

FOR LEASE | WAREHOUSE

318 MIRA LOMA AVENUE, GLENDALE
10,950 sf + 2,000 sf Bonus Mezz.

RECENTLY USED AS A
SOUNDSTAGE & FILMING
PRODUCTION FACILITY



NEAR AMTRAK STATION & FREEWAYS, **SFMU ZONING, MANY USES**
HIGH CEILINGS, EXTRA BONUS MEZZANINE, 13 PRIVATE PARKING SPACES

HIGHLIGHTS

10,950 Leasable SF
EXTRA BONUS 2000+ SQFT mezzanine
13 private parking spaces + street parking
Up to 20FT high ceiling
Total lot size 17,424 SQFT
SFMU Zoning, recently used for soundstage & production
Nicer Neighborhood within Glendale, Prominent Area
NO city business taxes in Glendale!
3-4 min to the Amtrak station & its parking
Close proximity to the 5 and 2 freeways

Located within 1 mile of essential businesses

Home Depot, Costco, Best Buy, CVS, VONS, Staples,
Hospital Local Eateries, B of A, Chase, Wells Fargo

THE BUILDING

- Superior concrete tilt up industrial warehouse,
- Building built in 1987, renovated 2023, ready to move in!
- New roof installed in 2023 with a 20 year warranty
- Fire sprinkler system, fire monitoring
- Rear alley access
- Roll up & Sound isolating elephant doors in front and rear
- Front yard is secure and metal gated
- Multiple entry doors, granite floored guest lobby
- 4 restrooms, Private office rooms
- Sound-isolated building, large sound isolated doors & interior, 2 sound stages, can be repurposed for a variety of uses
- HVAC system, 3 10-ton and 2 3-ton units
- 2 electrical panels, both 400 AMP, 3 Phase 120/208 120/240 and 1 Phase 120/240

Lease Rate: \$2.25/sf/m (10,950sf) + NNN (approx. \$0.27/sf/m) 2000+ SF Bonus mezzanine space included at no extra cost.

(818) 275 - 4888

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FOR LEASE | **WAREHOUSE**

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FRONT & REAR AERIAL VIEWS



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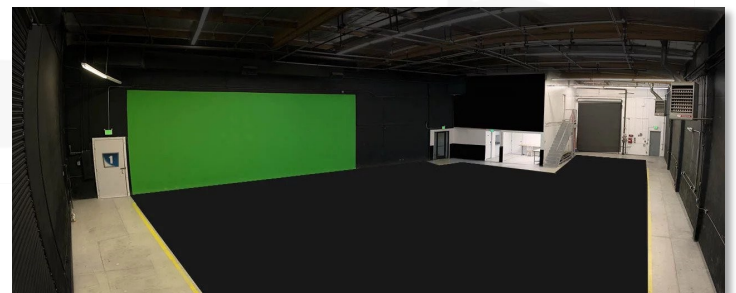
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FLEXIBLE SFMU ZONING, WAREHOUSE CAN FACILITATE A VARIETY OF USES



RECENTLY USED AS A SOUNDSTAGE & PRODUCTION FACILITY

- STANDING FILMING PERMIT, CERTIFIED PRODUCTION LOCATION FOR FILM AND TELEVISION,
- SOUND PROOFED FACILITY
- DRIVE IN ACOUSTICAL ELEPHANT DOORS
- 2 SOUND STAGES, 5,500SF & 3000SF
- INSUL-QUILTED
- 9 SUPPORT ROOMS
- HUGE PRE-LIT 20H WALL CYC
- 19" TO GRID
- UP TO 1200 AMPS CAMLOCK
- 40" GREEN SCREEN WALLS
- 42' X 46' X 20'H *PRE-LIT 2 WALL WHITE CYC (PAINTABLE)
- 360 BLACK VOID W/ BLACK FLOOR



