

1361

E COLORADO STREET
GLENDALE, CA 91205

Prime Glendale, CA
Value-Add Street Retail



Marcus & Millichap

BRANDON MICHAELS GROUP



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AREA OVERVIEW



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BRANDON MICHAELS

Senior Managing Director Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685



EMIN GABRIMASSIHI

Associate
Tel: 818.212.2726
emin.gabramassih@marcusmillichap.com
CA License: 02112980

— B M G TEAM

STEVEN SCHECHTER

Managing Director Investments
CA License: 01089464

DANIEL GAMBOA

Associate
CA License: 02235252



EXECUTIVE SUMMARY

Prime *Glendale* Location. Month-to-Month & Short-Term Leases. Significant *Value-Add Opportunity*.

Property Highlights

Price	\$2,600,000*
Building Size	5,900 SF
Lot Size	16,181 SF**
Price/SF (BLDG)	\$441
Price/SF (LAND)	\$161
Proforma CAP Rate	8.42%
Year Built	1929
Parking	6 Parking Spaces
Parking Ratio	1.02 Space(s) per 1000
Cross Streets	E Colorado St & S Verdugo Rd



*The sale includes 100% fee simple interest in APN 5680-007-006 and a 33% undivided ownership interest in APNs 5680-007-005, 5680-007-007, and 5680-007-023. Please contact the listing agents to discuss.

**Land Square Footage			
Front Parcel	APN #5680*007-006	8,995 SF	100% Interest
Rear Parcel	APN #5680-007-007	2,622 SF	33% Interest
Rear Parcel	APN #5680-007-005	2,804 SF	33% Interest
Rear Parcel	APN #5680-007-023	1,760 SF	33% Interest



EXECUTIVE SUMMARY

Prime Glendale Infill Location Along the Colorado Street Corridor *with Significantly Below-Market Rents and Immediate Value-Add Upside*

THE OPPORTUNITY

In-place rents at 1361 E Colorado average \$1.22/SF modified gross, materially below market rents executing along this corridor today. 78% of the building is occupied on a month-to-month basis, and the remaining tenant's lease expires in April of 2027, giving a new owner the ability to mark the entire building to market in the near term. The path to stabilization is direct: restructure, re-tenant, or reconfigure, and capture an immediate and significant upside in rents.

THE LOCATION

The asset is positioned along Colorado Street, a primary east-west commercial corridor connecting Glendale's downtown core to the broader Pasadena and Eagle Rock trade areas, with traffic counts exceeding 19,218 vehicles per day. The property sits adjacent to Glendale High School, one of the largest high schools in the region, providing consistent daily foot traffic and a natural consumer base for neighborhood retail and service-oriented uses. The 134 Freeway is within immediate proximity, offering regional connectivity to Pasadena, Burbank, and the San Fernando Valley.

Glendale is one of the most fundamentally sound retail investment environments in Los Angeles County, characterized by a dense, affluent, and diverse residential population, limited new retail supply, and consistently strong leasing demand from a broad range of retail, food and beverage, medical, and service-oriented users. Average household income exceeds \$108,000 within three miles of the property, supporting a high-quality consumer base and sustained commercial demand throughout the trade area.



GLENDALE
G GALLERIA

The AMERICANA
at Brand

H Holiday Inn
Express

BURGER KING

TACO BELL

McDONALDS

DAVE'S HOT CHICKEN

STARBUCKS COFFEE

Mobil

CVS pharmacy

1361
E COLORADO STREET
GLENDALE, CA 91205

SHELL

Z

Rack **Habit** **Western Union**
Ralphs **TJ-maxx** **Michaels**
petco **Total Wine** **ROSS**
DRESS FOR LESS

TRADER JOE'S

WHOLE FOODS MARKET

CALIFORNIA
134

Glendale High School

Significant Below-Market Rents with *Immediate Value-Add Upside*

Below-Market In-Place Rents with Clear Mark-to-Market Opportunity

The property's current tenancy is paying rents materially below prevailing market levels, with the majority of occupied square footage on a month-to-month lease structure. This creates an immediate and executable path to income growth through lease restructuring, re-tenanting at market rates, or physical reconfiguration of the existing space, allowing a buyer to capture a substantial step-up in net operating income upon stabilization.



Month-to-Month Tenancy Providing Immediate Flexibility

The majority of the building's occupied square footage is held on a month-to-month basis, providing a new owner with near-term operational control and the flexibility to reposition, re-tenant, or reconfigure the space with minimal lease obligation risk or long-term holdover exposure.



Stabilized NOI Significantly Above Current In-Place Income

Upon stabilization at market rents, the property's net operating income increases dramatically relative to its current in-place level, representing one of the most compelling value-add yield profiles available in the Glendale retail submarket at this price point.





