

# FOR LEASE



## Turnkey Industrial Space

**IDEAL FOR DISTRIBUTION & LIGHT MANUFACTURING**

3937 Foothill Blvd, La Crescenta, CA 91214





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# Property Information



## Building Size

±4,800 Sq. Ft.

## Land Area

±7,234 Sq. Ft.

## Lease Rate

\$2.1/SF MG

## Year Built/Renov.

1929/2026

## Zoning

GLC3\*

## APN

5603-005-038.

## Roll-Up Door

1 (15ft high)

## Ceiling Height

15-20ft high

## Parking

8 Spaces

## Traffic Counts

28,440 CPD



# Property Highlights

## **Prime Glendale Location with Excellent Regional Connectivity**

Strategically situated in northern Glendale within the desirable San Fernando Valley, surrounded by the established communities of Sunland, Tujunga, Montrose, and La Cañada.

## **Steps From Montrose Shopping Park**

Less than 0.5 miles to Montrose Shopping Park — a high-traffic, open-air retail destination offering dining, boutique shopping, cafés, and essential services.

## **Strong Daily-Needs Retail Corridor**

Centrally located among major national and regional retailers including Albertsons, Vons, Smart & Final, PetSmart, In-N-Out, Wells Fargo, and a variety of local service businesses.

## **Direct Freeway Access**

Only 1 mile to the 210 Freeway and approximately 4 miles to the 2 Freeway, offering efficient connectivity to Pasadena, Downtown Los Angeles, Burbank, and major employment hubs.

## **Recently Renovated (2026) – Turnkey Industrial Setup**

Fully refreshed in 2026 with a new 200 SF office, upgraded restrooms, and newly painted exterior façade. Comes equipped with a full floor-to-ceiling racking system, ideal for distribution, logistics, and storage operations.

