

Rossmoynne
VILLAGE



7 1 2 - 8 2 6 N
G L E N D A L E A V E
G L E N D A L E , C A 9 1 2 0 6

N E W L E A S E A N N O U N C E M E N T S

SKIN LAUNDRY

SUGARED
+
BRONZED

[solidcore]

DESIGN
BY
ASHLEY - FLOWERS



S I T E P L A N



DETAILS	
AVAILABLE GLA	± 18,465 SF
TOTAL LAND	± 94,000 SF
PARKING	157 SPACES (4/ 1,000 SF)
DELIVERY	IMMEDIATE
FRONTAGE	± 880 FT

A		
A-1	Unit 826	2,146 SF
A-2	Unit 826	1,966 SF
A-3	Unit 826	1,966 SF
SUBTOTAL		6,078 SF

- FEATURES:
- Signalized Intersection
 - Bow-Truss Ceiling
 - Patio
 - Parking
 - Pylon Sign

712-826 N. GLENDALE AVE.

B		
B-1A	Unit 812A	1,596 SF + patio
B-1B	Skin Laundry	Open
	Florist	Leased
B-2	Unit 806	1,322 SF
	Unit 804.5	644 SF
	Unit 804	686 SF
SUBTOTAL		2,652 SF
B-3	Unit 750	781 SF
	Unit 748	1,147 SF
	Unit 746	1,250 SF
SUBTOTAL		3,178 SF

- FEATURES:
- Outdoor Patio + Parking

C		
C-1	Unit 744	1,402 SF
C-2	Unit 742	1,469 SF
	Unit 742A-742B	1,094 SF
	Unit 740-740A	1,216 SF
	Unit 740B	563 SF
C-3	Pardis	Open

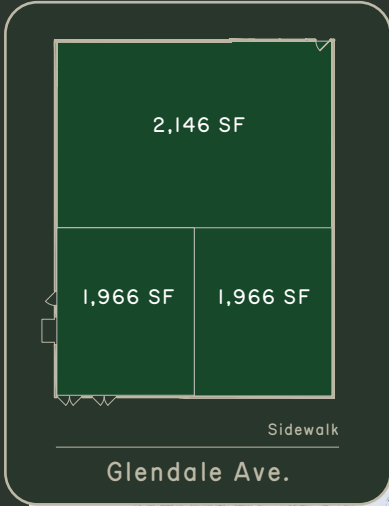
- FEATURES:
- Outdoor Patio + Center Park

FOR LEASE

D		
D-1, D-2	Fish King	Open
D-3	Unit 718.5	652 SF
	Unit 718	1,007 SF
	Sugared +Bronzed	Leased
SUBTOTAL		1,410 SF
D-4	Unit 714.5	660 SF
	Solidcore	Leased

