

FOR SALE UNIQUE OWNER-USER/DEVELOPMENT OPPORTUNITY

4417

SAN FERNANDO ROAD

GLENDALE • CA 91204



4417 SAN FERNANDO RD, GLENDALE CA 91204

\$9,995,000

Property Website: www.SanFernandoInvestments.com | Viewing is by appointment only

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KELLER WILLIAMS REAL ESTATE SERVICES: 889 Americana Way, #408 Glendale, CA 91210

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The City of Glendale was incorporated on February 16, 1906 and spans approximately 30.6 square miles with a current population of approximately 203,054 people (US Census 2017 Population Estimates). Located minutes away from downtown Los Angeles, Pasadena, Burbank, Hollywood, and Universal City, Glendale is the fourth largest city in Los Angeles County and is surrounded by Southern California's leading commercial districts.

As one of its core functions, Glendale provides well-maintained streets and a variety of transportation services. The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including:

- ♦ the I-5 Golden State Freeway
- ♦ SR-2 Glendale Freeway
- ♦ ST-134 Ventura Freeway
- ♦ and the 210 Foothill Freeway

All these provide easy access for residents, workers, and customers from around the region. Glendale also offers its own bus services, the Bee-line, with 13 routes connecting customers to Jet Propulsion Laboratory (JPL), the City of Burbank, and the Metrolink Stations in both Burbank and Glendale.

The Bob Hope Airport in Burbank serves the Los Angeles area including Glendale, Pasadena and the San Fernando Valley. It is the only airport in the greater Los Angeles area with a direct rail connection to downtown Los Angeles. The City of Glendale is located about 30 minutes from Los Angeles International Airport (LAX). LAX is a commerce leader and designated as a world-class airport for its convenient location, modern facilities, and superior sea/air/land connections.

Businesses and residents alike have taken advantage of Glendale's central location, reputation for safety, excellent business environment, outstanding schools, state-of-the-art healthcare facilities, and growing restaurant and entertainment options. Glendale is also one of Southern California's leading office markets featuring a wide range of properties and amenities. The City has over six million square feet of office space and is home to such recognized firms as Walt Disney Imagineering, ServiceTitan, IHOP / Applebee's, DreamWorks, LegalZoom, and Public Storage.

Glendale prides itself on the quality of services it provides to the community. It is a full-service City, which includes a water and electrical department. The City operates its own power plant capable of serving the electrical needs of the entire city, although the majority of power is currently imported from other areas for cost savings. Water comes primarily from the Metropolitan Water District, along with a small portion from local wells. – City Website

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KEY FEATURES

- **Strategic Location:** Located in a prime industrial area of Glendale CA, providing close proximity to major highways, facilitating efficient transportation and labor pool
- **Access to Amenities:** Enjoy convenient access to nearby amenities, including restaurants, retail, and services, enhancing the attractiveness of the location for employees and clients.
- **Redevelopment Potential:** Offering a sizable lot, this property is ideal for a wide range of industrial uses, including warehousing, manufacturing, distribution, or potential redevelopment.
- **Ideal for Owner-Users:** Suited for businesses looking to expand or establish operations, such as light manufacturing, warehousing, or distribution centers.

This property presents an exceptional industrial real estate opportunity in one of Glendale's most desirable corridors. Perfectly positioned with easy access to major transportation routes and nearby amenities, this site offers immense potential for redevelopment or for use by an owner-user in the industrial sector.



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4417 San Fernando Rd, Glendale CA

Building: 15,398 SF

Lot: 55,756 SF

Lease Term: Call Broker for details

Address	Tenant	Rent	Lease Terminates
4417 San Fernando Rd	Glendale Builder's Supply	\$30,746 mo	Call broker for details

