

RETAIL/OFFICE PROPERTY
FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1134 EAST COLORADO STREET
GLENDALE, CA 91205

PATRICK LONG

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SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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**OFFERING SUMMARY**

Sales Price:	\$3,275,000
Building Size:	4,094 SF
Lot Size:	5,840 SF
Zoning:	C3 I (Commercial Service Height District 1)
Price/SF:	\$799.95
APN:	5674-022-031

PROPERTY OVERVIEW

This is an outstanding opportunity to purchase a prime Colorado Street retail/commercial property with two structures totaling 4,094 square feet of building on 5,840 square feet of land. The property is zoned C3 which allows for a variety of uses. The front building is 1,920 square feet of retail space ideal for high-visibility tenants such as shops, salons, and pet stores as well as professional services, office uses, and medical space (buyer to verify). The two-story back building is 2,174 square feet configured with four commercial suites (two upstairs and two downstairs) perfect for generating multiple income streams or providing additional support to the front retail operation. The property is located on Glendale's bustling Colorado Street thoroughfare close to an abundance of shopping, dining, and entertainment destinations including Downtown Glendale, Glendale Galleria, and The Americana at Brand. The property benefits from a traffic count of 19,532 cars per day on Colorado Street (per MPSI 2024 estimate), and there is easy access to the 2 & 134 freeways.

