



THEAGENCY

FOR SALE 1840 RIVERSIDE DR, GLENDALE, CA

DEVON PETERS

TEAM LEAD | BROKER ASSOCIATE
DEVON.PETERS@THEAGENCYRE.COM
310.729.9339 | LIC. #1948811

CODY CARRAS

REAL ESTATE AGENT
CODY.CARRAS@THEAGENCYRE.CO
M 310.460.9561 | LIC. #1909676



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EXECUTIVE SUMMARY

SoCal Commercial Group is proud to bring to market its listing of 1840 Riverside drive, Glendale, in the highly desired area of Rancho. This property is one of 7 properties in all of Glendale zoned Commercial Equestrian, which allows for any equestrian or similar animal uses. This area is known for its horse riding as its sits near Griffith parks 53 miles of horse trails and situated directly next to Los Angeles Equestrian Center. Tenant has been on the property for over 20 years and is on a month-to-month lease. Retail shop in front is approximately 3,200 sf, buyer to verify with additional rooms throughout the property.

Owner has never operated a business here and has no financials for the business operated by the tenant.



PROPERTY SUMMARY

PROPERTY DATA

5,399 SF

BUILDING SIZE

54,186

SF LAND AREA

1943

YEAR BUILT

FINANCIAL DATA

\$4,200,000

ASKING PRICE

\$777.92

BUILDING PRICE / SF

\$77.51

LAND PRICE / SF



PROPERTY HIGHLIGHTS

Rare Los Angeles Stables

Immediate Occupancy

Tons of Natural Light

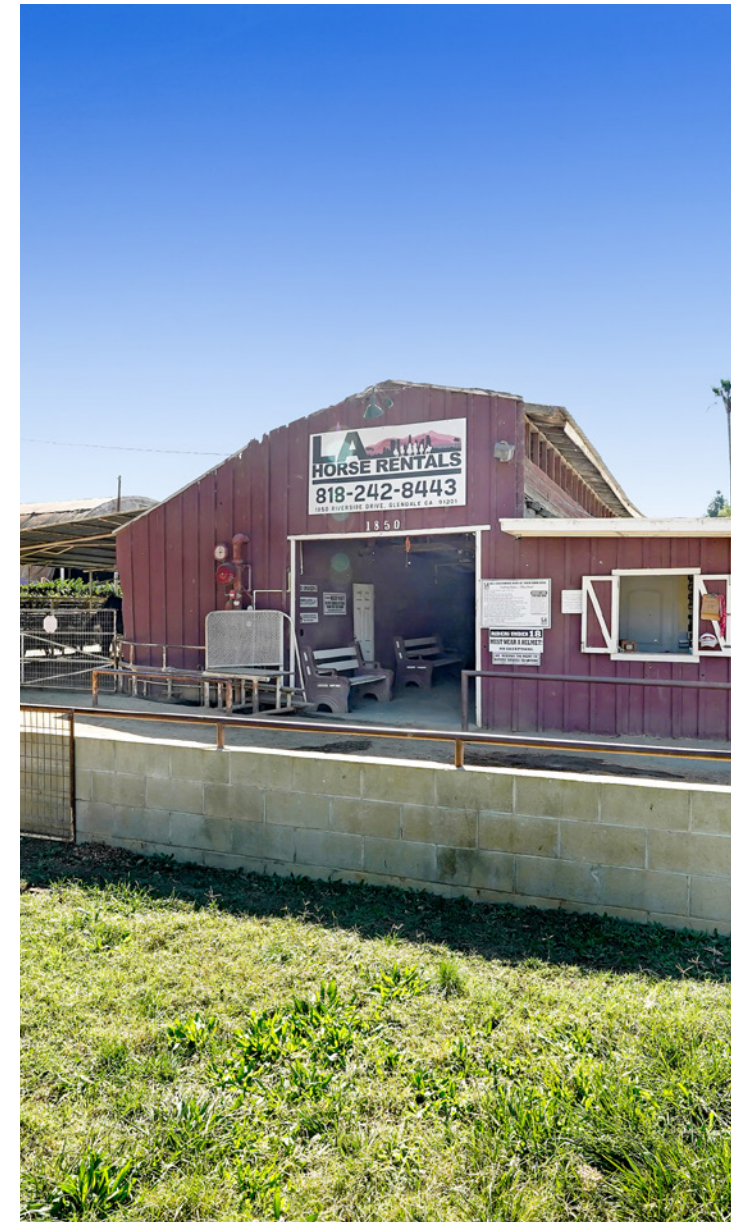
Large Lot

Are is Used to Facilitate Use, So No Fear of Complaints for Smell or Noise

Directly Next to Los Angeles Equestrian Center and 53 Miles of Horse Trails

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION			
2020 POPULATION	16,847	76,612	172,582
2024 POPULATION	16,161	72,720	164,470
2029 POPULATION PROJECTION	15,634	70,194	158,894
ANNUAL GROWTH 2020-2024	-1.0%	-1.3%	-1.2%
ANNUAL GROWTH 2024-2029	-0.7%	-0.7%	-0.7%
HOUSEHOLDS			
2020 HOUSEHOLDS	7,128	31,314	90,977
2024 HOUSEHOLDS	6,757	29,474	67,003
2029 HOUSEHOLD PROJECTION	6,515	28,381	64,563
ANNUAL GROWTH 2020-2024	0.1%	-0.1%	-0.1%
ANNUAL GROWTH 2024-2029	-0.7%	-0.7%	-0.7%
AVG. HOUSEHOLD SIZE	2.3	2.4	2.4
AVG. HOUSEHOLD VEHICLES	2	2	2
HOUSING INCOME			
AVG. HOUSEHOLD INCOME	\$102,002	\$100,959	\$108,854
MEDIAN HOUSEHOLD INCOME	\$75,923	\$73,302	\$80,882
\$25,000 - \$50,000	1,318	4,636	9,412
\$75,000 - \$100,000	894	3,446	7,370
\$125,000 - \$150,000	405	1,372	4,478
\$200,000+	832	3,526	9,551
PLACE OF WORK			
2023 BUSINESSES	1,373	6,673	14,151
2023 EMPLOYEES	12,063	64,883	132,504





1840 RIVERSIDE DR.



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FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT

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CODY CARRAS

REAL ESTATE AGENT

310.460.9561

CODY.CARRAS@THEAGENCYRE.COM

GREG ENGEL

TEAM LEAD | BROKER ASSOC.

909.239.9104

GREG.ENGEL@THEAGENCYRE.COM



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