

4,511 RSF

Lifestyle Retail | Wellness

FOR LEASE

520 N Glendale Ave

Glendale

520

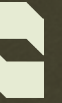


ABOUT THE PROPERTY

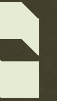
Located at the crossroads of North Glendale and Downtown Glendale, the property has been newly reimagined as a premier retail destination anchored by Erewhon. With over \$6M in capital improvements, the project features elevated storefronts, modernized building systems, curated landscaping, and enhanced parking.

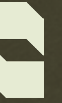
Adjacent to Erewhon, an available ±4,511 SF space presents a rare opportunity for best-in-class retail, wellness, showroom, or experiential concepts seeking visibility within one of Glendale's most desirable neighborhoods.

LEASE TERMS



Available RSF	3,107 RSF + 1,404 SF Mezzanine
Occupancy	June 2026
Rate	Upon Request
Term	Flexible
Parking	80 Spaces

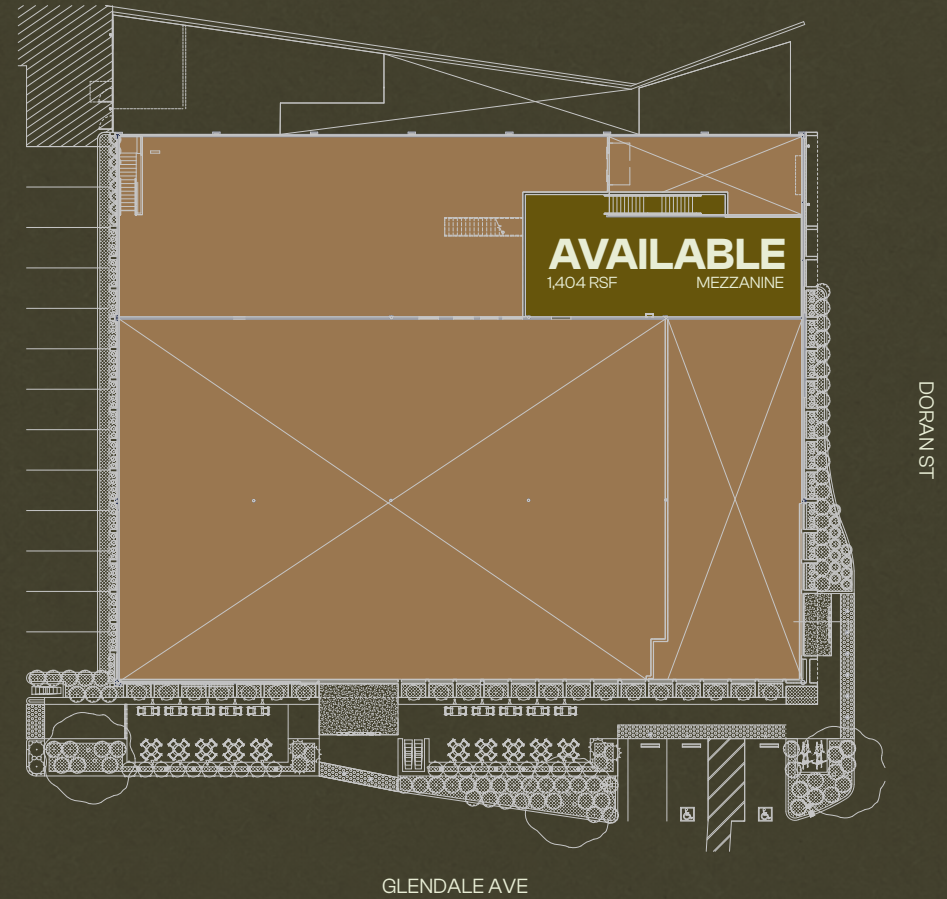




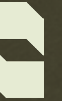
Ground Floor



Mezzanine







RESIDENTS (3 mi.)

Household Income
\$126,000

Population Density
215,000+

3rd
most populated city in LA County

Total consumer spend:
\$2.8 billion

Total F&B spend:
\$840 million (30%)

EMPLOYERS

Business population of over 1.4 million within a 10 mile radius.

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Home to other large corporations, institutions, and businesses:

Warner Bros.
NBC
ABC
Walt Disney Pictures
Walt Disney Imagineering
Universal Studios
DreamWorks Animation
Nickelodeon
Cartoon Network and more

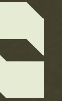
Yahoo!
Caltech
LegalZoom
Arthur J. Gallagher & Co.
Los Angeles Dodgers
Glendale Memorial Hospital
Glendale Community College
Parsons The New School for Design
Glendale Adventist Medical Center, and more

RETAIL HIGHLIGHTS

Within one mile of The Americana at Brand and Glendale Galleria, two of California's top-performing shopping centers

Glendale has LA County's lowest retail vacancy rate (2.4%)

Four restaurants within a mile each generate \$15M+ in annual sales



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