



AN INVITATION
GLENDALE, CA





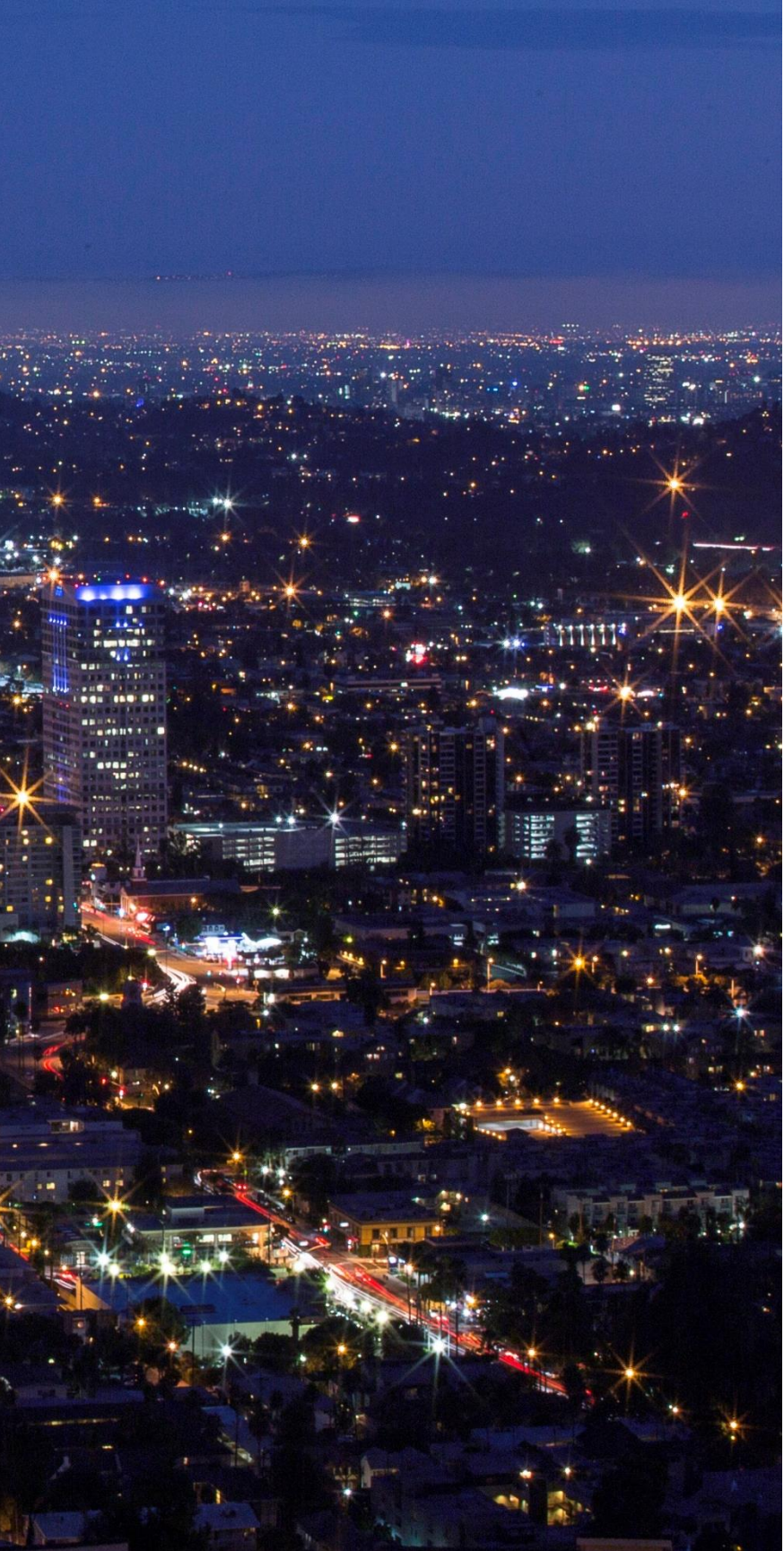


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STRATEGIC ADVANTAGE

WHY GLENDALE?

6-MILLION SQUARE FEET OF OFFICE SPACE

Headquarters for ServiceTitan, The Walt Disney Company, Age of Learning, and many more.

01

A WELL PAID WORKFORCE

Average salaries for jobs in the City increased by 25% between 2003-2017.

