

Kenneth Village

GLENDAL, CALIFORNIA

2ND GENERATION ICE CREAM + RETAIL SPACE
AVAILABLE FOR LEASE

1405-1407 W KENNETH RD, GLENDALE, CALIFORNIA

Join Glendale's Kenneth Village Historic Neighborhood

AVAILABLE
±900 SF
RETAIL

AVAILABLE
±975 SF
RETAIL

UP TO
±1,875 SF
OF CONTIGUOUS
SPACE

Pegasus is pleased to present Kenneth Village in Glendale, California, a rare opportunity to lease space in a central historic district just between Grandview Avenue & Sonora Avenue.

Kenneth Village is a collection of locally-owned and operated shops, eateries, and services that act as a hub to the residents of the surrounding neighborhoods. The plaza is filled with personality, with a charming “main street” feel compared to the contemporary retail options to the south.

The subject property is a mixed-use complex consisting of seven apartment units above eight retail units. There is also a covenanted parking lot with 26 parking spaces behind the subject property for tenant use.

The surrounding neighborhoods of Kenneth Village continue to attract high-end residents. The immediate area surrounding the subject property has a population of over 28,000 within a one-mile radius and average home value of \$900,000.





COMMISSARY

AVAILABLE
±900 SF
RETAIL

26 Parking Spaces
covenanted lot for
tenant use

UP TO
±1,875 SF
OF CONTIGUOUS
SPACE

BOXING_{RX}

AVAILABLE
±975 SF
RETAIL

trainingmate

KENNETH RD

GRANDVIEW AVE

Prime Glendale Historic Neighborhood with Strong Demographic Fundamentals

The subject property is located in a suburb of Glendale that has seen a dramatic rise over the past decade in both household income and population density. Within one mile of the site, the average household income is over \$103,000. In addition to an affluent surrounding population, Kenneth Village's surrounding neighborhoods are seeing a drastic increase in the values of homes. Within 1 mile of the site, home values are over \$930,000. With demand for housing in Los Angeles constantly increasing, the values of the quaint homes surrounding charming Kenneth Village should continue to rise.

26 Parking Spaces
covenanted lot for
tenant use

COMMISSARY

W KENNETH RD

GRANDVIEW AVE

Village French Bakery





Hollywood
Burbank Airport



TRADER JOE'S

Downtown Burbank - 10-Minute Drive



BURBANK TOWN CENTER



Kenneth
Village

SONORA AVE

COMMISSARY

Village French Bakery



KENNETH RD

GRANDVIEW AVE



The Neighborhood

Kenneth Village, often referred to as Glendale's hidden treasure, is a calm, quaint neighborhood located along the north eastern edge of Glendale. Backing up to the Verdugo Mountains, Kenneth Village offers an escape from the hustle and bustle of downtown Glendale.

This neighborhood has become home to many individuals and families looking to escape from the hustle and bustle of neighborhoods located closer to major metropolitan centers. The retail corridor of Kenneth Village is comprised of one block of shops along W Kenneth Road, extending out along the corners of Grandview Avenue as well. Kenneth Village is the perfect home for all business looking to make an impactful improvement on the community around them.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	26,311	173,758	434,403
HOUSEHOLD	9,245	68,933	168,936
AVERAGE INCOME	\$103,801	\$98,642	\$111,172



FOR MORE INFORMATION, CONTACT

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