

FOR SALE

6333 SAN FERNANDO RD.

GLENDALE



± 12,718 SF OFFICE BUILDING WITH PARKING

**AVISON
YOUNG**

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THE OPPORTUNITY

Located immediately adjacent to the Disney Creative Campus, the subject property is a ± 12,718 square foot commercial building situated on a ± 28,150 square foot parcel. Constructed in 1967 and recently renovated, the improvements reflect functional design with updated interior and exterior elements that support a variety of creative or light industrial uses. The building is currently leased on a short term basis and has been designed and maintained to support operational efficiency and long-term usability.

The property offers practical loading capabilities, including one dock-high loading door and one grade-level door, providing flexibility for distribution, storage, or service-oriented operations. The site also benefits from a dedicated adjacent parking lot accommodating approximately 40 vehicles, an amenity that enhances accessibility for employees, visitors, and operational needs.

Overall, the property presents a well-maintained commercial asset with a balanced combination of building size, site area, and functional improvements.

OFFERING DETAILS

STREET ADDRESS:	6333 San Fernando Road Glendale, CA 91201
APN:	5627-021-024
LAND SIZE:	± 0.65 ACRES (± 28,150 SF)*
BLDG SIZE (SF):	± 12,718 SF*
ZONING:	GL M2*
YEAR BUILT:	1967
PARKING:	40 spaces
SALE PRICE:	\$6,350,000 (\$499/SF Bldg)

*Buyer to verify

OFFERING HIGHLIGHTS

- Prime location adjacent to the Disney Creative Campus, featuring a ±12,718 SF building on a ± 28,150 SF lot with recent renovations supporting creative and light industrial uses.
- Functional, well-maintained improvements designed for operational efficiency and long-term usability, currently leased on a short-term basis.
- Versatile loading capabilities with one dock-high and one grade-level door, ideal for distribution, storage, or service operations.
- Ample on-site parking with an adjacent lot accommodating approximately 40 vehicles, enhancing accessibility for employees and visitors.



