



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Retail Property
For Lease

313 South Central Avenue, Glendale, CA 91204



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GLENDALE, CA 91202

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Executive Summary



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S CENTRAL AVE

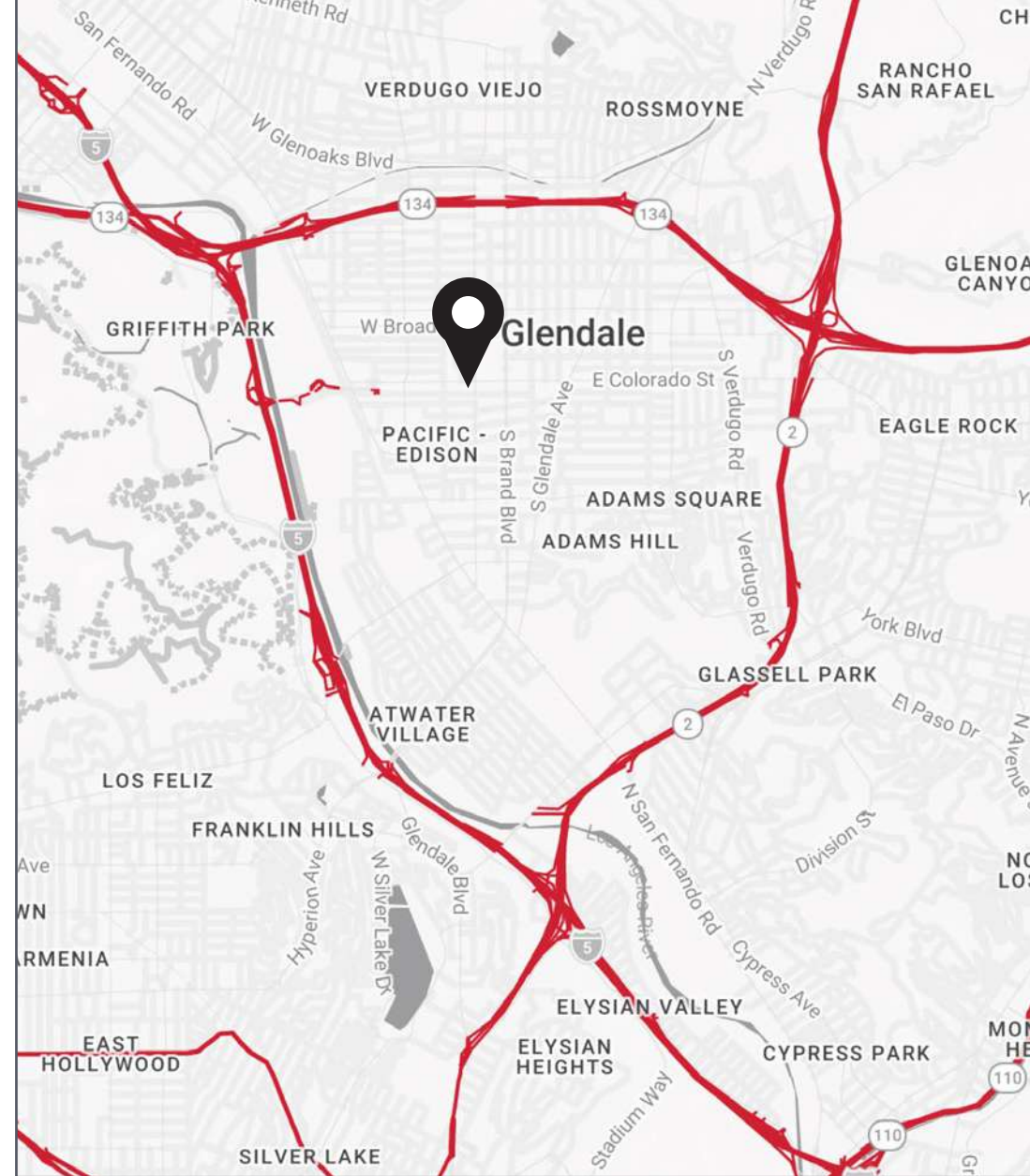


Property Overview

Prime, freestanding retail building located one block south of The Americana at Brand and Glendale Galleria! Previously occupied by a nail salon with interior plumbing, the building boasts high ceilings, excellent street visibility, and a traffic count of 27,416 cars per day (per MPSI 2024 estimate). The property has eight (8) striped parking spaces including one accessible space. Call Patrick Long or Ole Olson for more information and to schedule a tour.

