

1019 East Colorado Street

Glendale CA 91205



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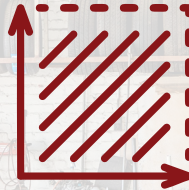


PROPERTY SUMMARY

1019 East Colorado Street



2,500 SF



6,128 SF LOT



COMMERCIAL
LEASE

PROPERTY OVERVIEW

Rare opportunity to lease a well-established mechanic shop at 1019 E Colorado Street in Glendale, located on a highly visible and heavily trafficked stretch of Colorado Blvd. This property has housed a successful auto repair business for over 30 years, offering built-in brand recognition and a loyal customer base. The 6,128 SF lot provides ample space for

operations, parking, and easy access, making it ideal for automotive use. With excellent street frontage and exposure in one of Glendale's busiest commercial corridors, this is a turnkey opportunity for an operator looking to expand or continue a thriving legacy in a proven location.



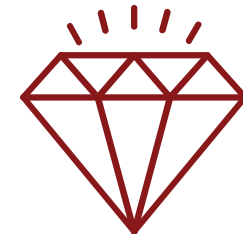
HIGHLY VISIBLE
WITH FRONTAGE ON
COLORADO ST, THE
PROPERTY IS FIVE
MINUTES AWAY FROM
THE AMERICANA



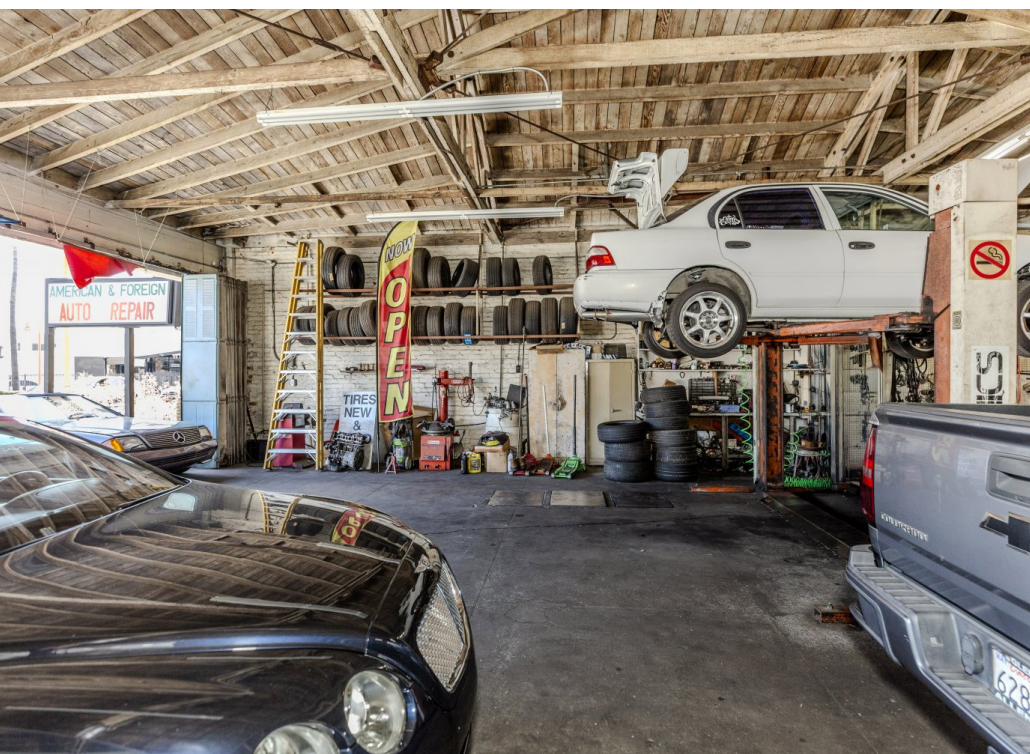
EXTREMELY RARE
ZONING GIVEN
LOCATION (M ZONE)



CURRENTLY OPERATING
AS A MECHANIC SHOP



AVAILABLE FOR
THE FIRST TIME IN
40+ YEARS





DEMOGRAPHICS

The area around 1019 East Colorado St in Glendale, CA is a lively and welcoming neighborhood with a strong sense of community. It features a balanced mix of ages and household sizes, with many families and working professionals. The neighborhood is known for

its walkability, convenient amenities, and overall livability. Residents enjoy a stable income level and solid educational background, creating a well-rounded and inviting environment.



