

THE WOOLWORTH BUILDING

201 N. BRAND BOULEVARD, GLENDALE



FOR LEASE
LOWER LEVEL OFFICE/RETAIL SPACE

**AVISON
YOUNG**

FOR LEASE

THE WOOLWORTH BUILDING

GLENDALE



- Walk Score of 96/100 – Walker’s Paradise
- High-profile, signalized corner of Brand Boulevard and Wilson Avenue
- Located in the heart of amenity-rich Downtown Glendale. Heart of Downtown Glendale’s Alex Theatre District, with a 1-mile daytime population of 50,000
- Intimate-scale “old downtown main street” character, yet only a block from the Glendale Galleria & Americana at Brand with annual visitors of over 25 million
- Less than a five-minute walk from Tender Greens, Chipotle, Shake Shack, Panera, Nordstrom, Bloomingdale’s and hundreds of other high-end shopping and dining options along Brand.
- Strong Co-Tenancy: 85°C Bakery Café, The Halal Guys, AT&T, UNIFY Financial Credit Union and Regus Executive Suites
- The below grade space features elevator identity and full cabling throughout. Elevator access is available from Wilson Street through a shared vestibule.

SPACE AVAILABLE

UNITS: B110: ± 2,546 RSF (BELOW GRADE)
B120: ± 3,261 RSF (BELOW GRADE)

