

— G L E N D A L E , C A L I F O R N I A —

GLENDALE MARKETPLACE

153,834 SF URBAN RETAIL CENTER

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PROPERTY OVERVIEW



PROPERTY SUMMARY

Address:	106-124 S Brand Blvd Glendale, CA 91204
Rentable Building Area:	153,834 SF
Anchor Tenants:	Ross, LA Fitness, HomeGoods, Five Below & Old Navy
Acres:	2.22
Parking:	1,124 spaces* <small>*City Owned Parking Garage (NAP) accessible via Skybridge</small>
Traffic:	S Brand Blvd – 28,333 CPD E Broadway – 24,610 CPD

PROPERTY HIGHLIGHTS

- 154,049 SF urban retail center located in the heart of downtown Glendale, CA at the intersection of S. Brand Boulevard and E Harvard Street.
- Offers an internet-resistant mix of uses including fitness, home furnishings, restaurants, and discount stores.
- Located in the most infill location of Glendale with a population of over 595,037 and average household incomes over \$99,880 within a 5-mile radius.

DEMOGRAPHICS

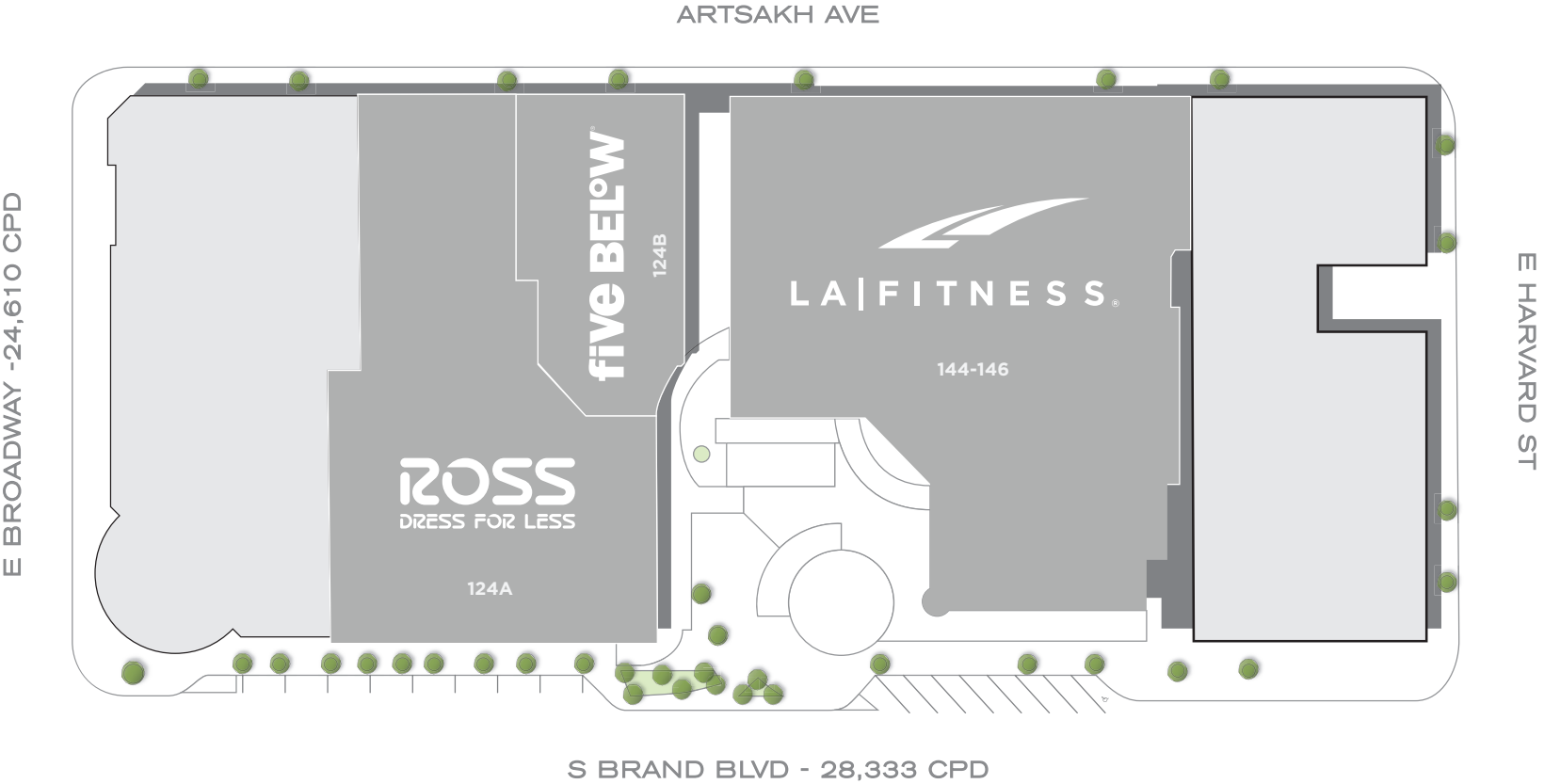
	1 MILE	2 MILE	3 MILE
Residential Population	28,856	57,980	89,965
Avg. Household Income	\$73,722	\$90,156	\$104,347
Daytime Population	78,832	145,675	204,434

