


RARE GLENDALE SAN FERNANDO CORIDOOOR OWNER/USER DEVELOPMENT SITE FOR SALE | \$14,950,000



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**Alliance Partners**  
COMMERCIAL REAL ESTATE ADVISORS  
AlliancePartnersco.com

 KELLER WILLIAMS REAL ESTATE SERVICES: 889 Americana Way, #408 Glendale, CA 91210



David Issaians, CCIM  
818.307.0193  
David@alliancepartnersco.com  
DRE# 01792207

## SITE DETAILS

Address:	4544 San Fernando Rd, Glendale, 91204		
ADDRESS	Parcel #	Land Size	Zoning
4544 San Fernando Road	5696-022-030	.57 Acres	IMU-R
4532 San Fernando Road	5696-022-010	.16 Acres	IMU-R
440 W Garfield Avenue	5696-022-004	.17 Acres	R-2250
436 W Garfield Avenue	5696-022-007	.18 Acres	R-2250
	<b>Total Land Size:</b>	<b>47,044 SF</b>	

## PROPERTY HIGHLIGHTS

- Unique land development site on high traffic corridor in Glendale, CA
- Existing income through single tenant for +/- 2 years
- Additional vacancy (14,000 sf) can be leased coterminous to existing lease to provide upward of \$466,000 annual income
- Extremely well situated site close to public transportation
- Abundance of nearby amenities
- Located 1 mile from the Americana at Brand and the Glendale Galleria
- Less than 1/2 mile from Glendale Memorial Hospital

## BUILDING SPECIFICS

Please contact brokers for additional information & detail regarding development potential

- 2002 Construction
- Building: 25,970 SF
- GL Loading: 3 total
- 1: 7x12 Operated Mechanically
- 1: 11x12 Operated Mechanically
- 1: 8x10 Operated Manually
- Power: 1200AMP, 230Volt, 3Phase
- Warehouse Clear Height: 22'
- Showroom/Office Sq Ft: 3,000

## LOCAL BRANDS AND DESTINATIONS:

- COSTCO WHOLESale (1 mile away)
- BEST BUY (1.1 mile away)
- GLENDALE GALLERIA (1.2 miles away)
- THE AMERICANA AT BRAND (0.9 miles away)
- CHASE BANK (1.1 miles away)
- CVS PHARMACY (0.6 miles away)
- BRAND BLVD OF CARS (0.52 miles away)
- PUBLIC STORAGE (1.5 miles away)
- THE HOME DEPOT (0.9 miles away)
- PARTY CITY (1 mile away)
- GLENDALE METROLINK STATION (1 mile away)
- US POSTAL SERVICE (1.4 miles away)
- GRIFFITH PARK (2.4 miles away)
- Chevy Chase Park (0.4 miles)
- Glendale Memorial Hospital (0.9 miles way)
- Disney Studios (1.1 miles away)
- Downtown Los Angeles (7.6 miles away)
- Dodger Stadium (5.4 miles away)

CALL BROKER FOR A PRIVATE SHOWING AND MORE INFORMATION

ASKING PRICE: \$14,950,000

4544

SAN FERNANDO ROAD

GLENDALE CA 91204



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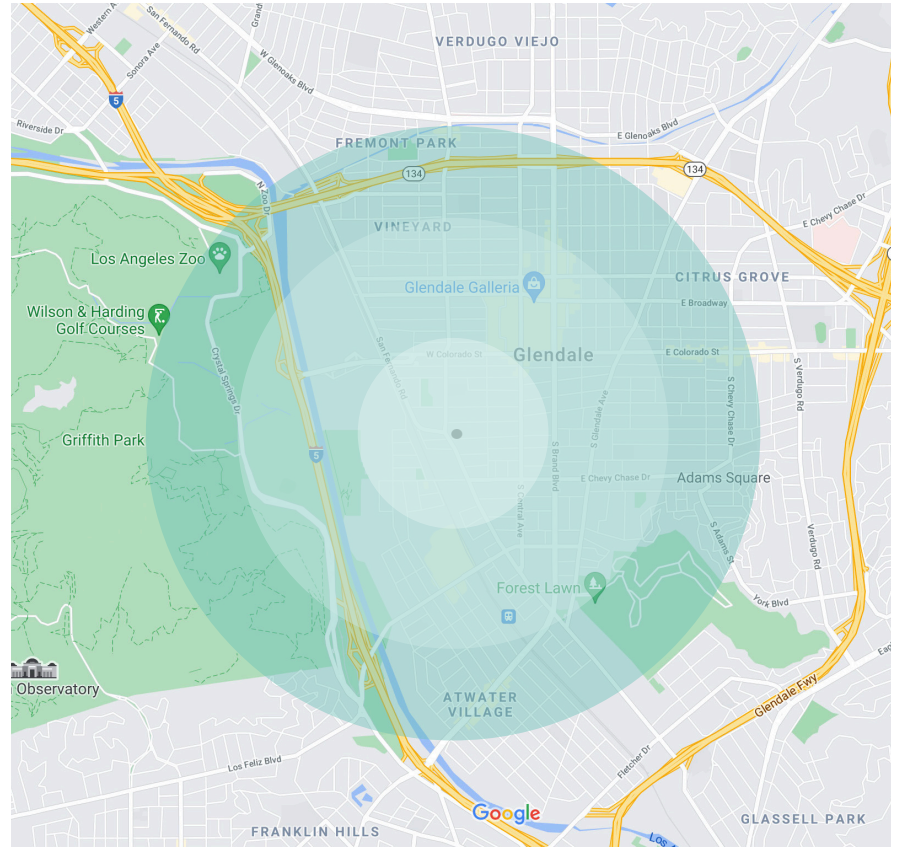
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Population	2 mile	5 mile	10 mile
2021 Population	140,316	714,803	2,750,356
Median Age	40.9	39.4	37.9