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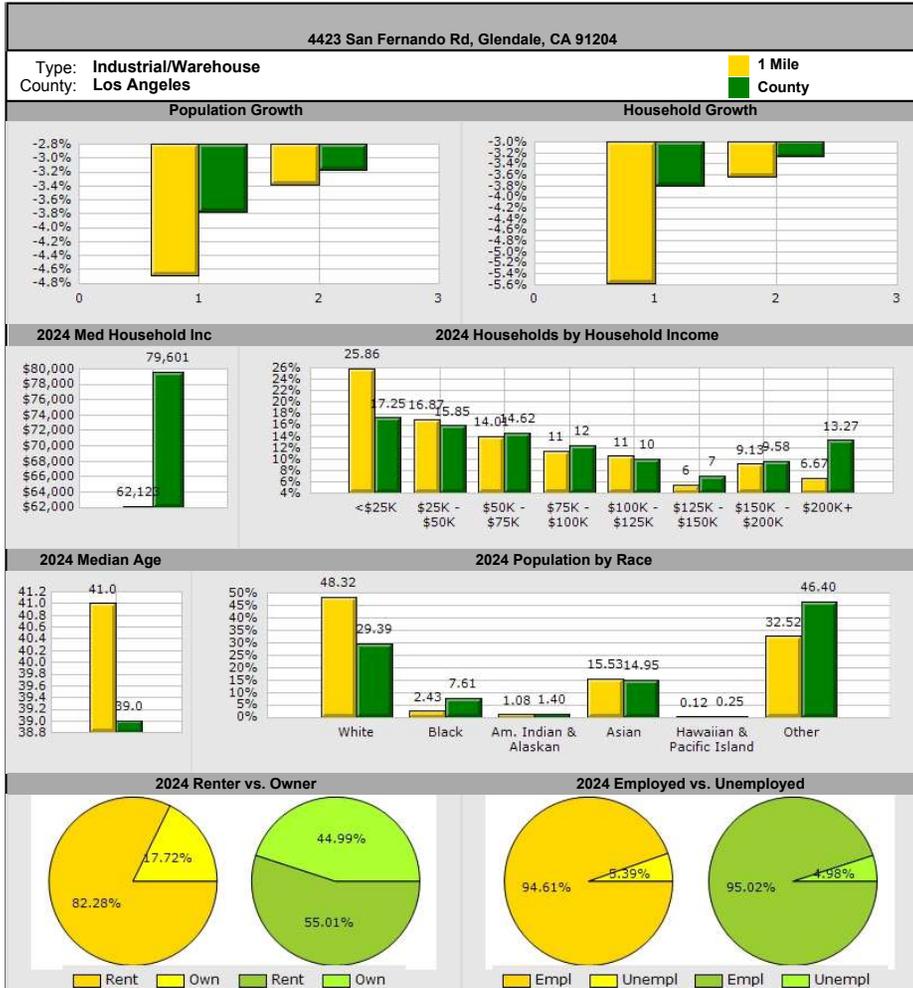
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Demographic Market Comparison Report

1 mile radius



Demographic Market Comparison Report

1 mile radius

4423 San Fernando Rd, Glendale, CA 91204

Type: Industrial/Warehouse
County: Los Angeles

	1 Mile	County
Population Growth		
Growth 2020 - 2024	-4.69%	-3.78%
Growth 2024 - 2029	-3.38%	-3.18%
Empl	17,374	4,886,751
Unempl	990	256,229
	94.61%	95.02%
	5.39%	4.98%
2024 Population by Race		
	34,575	9,635,116
White	16,706	2,831,813
Black	841	732,849
Am. Indian & Alaskan	372	134,424
Asian	5,371	1,440,845
Hawaiian & Pacific Island	42	24,234
Other	11,243	4,470,951
	48.32%	29.39%
	2.43%	7.61%
	1.08%	1.40%
	15.53%	14.95%
	0.12%	0.25%
	32.52%	46.40%
Household Growth		
Growth 2020 - 2024	-5.58%	-3.81%
Growth 2024 - 2029	-3.63%	-3.26%
Renter Occupied	11,061	1,809,901
Owner Occupied	2,382	1,480,274
	82.28%	55.01%
	17.72%	44.99%
2024 Households by Household Income		
	13,443	3,290,175
Income <\$25K	3,477	567,638
Income \$25K - \$50K	2,268	521,593
Income \$50K - \$75K	1,883	481,074
Income \$75K - \$100K	1,536	406,310
Income \$100K - \$125K	1,412	330,834
Income \$125K - \$150K	743	230,868
Income \$150K - \$200K	1,228	315,237
Income \$200K+	896	436,621
	25.86%	17.25%
	16.87%	15.85%
	14.01%	14.62%
	11.43%	12.35%
	10.50%	10.06%
	5.53%	7.02%
	9.13%	9.58%
	6.67%	13.27%
2024 Med Household Inc	\$62,123	\$79,601
2024 Median Age	41.00	39.00

