

# NEXT

ON LEX

201 WEST LEXINGTON DRIVE  
GLENDALE, CALIFORNIA

YOUR NEXT  
**DESTINATION**  
RETAIL SPACE



**CBRE**



# HIGHLIGHTS



Prime retail spaces located in the heart of Downtown Glendale.



2 retail/office spaces Located on the ground floor of 494 high end luxury apartments.



Unique 12,000 SF landscaped outdoor courtyard.



Glendale is home to many corporate headquarters like Avery Dennison, Public Storage, DreamWorks and ACCO.



Strong daytime population of 82,358 people within 1 mile.



Convenient access to the 134 freeway.



## AVAILABLE





# FLOORPLAN

CENTRAL AVE



LEXINGTON DR

ORANGE ST

# SPACE B

## LEXINGTON/ORANGE

### SIZE

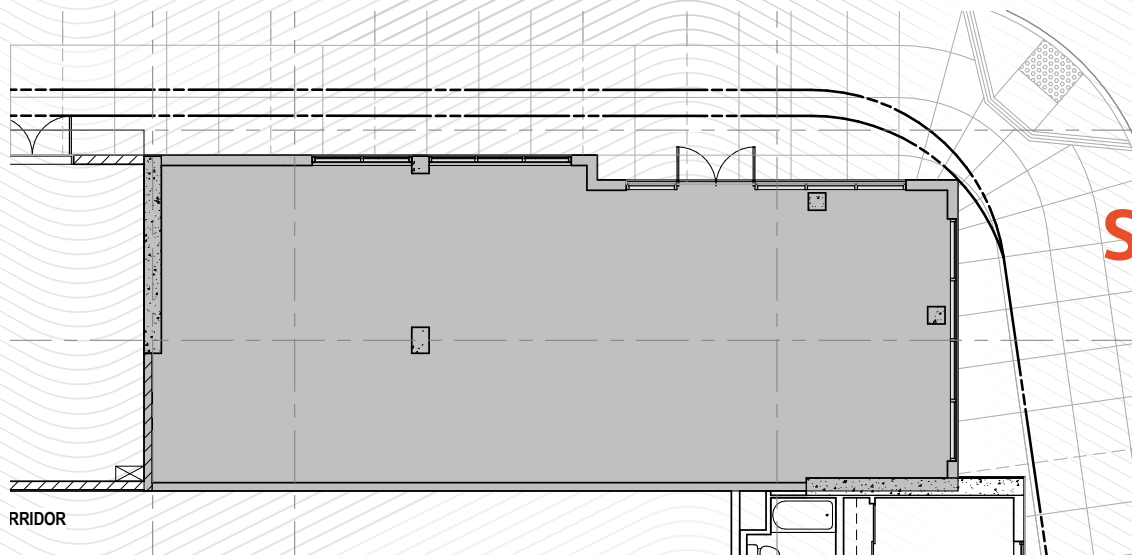
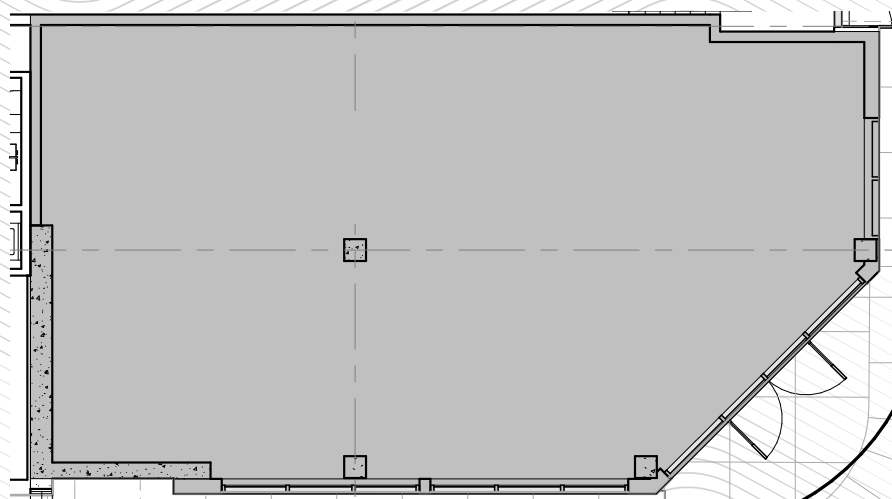
±1,407 SF

