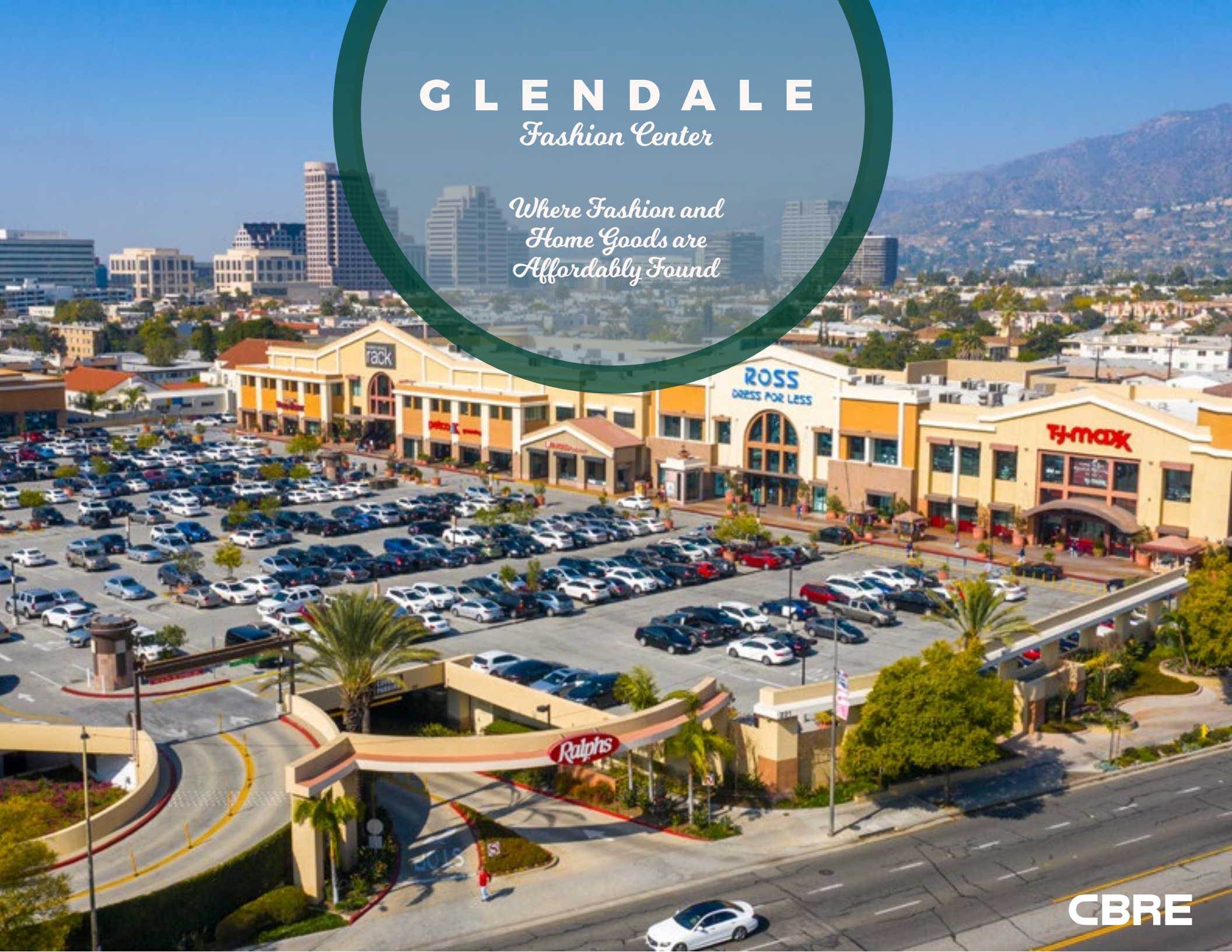


# GLENDALE

*Fashion Center*

*Where Fashion and  
Home Goods are  
Affordably Found*





Glendale Fashion Center is an extraordinary retail project in both design and quality. A perfect setting for its retailers to experience huge success. GFC rarely has a vacancy, however, a food court space is coming available. The space is approximately 1,279 SF. GFC is centrally located next to the Civic Center and Glendale City Hall and Municipal District. The Central Business District is within a mile which includes to 6,000,000 square feet of Class "A" high-rise office buildings and explosion of high-end mixed-use residential apartments.