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FLOORPLAN FROM RECENT TENANT, SOUNDSTAGE & FILM PRODUCTION

STANDING FILMING PERMIT

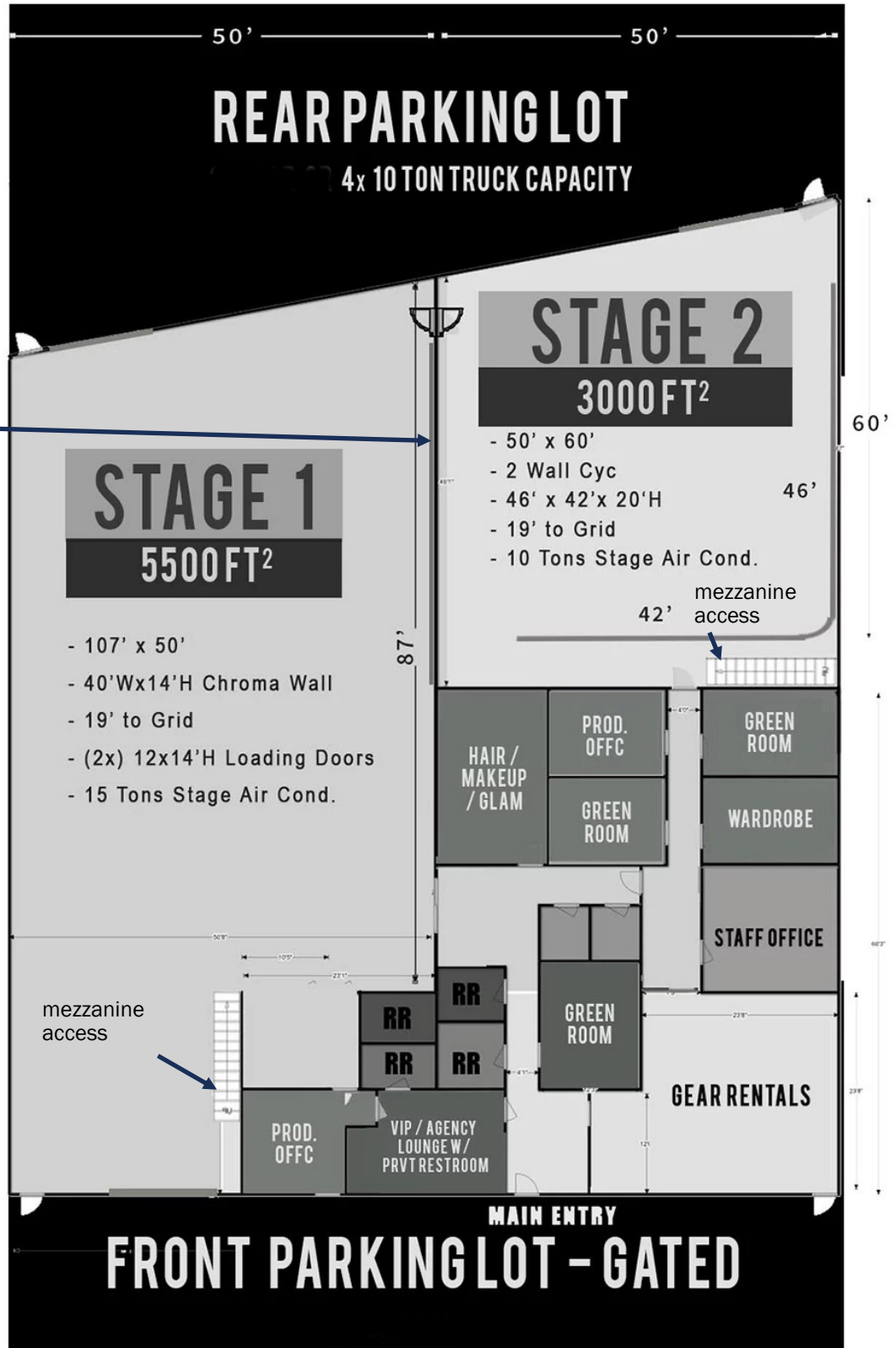


Certified production location for film and television.

Wall can be removed to create open space. Currently, setup with sound isolating padding.

