIC
PLAN - EAST BROADWAY



PARKING



DESCRIPTION:

120+ STALL PARKING
LOT



BUILDING SIZE:

N/A



LAND SIZE:

44,945 SF (±1.03 ACRES)



ADDRESS:

301 EAST COLORADO STREET,
GLENDALE, CA 91205



ZONING:

COMMERCIAL -
DOWNTOWN SPECIFIC
PLAN - EAST BROADWAY



PARKING



PARKING LOT



AUDITORIUM



DESCRIPTION:
EXISTING CHURCH
AND SCHOOL FACILITY



BUILDING SIZE:
31,794 SF



LAND SIZE:
44,945 SF (±1.03 ACRES)



ADDRESS:
333 EAST COLORADO STREET,
233 SOUTH KENWOOD STREET,
GLENDALE, CA 91205



ZONING:
COMMERCIAL-
DOWNTOWN SPECIFIC
PLAN – EAST BROADWAY



AUDITORIUM



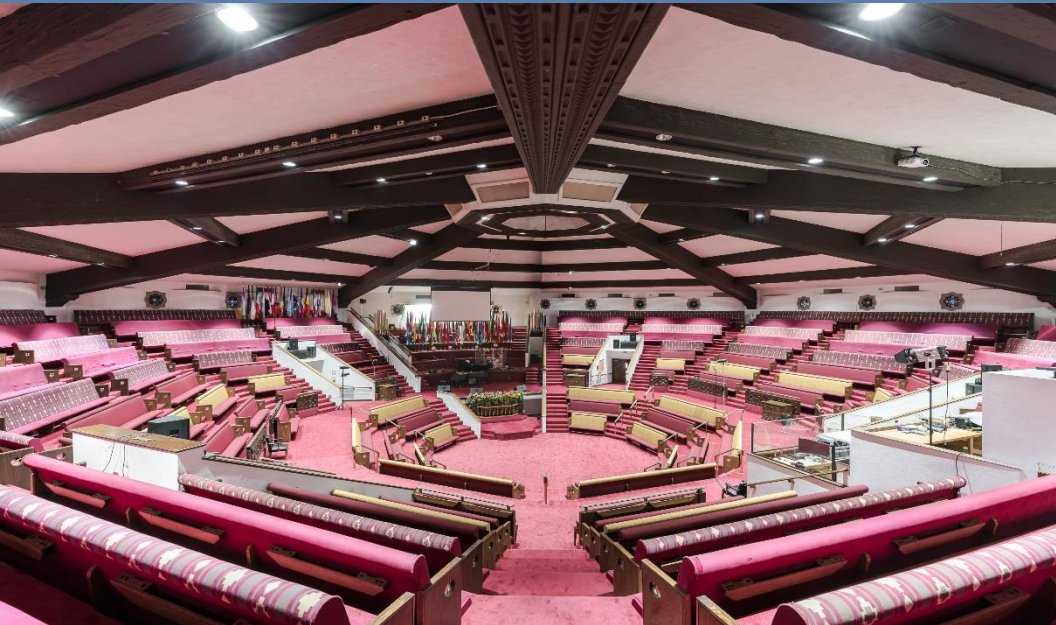
AMPHITHEATER



AUDITORIUM



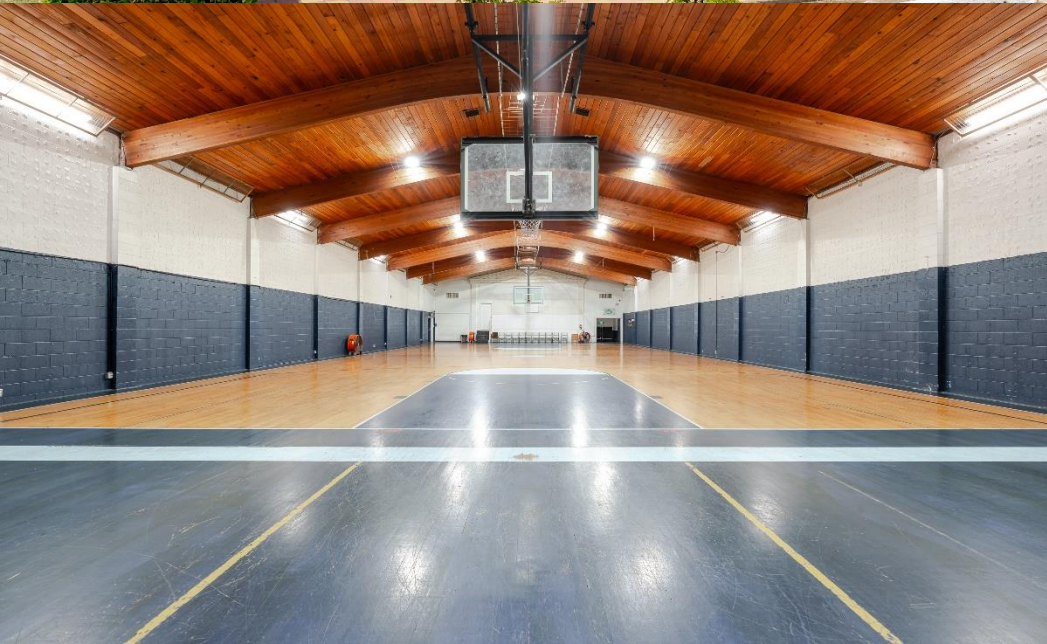
AMPHITHEATER, CHOIR ROOM, COURTYARD, OFFICES



CHAPEL



ROSE CHAPEL, SCHOOL, GYMNASIUM



EVENT CENTER



DESCRIPTION:
EXISTING EVENT
CENTER



BUILDING SIZE:
11,250 SF



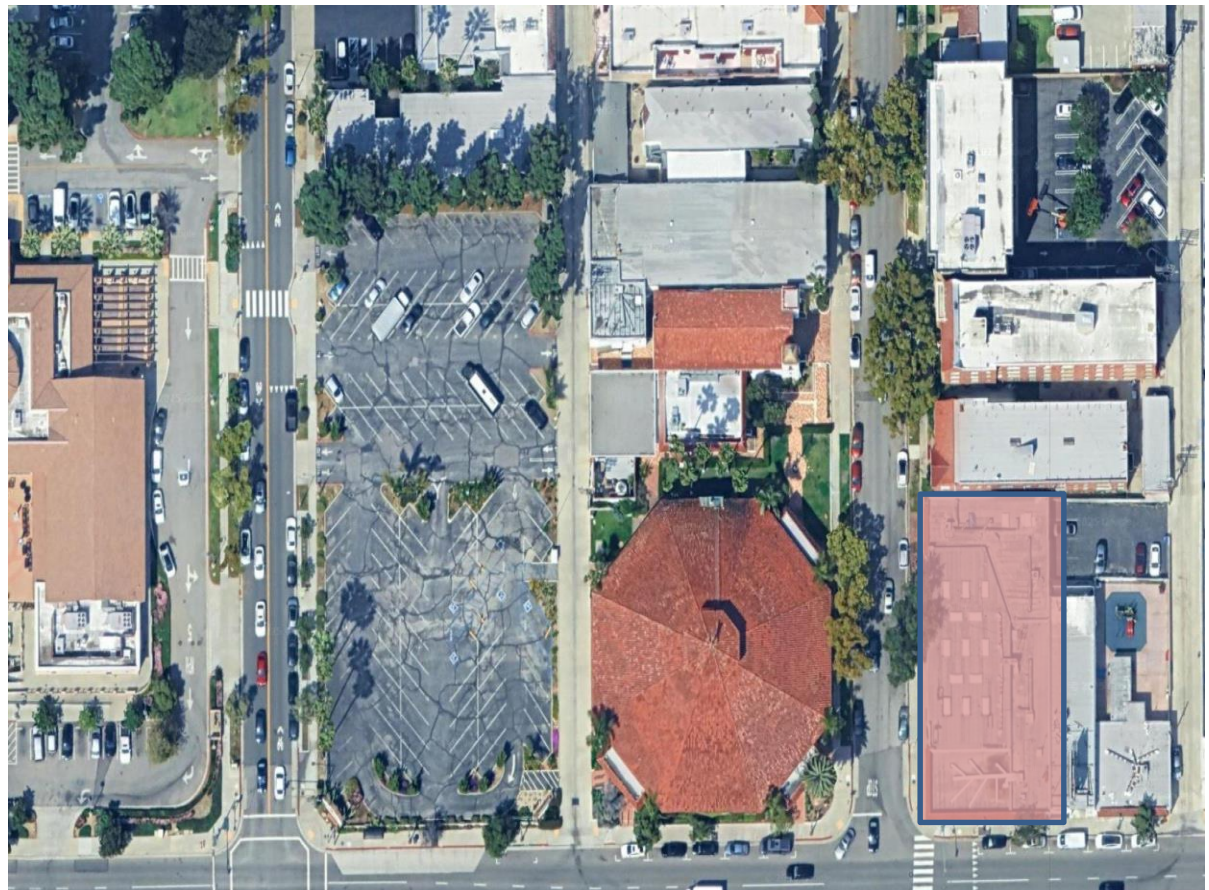
LAND SIZE:
11,250 SF (±.26 ACRES)



