

For Lease

1010 N Glendale Ave | Glendale, CA



N GLENDALE AVE
36,693 CPD

N VERDUGO RD
12,626 CPD

MIKE HIESHIMA
805.451.3304 | mike.hieshima@srsre.com
CA License No. 00994298

CADEN WESTWICK
805.770.1747 | caden.westwick@srsre.com
CA License No. 02244757

BREE CASAS
949.270.8212 | bree.casas@srsre.com
CA License No. 02088511

For Lease

1010 N Glendale Ave
Glendale, CA

Property Specifications

SPACE AVAILABLE

Suite 106 - 1,207 SF
Suite 107 - 950 SF

★ **Contiguous up to 2,157 SF**

2025 Demographics

1 MILE

32,125 Population	31,094 Total Daytime Population	\$131,098 Average Household Income	13,309 Total Households
-----------------------------	--	---	--------------------------------------

3 MILES

163,692 Population	184,271 Total Daytime Population	\$132,328 Average Household Income	65,923 Total Households
------------------------------	---	---	--------------------------------------

5 MILES

261,761 Population	249,063 Total Daytime Population	\$159,720 Average Household Income	105,647 Total Households
------------------------------	---	---	---------------------------------------



About the Property

- Located within affluent Glendale trade area with average household incomes exceeding \$140K within a 1-mile radius
- High traffic exposure with approximately 42,000+ vehicles per day at the intersection
- Minutes from the Glendale Fashion Center development
- Convenient access to the 5, 134, and 210 Freeways
- Ample on-site parking

Traffic Counts

N Glendale Ave	36,693 CPD
N Verdugo Rd	12,626 CPD
E Glenoaks Blvd	12,930 CPD

Year: 2025 | Source: CoStar

MIKE HIESHIMA CA License No. 00994298
805.451.3304 | mike.hieshima@srsre.com

CADEN WESTWICK CA License No. 02244757
805.770.1747 | caden.westwick@srsre.com

BREE CASAS CA License No. 02088511
949.270.8212 | bree.casas@srsre.com