LOWER LEVEL SITE PLAN



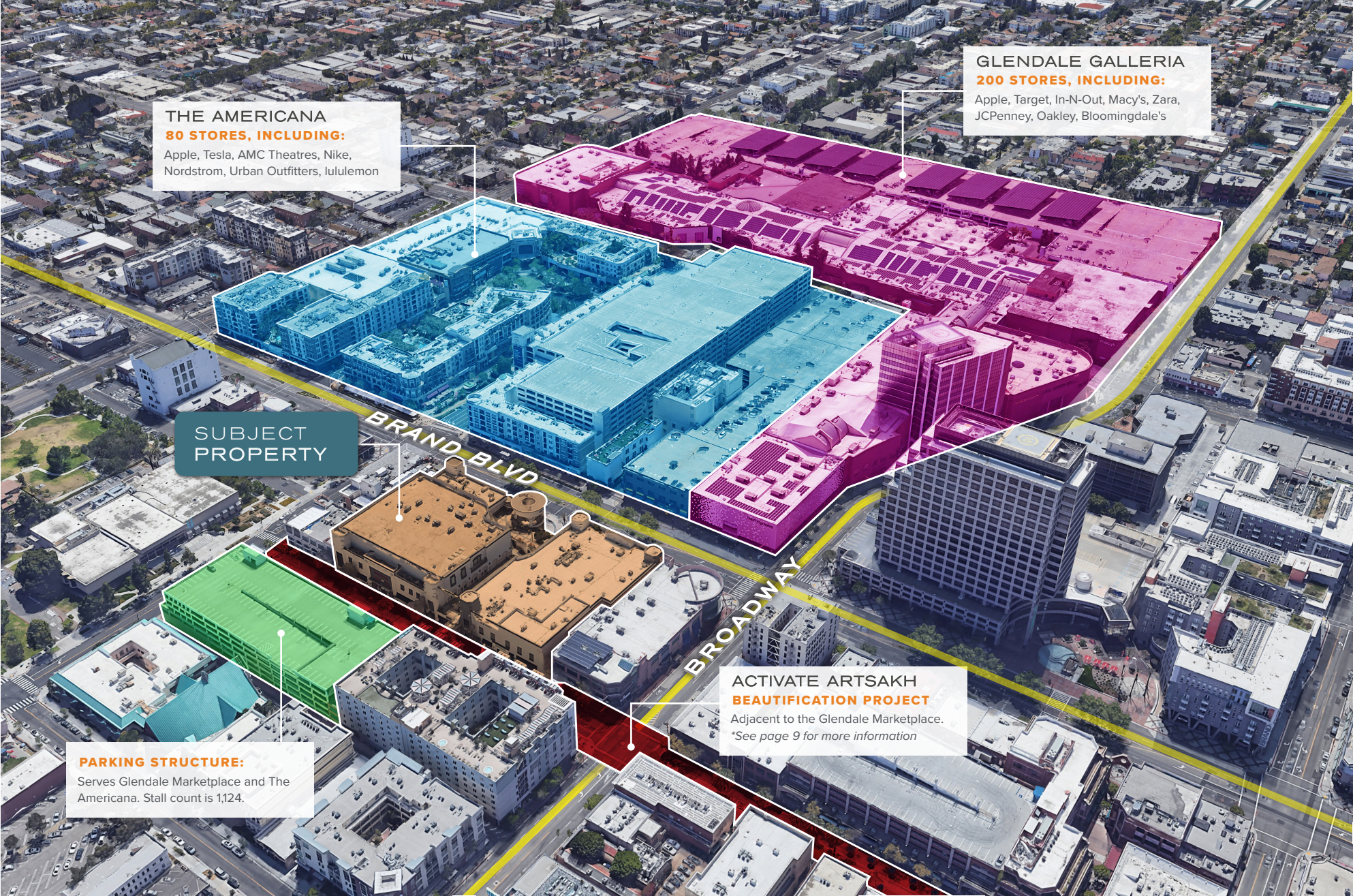
UNIT #	TENANT	SF	UNIT #	TENANT	SF	UNIT #	TENANT	SF
106	Old Navy	15,000	130	Hair by Shushan	1,279	142B	Buffalo Wild Wings	5,707
110	Vegas Seafood	10,508	132	PokiTomik	1,210	142C&D	Mattress Firm (Coming Soon)	4,314
118	La Petite Patisserie (Coming Soon)	1,904	134	AVAILABLE	1,210			
120	Second-Generation Restaurant	3,018	136	It's Bobatime	1,211			
122	MB Fabrics (Coming Soon)	957	138	AVAILABLE	902			
126	Mediterranean Delight	1,081	110A	Box Office	215			