ADDRESS:
401 EAST COLORADO STREET,
GLENDALE, CA 91205



ZONING:
COMMERCIAL-
DOWNTOWN SPECIFIC
PLAN – EAST BROADWAY



EVENT CENTER

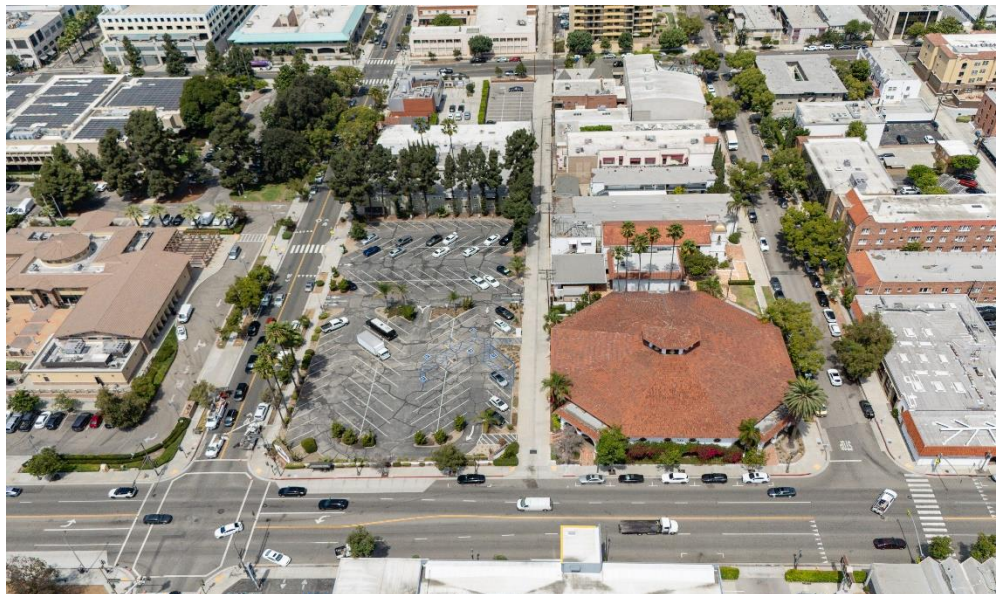


EVENT CENTER, KITCHEN, DINING SPACE, MEETING SPACE



OVERVIEW

- **Unmatched Location:** Situated One Block From the Renowned Americana at Brand and Glendale Galleria, this Campus Offers One of the Most Coveted Addresses in Glendale's Vibrant Downtown Area.
- **Unrivalled Visibility & Accessibility:** Positioned Near the Prominent Intersection of Colorado Street and Brand Avenue, the Campus Boasts Extraordinary Visibility, With a Combined Daily Traffic Count Exceeding 66,104 Vehicles. Additionally, its Proximity to Brand Boulevard—One of Glendale's Major Thoroughfares—Ensures Seamless Access With 36,470 Vehicles Passing by Daily.