Offering Summary

AVAILABLE SPACE	1,768 SF
LEASE RATE	\$5.25 / SF / MO,MG
LEASE TERM	5 - 10 Years
BUILDING SIZE	1,768 SF
LOT SIZE	7,102 SF
PARKING SPACES	8



DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Property Photos



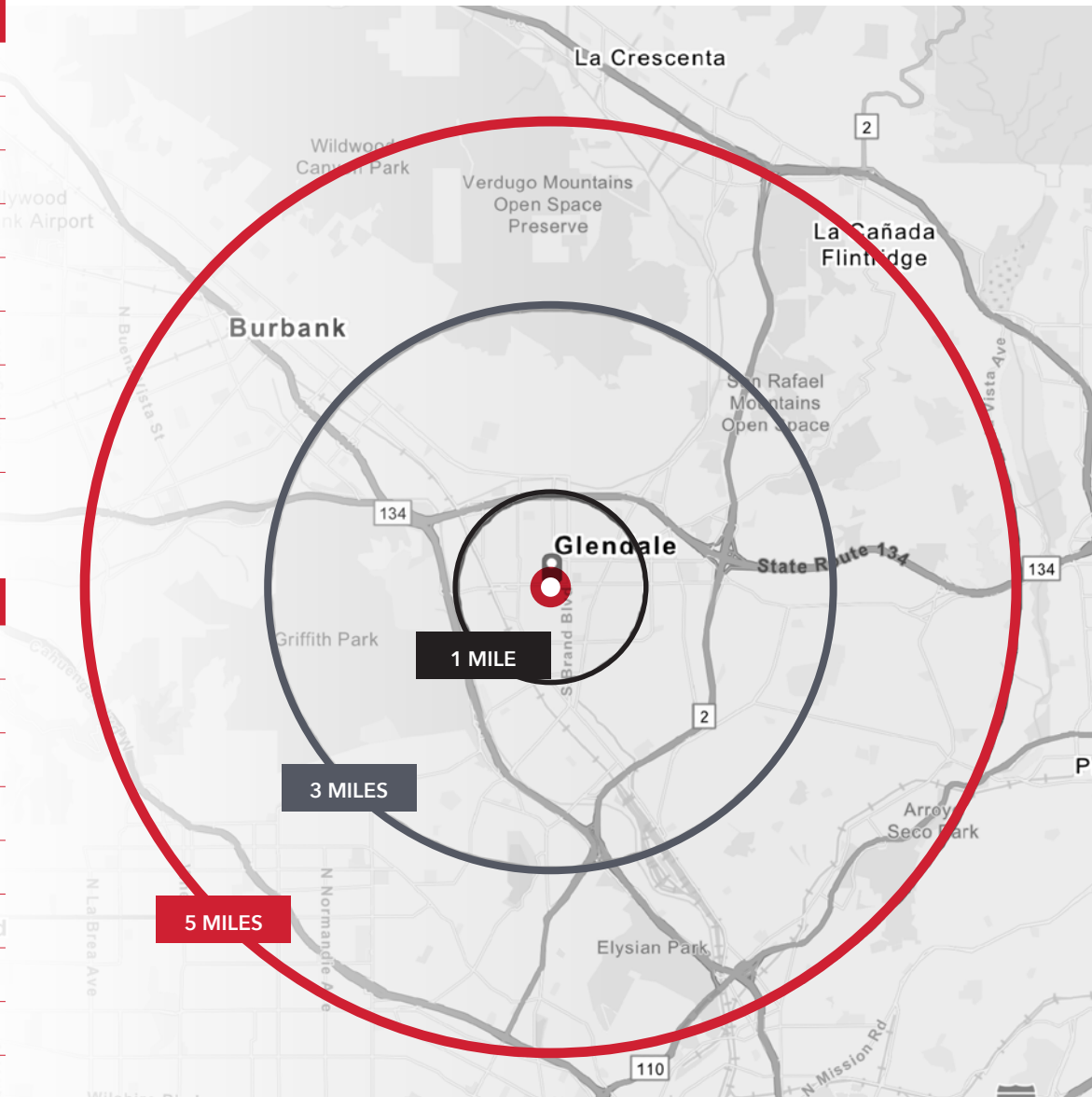
Location Map



Demographics

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	61,678	223,591	585,281
Households	26,521	92,860	249,610
Families	15,338	55,063	133,820
Average Household Size	2.28	2.37	2.30
Owner Occupied Housing Units	3,812	29,875	77,635
Renter Occupied Housing Units	22,709	62,985	171,975
Median Age	40.6	41.9	40.5
Median Household Income	\$67,187	\$92,348	\$88,271
Average Household Income	\$95,467	\$132,828	\$131,624

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	62,078	221,738	584,619
Households	27,550	94,393	256,192
Families	15,922	56,048	137,219
Average Household Size	2.21	2.31	2.23
Owner Occupied Housing Units	3,939	30,462	79,250
Renter Occupied Housing Units	23,611	63,932	176,942
Median Age	42.4	43.5	41.9
Median Household Income	\$77,038	\$105,625	\$101,112
Average Household Income	\$107,835	\$148,762	\$146,358



For more information, please contact:

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