## *Property Details:*

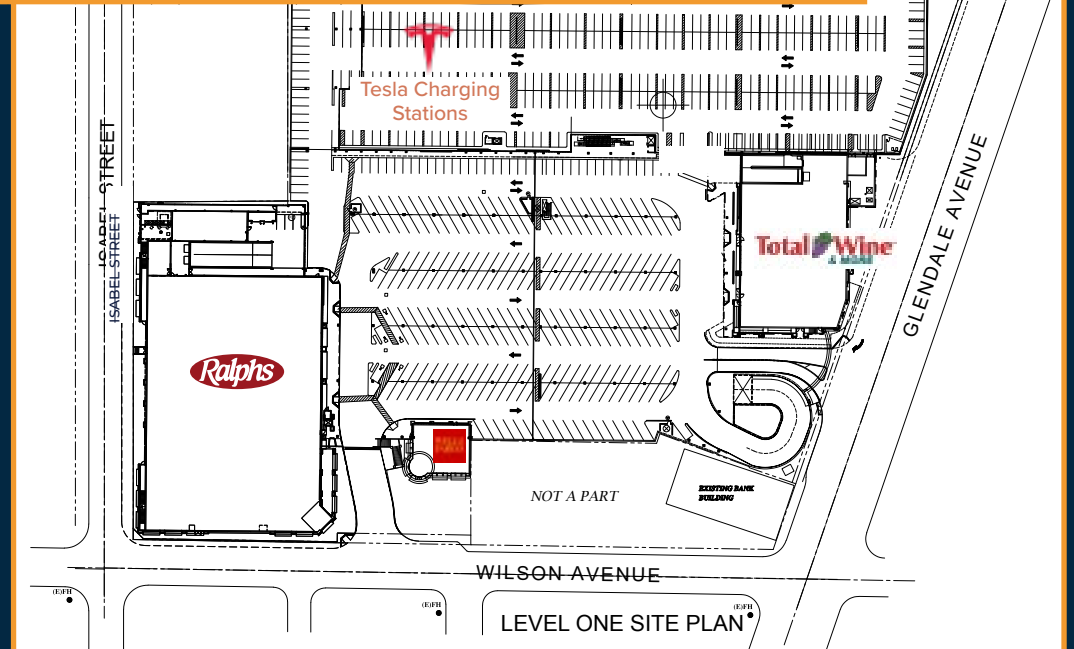
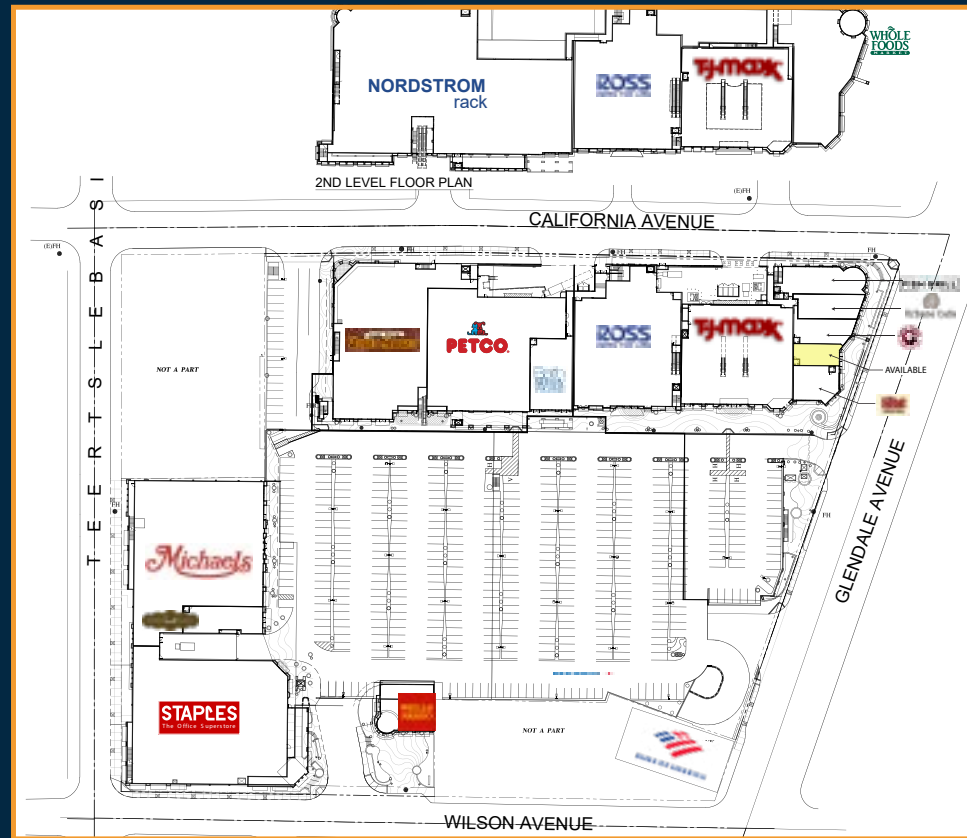
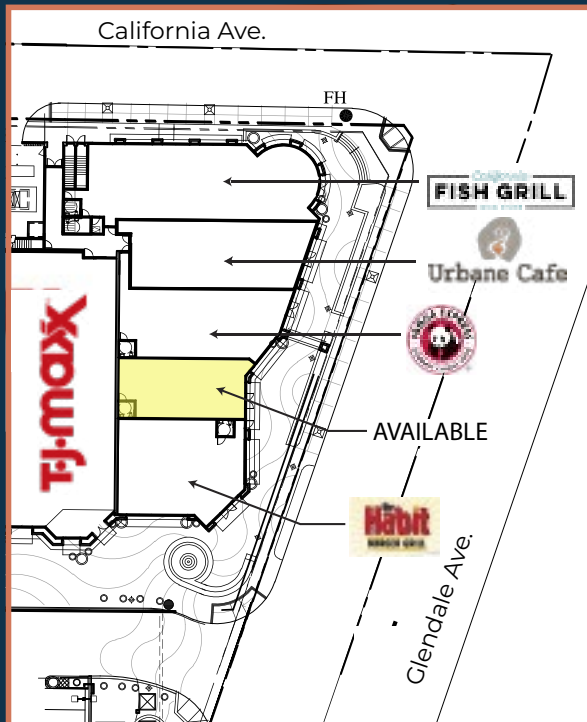
- + **Total GLA:** 264,062 SF
- + **On-Site Free Parking:** 1,160 Spaces
- + **Year Built:** 2000
- + **Condition:** Completed Vanilla Shell
- + 2nd Largest Retail Center in Glendale
- + Excellent Building Signage Identity
- + Top tier performing Whole Foods in SoCal across California Street to the North
  