- **Strategic Location Near Major Freeways:** Conveniently Located Within Close Proximity to Three Major Freeways—Interstate 5 (264,762 VPD), Interstate 210/State Highway 134 (253,789 VPD), and State Highway 2 (160,000 VPD)—this Location Offers Excellent Connectivity to Key Regional Hubs and the Greater Los Angeles Area.
- **Thriving Market Demographics:** The Campus Draws From a Population of Over 589,000 Residents in the Tri-Cities Area of Glendale, Burbank, and Pasadena. The Area's Average Annual Household Income Exceeds \$114,000 Within a Five-Mile Radius, Providing a Strong Consumer Foundation.





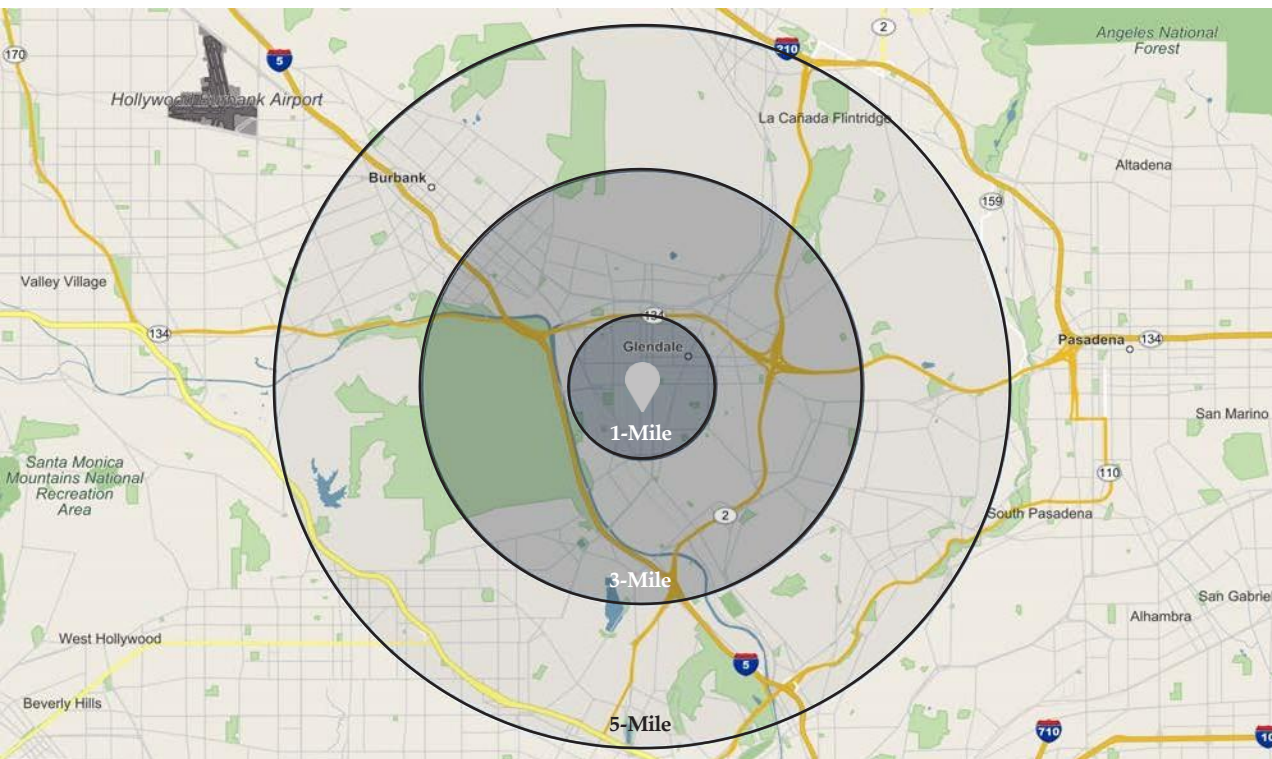
NEIGHBORHOOD



GLENDALE OVERVIEW

Glendale is Los Angeles County's third largest city. It is located approximately nine miles north of downtown Los Angeles and close to freeways that offer quick access to business, recreational and other locations throughout Southern California. Glendale is a progressive community that offers the best in urban-suburban living and is an optimal location for successful businesses large and small.