### FRONTAGE

98 ft of Wrap Around

### POSSESSION

Immediate



# SPACE C

## ORANGE/MILFORD

### SIZE

±1,563 SF

### FRONTAGE

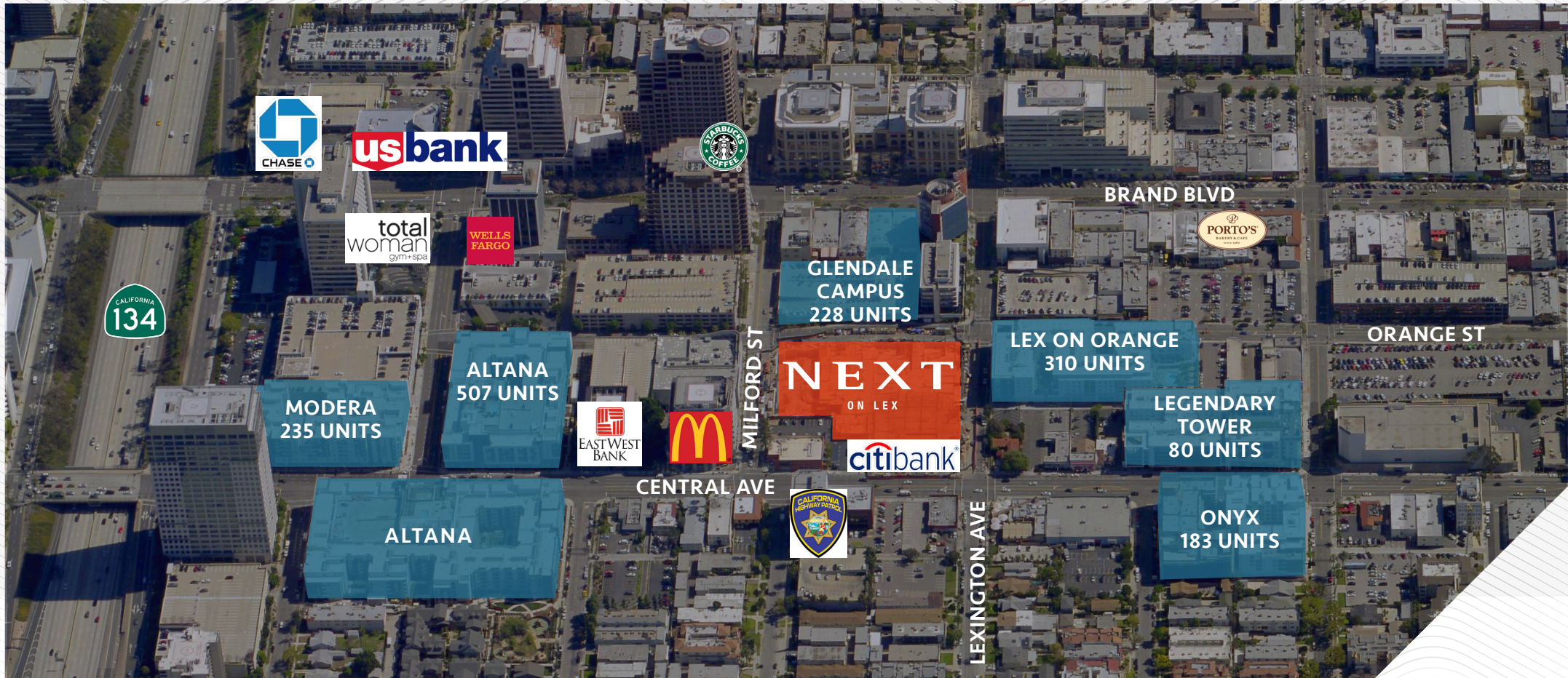
73 ft of Wrap Around

### POSSESSION

Immediate



# AMENITY MAP



## DEMOGRAPHICS

### 2021 EST. POPULATION



0.5 Miles	1 Mile	3 Miles	5 Miles
20,825	67,530	223,955	223,955

### 2021 DAYTIME POPULATION



0.5 Miles	1 Mile	3 Miles	5 Miles
31,699	82,358	237,788	575,242

### 2021 AVERAGE HOUSEHOLD INCOME



0.5 Miles	1 Mile	3 Miles	5 Miles
\$80,041	\$79,789	\$97,989	\$107,303



# NEXT

ON LEX

201 West Lexington Drive | Glendale, California

RETAIL, CAFÉ AND RESTAURANT SPACES IN THE  
CENTER OF GLENDALE



CBRE

## CONTACT

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