

RETAIL
FOR
LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

327 NORTH BRAND BOULEVARD

GLENDALE, CA 91203

STEPHEN M. BAKER, CCIM

VICE PRESIDENT

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GLENDALE, CA 91202
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CALDRE #00983560

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OFFERING SUMMARY

Available Space:	3,642 SF
Lease Rate:	\$2.75/sf/mo NNN
Net Charges:	\$0.75/sf/mo
Term:	5-10 Years
Lot Size:	7,500 SF
Zoning:	Downtown Specific Plan: Alex Theatre District

PROPERTY OVERVIEW

Prime Brand Boulevard retail located in the heart of downtown Glendale. Join T-Mobile, Porto's Bakery and Café, Damon's Steak House, BJ's Printing Emporium, Gracie Barra Brazilian Jui Jitsu, Club Pilates, Massage Envy and Bank of America in the 300 block of Brand Boulevard. Terrific parking provided by angled parking along Brand Boulevard, 126 metered spaces in Parking Lot 6 immediately behind the property, plus 625 spaces in the Orange Street Parking Structure in the next block providing 90 minutes free parking for customers and \$70 monthly parking permits for employees. The space is 3,642 square feet with 25' of storefront; mid-block at the crosswalk; and, situated between Gracie Barra and Club Pilates. The property is under new ownership. The owner will deliver a renovated storefront, a vanilla shell with new ADA restrooms, HVAC, electrical, lighting, and upgraded rear entrance. Enjoy the synergy created by this outstanding retail mix along the west side of Brand Boulevard in the Alex Theatre District. Most retail and restaurant uses are permitted. Call broker for a showing.

