

FOR LEASE

±700 RSF ±2,150 RSF
OF FLEX RETAIL,
FITNESS, MEDICAL,
OFFICE USE

1837 & 1839 W GLENOAKS BLVD

GLENDALE / LOS ANGELES

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PRIME LOCATION ALONGSIDE SMART & FINAL EXTRA, PARADISE PASTRY AND OTHERS

AVAILABLE FOR LEASE

1837 & 1839 W GLENOAKS BLVD
Glendale 91201

1837 & 1839 W Glenoaks Blvd offers a rare opportunity to lease two freestanding retail / flex buildings along one of Glendale's primary commercial corridors. The combined $\pm 2,850$ RSF space features strong street presence, high ceilings, and flexible C2 zoning suitable for retail, fitness, medical, office, or service-oriented uses. Recently renovated and available for the first time in over 34 years, the property combines immediate occupancy with long-term positioning along a high-traffic corridor.



AVAILABLE SPACE & DETAILS

Size	± 700 RSF & $\pm 2,150$ RSF / Total $\pm 2,850$ RSF
Asking Rent	Upon Request
Term	3 to 5 Years
Occupancy	Immediate (<i>First time in 34+ years</i>)
Zoning	C2
Parking	7 Spaces On-Site + Street Parking

FEATURES

- Two freestanding buildings
- Renovated in 2025 with refreshed interior finishes
- 13'–15' ceiling heights throughout
- ± 30 feet of Glenoaks Blvd frontage
- Storefront and side-wall signage opportunities
- Concrete flooring, fresh paint, and built-in restroom
- $\pm 34,000$ cars per day along Glenoaks Blvd
- Very Walkable location (Walk Score® 87)

HIGHLIGHTS

Freestanding Building With Strong Identity and Curb Appeal



Prime Glenoaks Blvd Exposure with High Daily Traffic Counts



First Availability in 34+ Years



Flexible C2 Zoning Supporting a Wide Range of Uses



Signage Visibility From Both Storefront and Side Elevation



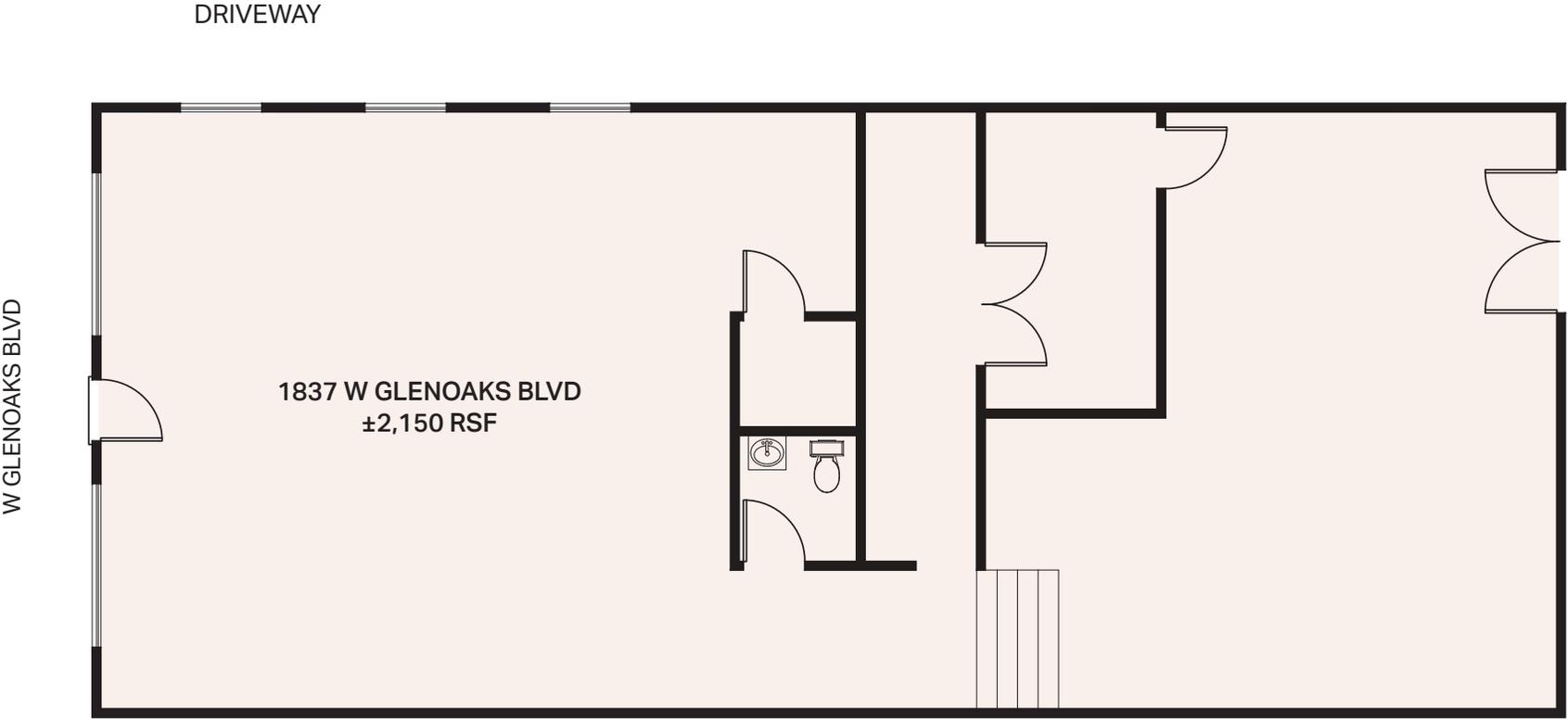
Immediate Occupancy with Recent 2025 Renovations



