

PRIME GLENDALE RETAIL/RESTAURANT SPACE AVAILABLE

3909 SAN FERNANDO RD, GLENDALE, CA 91204



BÜNDA



VIRTUAL TOUR

JOIN GLENDALE'S NEWEST MIXED-USE  
DEVELOPMENT: ±948-3,318 SF AVAILABLE

# EXECUTIVE SUMMARY

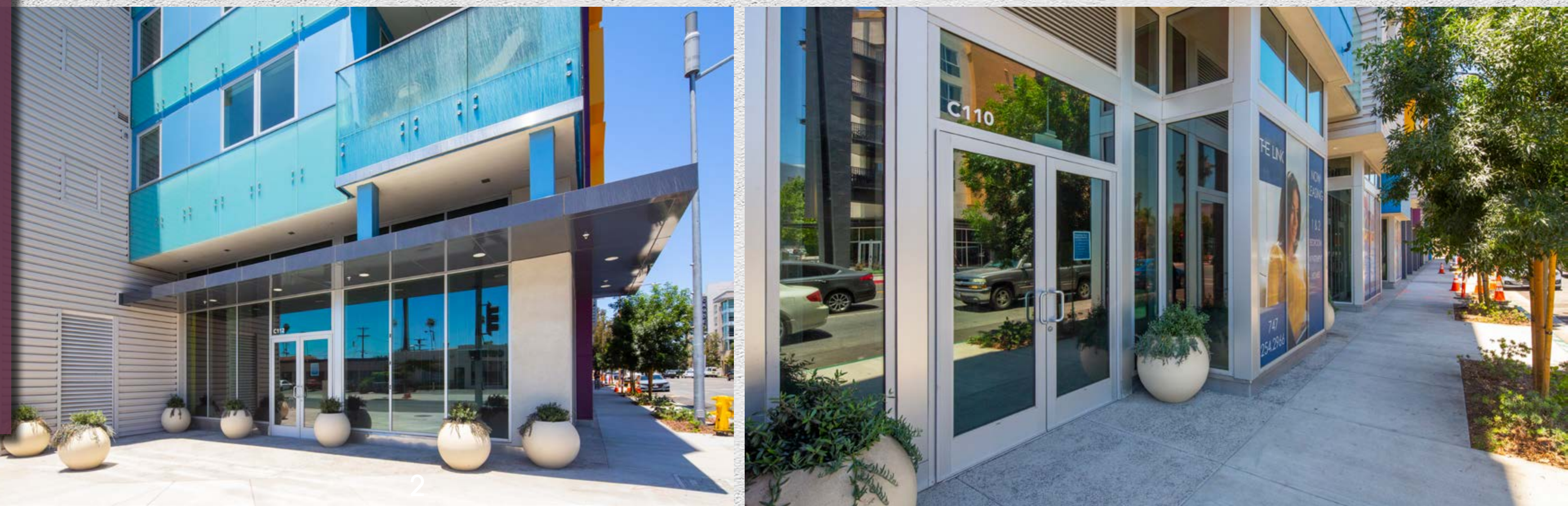
Pegasus is pleased to present an exceptional opportunity to lease prime retail/restaurant space at hue39, a brand-new mixed-use building in the highly desirable city of Glendale, California. Superbly located squarely between downtown Glendale, Atwater Village and Los Feliz, hue39 offers ±948-3,318 SF of street-fronting retail space beneath 143 brand-new apartment units. In addition, ample on-grade and subterranean parking is available directly from San Fernando Rd.

hue39 sits prominently on Glendale's primary N San Fernando Road thoroughfare (±35,000 vehicles per day) and is walking distance from Glendale Memorial Hospital (operated by Dignity Health). One block to the north is Los Feliz Blvd, the primary artery connecting south Glendale to the rest of Los Angeles. Los Feliz Blvd features a significant retail presence anchored by a large Costco and Best Buy-anchored shopping center.

Atwater Village to the south has become an exceptionally attractive neighborhood for both residents and tourists in recent years, having sprouted a multitude of trendy and unique destination retail shops and restaurants on its Glendale Blvd stretch.

hue39 is minutes from CA-2 and I-5, both accessible from San Fernando Rd and Los Feliz Blvd, respectively. Local demographics are strong, with a population of 264,000 and an average household income of \$99,579 within 3 miles.

Take advantage of this rare leasing opportunity in one of Los Angeles' most prime neighborhoods while it lasts!