Virtual Tour: <https://my.matterport.com/show/?m=htmFu2PRa9v>

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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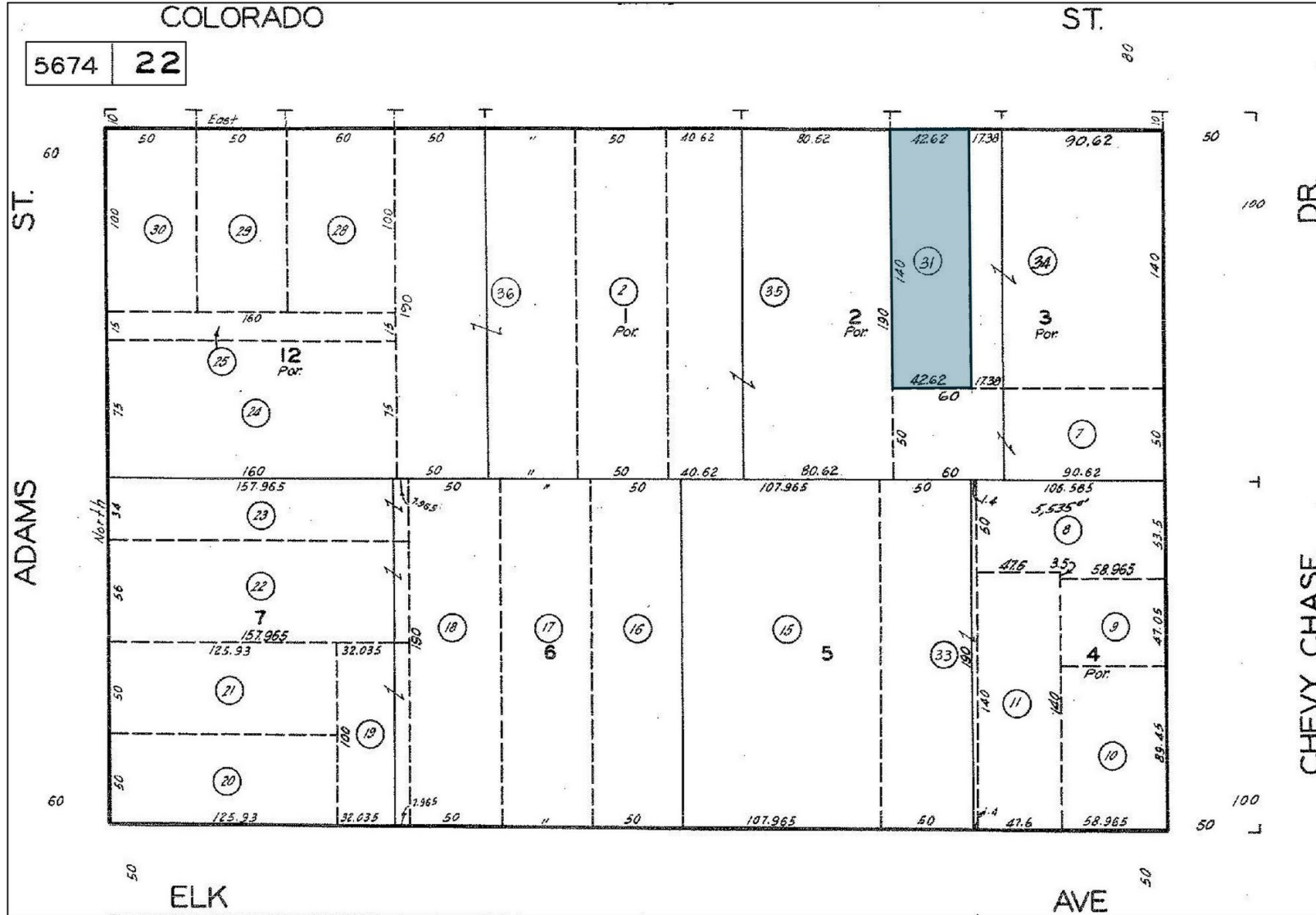
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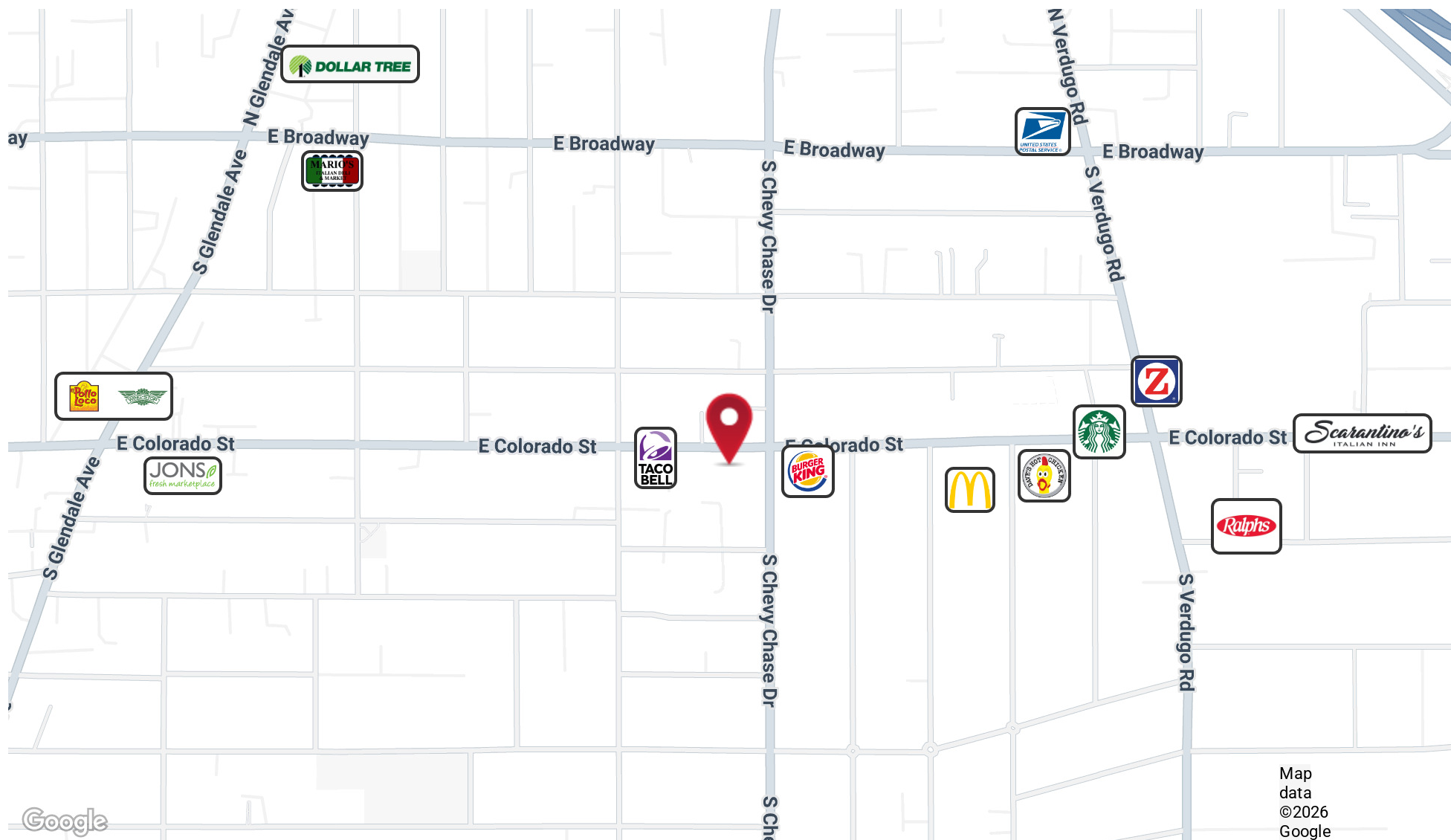


