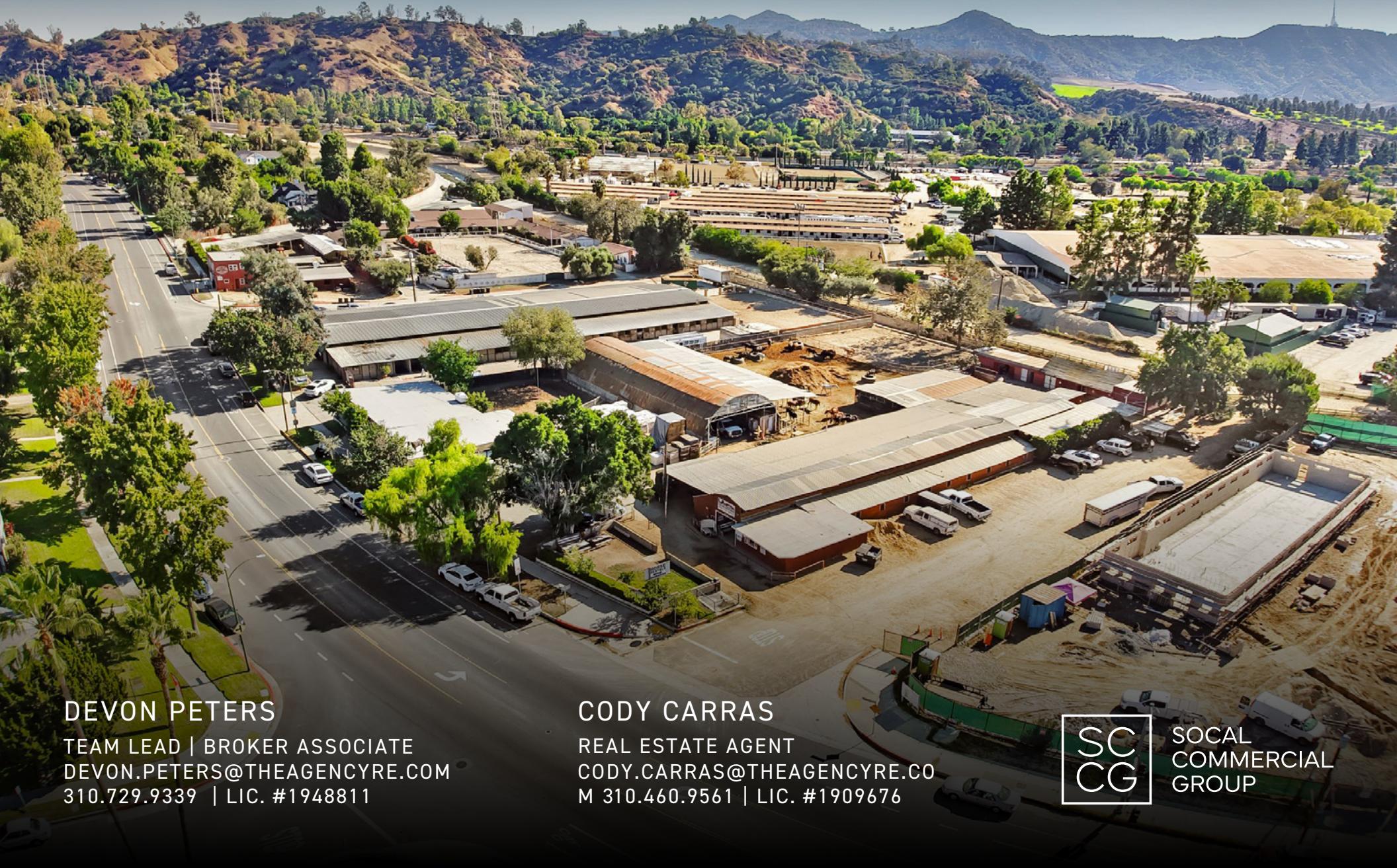




FOR SALE  
1840 RIVERSIDE DR, GLENDALE, CA



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



SOCAL  
COMMERCIAL  
GROUP

# TABLE OF CONTENTS

---

03

EXECUTIVE SUMMARY

04

PROPERTY DETAILS

05

PROPERTY HIGHLIGHTS

06

DEMOGRAPHICS

07-15

PROPERTY PHOTOS

16

CONTACT

# 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 it 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.



1840 RIVERSIDE DR.

# 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
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
2020 HOUSEHOLDS	7,128	31,314	90,977
2024 HOUSEHOLDS	6,757	29,474	67,003
2029 HOUSEHOLD PROECTION	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
<b>HOUSING INCOME</b>			
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
<b>PLACE OF WORK</b>			
2023 BUSINESSES	1,373	6,673	14,151
2023 EMPLOYEES	12,063	64,883	132,504





1840 RIVERSIDE DR.



1840 RIVERSIDE DR.



1840 RIVERSIDE DR.





1840 RIVERSIDE DR.



1840 RIVERSIDE DR.



1840 RIVERSIDE DR.

**LA**  
HORSE RENTALS  
818-242-8443

1850

**RE**  
OPEN

LA Horse 1850 RIVER



1840 RIVERSIDE DR.



1840 RIVERSIDE DR.

FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT

DEVON PETERS

TEAM LEAD | BROKER ASSOC.

310.729.9339

DEVON.PETERS@THEAGENCYRE.COM

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



SOCAL  
COMMERCIAL  
GROUP



THEAGENCYRE.COM

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. Lic. #01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.