- FEATURES:
- Signalized Intersection
 - Bow-Truss Ceiling
 - Patio
 - Parking

RENDERING — BUILDING A



C O N S T R U C T I O N P H O T O — B U I L D I N G A



Construction Progress

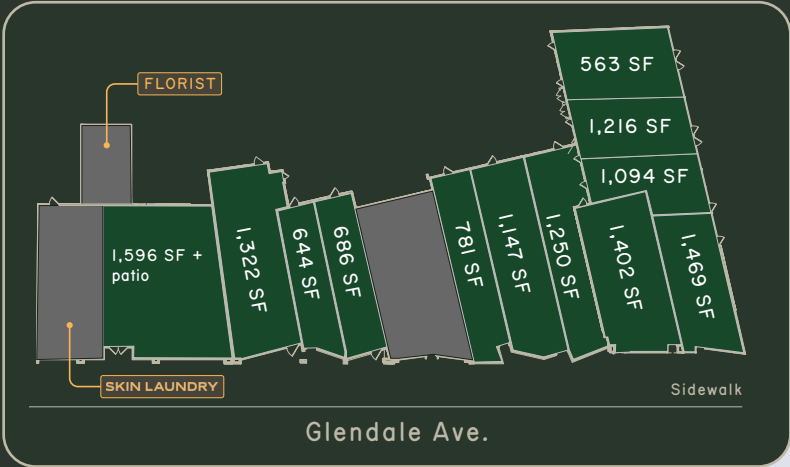


Construction Progress



Historical Photo

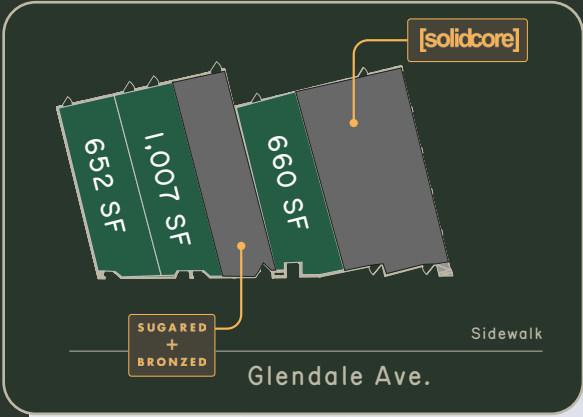
RENDERING — BUILDINGS B / C



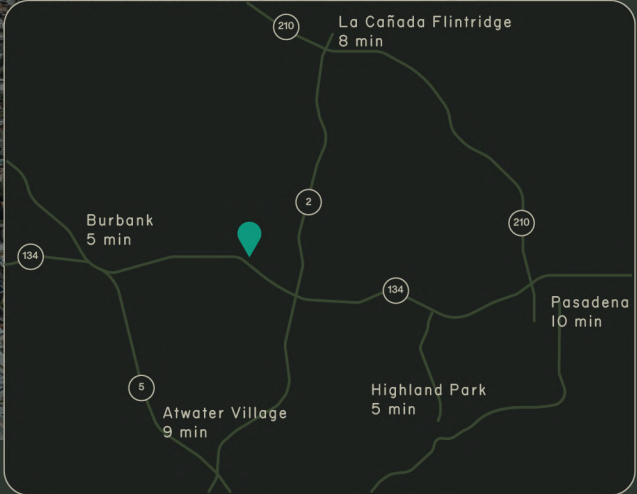
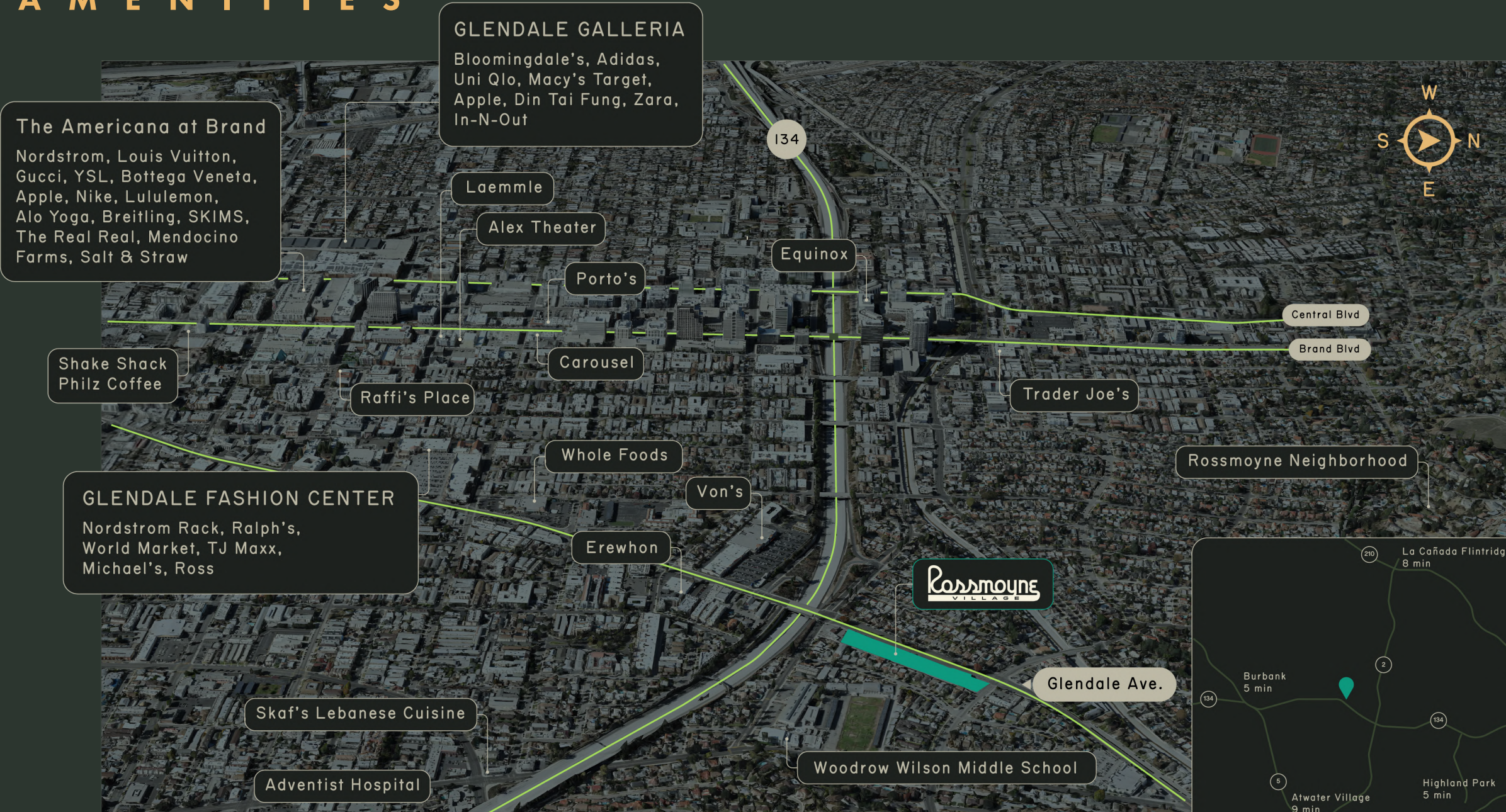
RENDERING — BUILDING C