02

AFFLUENT RESIDENTS

Approximately 30% of households earned \$100,000 or more in 2018. Median home sale prices were \$192,500 higher than L.A. County overall.

03

3,500 NEW LUXURY APARTMENTS

Within walking distance of retail, dining and entertainment amenities.

04



STRONG ECONOMY

RETAIL SPENDING PER PERSON IN THE CITY INCREASED BY 17% SINCE 2000 WITH AN AVERAGE OF \$15,825 SPENT PER PERSON PER YEAR.

TOP RETAIL CENTERS

AMERICANA AT BRAND
GLENDALE GALLERIA
BRAND BLVD. OF CARS
MONTROSE SHOPPING PARK



TOP RETAILERS

APPLE
BLOOMINGDALES
HOME DEPOT
MACY'S
MARSHALLS
NORDSTROM
TARGET
ZARA



NEW RETAILERS

ALEX AND ANI
SAMSUNG
WARBY PARKER

COMING SOON
ANNE TAYLOR



TOP EMPLOYERS

AGE OF LEARNING
AVERY DENNISON
CISCO
THE WALT DISNEY COMPANY
DREAMWORKS ANIMATION
DINE EQUITY
GLENDALE ADVENTIST
GLENDALE COLLEGE
GLENDALE MEMORIAL
SERVICETITAN
VERDUGO HILLS HOSPITAL

CITYWIDE PRIORITIES

OUR VISION: 18-HOUR CITY



FOSTER TECH SECTOR GROWTH

ENCOURAGE ROBUST NIGHTLIFE

NEW ARTS & ENTERTAINMENT VENUES

MORE PREMIER AND DESTINATION RESTAURANTS

PROVIDE SERVICE TO BUSINESSES

TECH & INNOVATION

GLENDALE'S TECH SECTOR IS BURGEONING WITH START UPS AND VC FUNDING. HIGH PAYING JOBS AT GROWING COMPANIES CONTRIBUTING TO DOWNTOWN'S ONGOING GROWTH.



1,029

HIGH TECH FIRMS
IN GLENDALE



RESIDENTS
WITH
DEGREES

26.6%

BACHELOR'S DEGREE



41,168

PEOPLE EMPLOYED
BY HIGH TECH
FIRMS IN GLENDALE



13.3%

GRADUATE OR
PROFESSIONAL
DEGREE

32.7%

STEM DEGREE



ServiceTitan®



Age of Learning.



legalzoom®

B E Y O N D
L I M I T S

ARTS

ENTERTAINMENT

A WALKABLE DISTRICT WITH THRIVING RESTAURANTS AND BARS



THEATERS & CINEMAS



MUSEUMS & ART GALLERIES



ARTSAKH PASEO





“Generally, if I have to stay to work on the weekend, my wife and I will plan to go to the theater and dinner in Glendale.”

-2019 Business Attraction Survey Response

BACARI
DIN TAI FUNG
CHEESECAKE FACTORY
MICHAEL MINA BOURBON STEAK
85 DEGREES BAKERY
PORTO'S BAKERY
MARUGAME UDON

ACAI GRILL
THE TSUJITA
BLAZE PIZZA
CAROUSEL RESTAURANT
DELUCA'S ITALIAN DELI
SHAKE SHACK
PANDA INN
KATSUYA



RESTAURANT HUB

OVER 600 CHOICES
FOODIES REJOICE!



