



401 E. COLORADO

DESCRIPTION



- **Unmatched Location:** Situated One Block From the Renowned Americana at Brand and Glendale Galleria, this Campus Offers One of the Most Coveted Addresses in Glendale’s Vibrant Downtown Area. Incredible walkability and exposure with an unprecedented 98 Walk Score.
- **Unrivalled Visibility & Accessibility:** Positioned Near the Prominent Intersection of Colorado Street and Brand Avenue, the Collective Boasts Extraordinary Visibility, With a Combined Daily Traffic Count Exceeding 66,104 Vehicles. Additionally, its Proximity to Brand Boulevard—One of Glendale’s Major Thoroughfares—Ensures Seamless Access With 36,470 Vehicles Passing by Daily.
- **Strategic Location Near Major Freeways:** Conveniently Located Within Close Proximity to Three Major Freeways—Interstate 5 (264,762 VPD), Interstate 210/State Highway 134 (253,789 VPD), and State Highway 2 (160,000 VPD)—this Location Offers Excellent Connectivity to Key Regional Hubs and the Greater Los Angeles Area.
- **Thriving Market Demographics:** The Campus Draws From a Population of Over 589,000 Residents in the Tri-Cities Area of Glendale, Burbank, and Pasadena. The Area’s Average Annual Household Income Exceeds \$114,000 Within a Five-Mile Radius, Providing a Strong Consumer Foundation.

OVERVIEW



DESCRIPTION:
EXISTING RETAIL
BUILDING



BUILDING SIZE:
11,250 SF



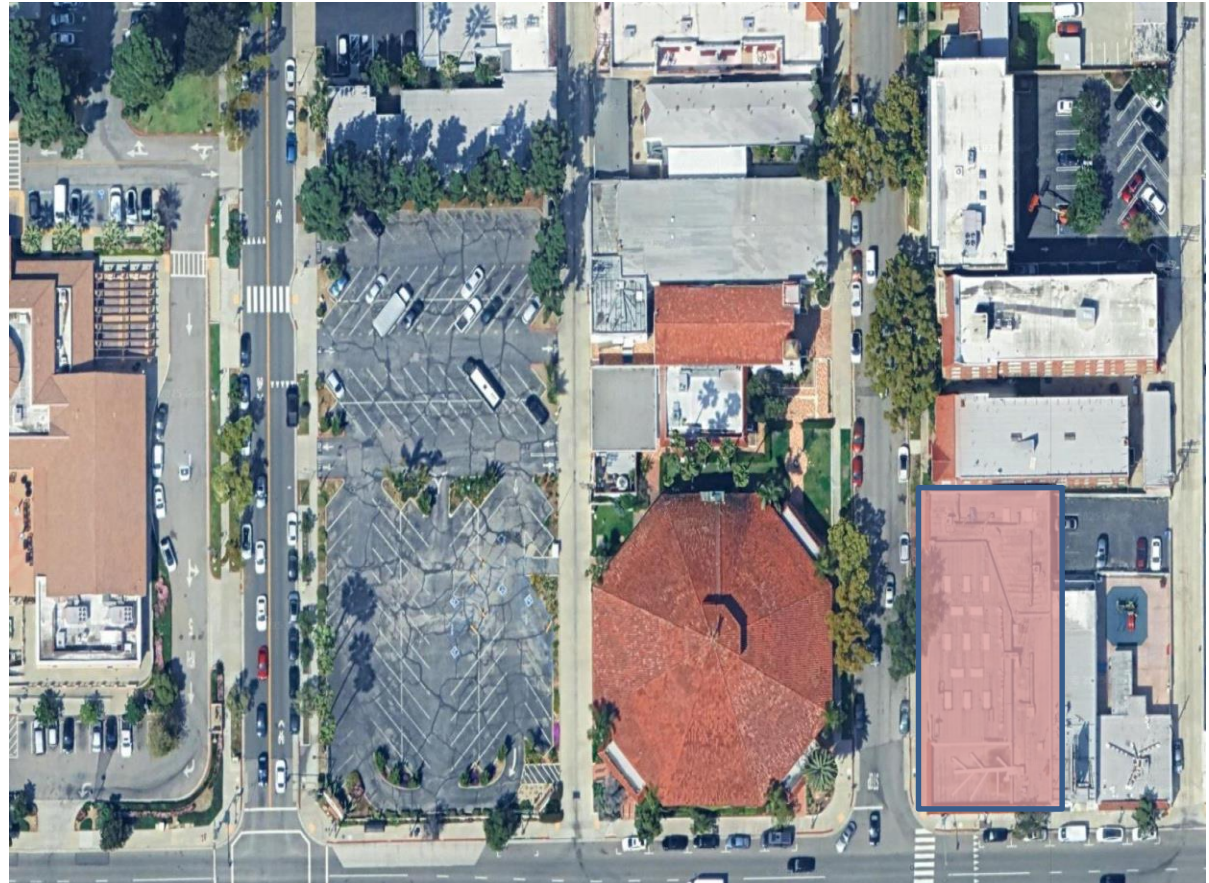
LAND SIZE:
11,250 SF (±.26 ACRES)



