

# FOR LEASE

## GLENDALE SQUARE | 1010 N. Glendale Ave., Glendale, CA

±2,157 SF TOTAL AVAILABLE



### LOCKEHOUSE

616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084



A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

## CONTACT US (805) 684-7767

MIKE HIESHIMA | [mike@lockehouse.com](mailto:mike@lockehouse.com) | License #00994298

DENNIS BOROWSKY | [dborowsky@lockehouse.com](mailto:dborowsky@lockehouse.com) | License #00882780

The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it.



## SUMMARY

**ADDRESS** 1010 N Glendale Ave., Glendale, CA

**CROSS STREET** N Glendale Ave & N. Verdugo Rd.

**AVAILABLE** Suite 106 - 1,207 SF  
Suite 107 - 950 SF  
Combined - +/- 2,157 SF (contiguous)

**PARKING** Ample on-site

**ASKING RENTS** \$51 / SF

**NNN** Est. \$9.60/SF

**TERM** Negotiable

## HIGHLIGHTS

- Center anchored by Golden Farms Market - 28,000 SF
- Centrally located between two major throughfares with excellent access
- Flexible in-line suites that can be combined
- Minutes from the 5, 134 & 210 Freeways
- Co-tenants include Subway, Baskin Robbins
- Additional parking available on lower level