Demographics

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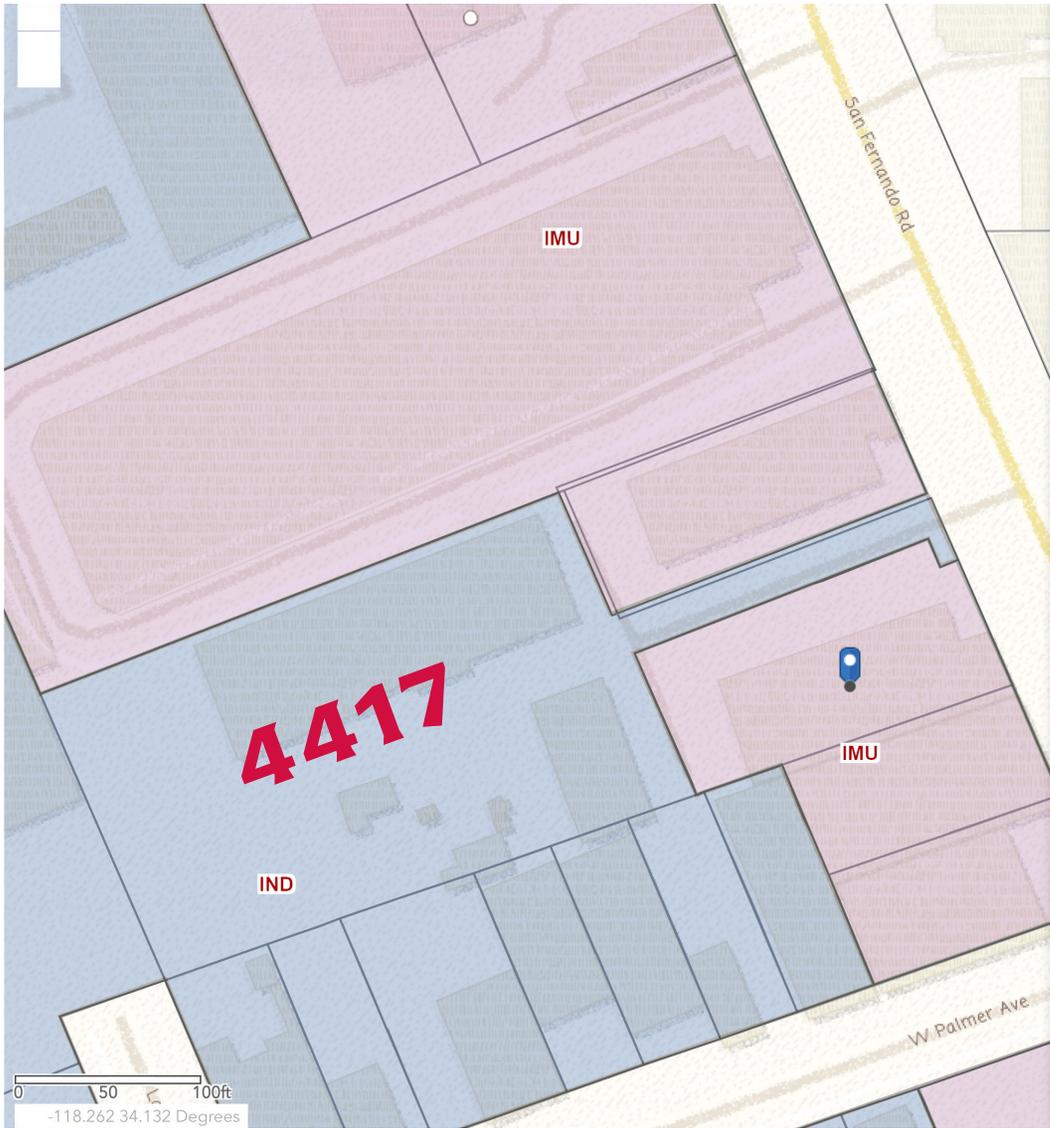
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Legend

- DSP - Broadway Center
- DSP - Civic Center
- DSP - East Broadway
- DSP - Galleria
- DSP - Gateway
- DSP - Mid Orange
- DSP - Orange Central
- DSP - Town Center
- DSP - Transitional District
- IMU - Industrial Mixed Use
- IMU R - Industrial/Comm - Res. Mixed Use
- IND - Industrial
- MS - Medical Services
- R1250 - High Density Res.
- R1650 - Medium High Density Res.
- R2250 - Medium Density Res.
- R3050 - Moderate Density Res.
- R1 - Low Density Residential
- R1R - Restricted Residential
- ROS - Residential Open Space
- SFMU - Comm/Res Mixed Use
- SR - Special Recreation
- T - Transportation
- TOD I