ADDRESS:
401 EAST COLORADO STREET,
GLENDALE, CA 91205



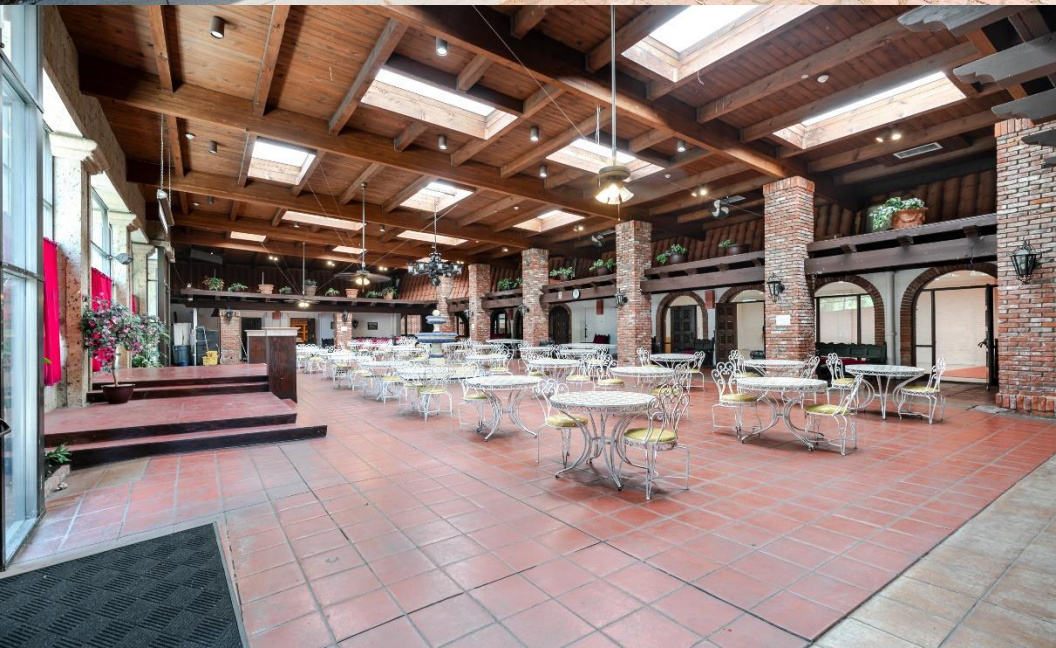
ZONING:
COMMERCIAL-
DOWNTOWN SPECIFIC
PLAN - EAST BROADWAY



PHOTOS



KITCHEN, DINING SPACE, EVENT SPACE



PHOTOS



KITCHEN, DINING SPACE, EVENT SPACE





24,168
CARS PER DAY

30,931
CARS PER DAY

35,173
CARS PER DAY

264,762
CARS PER DAY

32,486
CARS PER DAY

36,470
CARS PER DAY

macy's Bath & Body Works
 Toys R Us LUSH PANDORA
 COACH benefit PINK
 L'Occitane in Provence Spectrum Skechers
 Clarks ALDO MANGO COTTON ON
 Target BANANA REPUBLIC FIVE GUYS
 Steve Madden GAP UNIQLO Foot Locker

THE HOME DEPOT

G
GLENDALE GALLERIA
1.6 Million SF

Thomas Edison Elementary School
862 Students

Pacific Avenue Education Center
89 Students

amazon

DAVID YURMAN Tiffany & Co. bloomingdale's
ARITZIA Nordstrom
H&M crumbl GUCCI BOTTEGA VENETA
Kiehl's Golden Goose / *
Lululemon SEPHORA ANTHROPOLOGIE
BARNES & NOBLE URBAN OUTFITTERS

The AMERICANA at Brand

SUBJECT

West San Fernando Rd.

San Fernando Rd.

West Colorado St.

West Elk Ave.

South San Fernando Rd.

South Central Ave.

Brand Blvd.

South Glendale Ave.

INTERSTATE 5

Golden State Fwy.