**FOOTHILL BLVD**

**28,440 CPD**

# Major Area Retailers

## Consumer Household Spending 5-Miles Radius

 **Apparel Expenditures**  
\$123,696,548

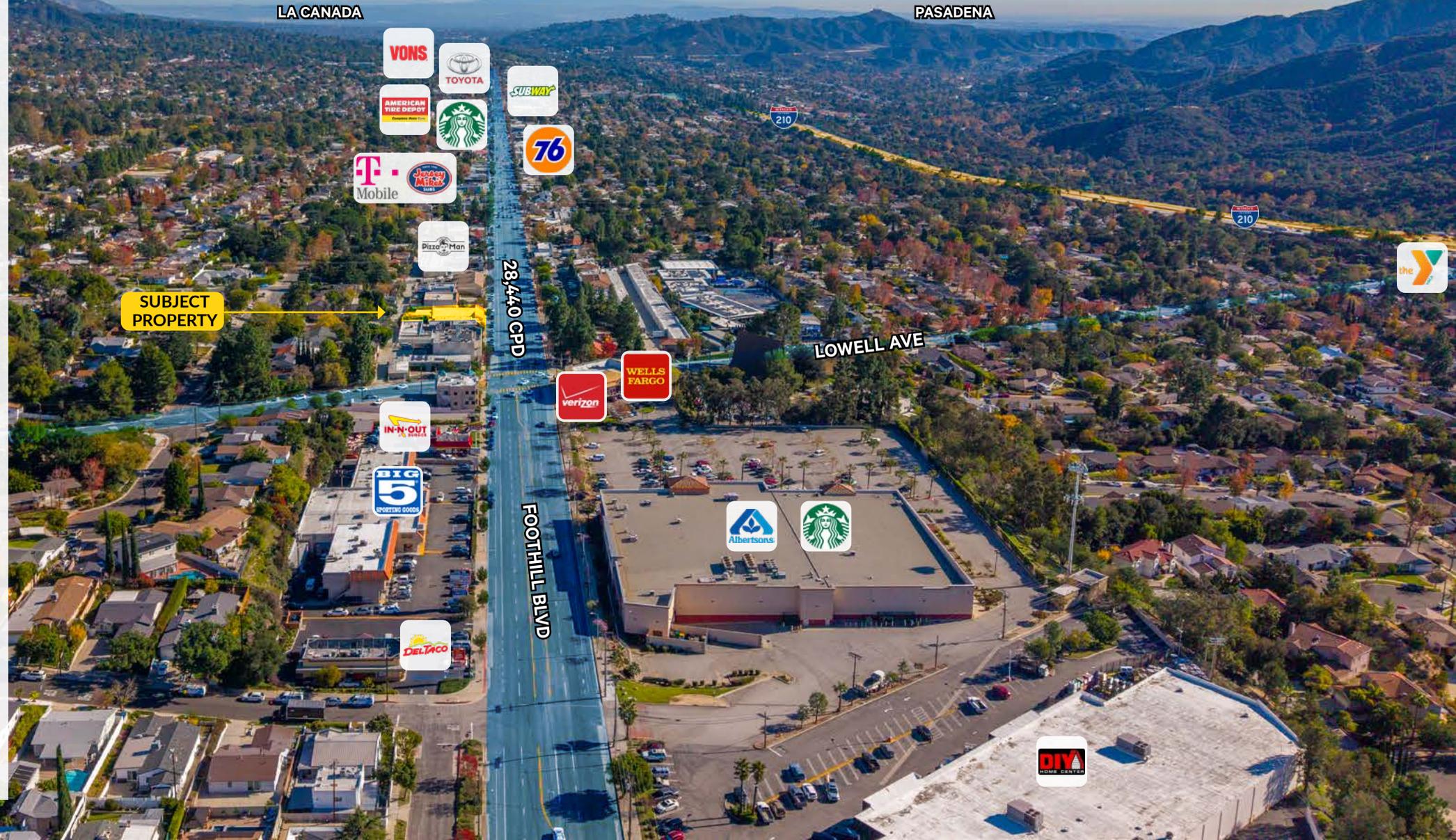
 **Entertainment**  
\$376,825,206

 **Food & Alcohol**  
\$662,638,467

 **Household Expenditures**  
\$438,422,931

 **Transportation**  
\$623,811,802

 **Health Care**  
\$125,517,291



# Interior Photos



# Area Overview

## Glendale, CA – A Premier Los Angeles Submarket

Glendale, California—known as the “Jewel City”—is one of Southern California’s most desirable and well-established urban suburbs, positioned just 10 miles north of Downtown Los Angeles. Nestled between the Verdugo Mountains and the San Gabriel foothills, Glendale combines scenic residential neighborhoods, thriving commercial districts, and a strong business community, making it a sought-after destination for companies, retailers, and residents.

Surrounded by major regional hubs including Burbank to the west, Pasadena to the east, and the creative neighborhoods of Eagle Rock, Atwater Village, and Los Feliz to the south, Glendale benefits from being centrally located in one of the most dynamic pockets of Los Angeles County. Within the city, communities such as Sparr Heights, Montrose, Adams Hill, and Northwest Glendale provide a blend of hillside views, charming walkable streets, and access to top-rated schools and public parks.



Glendale features a robust shopping, dining, and entertainment ecosystem. The Glendale Galleria—one of the nation’s most productive regional malls—anchors the city’s retail landscape alongside The Americana at Brand, a luxury open-air destination offering high-end retail, chef-driven restaurants, and upscale residential living. Brand Boulevard, the city’s signature artery, is home to independent boutiques, cafes, and cultural institutions such as the historic Glendale Centre Theatre and the Museum of Neon Art. Nearby, Montrose Shopping Park provides a charming village-style environment with weekly farmers markets and local merchants.

Outdoor recreation is abundant, with Verdugo Park, Deukmejian Wilderness Park, and miles of mountain trails offering hiking, biking, and panoramic views of the LA basin. Iconic landmarks such as Forest Lawn Memorial Park add historic value and serene green space within city limits.



# Area Overview (cont.)

Glendale is exceptionally well connected, bordered by the I-5, 134, 2, and 210 freeways, allowing quick access to Pasadena, Burbank's Media District, Hollywood, and Downtown Los Angeles. The Glendale Transportation Center serves as a multimodal hub for Metrolink, Amtrak, Greyhound, and regional transit networks, while the city-run Glendale Beeline offers reliable local service. This high level of connectivity makes commuting and regional travel both efficient and convenient.

