

4,511 RSF

Lifestyle Retail | Wellness

FOR LEASE

# 520 N Glendale Ave

Glendale

520

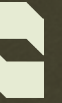


## ABOUT THE PROPERTY

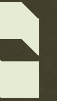
Located at the crossroads of North Glendale and Downtown Glendale, the property has been newly reimagined as a premier retail destination anchored by Erewhon. With over \$6M in capital improvements, the project features elevated storefronts, modernized building systems, curated landscaping, and enhanced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

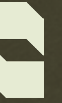
Adjacent to Erewhon, an available ±4,511 SF space presents a rare opportunity for best-in-class retail, wellness, showroom, or experiential concepts seeking visibility within one of Glendale's most desirable neighborhoods.

## LEASE TERMS



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

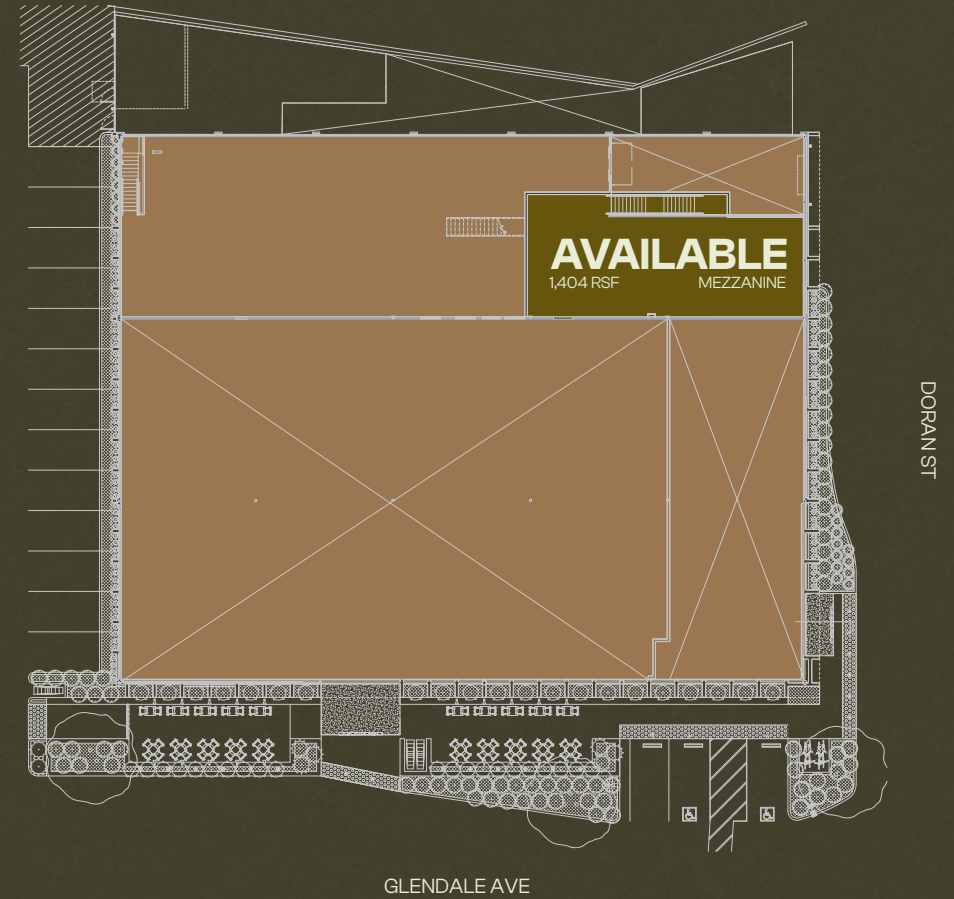




Ground Floor

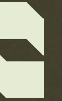


Mezzanine









## 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

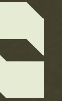
Yahoo!  
Caltech  
LegalZoom  
Arthur J. Gallagher & Co.  
Los Angeles Dodgers  
Glendale Memorial Hospital  
Glendale Community College  
Parsons The New School for Design  
Glendale Adventist Medical Center, and more

## 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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