



3847 FOOTHILL BLVD, GLENDALE, CA 91214

Retail



FOR LEASE

OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties LA is pleased to offer a well-located commercial lease opportunity at 3847 Foothill Blvd in the highly desirable North Glendale/La Crescenta corridor. The property consists of approximately 1,324 square feet of interior space, complemented by a secure outdoor area, offering a flexible layout that may accommodate educational or community-oriented uses, subject to tenant verification, city approvals, and required licensing.

The property was previously operated as a day care facility ; however, no representation or warranty is made that such use or any other intended use will be approved. Tenant shall be solely responsible for conducting their own due diligence and obtaining all necessary approvals, permits, licenses, and entitlements from the City and any other governing authorities. Landlord shall not be responsible or liable if the tenant's intended business use is not approved.

Positioned along Foothill Blvd, a highly visible and well-trafficked arterial, the property benefits from strong surrounding demographics and excellent neighborhood presence. Existing improvements include a gated perimeter, six dedicated parking spaces, and built-out restrooms, providing a strong foundation for a tenant seeking a functional and efficient commercial space.

With convenient access to major routes and close proximity to family-oriented residential communities and nearby schools, this location offers long-term appeal in one of Glendale's most stable and affluent submarkets. This opportunity is ideal for an operator seeking visibility, accessibility, and a well-improved space in a prime neighborhood setting.

All information provided is deemed reliable but not guaranteed. Tenant/s are advised to independently verify all information. Equity Union and IKON Properties, including their agents and representatives, make no representations or warranties and shall be held harmless from any liability arising from the use, condition, zoning, or approval of the property.

PROPERTY TYPE
Retail/Office

YEAR BUILT
1949

AVAILABLE SPACES
1st Floor (approx. 700 SF)
2nd Floor (approx. 700 SF)

ZONING
GLC3



PROPERTY HIGHLIGHTS

- Gated property with controlled access
- Six on-site parking spaces + Street Parking
- High-visibility Foothill Blvd frontage
- New Flooring!
- Located in a dense residential area near schools, homes, and nearby businesses