INVESTMENT HIGHLIGHTS

Prime Glendale Infill Location Along the Colorado Street Corridor

Prime Colorado Street Frontage

The property fronts Colorado Street, Glendale's primary east-west commercial artery, carrying over 19,218 vehicles per day and connecting the city's downtown retail core to the broader Eagle Rock and Pasadena trade areas. Colorado Street frontage provides consistent daily visibility, strong signage exposure, and long-term leasing demand from a broad range of retail, food and beverage, and service-oriented users.

134 Freeway Proximity with Strong Regional Connectivity

Immediate access to the 134 Freeway connects the property to Pasadena, Burbank, and the San Fernando Valley, making it accessible to a broad regional employee and customer base and reinforcing its appeal to tenants serving both local and commuter-driven consumer demand.

Active and Diverse Tenant Demand Pool

Executed lease comparables throughout the immediate Colorado Street corridor confirm active demand from food and beverage operators, medical and wellness users, professional services, and specialty retail tenants, with market rents ranging from \$2.25 to \$4.00/SF/month NNN for comparable storefront retail space, providing a clearly supported and achievable rent growth trajectory for any repositioning strategy.

Supply-Constrained Glendale Retail Submarket

Glendale's retail market is defined by limited new supply, high barriers to entry, and consistently low vacancy, creating a structurally favorable environment for well-located assets. The submarket's infill nature and strong residential density ensure that quality retail space is consistently absorbed, and that repositioned assets command premium rents relative to surrounding markets.



A Flexible Retail Footprint on Colorado Street

Demising Flexibility

The building's existing layout supports single-tenant, two-tenant, or multi-tenant configurations without structural reconfiguration. A buyer can take the building down to one user, lease it as currently demised, or split it further to capture smaller-format F&B and service tenants at premium per-SF rents.

Owner-User Optionality

The 4,364 SF Special Price Store suite is held on a month-to-month basis, positioning it for an owner-user to occupy in the near term with standard notice. A user taking the larger suite can lease the 1,200 SF Thai Restaurant space for passive income through April 2027, then re-tenant at market upon expiration — owner-occupancy of the majority of the building from day one, with the smaller suite providing passive income to offset carry. SBA financing available at 10% down.

Site Plan

5,900 SF building on 8,995 SF lot. 6 on-site parking spaces supplemented by street parking and nearby municipal lots. Four parcels total — primary building parcel held 100% fee simple; three adjacent parking parcels held as 33% undivided interests, conveying together at closing.



** Land Square Footage			
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Rear Parcel	APN #5680-007-005	2,804 SF	33% Ownership Interest
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Unit Number	Tenant	SF	Floor	%	Lease Start	Lease Expiration	Rent	Rent/SF	Increases	Options	Time at Center	Term Remaining	PF Rent	PF Rent/SF	PF Lease Type
1361	Thai Restaurant	1,200	1	21.6%	5/1/2022	4/30/2027	\$1,948.00	\$1.62	3.5% Annually, May	1 x 5yr, FMV	4.0 Year(s)	1.0 Year(s)	\$4,200.00	\$3.50	NNN
1363/65/67	Special Price Store	4,364	1	78.4%	3/1/2004	MTM	\$4,863.00	\$1.11	-	-	22.2 Year(s)	0.0 Year(s)	\$15,274.00	\$3.50	NNN
		5,564		100%			\$6,811.00	\$1.22			13.1 Year(s)	0.5 Year(s)	\$19,474.00	\$3.50	

*Landlord is responsible for gas, water & sewer

**Tenant responsible to pay, as additional rent, \$300/year for taxes and \$225.00/year for insurance.

OPERATING EXPENSES

	Current	Per SF	Proforma	Per SF
*Current Property Taxes	\$32,500	\$5.51/SF	\$32,500	\$5.51/SF
Management	\$3,269	\$0.55/SF	\$9,348	\$1.58/SF
Insurance	\$4,720	\$0.80/SF	\$4,720	\$0.80/SF
Utilities	\$2,065	\$0.35/SF	\$2,065	\$0.35/SF
Trash Removal	\$2,065	\$0.35/SF	\$2,065	\$0.35/SF
Grounds Maintenance	\$2,065	\$0.35/SF	\$2,065	\$0.35/SF
Repairs & Maintenance	\$1,475	\$0.25/SF	\$1,475	\$0.25/SF
Total Expenses	\$53,174	\$9.01	\$59,253	\$10.04
Expenses/SF/Month		\$0.75		\$0.84

OPERATING DATA

	Current	Proforma
Scheduled Lease Income:	\$81,732	\$233,688
CAM Reimbursement:	\$10,604	\$59,253
Additional Income:	\$0	\$0
Effective Gross Income:	\$92,336	\$292,941
Vacancy:	\$4,617	\$14,647
Expenses:	\$48,799	\$59,253
Net Operating Income:	\$38,920	\$219,041

APN's

1361 E Colorado Street Glendale, CA 91205			
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Glendale Submarket - *Strong Demographics & Consumer Fundamentals*

Dense and Established Consumer Base

The property serves a dense urban population of approximately 54,600 residents within one mile, expanding to more than 660,700 residents within five miles. Household counts grow from 18,600 to over 231,500 across the trade area, supporting strong demand from a broad and established consumer base.