GLENDALE TAP
TAVERN ON BRAND
GREYHOUND BAR & GRILL
CHESS PARK TAVERN
ELECTRIC PUSSYCAT

OMBRA
UNDERDOGS
MR. FURLEY'S BAR
THE OAK & VINE
THE FAMOUS
BREWYARD

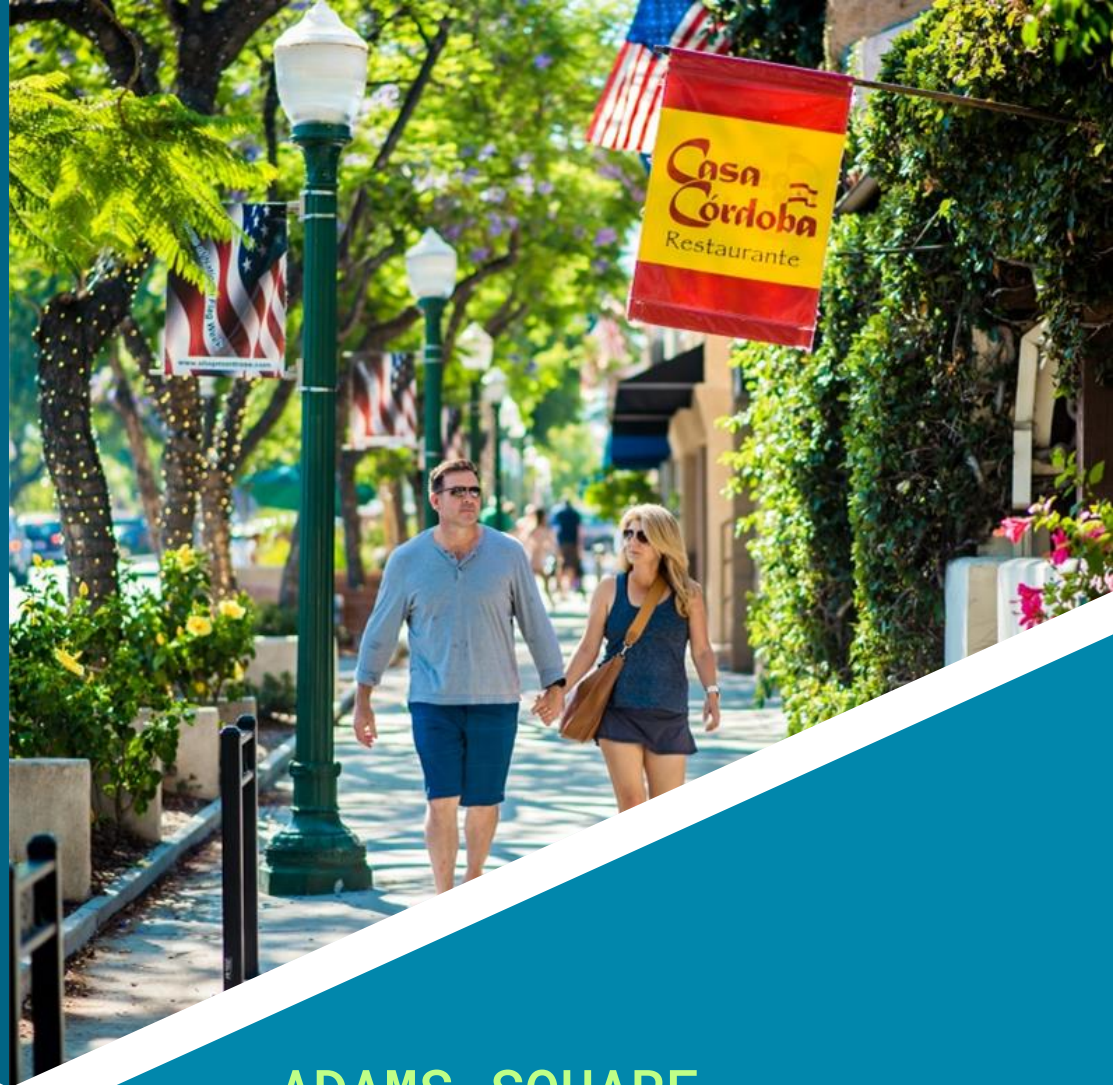


CRAFT BEER & BARS

AMENITIES THAT GO
BEYOND YOUR 9-5.