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



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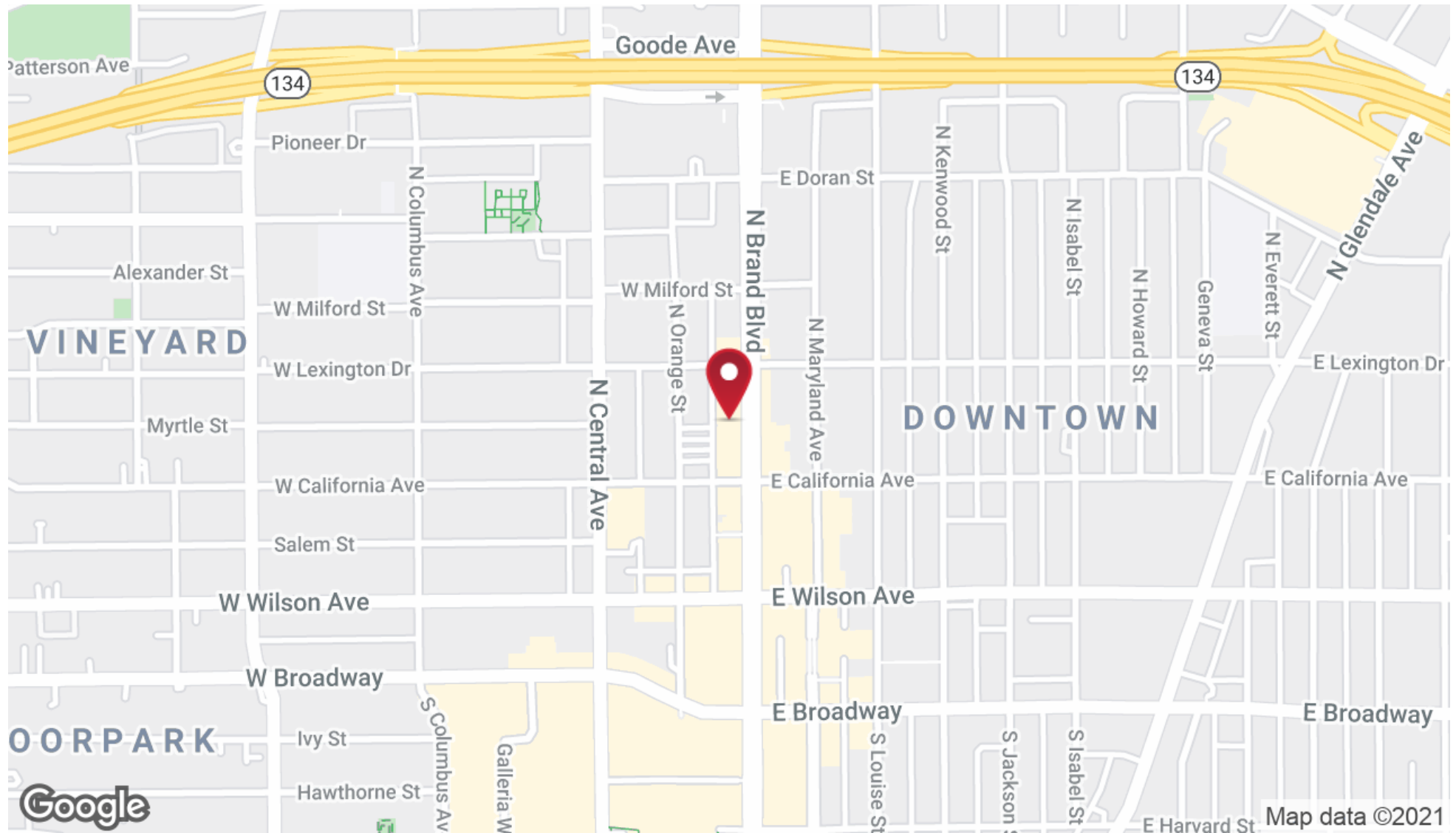
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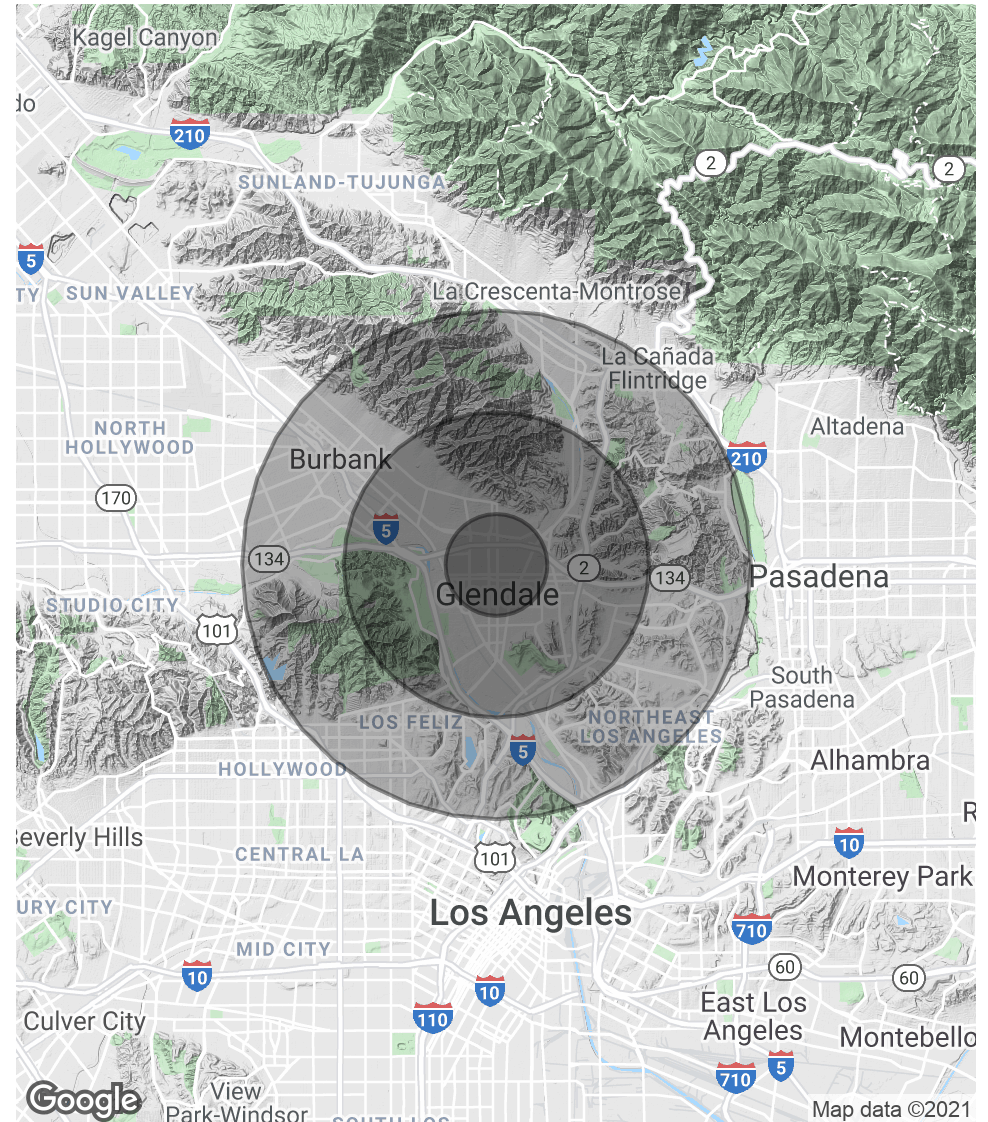
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	59,436	221,771	551,826
Average age	40.6	39.5	38.4
Average age (Male)	39.6	38.3	37.4
Average age (Female)	41.2	40.7	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	23,229	82,715	207,999
# of persons per HH	2.6	2.7	2.7
Average HH income	\$59,095	\$71,089	\$77,183
Average house value	\$461,157	\$585,507	\$622,144

* Demographic data derived from 2010 US Census



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