41

MEDIAN AGE



36k

**POPULATION FOR
ZIP CODE 91205**



84%

**RATE
OF HOMEOWNERSHIP**



\$84k

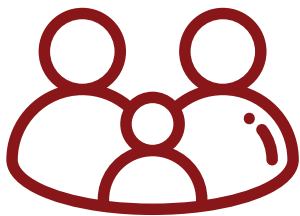
**AVERAGE
HOUSEHOLD INCOME**



59%

EMPLOYED

DEMOGRAPHICS



MAJORITY
FAMILY-OCCUPIED



MAJORITY
ATTENDED COLLEGE

| | 5 MILE 2024 AVG HOUSEHOLD | 5 MILE 2024 PER CAPITA |
|-------------------------------|---------------------------|------------------------|
| EDUCATION & DAYCARE | \$997 | \$2,496 |
| HEALTH CARE | \$646 | \$1,618 |
| TRANSPORTATION & MAINTENANCE | \$3,239 | \$8,112 |
| HOUSEHOLD | \$729 | \$1,827 |
| FOOD & ALCOHOL | \$3,767 | \$9,435 |
| ENTERTAINMENT, HOBBIES & PETS | \$1,923 | \$4,815 |
| APPAREL | \$692 | \$1,733 |

NEIGHBORHOOD OVERVIEW

The neighborhood around 1019 East Colorado St in Glendale is a walkable, family-friendly area with a relaxed residential feel. It offers easy access to parks, local shops, and vibrant dining options, while also being

close to major freeways for convenient commuting. With nearby schools, community centers, and scenic views of the Verdugo Mountains, it blends natural charm with urban convenience.



GAS

SAVANNA SHELL

76 GAS STATION

COFFEE

KAFN COFFEE

REGENT COFFEE

BANKS

CHASE BANK

CITIBANK



RESTAURANTS

ZANKOU CHICKEN

RAFFI'S PLACE

BARs

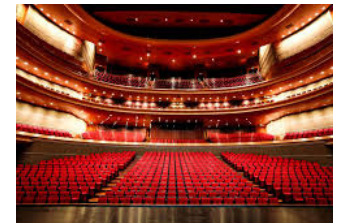
THE OAK & VINE

THE FAMOUS

THEATRES/SHOWS

ALEX THEATRE

REGENCY ACADEMY
CINEMAS



MUSEUM

MUSEUM ON NEON ART

MARTIAL ARTS
HISTORY MUSEUM

FITNESS

PLANET FITNESS

ANYTIME FITNESS

SPAS

OCEAN SPA

CLASSIC FAMILY SPA



AREA LAYOUT



TRAFFIC

| COLLECTION STREET | CROSS STREET | TRAFFIC VOLUME | DISTANCE FROM PROPERTY |
|-------------------|--------------------|----------------|------------------------|
| E COLORADO ST | S CEDAR ST W | 27,770 | 0.07 mi |
| ORANGE GROVE AVE | S CEDAR ST W | 1,019 | 0.10 mi |
| E HARVARD ST | S ADAMS ST W | 8,214 | 0.12 mi |
| E ELK AVE | S EVERETT ST W | 1,128 | 0.12 mi |
| E LOMITA AVE | S ADAMS ST E | 2,158 | 0.14 mi |
| E HARVARD ST | S CEDAR ST W | 3,012 | 0.15 mi |
| S CHEVY CHASE DR | ORANGE GROVE AVE S | 20,353 | 0.16 mi |
| S BELMONT ST | E BROADWAY N | 629 | 0.19 mi |
| S EVERETT ST | E COLORADO ST N | 32,860 | 0.20 mi |
| E LOMITA AVE | S EVERETT ST W | 2,554 | 0.21 mi |



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