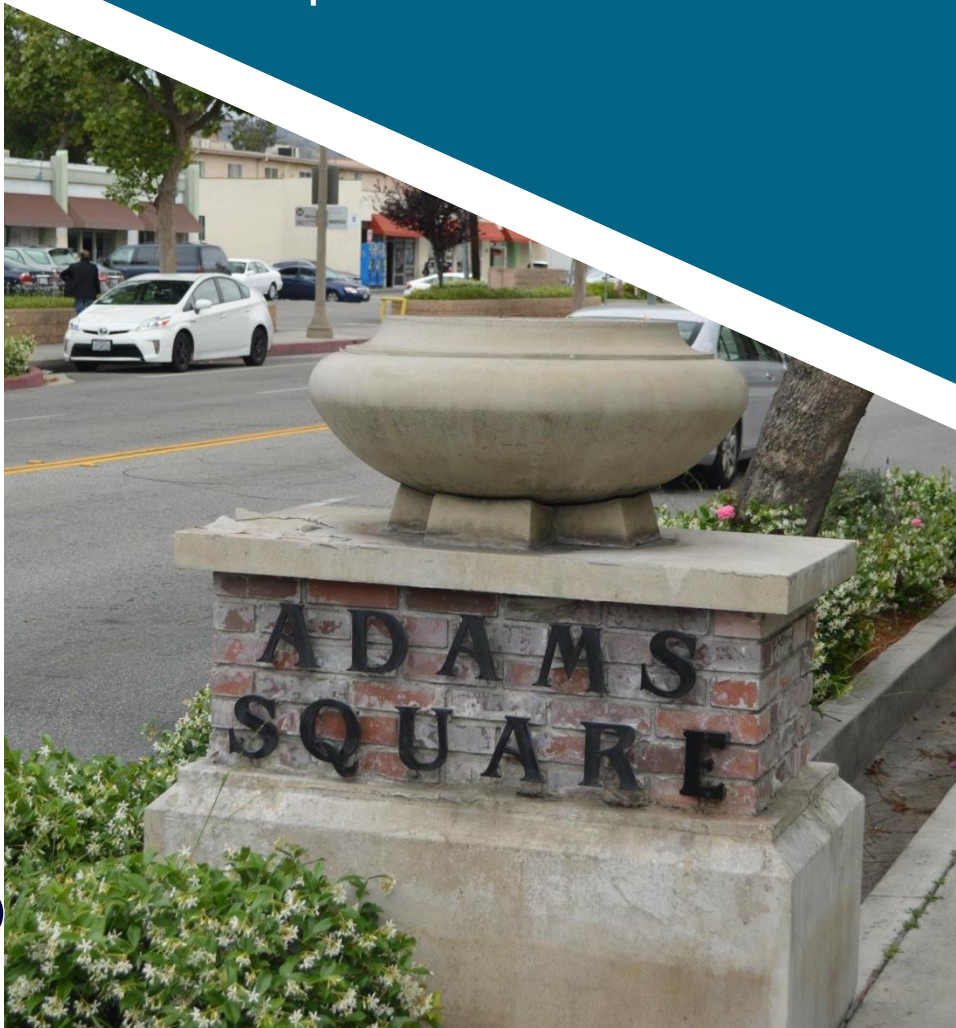
MONTROSE

A walkable village nestled in the northern foothills; home to independent restaurants, cafes and eclectic shops. High home values in the neighborhood provide opportunity for upscale retail.