Bank of America

PORTO'S

Starbucks

Olive Garden

Big 5

HYATT PLACE

CVS/pharmacy

Sit'n Sleep

Michaels World Market rack
 tj-maxx Staples
 Bank of America

WHOLE FOODS MARKET

The UPS Store

GameStop GUESS
 Lids ZALES

CHIPOTLE

DOLLAR TREE

Glendale Central Library

Pollo Loco

jiffy lube

Hampton Inn & Suites

KIA CAR PROS

Firestone COMPLETE AUTO CARE

Acura of Glendale

CALSTAR

NISSAN GLENDALE NISSAN

Pacific BMW

INFINITI GLENDALE

TACO BELL

JOANN

GLENDALE

Starbucks

STAR FORD LINCOLN Glendale

LEXUS LEXUS OF GLENDALE

NEIGHBORHOOD



Macy's Bath & Body Works JCPenney
 Toys R Us LUSH PANDORA
 COACH benefit claire's
 L'Occitane in Provence Spectrum PINK
 Clarks ALDO
 MANGO COTTON:ON
 Target BANANA REPUBLIC FIVE GUYS
 Steve Madden GAP UNIQLO Foot Locker

Dick's GameStop IN-N-OUT
 Lids GUESS ZALES BLAZE

Tiffany & Co. blarneydales
 Aritzia Nordstrom Nordstrom
 H&M crumbl GUCCI BOTTEGA VENETA
 Kiehl's Golden Goose / *
 Sephora Anthropologie
 Lululemon Barnes & Noble Urban Outfitters

Glendale Fashion Center
 Staples Michaels ROSS
 The Habit Bank of America
 Burger Grill T.J. Maxx Ralphs
 Rack Nordstrom World Market

G
 GLENDALE
 GALLERIA
 1.6 Million SF

30,931
 CARS PER DAY

35,173
 CARS PER DAY

36,470
 CARS PER DAY

West Colorado Street

South Central Ave.

West Elk Ave.

Brand Blvd.