Additionally, Glendale maintains a reputation for strong municipal services, a business-friendly environment, and one of the safest urban settings in Los Angeles County. With major employers in healthcare, entertainment, finance, and technology, the city continues to grow as a vibrant, forward-thinking commercial center.

CLOSE PROXIMITY TO

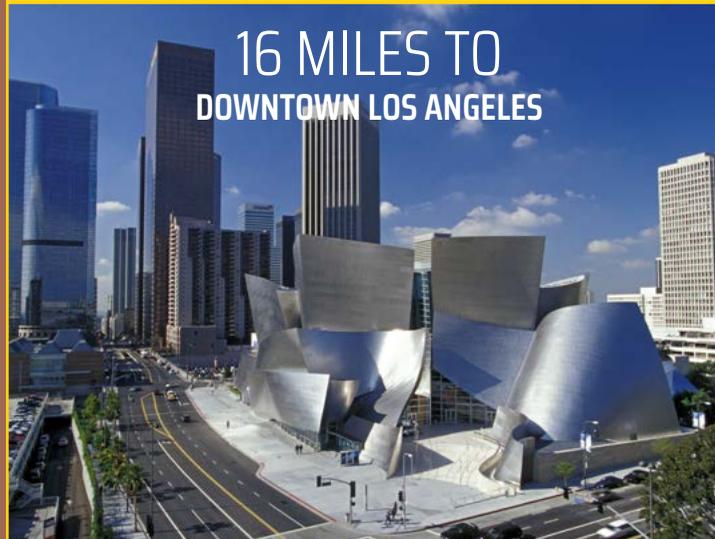
10 MILES TO  
BURBANK AIRPORT



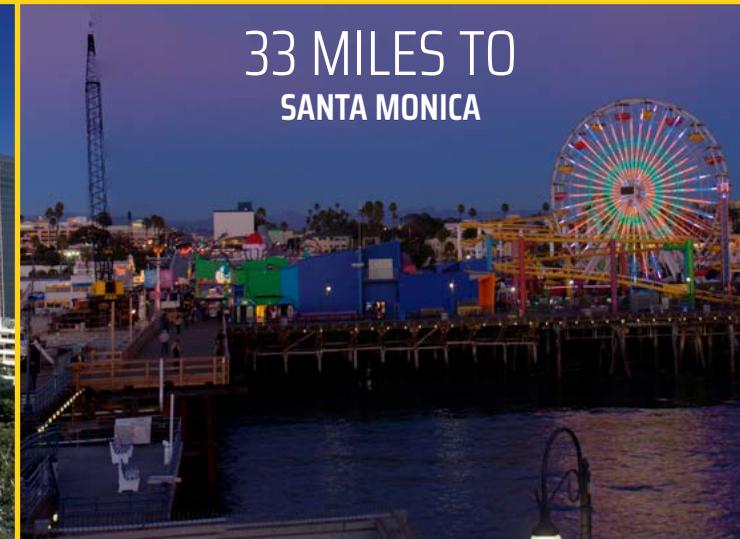
18 MILES TO  
HOLLYWOOD



16 MILES TO  
DOWNTOWN LOS ANGELES



33 MILES TO  
SANTA MONICA



39 MILES TO  
LONG BEACH AIRPORT



34 MILES TO  
LOS ANGELES INTERNATIONAL AIRPORT



# Area Demographics

Population	1 mile	3 miles	5 miles
2020 Population	14,462	75,126	185,630
2024 Population	13,702	71,257	176,047
2029 Population Projection	13,221	68,771	169,901
Annual Growth 2020-2024	-1.30%	-1.30%	-1.30%
Annual Growth 2024-2029	-0.70%	-0.70%	-0.70%
Median Age	46.1	44.7	44.1
Bachelor's Degree or Higher	49%	41%	42%