EXTERIOR PHOTOS





INTERIOR PHOTOS

PARCEL INFORMATION

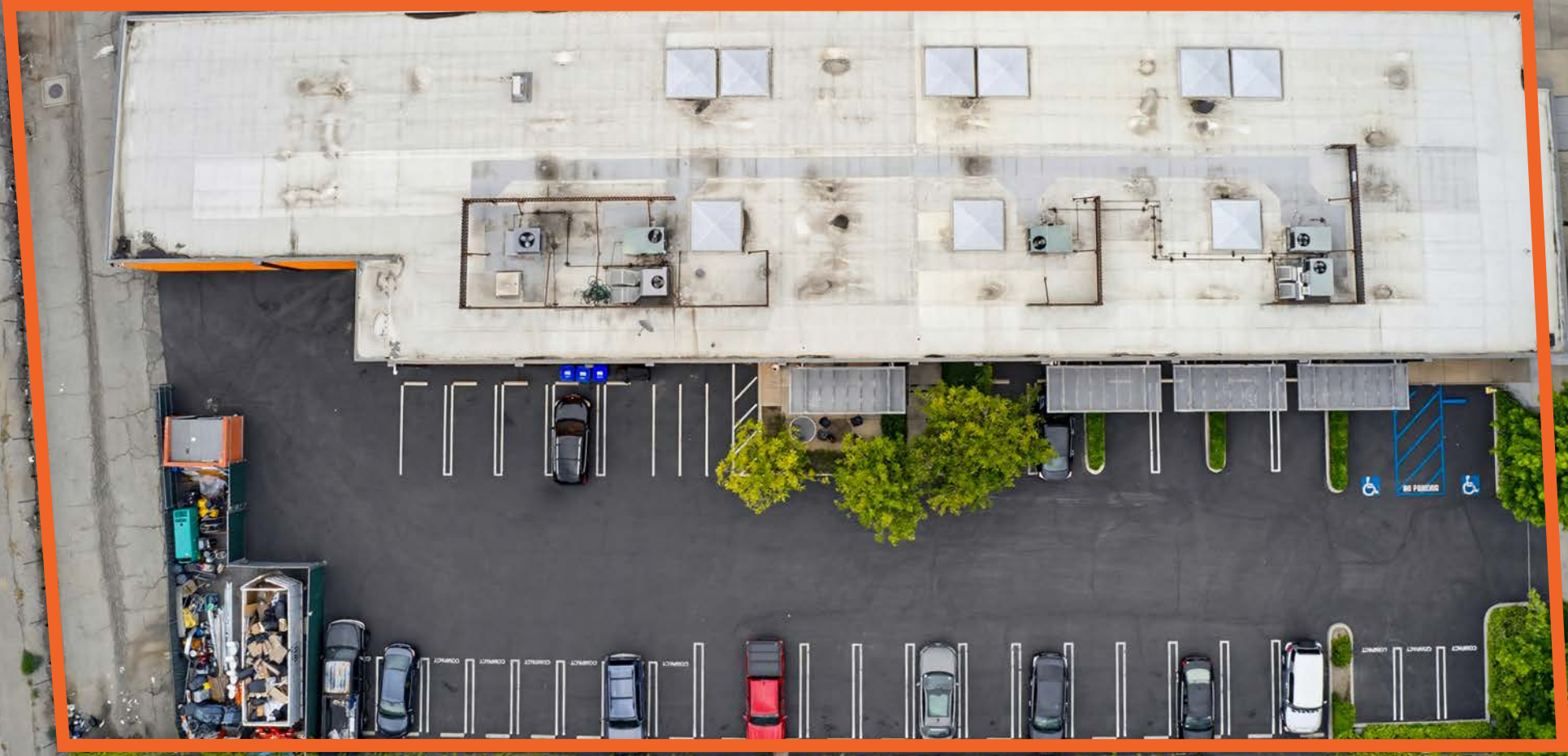
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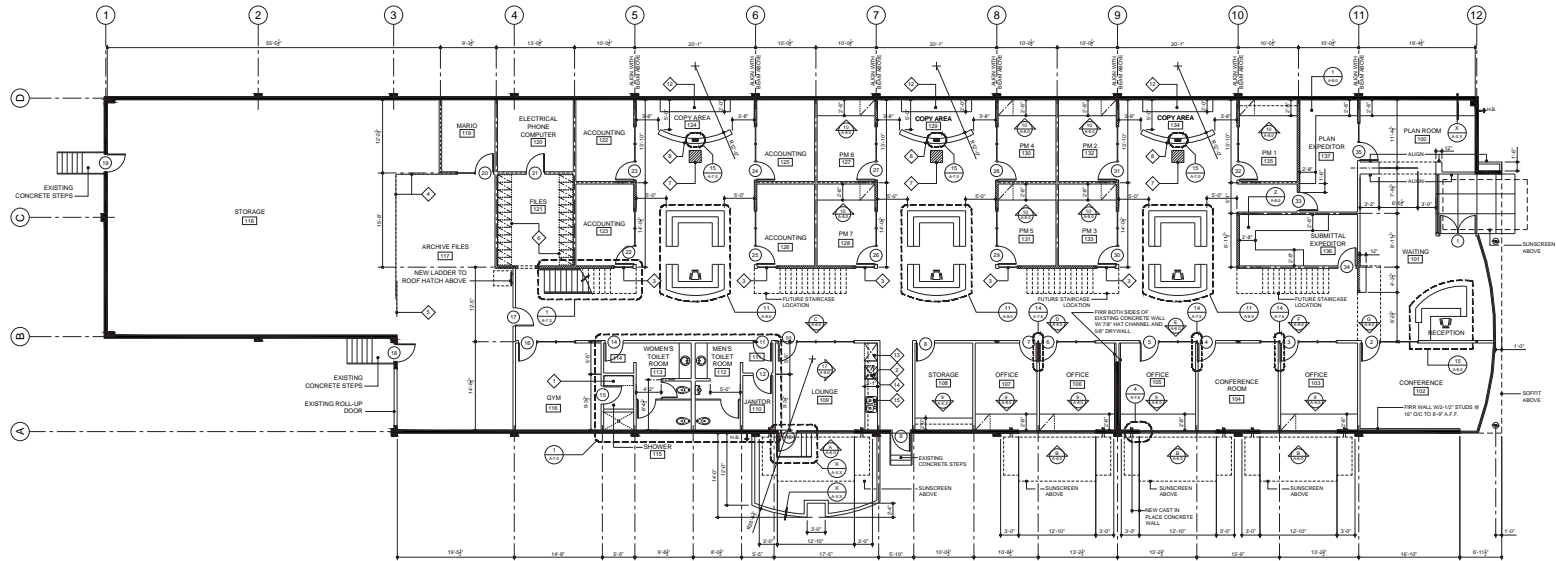
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The parcel map, site plan, and any related graphics are provided for illustrative purposes only. All boundaries, dimensions, areas, easements, and other features are approximate and have not been independently verified. Prospective purchasers should conduct their own investigations and rely solely on their own due diligence, including review of a current ALTA survey and public records, to confirm all information. Broker and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this information.