Strong Income Profile

The surrounding community demonstrates solid purchasing power, with average household incomes ranging from approximately \$98,600 within one mile to more than \$121,100 within five miles. Median household incomes exceed \$90,000 within the broader trade area, supporting a variety of retail, dining, and service-oriented uses.

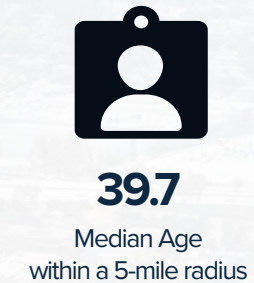
Residential and Business Density

The area benefits from a balanced mix of renter and owner-occupied households, contributing to long-term residential stability and consistent consumer activity. More than 33,300 businesses within five miles also support a strong daytime population and ongoing commercial demand throughout the corridor.

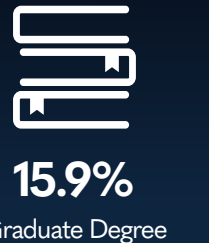
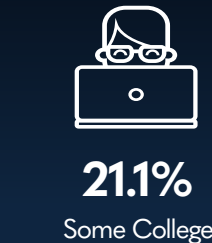
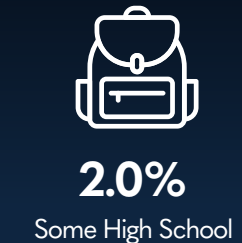
Demographics

	1 Mile	3 Mile	5 Mile
Population	54,600	275,900	660,700
Households	18,600	91,800	231,500
Average Household Size	2.9	2.9	2.8
Median Age	37.4	38.7	39.7
Owner Occupied Households	4,800	37,200	97,600
Renter Occupied Households	13,600	53,500	131,800
Average Household Income	\$98,600	\$115,500	\$121,100
Median Household Income	\$77,700	\$87,200	\$90,200
Businesses	1,500	12,800	33,300

Population



Education



Glendale, *California*

1361 E Colorado Street is positioned within Glendale, California, one of the most economically productive, demographically robust, and commercially active cities in Los Angeles County. Glendale is a city defined by structural commercial strength, characterized by a dense and affluent residential population, a well-established and diversified retail base, limited new supply, and consistently strong leasing demand that has demonstrated resilience across multiple market cycles. For retail real estate investors, Glendale represents one of the most fundamentally sound and low-risk infill environments available in the greater Los Angeles marketplace.



Affluent and Dense Surrounding Demographics

The property is surrounded by one of the most affluent and densely populated residential trade areas in the San Gabriel Valley and Foothills subregion. Average household incomes exceed \$108,000 within three miles of the property, well above regional benchmarks, supporting a high-quality and discretionary consumer base for retail, dining, and service-oriented tenants. The surrounding population of approximately 275,900 residents within three miles provides the kind of consistent and deep consumer demand that sustains neighborhood retail occupancy through varying economic conditions. The city's diverse demographic profile, encompassing a broad mix of Armenian, Korean, Latino, and Anglo residential communities, further supports a wide range of tenant categories and creates a resilient, multi-layered demand base that few Los Angeles submarkets can match.



The Colorado Street Corridor



Colorado Street is Glendale's primary east-west commercial spine, connecting the city's downtown retail and dining core to the adjacent Eagle Rock and Pasadena trade areas. The corridor carries consistent daily traffic volumes and serves as the primary commercial address for a broad range of neighborhood retail, food and beverage, professional service, and medical users. The subject property's frontage along Colorado Street places it at the center of this established commercial activity, with strong daily visibility, natural pedestrian flow from Glendale High School and surrounding residential neighborhoods, and direct access to one of the most active leasing corridors in the submarket.

Glendale's Retail Market Fundamentals

Glendale's retail submarket is defined by a set of structural characteristics that consistently produce strong investment performance over time. The city's dense urban fabric limits new retail development, ensuring that existing well-located assets face limited competitive supply pressure. Vacancy rates remain consistently low relative to broader Los Angeles retail benchmarks, and leasing velocity for quality storefront product along primary corridors like Colorado Street is strong and sustained. These dynamics translate directly into pricing power for landlords, durability of income for investors, and long-term appreciation for assets positioned in the submarket's most active corridors.