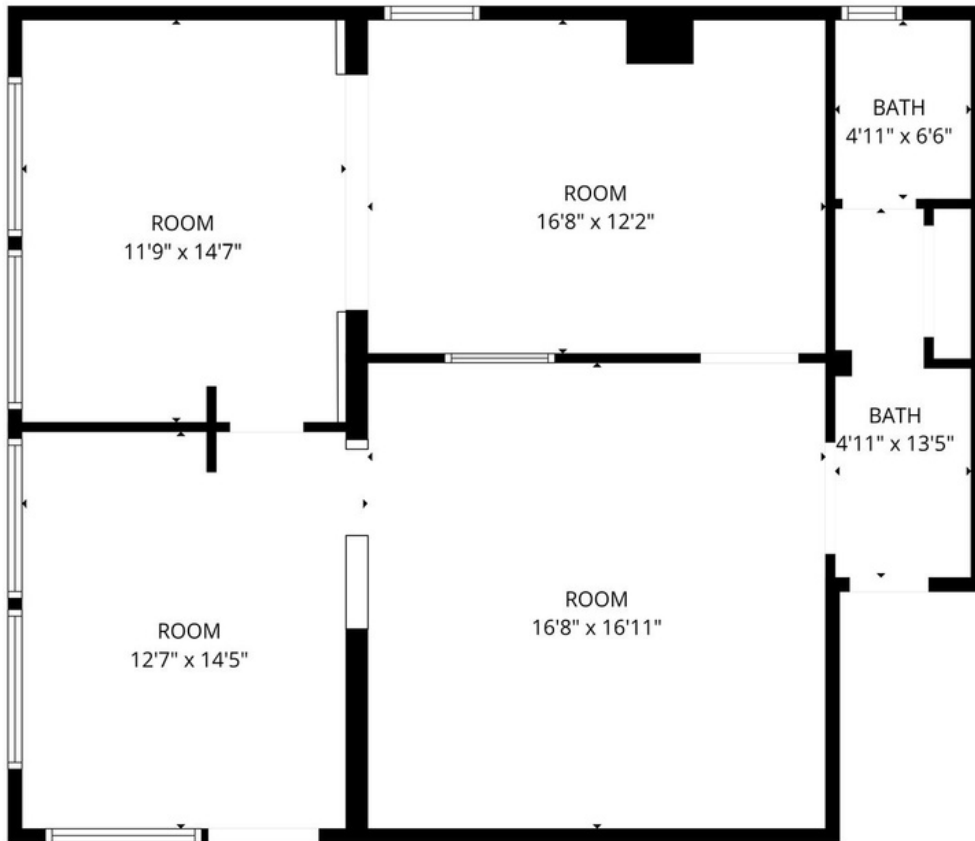


*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

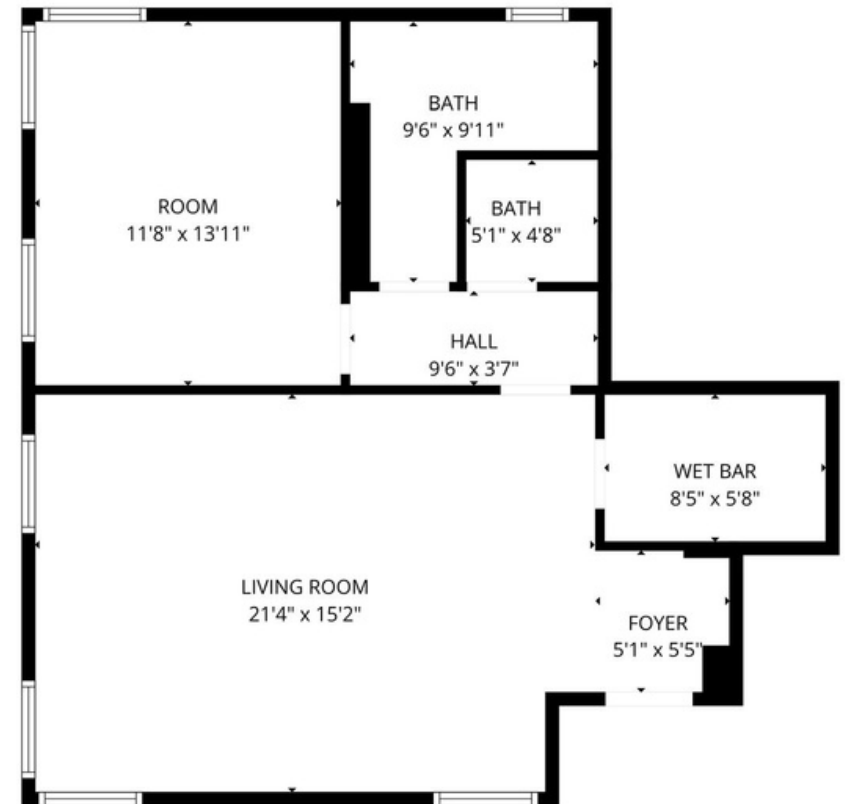
FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