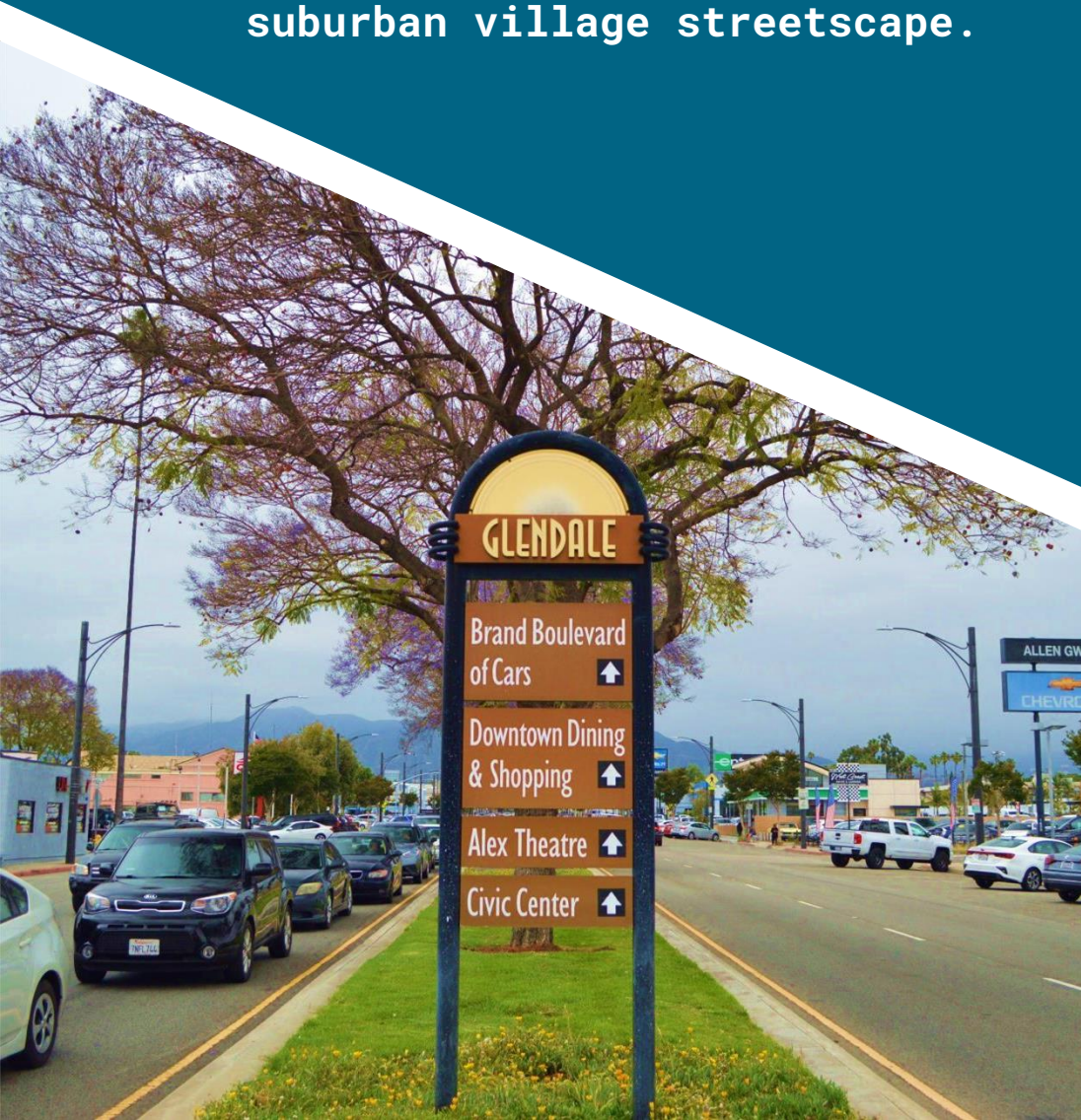
ADAMS SQUARE

South Glendale's neighborhood village sits adjacent to a dense residential community. Service-oriented retail and restaurants serve a range of demographics.



KENNETH VILLAGE

Tucked away in one of the most affluent neighborhoods in Glendale, Kenneth Village delivers walkable community amenities in an upscale suburban village streetscape.



BRAND BOULEVARD OF CARS

Our famed "Auto Row" is home to major new and used car dealers and auto related businesses. Brand Blvd. is alive with worker customer activity throughout the week.



**3,500
LUXURY
APARTMENTS**

**WITHIN WALKING DISTANCE
OF RETAIL, DINING AND
ENTERTAINMENT
AMENITIES.**



“There are many fun places to walk to from our loft on Brand.”
-2019 Business Attraction Survey Response



HOTEL MARKET: ROOM FOR MORE

GLENDALE HAS A BUSTLING DOWNTOWN WITH A NUMBER OF INTERNATIONAL COMPANIES HEADQUARTERED. THERE IS A RISING DEMAND FOR ADDITIONAL UPSCALE BUSINESS FRIENDLY AND BOUTIQUE HOTELS.