UPPER LEVEL SITE PLAN



UNIT #	TENANT	SF
124A	Ross Dress for Less	26,745
124B	Five Below	6,008
144-46	LA Fitness	41,293
TOTAL GLA		152,817 SF

SURROUNDING RETAILERS



THE AMERICANA
80 STORES, INCLUDING:
Apple, Tesla, AMC Theatres, Nike,
Nordstrom, Urban Outfitters, lululemon

GLENDALE GALLERIA
200 STORES, INCLUDING:
Apple, Target, In-N-Out, Macy's, Zara,
JCPenney, Oakley, Bloomingdale's

**SUBJECT
PROPERTY**

**ACTIVATE ARTSAKH
BEAUTIFICATION PROJECT**
Adjacent to the Glendale Marketplace.
**See page 9 for more information*

PARKING STRUCTURE:
Serves Glendale Marketplace and The
Americana. Stall count is 1,124.



FOOD & BEVERAGE

\$807.27M

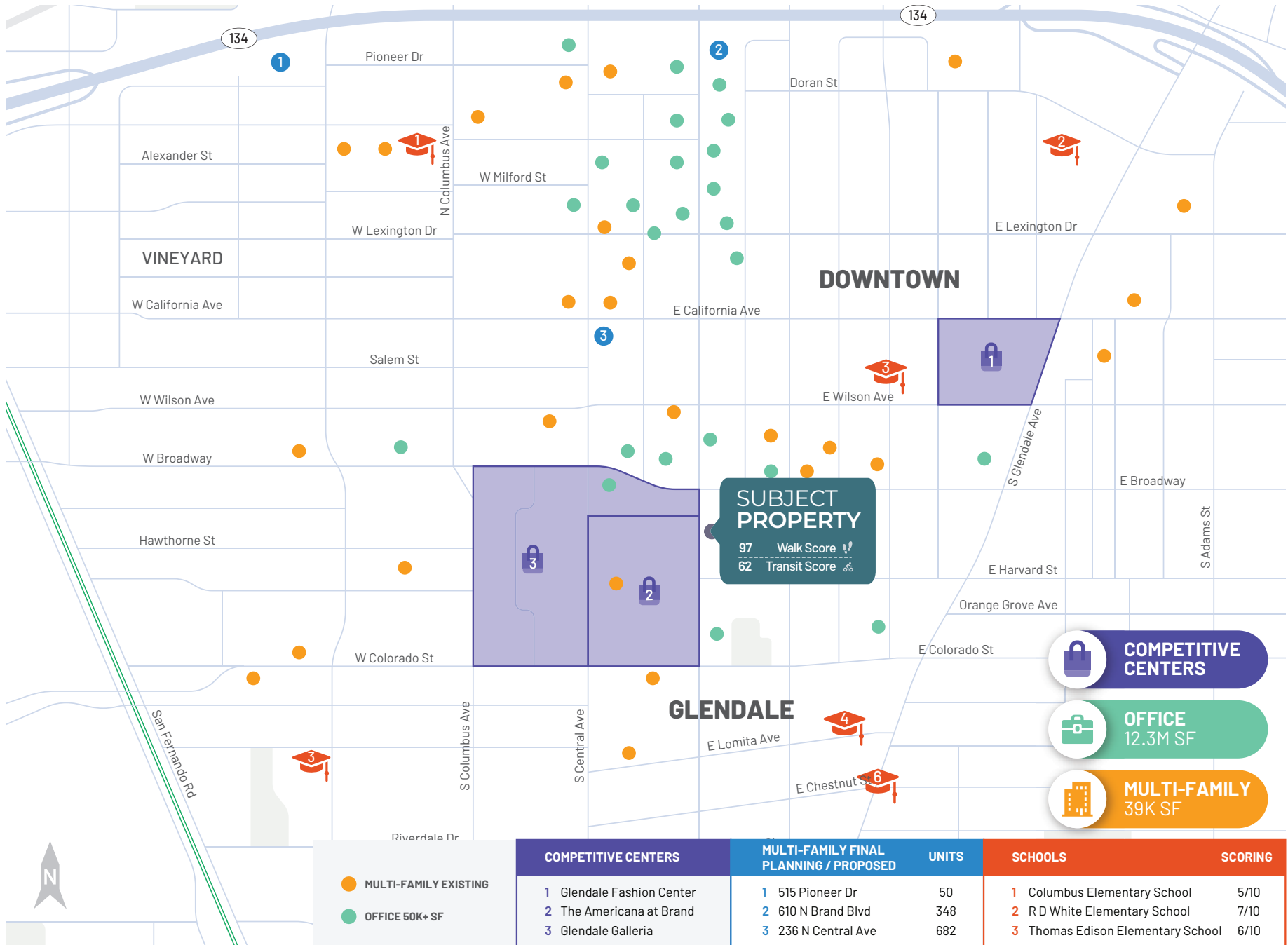
Annual Spending on Food &
Beverage in Glendale