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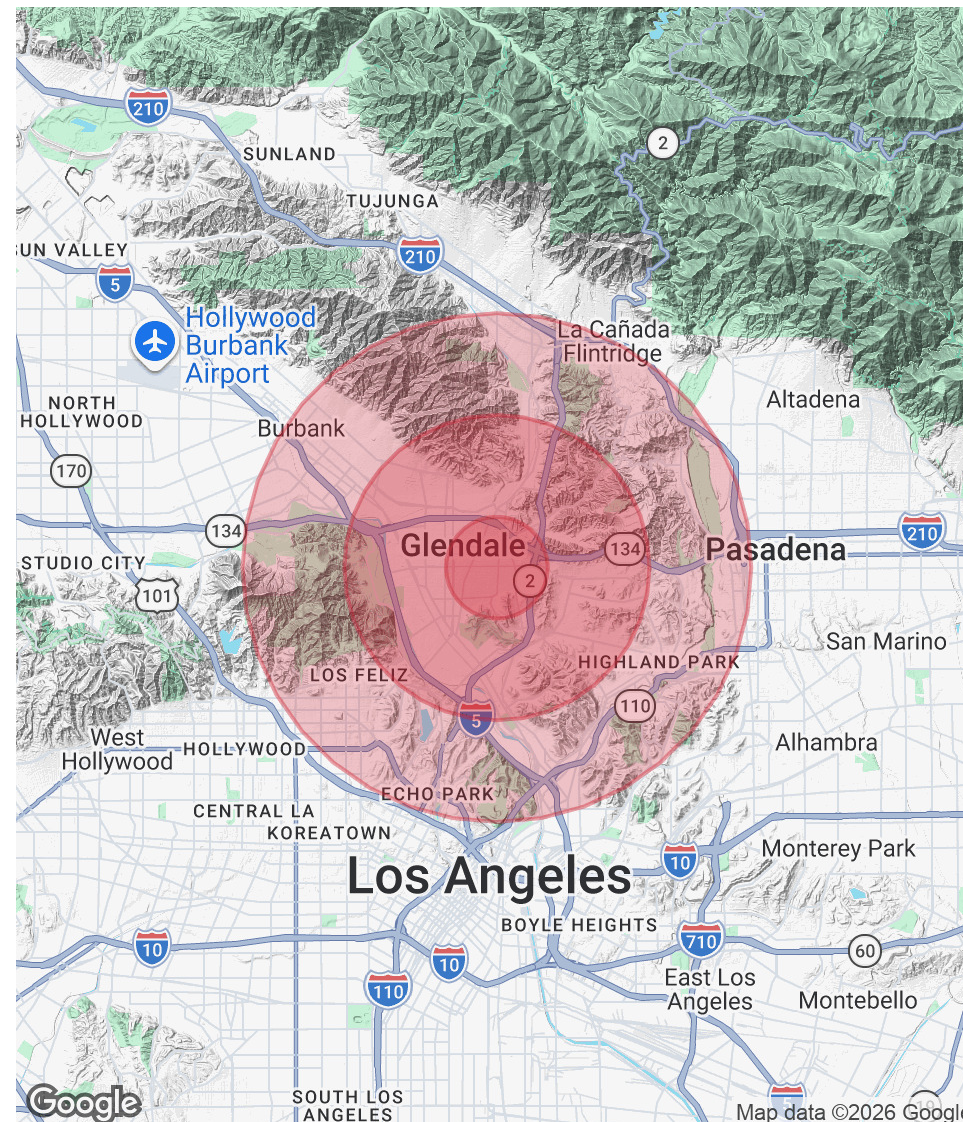
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	55,587	232,315	556,883
Average Age	44	43	42
Average Age (Male)	42	42	41
Average Age (Female)	45	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	22,435	91,282	222,811
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$87,212	\$122,696	\$124,031
Average House Value	\$920,781	\$1,088,632	\$1,164,203

Demographics data derived from AlphaMap



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