Widely respected for its well-managed municipal government, police and fire protection, excellent schools and medical centers, Glendale is one of Southern California's retail shopping destinations, along with centers for banking/investments and entertainment. With an ideal climate and picturesque setting, it's no secret why Glendale is called the "Jewel City."



CITY HIGHLIGHTS WITHIN A 5-MILE RADIUS



589,476
2024 POPULATION



\$114,684
AVERAGE HOUSEHOLD
INCOME



\$236,382
TOTAL AVERAGE
HOUSEHOLD
RETAIL EXPENDITURE

PALM SPRINGS

105
MILES

LOS ANGELES

9
MILES

SAN DIEGO

125
MILES

FRESNO

225
MILES

SAN FRANCISCO

390
MILES

SACRAMENTO

390
MILES

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	65,842	229,035	591,411
2024 Estimate			
Total Population	66,054	228,416	589,476
2020 Census			
Total Population	66,787	232,944	599,017
2010 Census			
Total Population	62,388	229,239	606,309
Daytime Population			
2024 Estimate	92,017	240,896	624,276
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	28,077	95,131	252,046
2024 Estimate			
Total Households	27,819	94,210	248,841
Average (Mean) Household Size	2.4	2.4	2.4
2010 Census			
Total Households	27,468	92,953	244,450
2010 Census			
Total Households	23,745	87,170	231,754
Occupied Units			
2029 Projection	29,519	99,709	266,813
2024 Estimate	29,242	98,719	263,335
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	14.6%	25.4%	24.7%
\$100,000-\$149,999	15.1%	17.8%	17.2%
\$75,000-\$99,999	11.8%	12.0%	11.7%
\$50,000-\$74,999	14.9%	13.3%	13.6%
\$35,000-\$49,999	10.3%	8.2%	8.8%
Under \$35,000	33.2%	23.4%	23.9%
Average Household Income	\$83,597	\$115,734	\$114,684
Median Household Income	\$61,758	\$90,116	\$89,913
Per Capita Income	\$35,644	\$48,040	\$48,563

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$203,793	\$239,931	\$236,382
Consumer Expenditure Top 10 Categories			
Housing	\$27,633	\$32,180	\$31,763
Transportation	\$11,425	\$13,149	\$12,992
Food	\$9,958	\$11,353	\$11,275
Personal Insurance and Pensions	\$8,108	\$10,207	\$10,028
Entertainment	\$3,118	\$3,673	\$3,600
Cash Contributions	\$2,101	\$2,729	\$2,574
Apparel	\$1,953	\$2,301	\$2,289
Education	\$1,025	\$1,396	\$1,326
Personal Care Products and Services	\$866	\$950	\$953
Alcoholic Beverages	\$535	\$630	\$622
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	66,054	228,416	589,476
Under 20	17.0%	17.6%	17.5%
20 to 34 Years	24.8%	22.2%	24.2%
35 to 39 Years	8.5%	8.6%	8.8%
40 to 49 Years	12.5%	13.6%	14.0%
50 to 64 Years	18.5%	19.2%	18.7%
Age 65+	18.8%	18.8%	16.8%
Median Age	40.0	41.0	40.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	50,888	175,774	452,876
Elementary (0-8)	10.6%	7.6%	8.5%
Some High School (9-11)	4.9%	4.3%	5.6%
High School Graduate (12)	24.2%	19.7%	17.9%
Some College (13-15)	13.4%	14.9%	16.1%
Associate Degree Only	9.8%	8.5%	7.2%
Bachelor's Degree Only	26.0%	29.7%	29.8%
Graduate Degree	11.1%	15.3%	15.1%