

Kenneth Village

GLENDALE, CALIFORNIA

2ND GENERATION ICE CREAM + RETAIL SPACE
AVAILABLE FOR LEASE

1405-1407 W KENNETH RD, GLENDALE, CALIFORNIA

Join Glendale's Kenneth Village Historic Neighborhood



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

**DOWNTOWN
GLENDALE**
10-Minute Drive

*The AMERICANA
at Brand* **GLENDALE
GALLERIA**

**DOWNTOWN
LOS ANGELES**
30-Minute Drive

**Kenneth
Village**

KENNETH RD

GRANDVIEW AVE

FOR MORE INFORMATION, CONTACT

(424) 363-7800

LEASING@PEGASUSAM.COM

ANDREW COHEN

Executive Vice President - Leasing
acohen@pegasusam.com
LIC # 01996379 (CA)

EMMET PIERSON

Senior Associate - Leasing
epierson@pegasusam.com
LIC # 02048600 (CA)

DANIEL WOZNICA

Associate - Leasing
dwoznica@pegasusam.com
LIC # 02211034 (CA)

JOSH DEMBO

Associate - Leasing
jdembo@pegasusam.com
LIC # 02242456 (CA)

Pegasus Asset Management Inc.
1901 Avenue of the Stars, Suite 630
Los Angeles, CA 90067
(310) 691-1350
CA DRE LIC # 02119442

CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this Leasing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pegasus Investments and should not be made available to any other person or entity without the written consent of Pegasus Investments. This Leasing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pegasus Investments has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Leasing Package has been obtained from sources we believe to be reliable; however, Pegasus Investments has not verified, and will not verify, any of the information contained herein, nor has Pegasus Investments conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all of the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all of the information set forth herein.