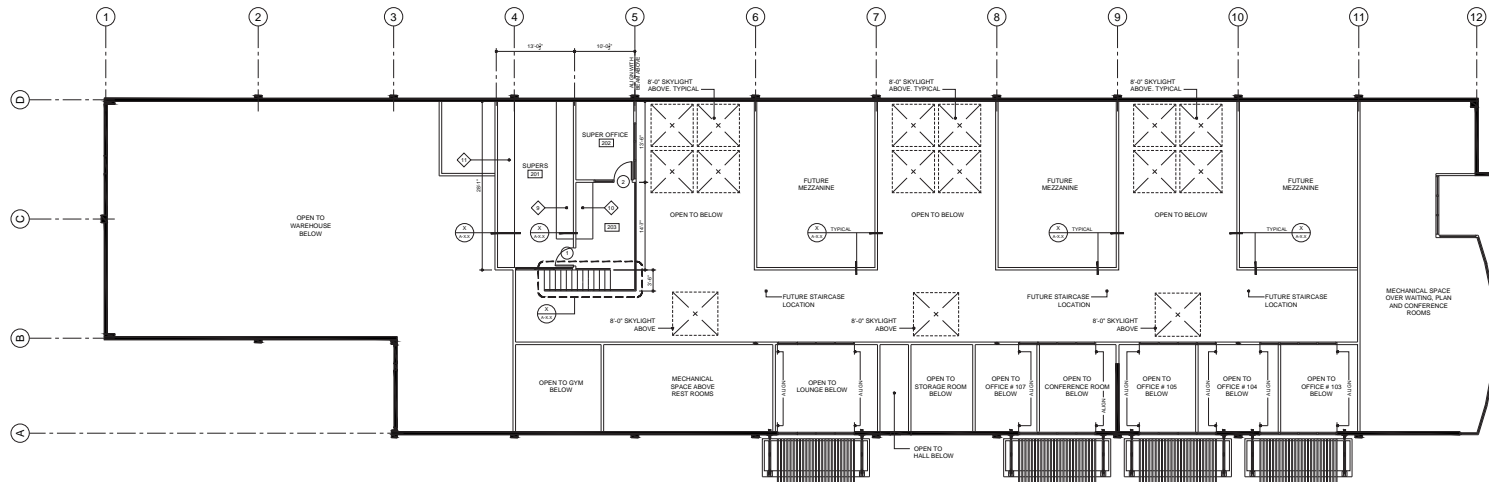
AERIAL VIEW OF PARCEL

FLOOR PLANS



PARTITION PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"



PARTITION PLAN - MEZZANINE LEVEL

SCALE: 1/8" = 1'-0"

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The
Walt Disney
Company
GRAND CENTRAL
CREATIVE CAMPUS