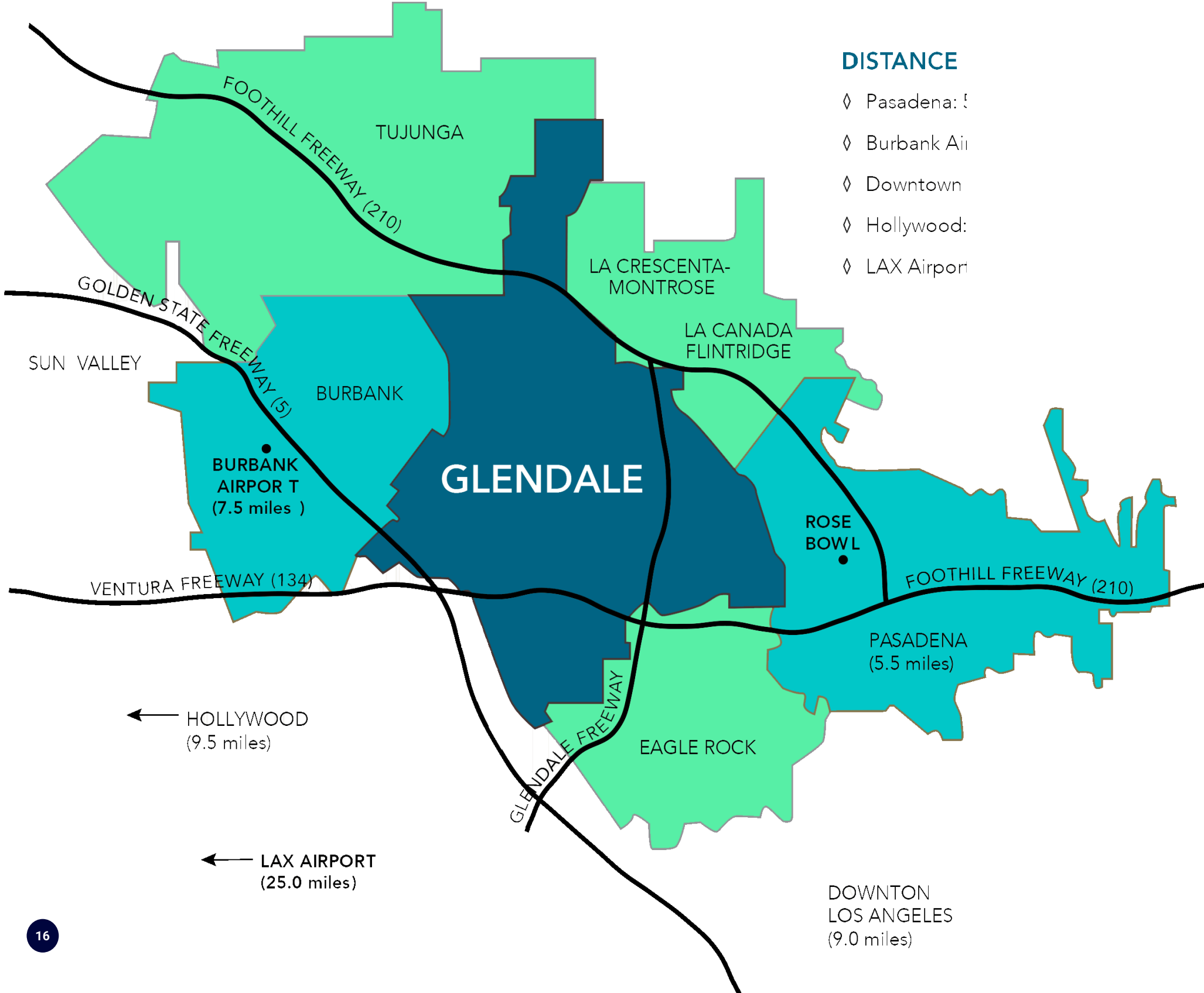
COMING SOON

HOTEL LOUISE	147 KEYS
AC HOTEL	140 KEYS
HOLIDAY INN	134 KEYS
STARWOOD ALOFT	85 KEYS

CURRENT HOTELS

GLENDALE HILTON	351 KEYS
EMBASSY SUITES	272 KEYS
HYATT PLACE	173 KEYS
HAMPTON INN	94 KEYS





DISTANCE

- ◇ Pasadena: 5.5 miles
- ◇ Burbank Airport: 7.5 miles
- ◇ Downtown: 9.0 miles
- ◇ Hollywood: 9.5 miles
- ◇ LAX Airport: 25.0 miles

GLENDALE

BURBANK AIRPORT
(7.5 miles)

ROSE BOWL

PASADENA
(5.5 miles)

← **HOLLYWOOD**
(9.5 miles)

← **LAX AIRPORT**
(25.0 miles)

DOWNTON LOS ANGELES
(9.0 miles)

