




# For Lease

130 N. Central Avenue, Glendale, CA

 **JLL** SEE A BRIGHTER WAY

 **SOUTH PARK GROUP**

## Property Overview

Highly visible flagship retail building on Central Avenue, just 1 block from the Glendale Galleria and the Americana at Brand. Directly accessible from the Central Ave exit on the 134. Featuring ample surface parking, high ceilings, and located within one of the most densely populated areas in Los Angeles, with corporate headquarters in the immediate vicinity supporting a strong daytime population.



130 N. Central / Glendale, CA

## Property Highlights

<b>Ideal Uses</b>	Home furnishings, fitness, and grocery
<b>Term</b>	10 years
<b>Possession</b>	Possession - Confirm
<b>Ceiling Height</b>	21'
<b>History</b>	Presently Sit & Sleep

## Property Details

- Single story
- Abundant onsite surface parking with 34 spaces
- Space could potentially expand to the adjacent retail space for a total of ±25,000 SF



**12,000 SF**

Approx. Size. Could be expanded to 25,000 SF



**100'+**

Frontage facing Central Ave.

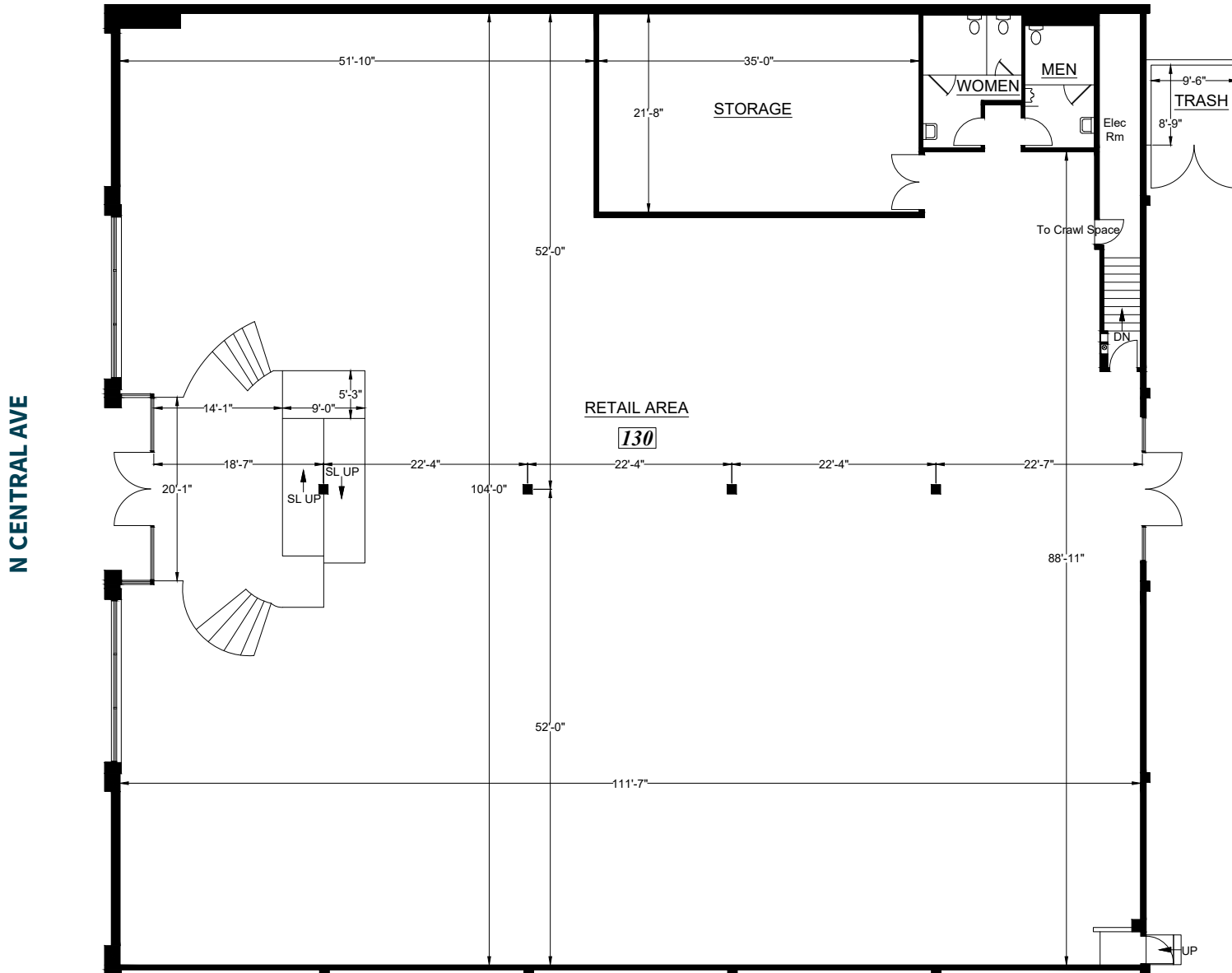


**18**

Dedicated surface parking spaces located behind the building

# Floor plan

Adjacent Building



130 N. Central / Glendale, CA



## Location overview

	1 mile	3 miles	5 miles
<b>Estimated population</b>	59,070	215,098	545,440
<b>Estimated households</b>	25,269	87,248	226,837
<b>Est. Average HH income</b>	\$99,625	\$131,983	\$138,574
<b>Daytime population age 16+</b>	71,777	180,029	397,628
<b>Median Age</b>	40.4	41.3	40.0
<b>Median Household Income</b>	\$71,927	\$94,420	\$97,423
<b>Some College or Higher</b>	62.5%	67.3%	69.2%
<b>Median Home Value</b>	\$737,193	\$1.04 M	\$1.14 M
<b>Total Retail Expenditure</b>	\$824.88 M	\$3.53 B	\$9.58 B

## Tapestry Segmentation

Rank	Tapestry Segment	Percent	2024		2024 U.S.	
			Households Cumulative Percent	Percent	Households Cumulative Percent	Index
1	<b>Downtown Melting Pot (8D)</b>	34.1%	34.1%	0.6%	0.6%	5456
2	<b>City Lights (8A)</b>	22.3%	56.4%	1.4%	2.1%	1,561
3	<b>Diverse Convergence (13A)</b>	9.0%	65.4%	1.2%	3.3%	731

# Amenities Map



# Aerial View



# Aerial View





# Gallery





## Get in touch

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