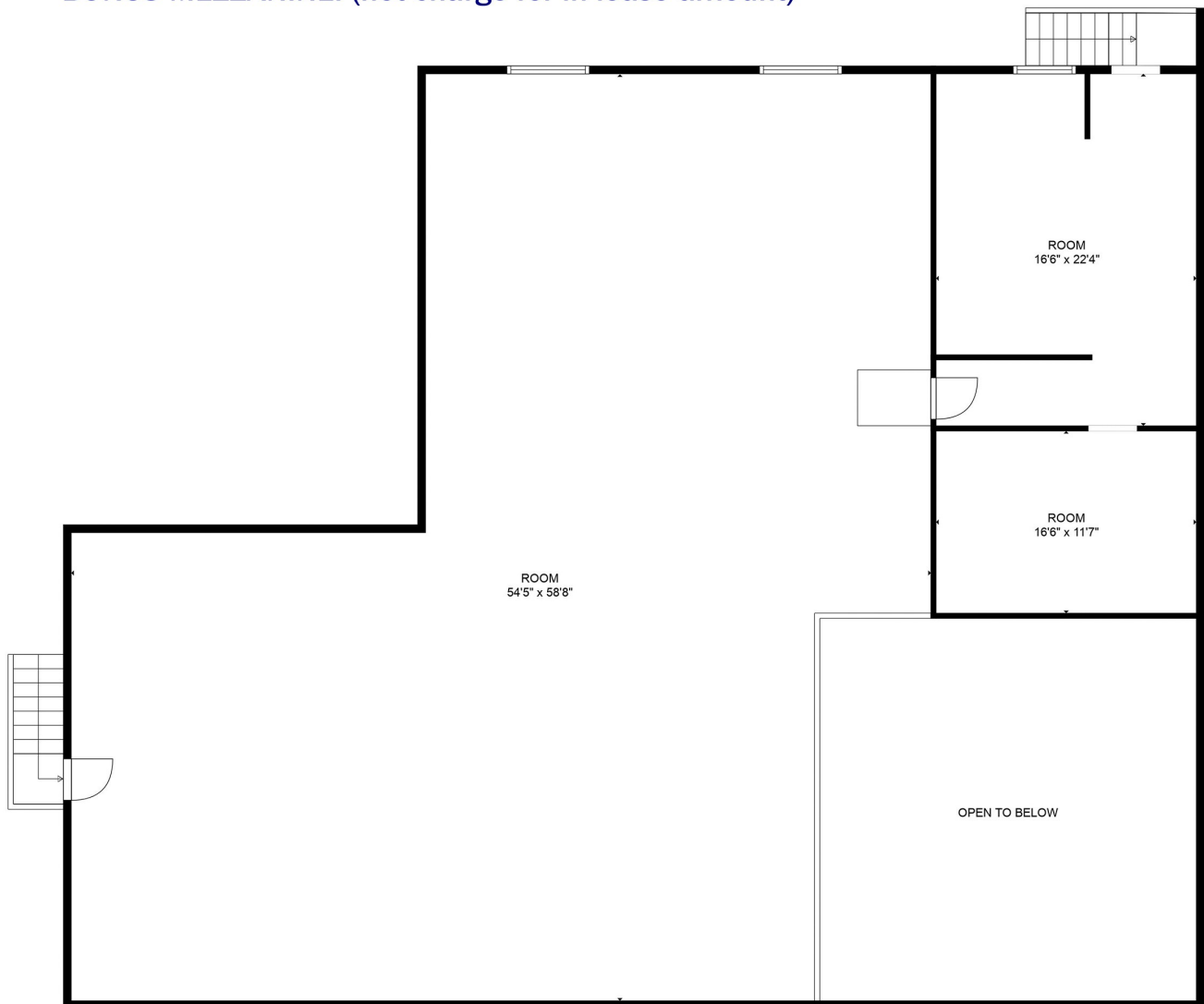
Floor plan not to scale. Floor plan measurements are approximate and are for illustrative purposes only. Layout may have changed, schedule property tour for an accurate viewing.

2000+ sf mezzanine
EXTRA BONUS



FLOOR LEVEL - BONUS MEZZANINE

BONUS MEZZANINE! (not charge for in lease amount)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