Sit 'n Sleep
 CVS/pharmacy

HYATT PLACE

Olive Garden

B.J.'s RESTAURANT BREWERY

Marshalls HomeGoods
 Old Navy Ross LAIFITNESS
 Five Below

Glendale Central Library

Philz Coffee SHAKE SHACK

Firestone COMPLETE AUTO CARE

KIA

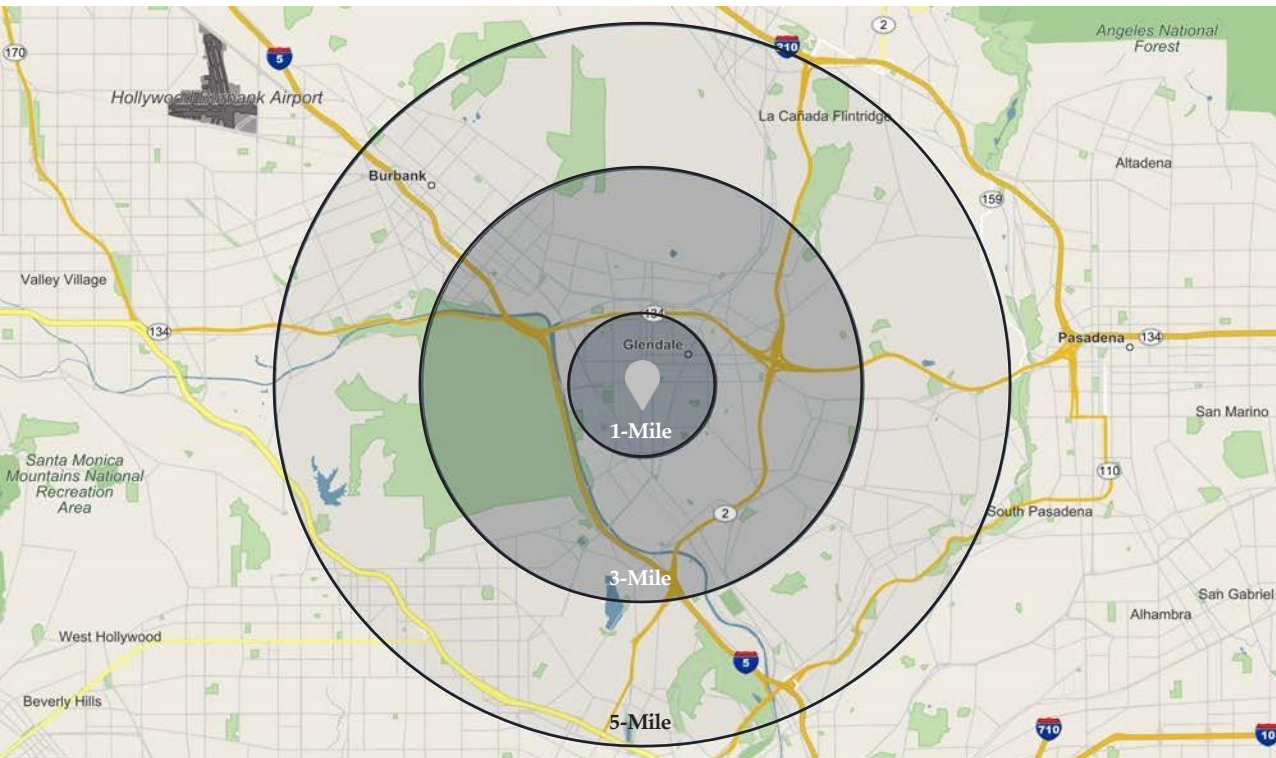
CHASE

Hampton Inn & Suites

GLENDALE OVERVIEW

Glendale is Los Angeles County's third largest city. It is located approximately nine miles north of downtown Los Angeles and close to freeways that offer quick access to business, recreational and other locations throughout Southern California. Glendale is a progressive community that offers the best in urban-suburban living and is an optimal location for successful businesses large and small.

Widely respected for its well-managed municipal government, police and fire protection, excellent schools and medical centers, Glendale is one of Southern California's retail shopping destinations, along with centers for banking/investments and entertainment. With an ideal climate and picturesque setting, it's no secret why Glendale is called the "Jewel City."



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



589,476

2024 POPULATION



\$114,684

AVERAGE HOUSEHOLD
INCOME



\$236,382

TOTAL AVERAGE
HOUSEHOLD
RETAIL EXPENDITURE

PALM SPRINGS

105

MILES

LOS ANGELES

9

MILES

SAN DIEGO

125

MILES

FRESNO

225

MILES

SAN FRANCISCO

390

MILES

SACRAMENTO

390

MILES

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	65,842	229,035	591,411
2024 Estimate			
Total Population	66,054	228,416	589,476
2020 Census			
Total Population	66,787	232,944	599,017
2010 Census			
Total Population	62,388	229,239	606,309
Daytime Population			
2024 Estimate	92,017	240,896	624,276
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	28,077	95,131	252,046
2024 Estimate			
Total Households	27,819	94,210	248,841
Average (Mean) Household Size	2.4	2.4	2.4
2010 Census			
Total Households	27,468	92,953	244,450
2010 Census			
Total Households	23,745	87,170	231,754
Occupied Units			
2029 Projection	29,519	99,709	266,813
2024 Estimate	29,242	98,719	263,335
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	14.6%	25.4%	24.7%
\$100,000-\$149,999	15.1%	17.8%	17.2%
\$75,000-\$99,999	11.8%	12.0%	11.7%
\$50,000-\$74,999	14.9%	13.3%	13.6%
\$35,000-\$49,999	10.3%	8.2%	8.8%
Under \$35,000	33.2%	23.4%	23.9%
Average Household Income	\$83,597	\$115,734	\$114,684
Median Household Income	\$61,758	\$90,116	\$89,913
Per Capita Income	\$35,644	\$48,040	\$48,563

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$203,793	\$239,931	\$236,382
Consumer Expenditure Top 10 Categories			
Housing	\$27,633	\$32,180	\$31,763
Transportation	\$11,425	\$13,149	\$12,992
Food	\$9,958	\$11,353	\$11,275
Personal Insurance and Pensions	\$8,108	\$10,207	\$10,028
Entertainment	\$3,118	\$3,673	\$3,600
Cash Contributions	\$2,101	\$2,729	\$2,574
Apparel	\$1,953	\$2,301	\$2,289
Education	\$1,025	\$1,396	\$1,326
Personal Care Products and Services	\$866	\$950	\$953
Alcoholic Beverages	\$535	\$630	\$622
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	66,054	228,416	589,476
Under 20	17.0%	17.6%	17.5%
20 to 34 Years	24.8%	22.2%	24.2%
35 to 39 Years	8.5%	8.6%	8.8%
40 to 49 Years	12.5%	13.6%	14.0%
50 to 64 Years	18.5%	19.2%	18.7%
Age 65+	18.8%	18.8%	16.8%
Median Age	40.0	41.0	40.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	50,888	175,774	452,876
Elementary (0-8)	10.6%	7.6%	8.5%
Some High School (9-11)	4.9%	4.3%	5.6%
High School Graduate (12)	24.2%	19.7%	17.9%
Some College (13-15)	13.4%	14.9%	16.1%
Associate Degree Only	9.8%	8.5%	7.2%
Bachelor's Degree Only	26.0%	29.7%	29.8%
Graduate Degree	11.1%	15.3%	15.1%