Income & Households	2 mile	5 mile	10 mile
Avg Household Income	\$87,504	\$94,243	\$94,858
Avg Household Size	2.6	2.6	2.6
Renter Occupied Households	41,098	191,952	675,149
2021 Households	53,850	271,431	999,708



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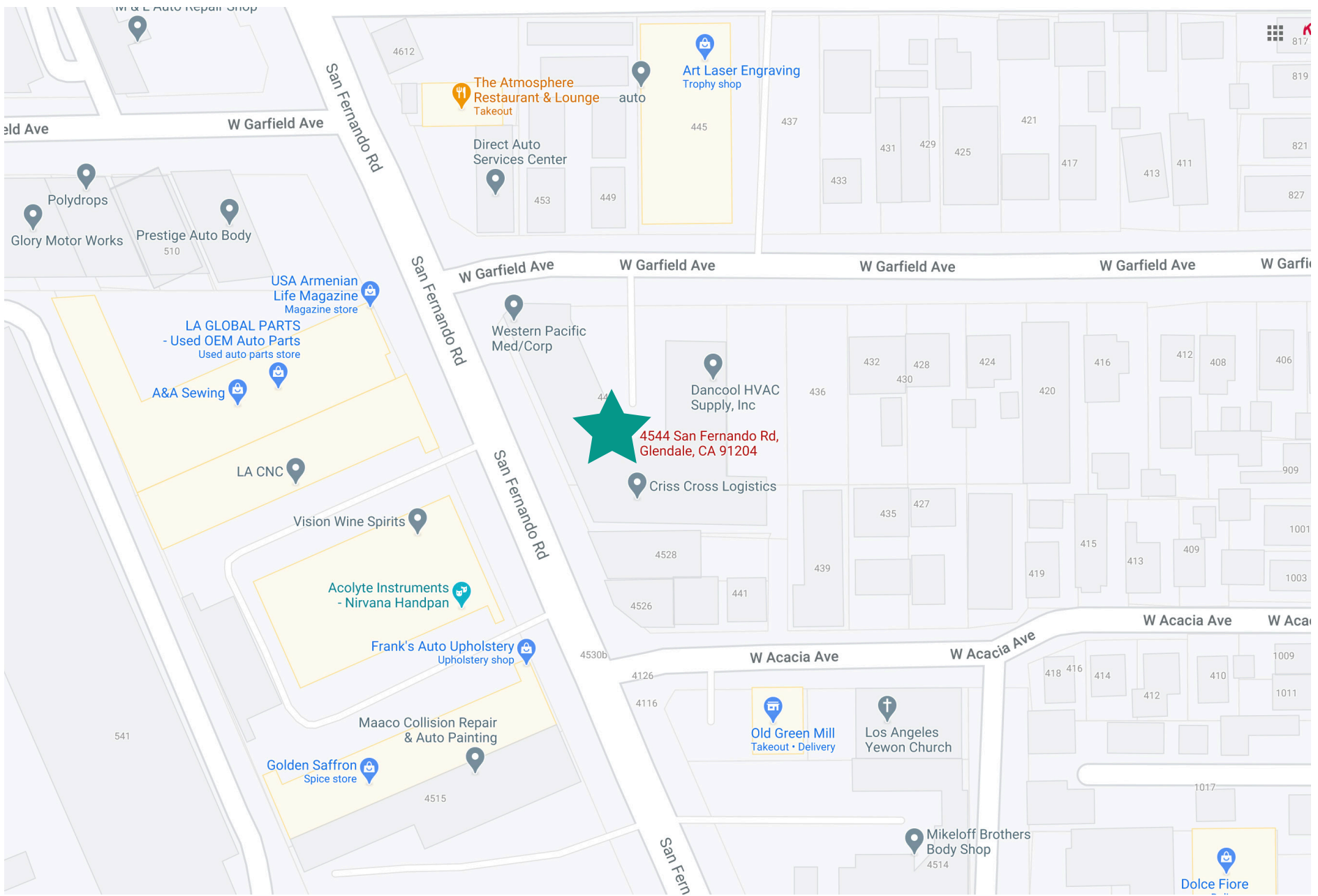
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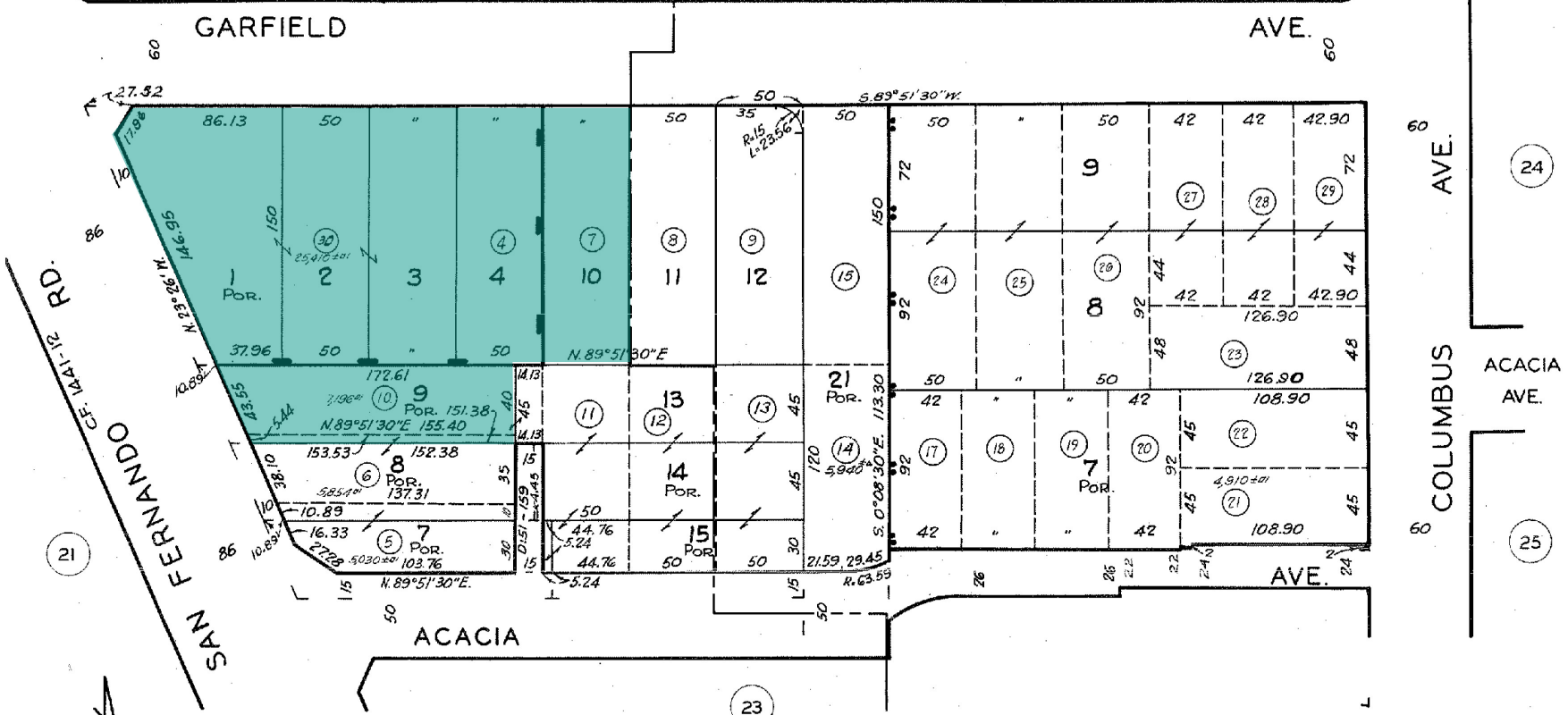
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5696 | 22  
SCALE 1" = 60'

1993

11689 - 4045 (19)

4-18-66



**MECKE'S TRACT**  
M. B. 14 - 62 - 63

**NORMART'S TRACT**  
M. B. 8 - 107

**TRACT NO. 4430**  
M. B. 47 - 100

REVISED  
7-11-55  
730402602  
730802902  
770002804  
930401

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

CODE  
4045  
11689

FOR PREV. ASSM'T. SEE:  
5639 - 17

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

**06**  
Plat Map

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