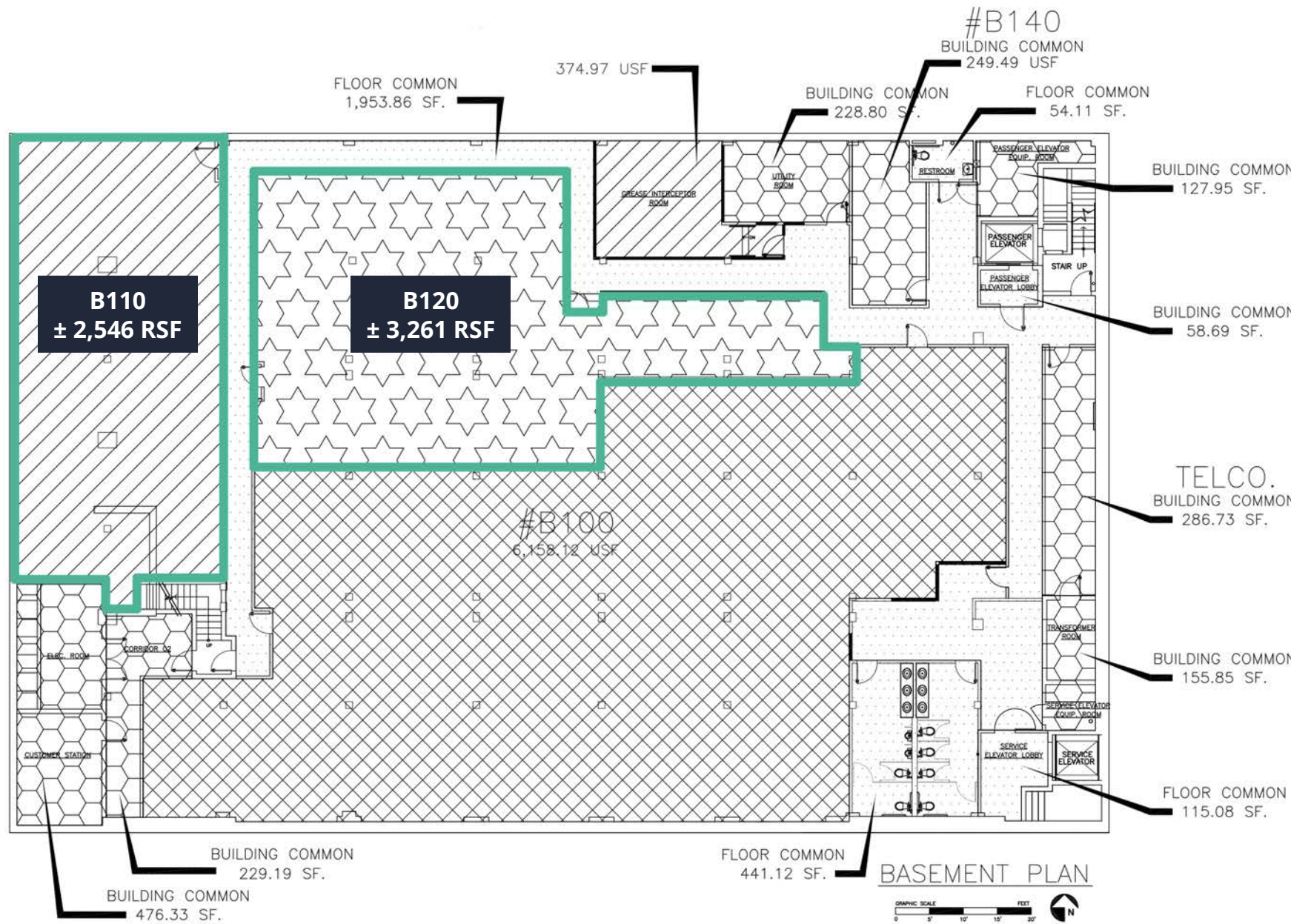
LEASE RATE: \$0.75 per RSF, NNN

LEASE TERM: 3 - 5 Years

PARKING: 625 parking stalls in the adjacent Orange Street structure. Free for ninety minutes



**AVISON
YOUNG**



All measurements, dimensions, and square footages are approximate and are provided for illustrative purposes only. Avison Young makes no representations or warranties, express or implied, as to the accuracy, completeness, or suitability of this information. Parties should conduct their own independent investigations to verify all information deemed important.

FOR LEASE

THE WOOLWORTH BUILDING

GLENDALE

DEMOGRAPHICS



222K

TOTAL POPULATION (3 mile)



\$115K

AVG. HH INCOME (3 mile)



\$1.1M

MEDIAN HOME VALUE (3 mile)