DOWNTOWN GLENDALE

NOTABLE TENANTS & OPPORTUNITIES



- | | | | |
|----------------------------|--------------------------|--------------------------|---------------------|
| 1. The Masonic Temple | 7. Laemmle Theaters | 13. AC HOTEL | 19. Legendary Tower |
| 2. Holiday Inn | 8. ServiceTitan Building | 14. The Brand Apartments | 20. Next on Lex |
| 3. Eleve | 9. Aloft Hotel | 15. The Harrison | 21. Altana |
| 4. Artsakh Paseo | 10. Cauldron Ice Cream | 16. Hyatt Place | 22. Modera |
| 5. Hotel Louise (Marriott) | 11. FamoChil | 17. Onyx | 23. Embassy Suites |
| 6. Former 5 Star Cinema | 12. Hampton Inn | 18. Lex on Orange | 24. Conrads |
| | | | 25. Hilton Hotel |

LEASE IN GLENDALE

Address	Name	Specs	Contact	Price
234 S. Brand Blvd.	The Masonic Temple	Office building across from the Americana with 26,081 SF of office/retail space	Doug Marlow (818) 502-6707	Withheld
800 N. Brand Blvd.	ServiceTitan Building	105,702 SF available in Class A office building + ground floor retail space	Tim Miller (213) 239-6024	\$41.40/FS
1800 S. Brand Blvd.	Seeley's	Creative office/retail space in historic art deco/industrial building. Ste 103: 1,271 SF; Ste. 116: 945 SF	Nick Fichera (630) 460-0820	Ste 103: \$30.00 – 33.00 MG Ste 116: \$31.20 – 33.00/MG
126 -130 Artsakh Ave.	5 Star Cinema	Full service restaurant/bar + 10 screen theatre: 63,426 SF	Justin Rubel (323) 463-4100	\$30.00/NNN
102 N. Glendale Ave.	Glendale Flats	Lower level open layout space of 3,000-6,000 SF at historic, newly renovated building, ideal for restaurant or lounge	Ryan Planegger (818) 557-0001	\$18.00/NNN
203-249 N. Glendale Ave.	Glendale Fashion Center	Retail space at the 2nd largest retail center in Glendale Space 1: 2,722 SF Space 2: 1,279 SF Space 3: 3,000 SF	Steven Nelson (818) 502-6726	Space 1: \$60.00/NNN Space 2: \$75.00/NNN Space 3: \$72.00/NNN
537 N. Glendale Ave.	Swain's	15,340 SF of retail space at the intersection of the 134 FWY and Glendale Ave.	Geoffrey L. Martin (818) 502-6739	Withheld
3900 San Fernando Rd.	Camden Glendale	Mid-rise apartments with 6 suites of retail on 1st floor, ranging from 1,437 to 2,750 SF.	Steven McDonald (213) 298-3592	\$30.00/NNN

Address	Name	Specs	Contact	Price
204 ½ N. Brand Blvd.	FaMoChil	Asset sale of brand new equipment in restaurant space: 4,000 SF downstairs plus upstairs prep and kitchen area of 1,700 SF	H. Mike Panoussi (661) 816-1141	\$599,000 \$12,000/mo.
204 N. Brand Blvd.	Cauldron Ice Cream	Asset sale of restaurant space: 1,440 SF	Ashot Grigoryan (818) 432-3218	\$125,000 \$5,912/mo
730 E. Broadway	Office	2 story site of 20,500 SF with sound stage, 12 offices, kitchenette, and auditorium	Pat Lile (626) 356-8121	\$4.7M
361 W. Broadway	Broadway Car Wash	Development land of 0.84 AC. Car wash business included in purchase price	Sean Madadian (818) 240-8080	\$11,995,000
820 N. Central Ave.	Conrad's	0.83 acre (36,009 SF) restaurant + lot at prime corner development site	Robert Hooks (213) 955-5100	\$15M
814 S. Central Ave.	Barragan's Mexican Restaurant	3,341 SF restaurant space	Christopher Rohrer (818) 244-3000 ext. 21	\$2,650,000
1838-1840 Flower St.	Warehouse	12,175 SF warehouse building located minutes from The Walt Disney Co., DreamWorks Animation, and Warner Bros.	Brin Hamblin (818) 212-2776	\$5,050,000
117-131 Artsakh Ave.	Artsakh Paseo	City-owned storefronts in Arts & Entertainment District; 9,000 SF	Jennifer Hiramoto (818) 548-2005	Off-Market



City of Glendale
Economic Development
633 E. Broadway, Ste. 201
Glendale, CA 91206



(818) 548-2005



ChooseGlendale@glendaleca.gov



Glendaleca.gov/cdd

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