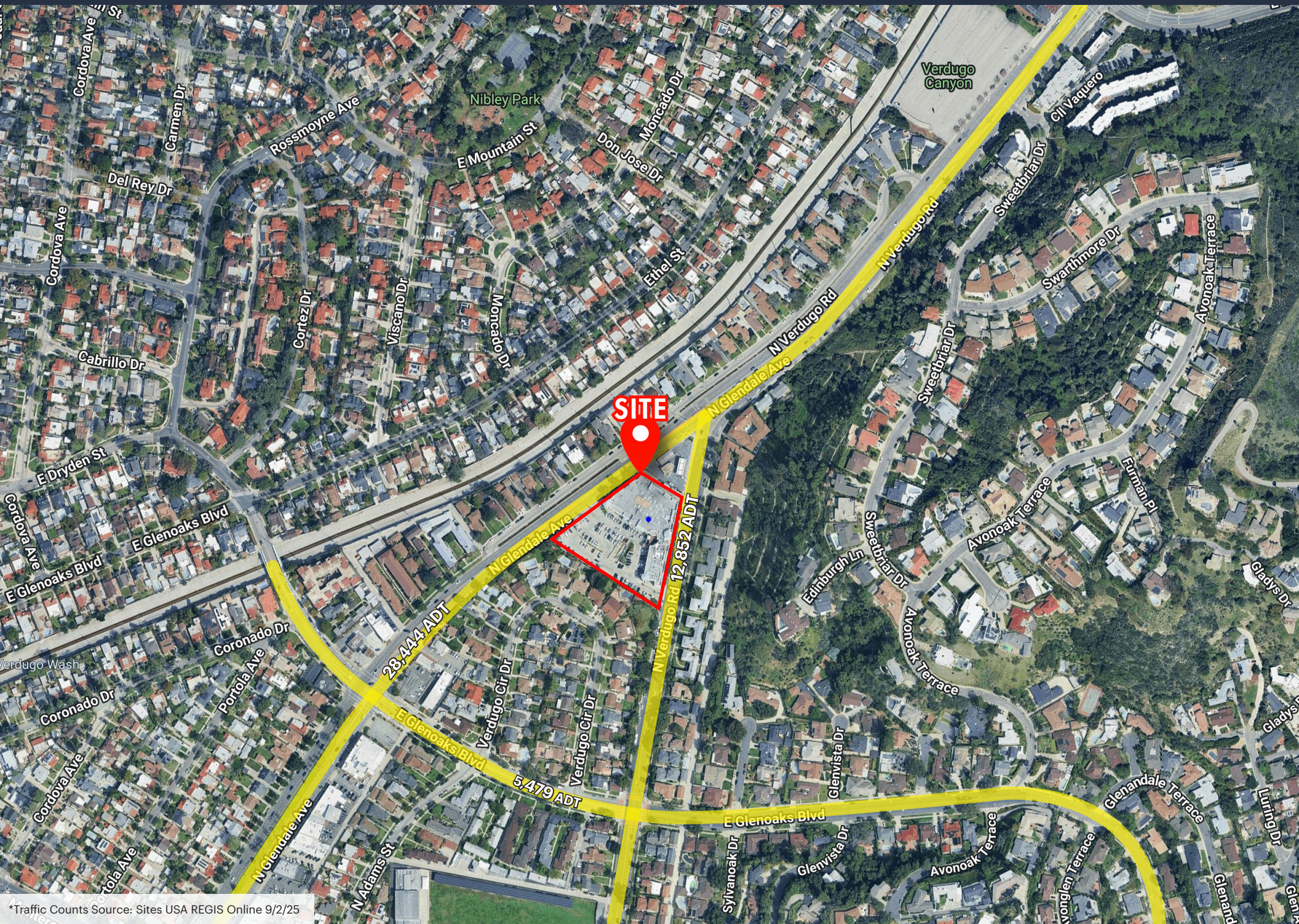






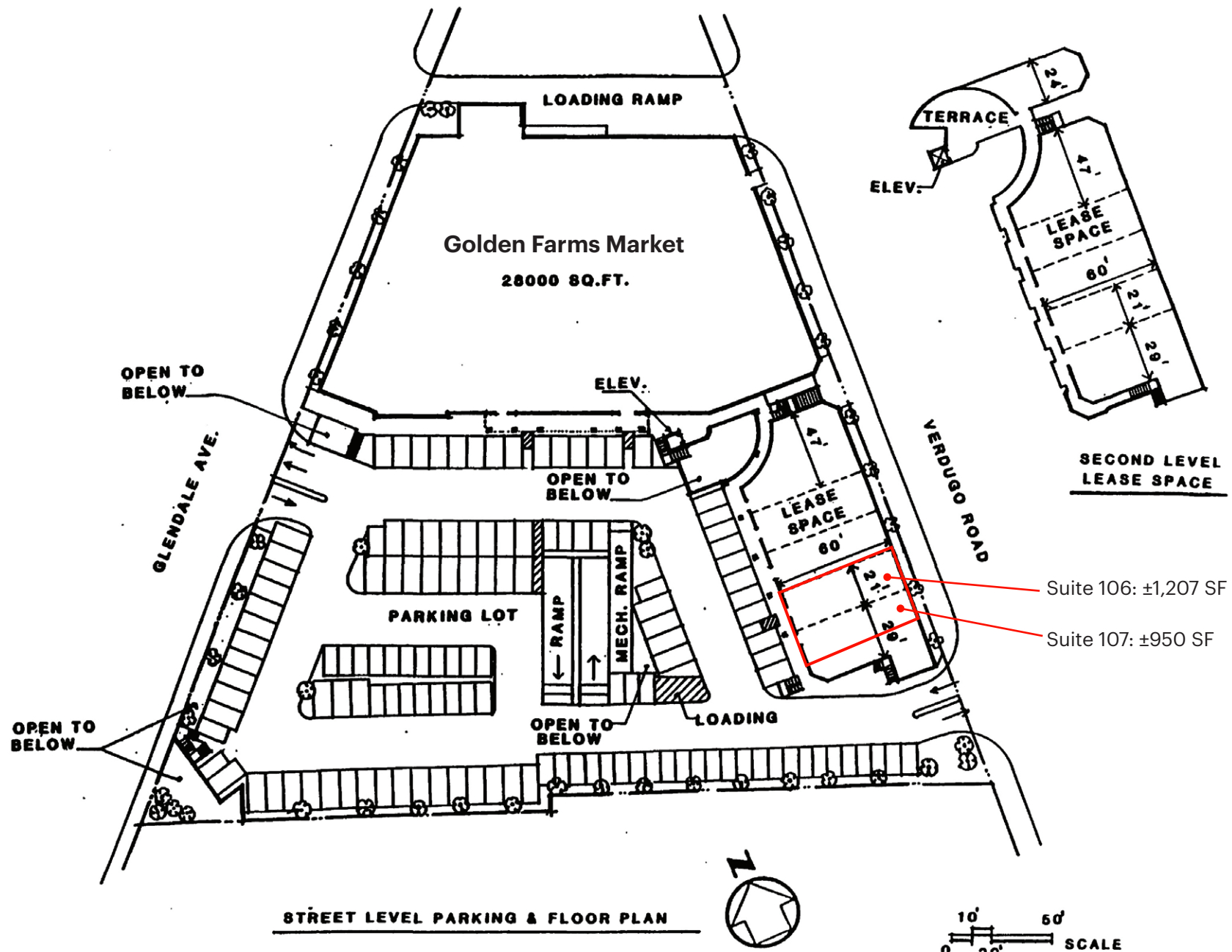




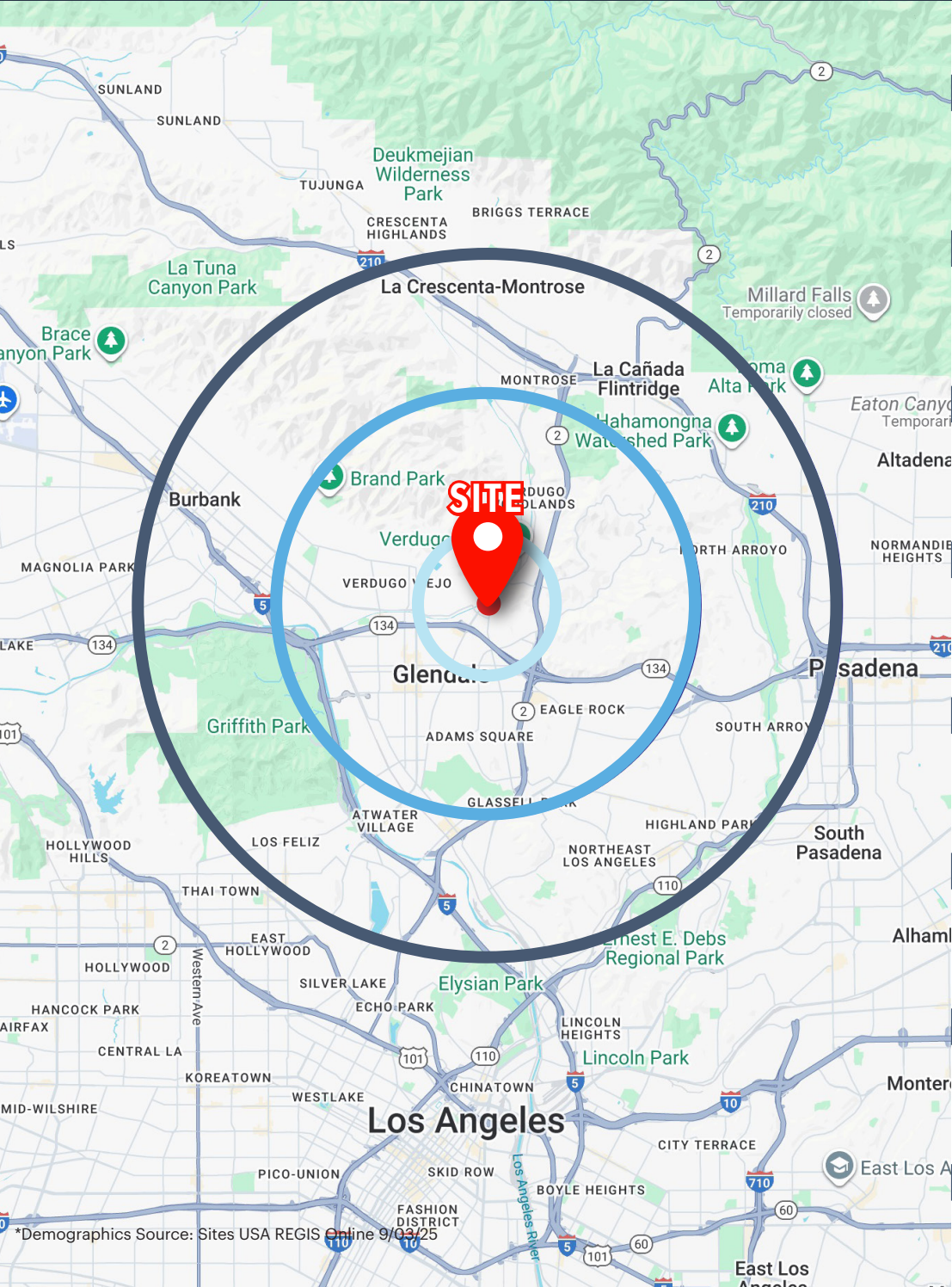


\*Traffic Counts Source: Sites USA REGIS Online 9/2/25









ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
32,379	198,156	466,530



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
13,661	95,671	190,286



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$141,293	\$134,845	\$155,045



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
44.2%	45.8%	48.2%



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$698.11 M	\$4.12 B	\$10.16 B



HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
10,312	7,012	5,942



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
24.0%	24.3%	26.1%



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
49.7%	52.4%	55.5%



\*Demographics Source: Sites USA REGIS Online 9/03/25