

FOR LEASE

±2,150 RSF OF
FLEX RETAIL,
FITNESS, MEDICAL,
OFFICE ALONGSIDE
NEIGHBORHOOD
AMENITIES

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1837 W GLENOAKS BLVD

GLENDALE / LOS ANGELES



HIGHLY VISIBLE GLENOAKS BOULEVARD FLEX / RETAIL OPPORTUNITY IN GRANDVIEW / EL MIRADERO

AVAILABLE FOR LEASE

1837 W GLENOAKS BLVD
Grandview / El Miradero
Glendale 91201

837 W Glenoaks Blvd offers a rare opportunity to lease a freestanding retail / flex building along one of Glendale's primary commercial corridors. The ±2,150 RSF space features strong street presence, high ceilings, and flexible C2 zoning suitable for retail, fitness, medical, office, or service-oriented uses. Recently renovated and available for the first time in over 34 years, the property combines immediate occupancy with long-term positioning along a high-traffic corridor.



AVAILABLE SPACE & DETAILS

Size	±2,150 RSF
Asking Rent	Upon Request
Term	5 to 10 Years
Occupancy	Immediate (<i>First time in 34+ years</i>)
Zoning	C2
Parking	11+ Spaces On-Site & Street

FEATURES

- Freestanding building
- Renovated in 2025 with refreshed interior finishes
- 13'–15' ceiling heights throughout
- ±30 feet of Glenoaks Blvd frontage
- Storefront and side-wall signage opportunities
- Concrete flooring, fresh paint, and built-in restroom
- ±34,000 cars per day along Glenoaks Blvd
- Very Walkable location (Walk Score® 87)
- 11+ parking spaces (on-site and street)

HIGHLIGHTS

Freestanding Building With Strong Identity and Curb Appeal



Prime Glenoaks Blvd Exposure with High Daily Traffic Counts



First Availability in 34+ Years



Flexible C2 Zoning Supporting a Wide Range of Uses



Signage Visibility From Both Storefront and Side Elevation



Immediate Occupancy with Recent 2025 Renovations



FLOOR PLAN





For More Information Contact

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