RENDERING — BUILDING D



AMENITIES



A E R I A L P H O T O S



712-826 N. GLENDALE AVE.



FOR LEASE

DEMOGRAPHICS

RESIDENTS 3 MI.	EMPLOYERS		RETAIL HIGHLIGHTS
Household Income \$126,000	Business population of over 1.4 million within a 10 mile radius.		Within one mile of The Americana at Brand and Glendale Galleria, two of California's top-performing shopping centers
Population Density 215,000+	Home to some of the largest studios in the world:	Home to other large corporations, institutions, and businesses:	Glendale has LA County's lowest retail vacancy rate (2.4%)
3rd most populated city in LA County	Warner Bros. NBC ABC Walt Disney Pictures Walt Disney Imagineering Universal Studios DreamWorks Animation Nickelodeon Cartoon Network and more	Yahoo! LegalZoom Arthur J. Gallagher & Co. Los Angeles Dodgers Caltech Glendale Memorial Hospital Glendale Community College Parsons The New School for Design Glendale Adventist Medical Center, and more	Four restaurants within a mile each generate \$15M+ in annual sales
Total consumer spend: \$2.8 billion			Two blocks from a flagship Whole Foods and the upcoming Erewhon
Total F&B spend: \$840 million (30%)			

MERCHANDISING VISION

Our curated merchandising mix will emphasize on:



1. Restaurants & Chefs



2. Health & Wellness



3. High quality service oriented merchants



4. Lifestyle boutiques