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PHOTOS FROM PAST CLIENTS' SHOOTS AT THE BUILDING



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INTERIOR PHOTOS



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AERIAL VIEWS



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3-4 MIN WALK TO THE AMTRAK STATION, NEARBY 2 & 5 FREEWAYS



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ONE OF THE HIGHEST QUALITY BUILT WAREHOUSES IN GLENDALE, CA



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DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	32,677	824,911	2,728,650
2023 Estimate	33,444	838,255	2,784,395
2010 Census	33,954	820,156	2,783,150
Growth 2023 - 2028	-2.29%	-1.59%	-2.00%
Growth 2010 - 2023	-1.50%	2.21%	0.04%
2023 Population by Hispanic Origin	16,368	392,591	1,342,125
2023 Population	33,444	838,255	2,784,395
White	24,664 73.75%	584,380 69.71%	1,918,426 68.90%
Black	768 2.30%	32,200 3.84%	230,717 8.29%
Am. Indian & Alaskan	418 1.25%	14,462 1.73%	45,181 1.62%
Asian	6,368 19.04%	176,691 21.08%	495,128 17.78%
Hawaiian & Pacific Island	58 0.17%	1,751 0.21%	5,526 0.20%
Other	1,168 3.49%	28,771 3.43%	89,416 3.21%
U.S. Armed Forces	71	295	865
Households			
2028 Projection	11,449	307,225	980,492
2023 Estimate	11,763	312,762	1,001,149
2010 Census	12,120	307,180	998,603
Growth 2023 - 2028	-2.67%	-1.77%	-2.06%
Growth 2010 - 2023	-2.95%	1.82%	0.25%
Owner Occupied	2,971 25.26%	77,382 24.74%	321,582 32.12%
Renter Occupied	8,792 74.74%	235,380 75.26%	679,568 67.88%
2023 Households by HH Income			
Income: <\$25,000	2,621 22.29%	67,700 21.65%	205,424 20.52%
Income: \$25,000 - \$50,000	2,199 18.70%	58,126 18.58%	181,505 18.13%
Income: \$50,000 - \$75,000	1,715 14.58%	52,072 16.65%	156,532 15.64%
Income: \$75,000 - \$100,000	1,300 11.05%	34,718 11.10%	109,641 10.95%
Income: \$100,000 - \$125,000	1,059 9.00%	29,474 9.42%	95,157 9.50%
Income: \$125,000 - \$150,000	777 6.61%	17,958 5.74%	62,862 6.28%
Income: \$150,000 - \$200,000	1,109 9.43%	21,642 6.92%	76,822 7.67%
Income: \$200,000+	981 8.34%	31,071 9.93%	113,204 11.31%
2023 Avg Household Income	\$90,615	\$91,330	\$96,622
2023 Med Household Income	\$66,163	\$64,219	\$67,891

MAJOR CORPORATIONS IN GLENDALE



- Age of Learning
- Avery Dennison
- Beyond Limits
- CBRE L.A. (North Corporate HQ)
- CISCO
- Color Me Mine
- DineEquity
- DISQO
- IHOP
- Disney Consumer Products
- DreamWorks Studios
- KABC-7
- Loop Media
- Public Storage Corporate
- Renegade Animation
- LegalZoom
- ServiceTitan
- Univision Communications
- Unum Group
- Walt Disney Animation
- Whole Foods
- Yellowpages.com

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WHY BUSINESSES CHOOSE GLENDALE

strategic location in the Greater Los Angeles area.
thriving and diverse business community
economic incentives and **support** for businesses
access to a **top-tier** talent pool from renowned universities
vibrant retail and dining scene for employees & customer

excellent quality of life w/ **picturesque** neighborhoods & schools
state-of-the-art infrastructure and communication networks
business-friendly w/ streamlined processes & low taxes
cultural and entertainment hub with festivals and events
commitment to sustainability and green initiatives



GLENDALE, CA is an excellent choice for opening a business due to its reputation as a safe & secure city. The low crime rate ensures a peaceful environment, instilling confidence in both business owners and customers. The presence of a dedicated & well-trained police force contributes to effective crime prevention and prompt response to any potential issues. The city's supportive community & local government create a welcoming atmosphere for entrepreneurs, fostering a positive business environment. Glendale's strategic location within the Greater geles area offers access to a diverse and affluent consumer base, increasing the potential for business success. Moreover, the well-maintained neighborhoods & public spaces contribute to a sense of comfort & safety, further enhancing the appeal of Glendale as a safe place to establish and grow a business.

SAFETY FIRST



4min 30sec
EMS (Medical) Avg. Response Time



5min 19sec
Fire Avg. Response Time



3min 31sec
Police Avg. Response Time

OFFERING MEMORANDUM DISCLAIMER AND CONFIDENTIALITY

This Offering Memorandum has been prepared by Zadorian Group, L.L.C. the direct principle for the subject property, for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it claim to be all-inclusive or to contain all the information which prospective investors/tenants may need or desire. All projections, if any, have been developed by designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller/Lessor, and are, therefore, subject to variation.

No representation is made by Zadorian Group, L.L.C. as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller/Lessor and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Zadorian Group, L.L.C. and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. The information contained in the following offering memorandum is proprietary and strictly confidential. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers or prospective lessee's, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller/Lessor since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser or lessee. Zadorian Group, L.L.C. makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Zadorian Group, L.L.C. has not verified, and will not verify, any of the information contained herein, nor has Zadorian Group, L.L.C. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers or tenants shall be responsible for their costs and expenses of investigating the subject property.

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