Table 30.13-A and Table 30.13-B
(Industrial Land Use Codes)



Table 30.14-B
(Mixed Use Districts
General Development
Standards)

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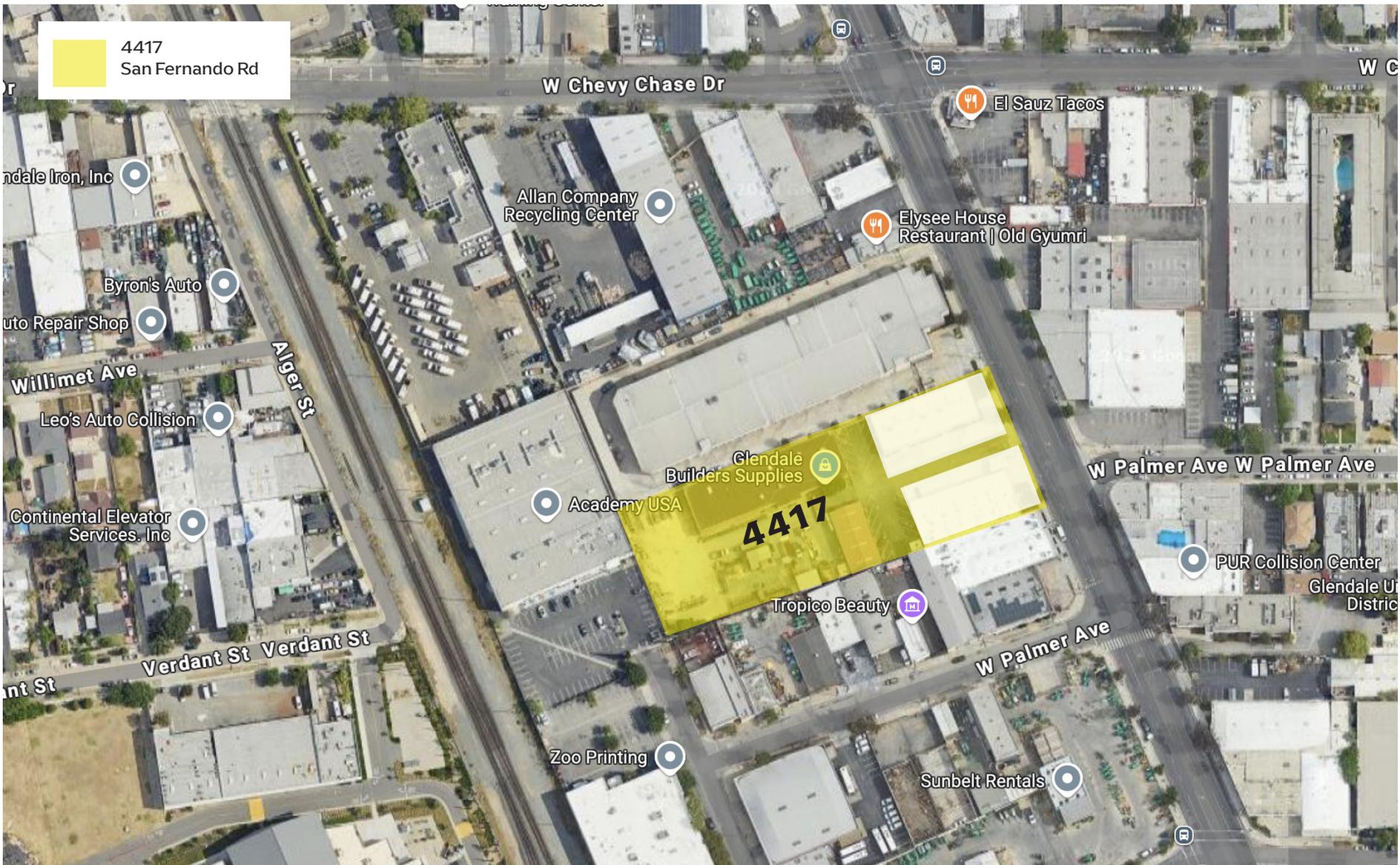
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