- + **Traffic Counts (2015 Adjusted 1% Per Year):**
  - **Glendale Avenue:** 32,464 CPD
  - **California Avenue:** 8,230 CPD
  - **Wilson Avenue:** 12,286 CPD

## Available Space

**Space 1:** A food court space is coming available. Take advantage of early planning and permitting. The space is approx. 1,279 SF facing Glendale Avenue, with prominent storefront, outdoor patio and excellent visibility.

**\*Please do not disturb the existing Jamba tenant**

## Food Court Plan



# Glendale Fashion Center - Food Court Remodeling Renderings





*Bath & Body Works  
Now Open*



*The Man Who Came Up With Jewel City*

Edward Emery, president of the city's Chamber of Commerce declared that Glendale, with its background of the Verdugo Hills, "sparkled like a jewel in the sun." His description was adopted the City's motto the "Jewel City." One of the first businesses to adopt the motto was in 1910 by the Jewel City Restaurant located, at Broadway near Isabel Street, run by W. H. Easton who was advertising "the best 25-cent meals in the Valley." A recent city directory listed an auto glass company, a bowling alley and a grill bearing the Jewel City name.

# Glendale Fashion Center Demographics

	1 Mile	2 Miles	3 Miles
<b>Place of Work</b>			
2025 Businesses	5,377	9,634	12,629
2025 Employees	45,955	78,681	100,105
<b>Population</b>			
2025 Population - Current Year Estimate	62,424	140,966	213,371
<b>Household Income</b>			
2025 Avg. HH Income:	\$100,977	\$119,029	\$132,022
<b>Daytime Population</b>			
2025 Daytime Population:	89,023	166,712	231,334



**Glendale Fashion Center**

Ralphs, Petco, Michaels, Bank of America, Nordstrom, Staples, Ross, World Market, TJ-Maxx, Dress for Less

**Glendale Galleria**

blommingdales, Dick's Sporting Goods, In-N-Out Burger, JCPenney, Macy's

**Americana at Brand**

Bourbon Steak, Din Tai Fung, Shake Shack, The Cheesecake Factory, Deluca's, Katsuya, Frida

**Glendale Plaza**

Ace Hardware, Rite Aid, Vons, HoneyBaked, Whole Foods Market

Embassy Suites by Hilton, Hilton, Rite Aid, Equinox

The Plate California Bistro

Burger King, McDonald's

Porto's, FedEx, BJ's

24 Hour

Starbucks

Lai Fitness

Shake Shack

Anytime Fitness

Jones Market Place

CVS

Erewhon, Chase

Civic Center

Broadway

Colorado St

Glenoaks Blvd

Brand Blvd

Monterey Rd

Equinox

Central Ave

Pacific Ave

Glendale Ave

Cheyenne



# GLENDALE

*Fashion Center*



**FOR ADDITIONAL  
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**CBRE**