1ST FLOOR



2ND FLOOR





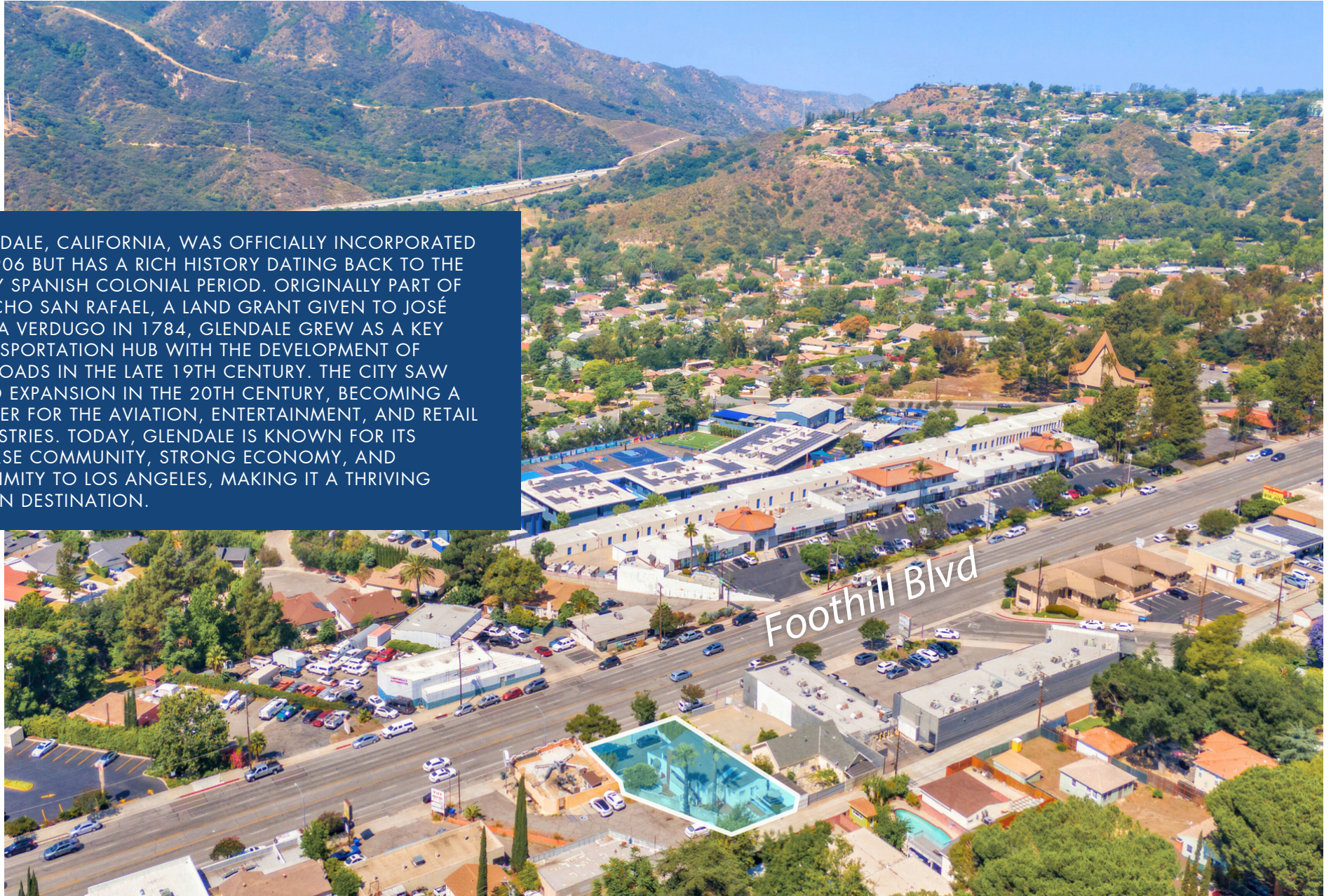


RETAIL MAP

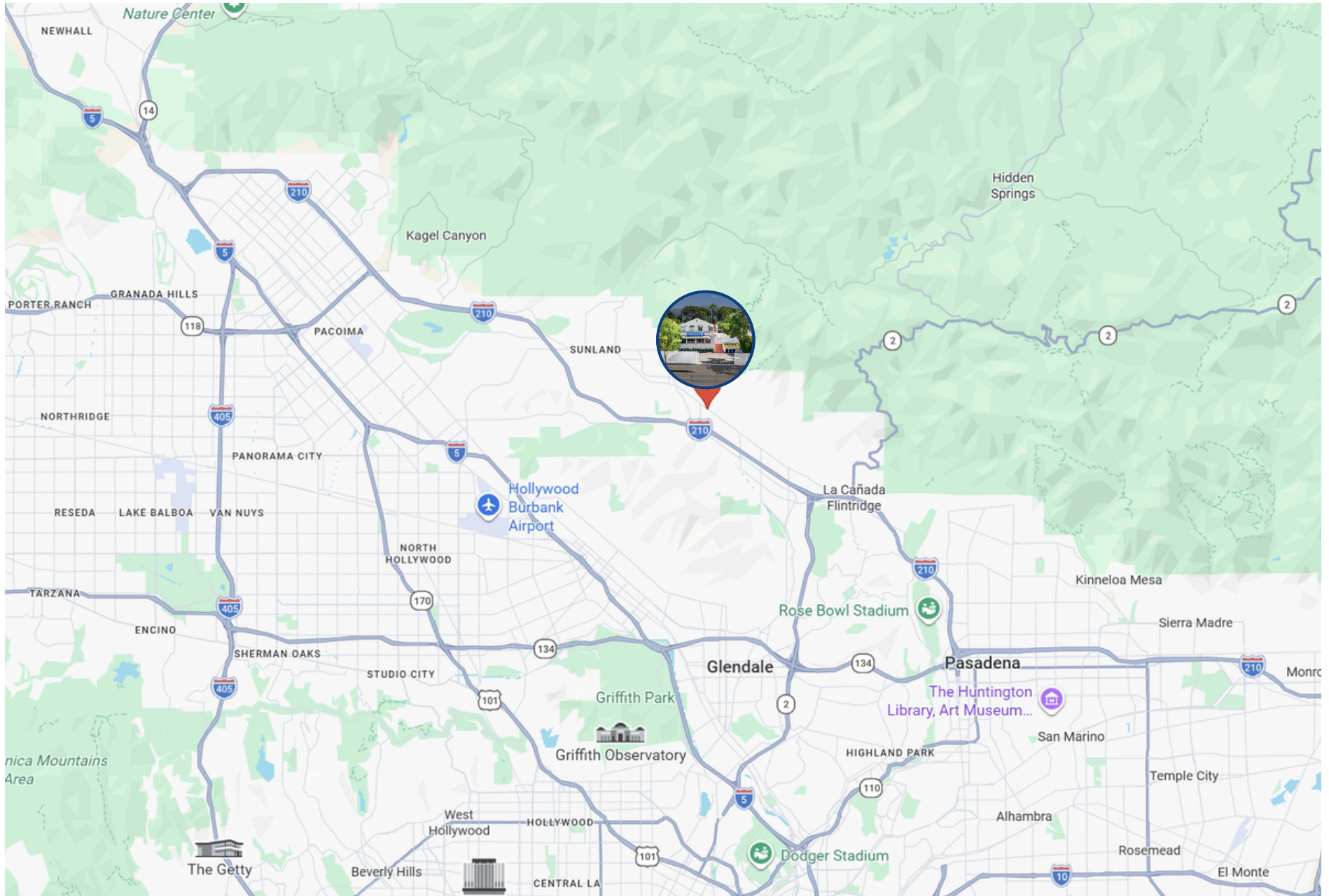


AERIAL MAP

GLENDAL, CALIFORNIA, WAS OFFICIALLY INCORPORATED IN 1906 BUT HAS A RICH HISTORY DATING BACK TO THE EARLY SPANISH COLONIAL PERIOD. ORIGINALLY PART OF RANCHO SAN RAFAEL, A LAND GRANT GIVEN TO JOSÉ MARÍA VERDUGO IN 1784, GLENDAL GREW AS A KEY TRANSPORTATION HUB WITH THE DEVELOPMENT OF RAILROADS IN THE LATE 19TH CENTURY. THE CITY SAW RAPID EXPANSION IN THE 20TH CENTURY, BECOMING A CENTER FOR THE AVIATION, ENTERTAINMENT, AND RETAIL INDUSTRIES. TODAY, GLENDAL IS KNOWN FOR ITS DIVERSE COMMUNITY, STRONG ECONOMY, AND PROXIMITY TO LOS ANGELES, MAKING IT A THRIVING URBAN DESTINATION.



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	45,253	224,810	452,652
2029 Population	44,179	220,102	441,414
Pop Growth 2024-2029	-2.37%	-2.09%	-2.48%
Average Age	37.60	39.90	40.80
2024 Total Households	13,854	77,383	157,460
HH Growth 2024-2029	-2.58%	-2.09%	-2.61%
Median Household Income	\$64,096	\$83,290	\$89,880
Avg Household Size	3.10	2.80	2.80
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$661,435	\$728,358	\$788,067
Median Year Built	1973	1973	1971



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IKON Properties and it should not be made available to any other person or entity without the written consent of IKON Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IKON Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe are reliable; however, IKON Properties has not verified, and will not verify, any of the information contained herein, nor has IKON Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





BLAS FERNANDEZ

DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191

blas@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02012036



ARGI TSATURYAN

INVESTMENT ASSOCIATE

818.510.2290

argi@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 02101145