40K

DAILY TRAFFIC



96

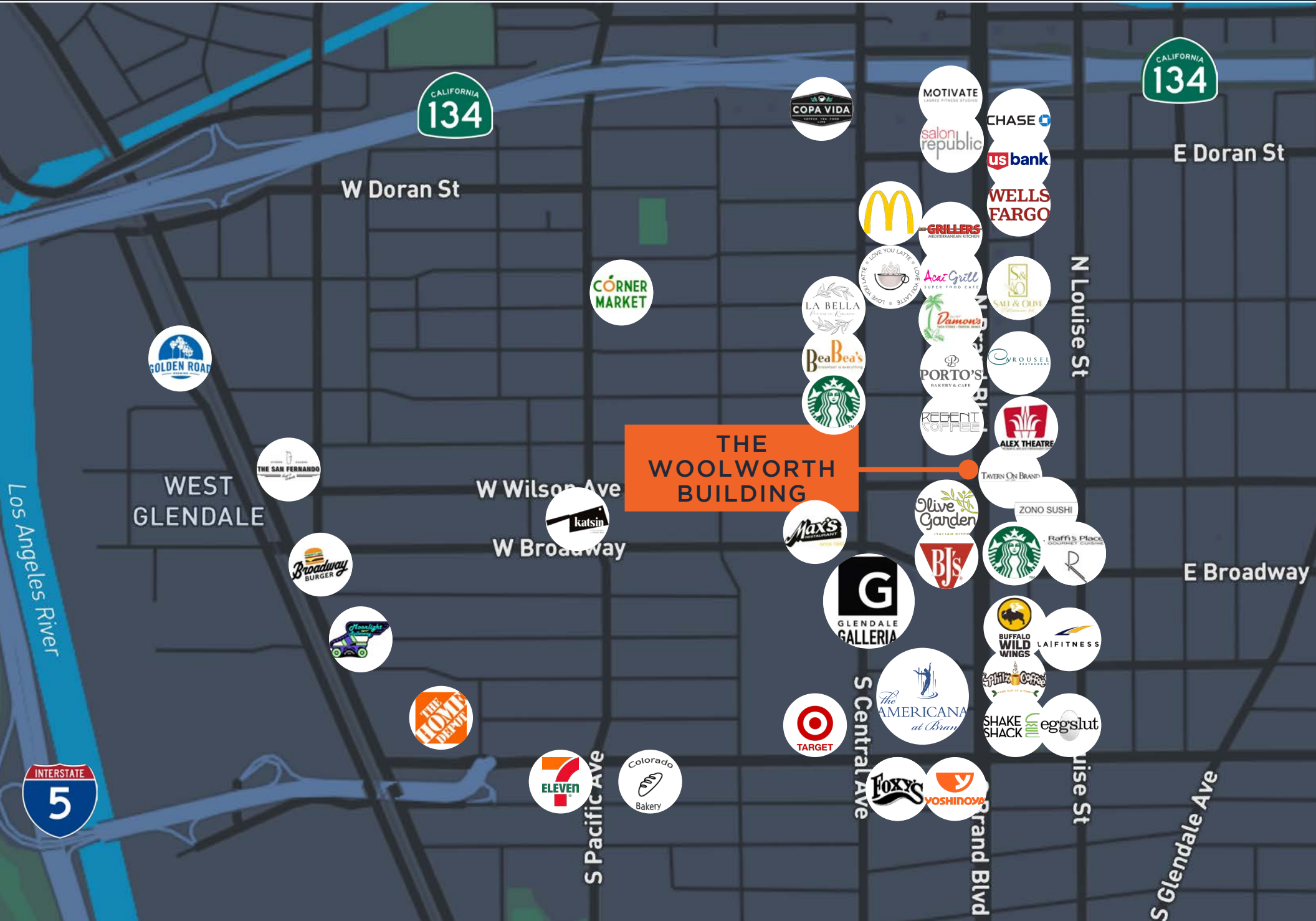
WALK SCORE

AVISON
YOUNG

FOR LEASE

THE WOOLWORTH BUILDING

GLENDALE



THE WOOLWORTH BUILDING

WEST GLENDALE

Los Angeles River

S Pacific Ave

S Central Ave

Grand Blvd

Jise St

S Glendale Ave

W Doran St

W Wilson Ave

W Broadway

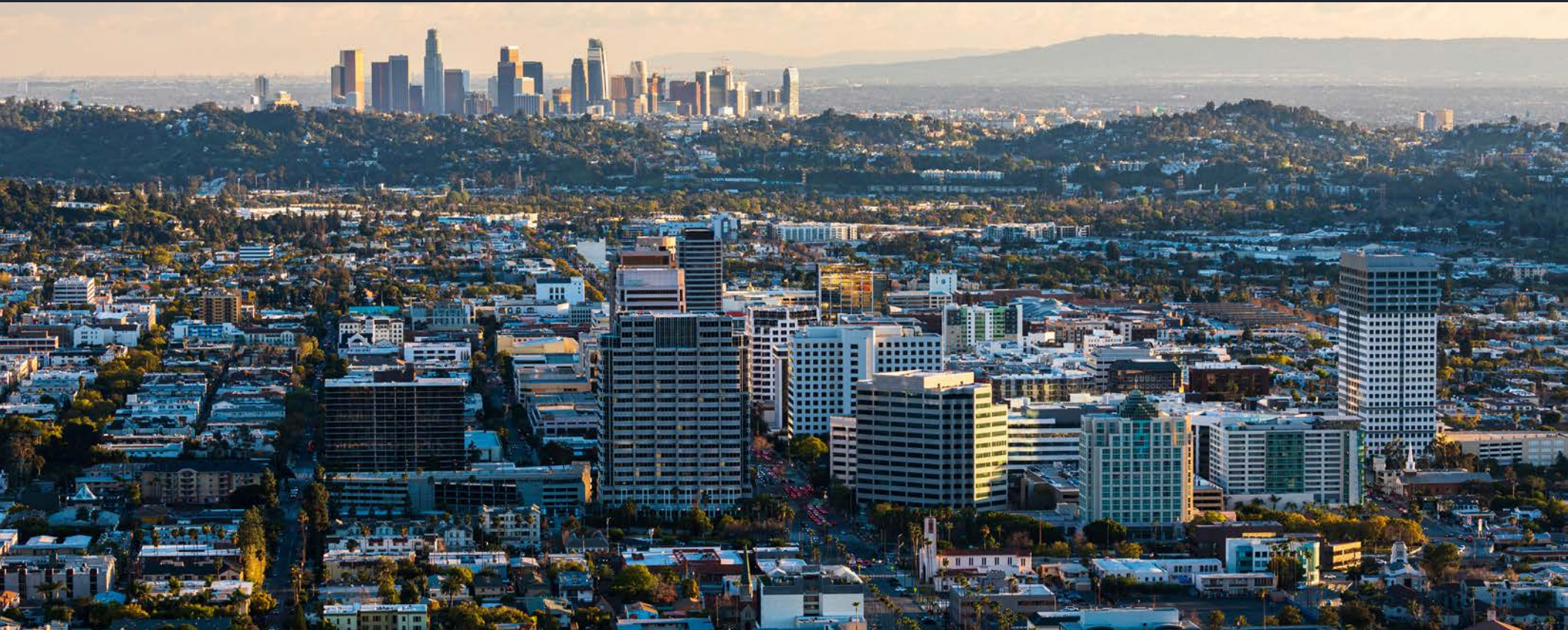
N Louise St

E Doran St

E Broadway

THE WOOLWORTH BUILDING

201 N. BRAND BOULEVARD, GLENDALE



FOR MORE INFORMATION:

**AVISON
YOUNG**

ANDREW BERK

626.676.4230

andrew.berk@avisonyoung.com

License No. 01369568

CHASE GORDON

323.423.4425

chase.gordon@avisonyoung.com

License No. 01914803