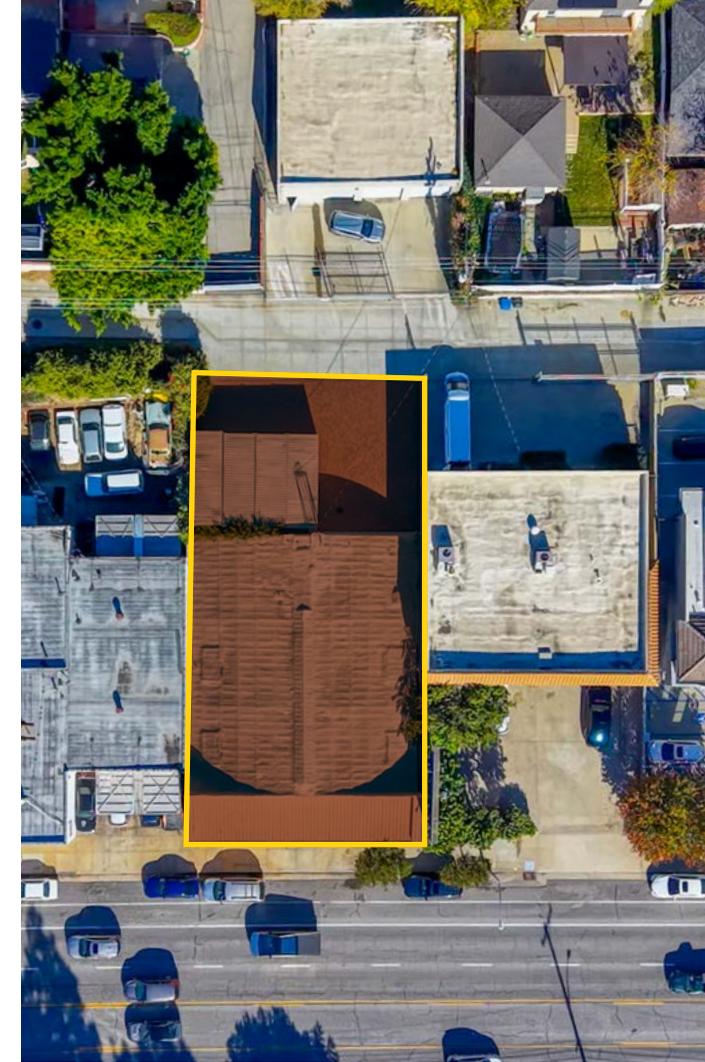
Households	1 mile	3 miles	5 miles
2020 Households	5,065	27,089	68,759
2024 Households	4,743	25,414	64,521
2029 Household Projection	4,563	24,456	62,093
Annual Growth 2020-2024	-0.10%	0.10%	-0.10%
Annual Growth 2024-2029	-0.80%	-0.80%	-0.80%
Owner Occupied Households	3,729	14,952	35,031
Renter Occupied Households	834	9,503	27,062
Avg Household Size	2.8	2.8	2.7
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$221.9M	\$1B	\$2.5B

Daytime Employment	1 mile	3 miles	5 miles
Total No. of Employees	3,396	15,419	54,403
Total No. of Businesses	597	2,401	7,563

Housing	1 mile	3 miles	5 miles
Median Home Value	\$809,801	\$840,000	\$929,662
Median Year Built	1955	1958	1959

Income	1 mile	3 miles	5 miles
Avg Household Income	\$150,304	\$123,134	\$124,759
Median Household Income	\$120,913	\$97,831	\$97,262
< \$25,000	441	4,069	10,649
\$25,000 - 50,000	377	2,940	7,434
\$50,000 - 75,000	471	3,198	8,044
\$75,000 - 100,000	606	2,738	6,888
\$100,000 - 125,000	569	2,884	7,059
\$125,000 - 150,000	495	2,194	5,222
\$150,000 - 200,000	559	2,897	7,006
\$200,000+	1,224	4,495	12,220

Population By Race	1 mile	3 miles	5 miles
White	8,540	40,709	108,974
Black	111	791	2,754
American Indian/Alaskan Native	55	414	942
Asian	2,724	13,871	28,045
Hawaiian & Pacific Islander	8	61	150
Two or More Races	2,265	15,412	35,183
Hispanic Origin	1,828	14,143	31,922





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