PROPERTY CONTEXT



FLOOR PLAN—1837 W GLENOAKS BLVD



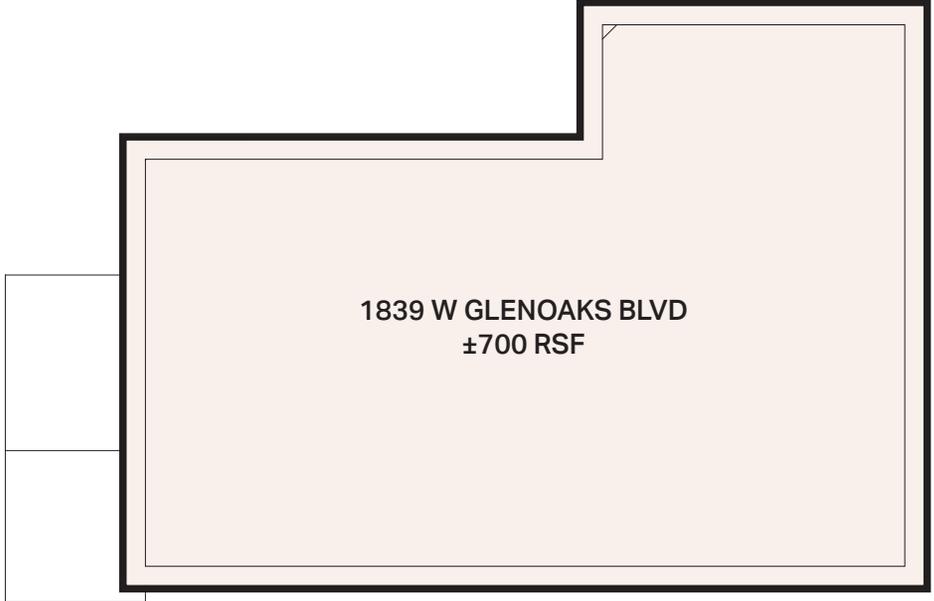


FLOOR PLAN—1839 W GLENOAKS BLVD

DRIVEWAY

PARKING
7 SPACES

1837 W GLENOAKS BLVD
±2,150 RSF



1839 W GLENOAKS BLVD
±700 RSF



NEIGHBORHOOD HIGHLIGHTS

Where Glendale Does Its Daily Living

Situated along one of Glendale's busiest commercial corridors, the property sits within a well-established retail district serving nearly 280,000 residents across Glendale and Burbank. The surrounding blocks draw daily foot and vehicle traffic from a curated mix of local institutions—Paradise Pastry & Cafe, Valerie Confections, Kabob Factory, and Bread & Breakfast—alongside national anchors like Smart & Final Extra!, Trader Joe's, and IKEA nearby. With a Walk Score of 87 and ±34,000 cars per day on Glenoaks Blvd, this is a location that performs morning through evening.