Regional Connectivity and Trade Area Access



The property's location along Colorado Street, with immediate access to the 134 Freeway, positions it at a natural convergence point between Glendale's primary commercial corridor and the broader regional trade area. The 134 Freeway provides direct connectivity to Pasadena to the east, Burbank to the west, and the San Fernando Valley beyond, expanding the property's effective trade area well beyond its immediate neighborhood and making it accessible to a regional customer base drawn from across the northern Los Angeles basin. This regional connectivity, combined with the strong local residential density and the consistent foot traffic generated by adjacent Glendale High School, creates a layered and durable demand environment that supports long-term commercial vitality for any well-positioned retail asset along this corridor.

BURBANK AIRPORT

9.6 MILES FROM THE SUBJECT PROPERTY



HOLLYWOOD

10.0 MILES FROM THE SUBJECT PROPERTY



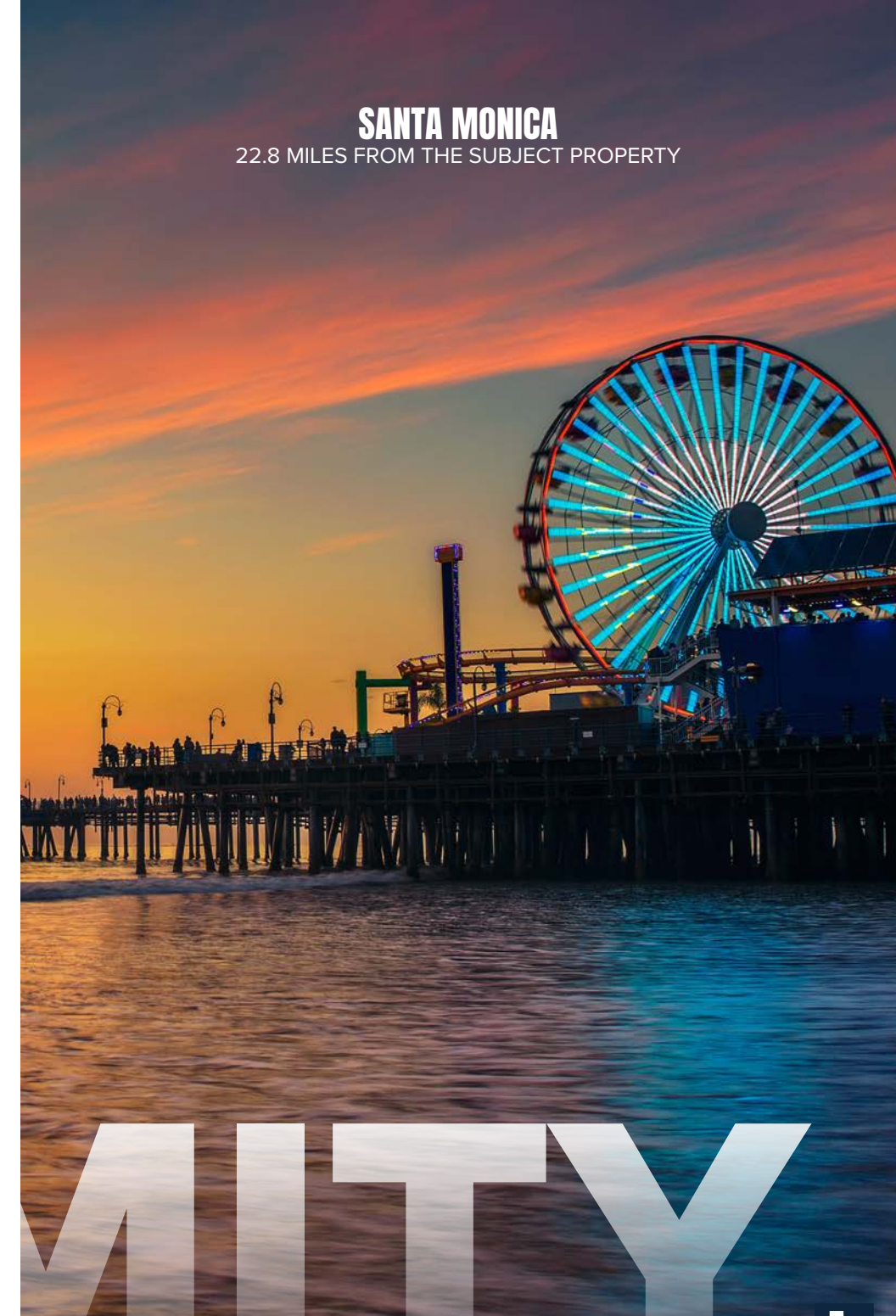
DOWNTOWN LA

7.9 MILES FROM THE SUBJECT PROPERTY



SANTA MONICA

22.8 MILES FROM THE SUBJECT PROPERTY



PROXIMITY

1361

E COLORADO STREET
GLENDALE, CA 91205

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