NOTABLE CUISINES IN GLENDALE

1. Raffi's Place
2. Din Tai Fung
3. Central Grille
4. Carousel
5. Porto's Bakery & Café
6. Mini Kabob



MARKET OVERVIEW MAP



SUBJECT PROPERTY
 97 Walk Score
 62 Transit Score

- COMPETITIVE CENTERS**
- OFFICE**
12.3M SF
- MULTI-FAMILY**
39K SF

	COMPETITIVE CENTERS	MULTI-FAMILY FINAL PLANNING / PROPOSED	UNITS	SCHOOLS	SCORING
MULTI-FAMILY EXISTING	1 Glendale Fashion Center	1 515 Pioneer Dr	50	1 Columbus Elementary School	5/10
OFFICE 50K+ SF	2 The Americana at Brand	2 610 N Brand Blvd	348	2 R D White Elementary School	7/10
	3 Glendale Galleria	3 236 N Central Ave	682	3 Thomas Edison Elementary School	6/10

GLENDALE

Situated on the eastern edge of the San Fernando Valley and Griffith Park, and adjacent to hip Los Angeles neighborhoods including Atwater Village and Eagle Rock, Glendale has a growing business district and picturesque views of the surrounding mountains, becoming an ideal retail location as some of the biggest players in the space have marquee assets in the area, most notably, Rick Caruso's, The Americana at Brand.

The city has been undergoing a residential boom as an inflow of capital has rebranded the city into a true work, live, play community for LA's creative millennial force – with a staggering 97% occupancy rate due to high demand and over 700 new units, all within walking distance of the Glendale Marketplace.



ARTS & CULTURE

Brand Boulevard is a bustling mini-mecca of cafés, shops, and culture, including the Museum of Neon Art, a visually stimulating collection of some of the most famous L.A.-based neon signs. Down the street, there's a branch of one of greater Los Angeles' favorite bakeries, Porto's Bakery & Cafe—which offers delicious Cuban sandwiches and endless mouthwatering pastries. Considering that Glendale is home to one of the country's largest Armenian-American populations, there is no shortage of amazing Middle Eastern food here, from fine dining to pop-in bakeries.

ACTIVATE ARTSAKH

[CLICK FOR MORE](#)

The Activate Artsakh project, the beautification initiative in Glendale, seeks to elevate the character and qualities of Artsakh Avenue and the nearby public alley and passageways, in order to create enticing, dynamic and visually invigorating pedestrian-friendly spaces and passages within the Arts and Entertainment District that attracts visitors, supports a variety of art, cultural and entertainment related options while maintaining adequate parking and traffic flow. The main objectives of the plan are to :

- Re-imagine Artsakh Avenue through streetscape, public art, landscape, etc. as the heart of the Arts and Entertainment District
- Enhance the alley between Brand and Artsakh as an integral part of the District
- Make Artsakh Avenue more pedestrian-friendly, while protecting pedestrians from car traffic
- Maintain adequate accessibility to public parking garages (and loading/service emergency access)



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