Paradise Pastry & Cafe



Kabob Factory



Bread & Breakfast



Smart & Final Extra!

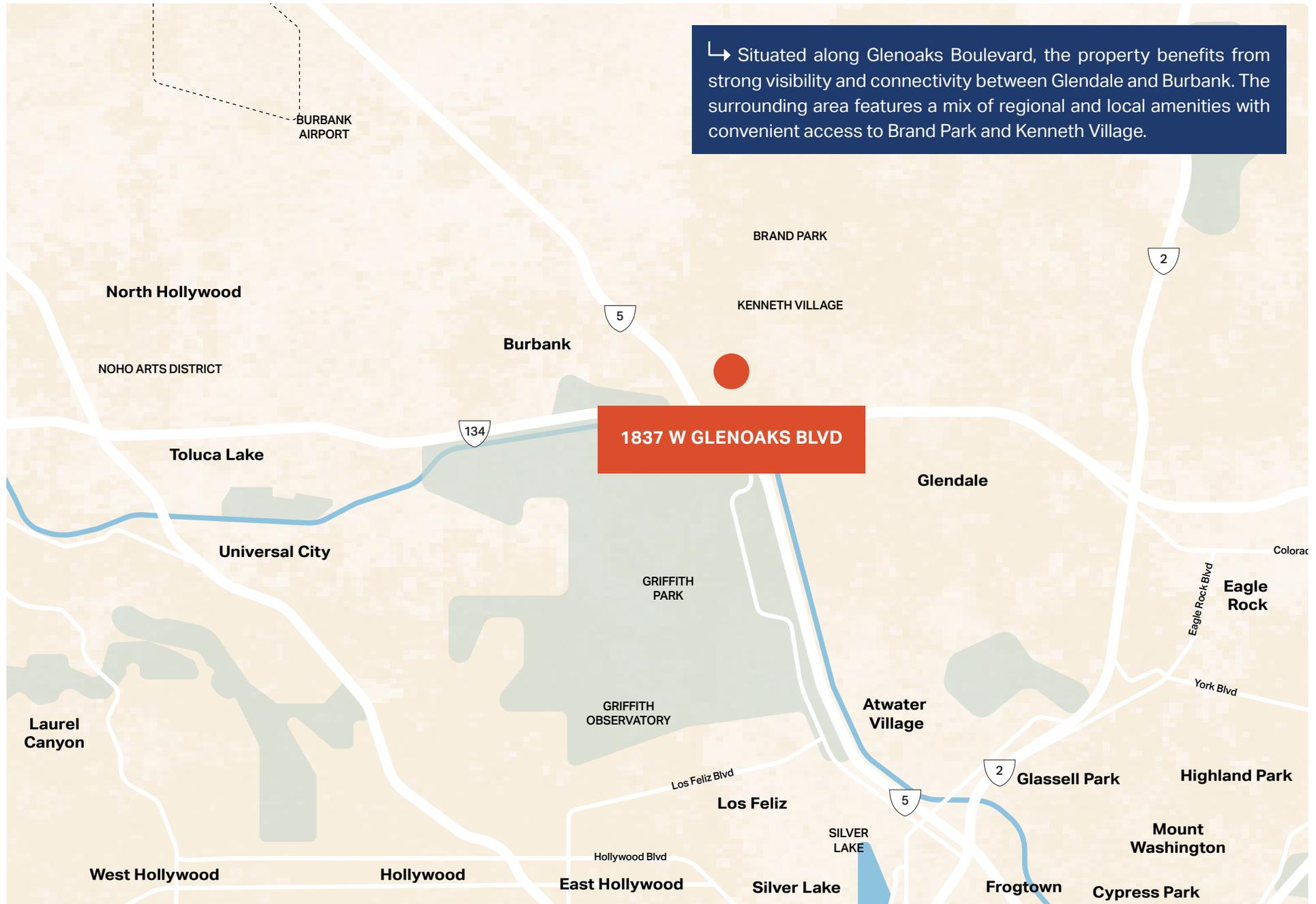


Trader Joe's



Valerie Confections

LOCATION



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