SAN FERNANDO RD
MORRIS AVE

AERIAL PHOTO



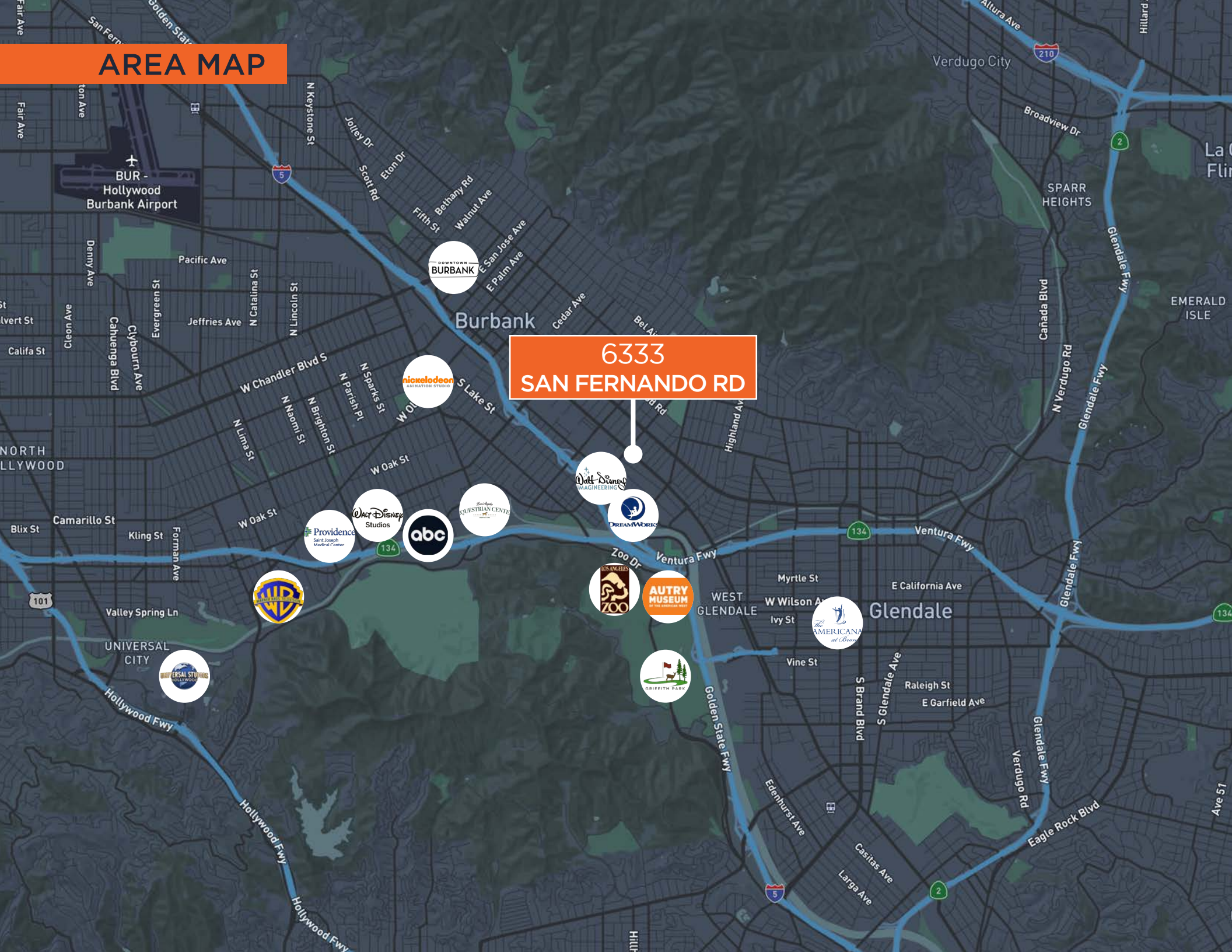
The
WALT DISNEY
Company
GRAND CENTRAL
CREATIVE CAMPUS



SAN FERNANDO

AERIAL PHOTO

AREA MAP



6333
SAN FERNANDO RD



ABOUT GLENDALE

Glendale is one of the most dynamic and strategically located cities in Los Angeles County, with an estimated population approaching 190,000 people spread across roughly 30 square miles. The community blends suburban quality of life with strong urban connectivity, sitting just north of Los Angeles and adjacent to other major job centers like Burbank and Pasadena. The city's workforce and resident base benefit from high local educational attainment and a diverse economy, with a median household income that is competitive within the region, contributing to ongoing demand for goods, services, and commercial space within and around Glendale.

Demographically, Glendale features a stable and diverse population with a median age slightly above the broader Los Angeles metropolitan area. The city's cultural mix helps support a wide variety of retail, dining, and service markets. Its stable population base underpins continued economic activity. This demographic foundation is appealing to businesses that rely on both local and regional consumer spending.

Recent years have seen targeted efforts in economic development and strategic planning, with the city actively engaging stakeholders in shaping policies from 2026 through 2029 to support growth, small business success, and long-term economic vitality. Glendale has also been recognized for its business-friendly climate, earning awards from regional economic development organizations for fostering an environment attractive to both local entrepreneurs and larger firms. Partnerships and initiatives aimed at boosting job creation and expanding the city's industry base continue to strengthen Glendale's appeal to investors and operators alike.

In terms of development and investment trends, Glendale has a mix of commercial enhancements and quality-of-life projects underway or planned that reflect its growth trajectory. These include modernization of key urban areas, redevelopment of historic sites, and improvements to public spaces, all designed to enhance community engagement and support a diversified local economy. The city's outreach for foreign direct investment and global partnerships underscores a long-term vision focused on economic diversification and resilience.



187K
POPULATION



\$128K
AVG. HH INCOME



41.4
MEDIAN AGE



1.1M
MEDIAN HOME VALUE

**Demographics data per the US Censes Bureau*

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