CENTRALLY LOCATED BETWEEN LOS FELIZ, ATWATER VILLAGE, AND DOWNTOWN GLENDALE

GRIFFITH PARK

BURBANK



GRIFFITH APARTMENTS  
220 APARTMENT UNITS

LOS FELIZ BLVD



CAMDEN GLENDALE  
307 APARTMENT UNITS

S CENTRAL AVE

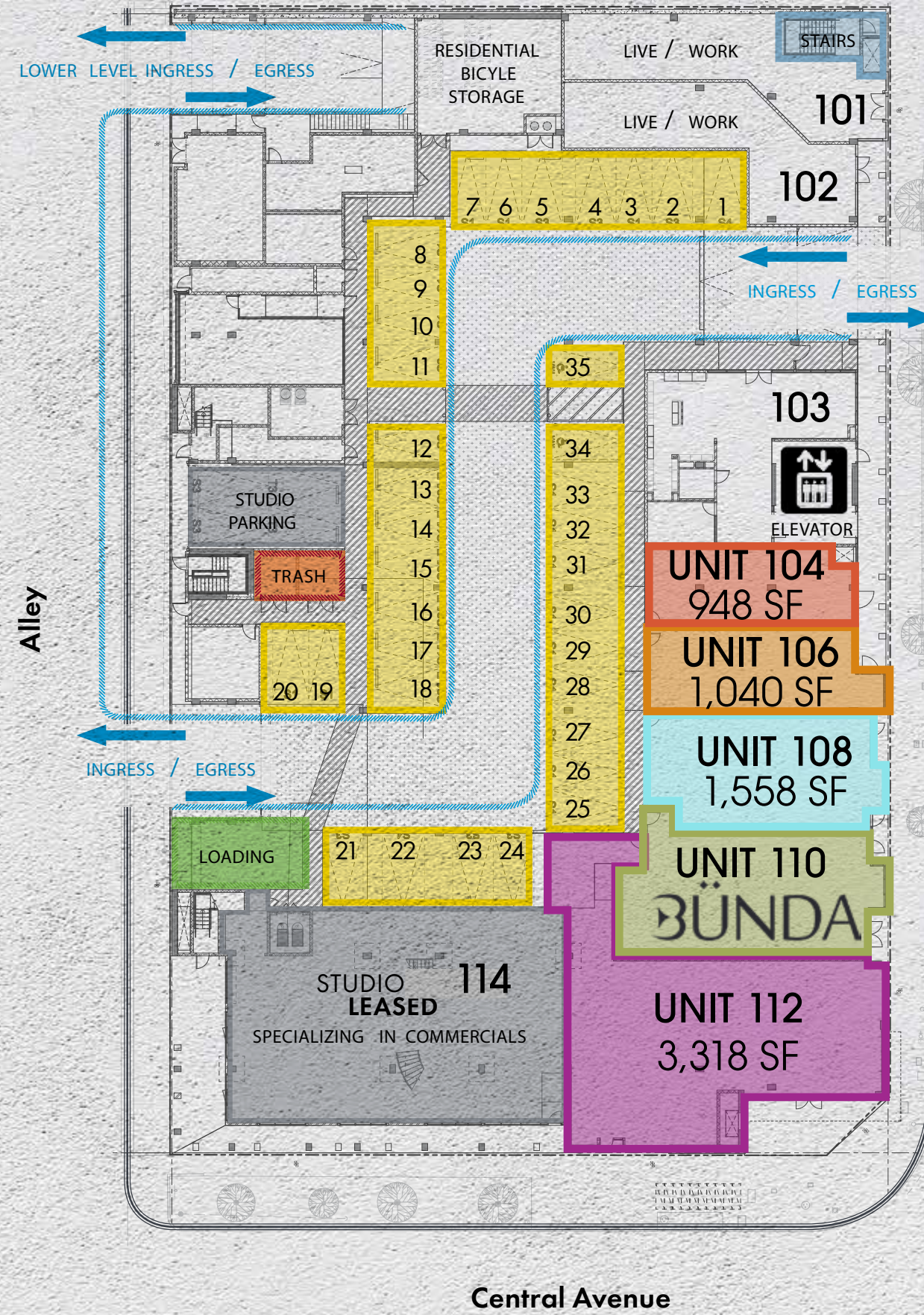
SAN FERNANDO RD  
±35,000 VPD



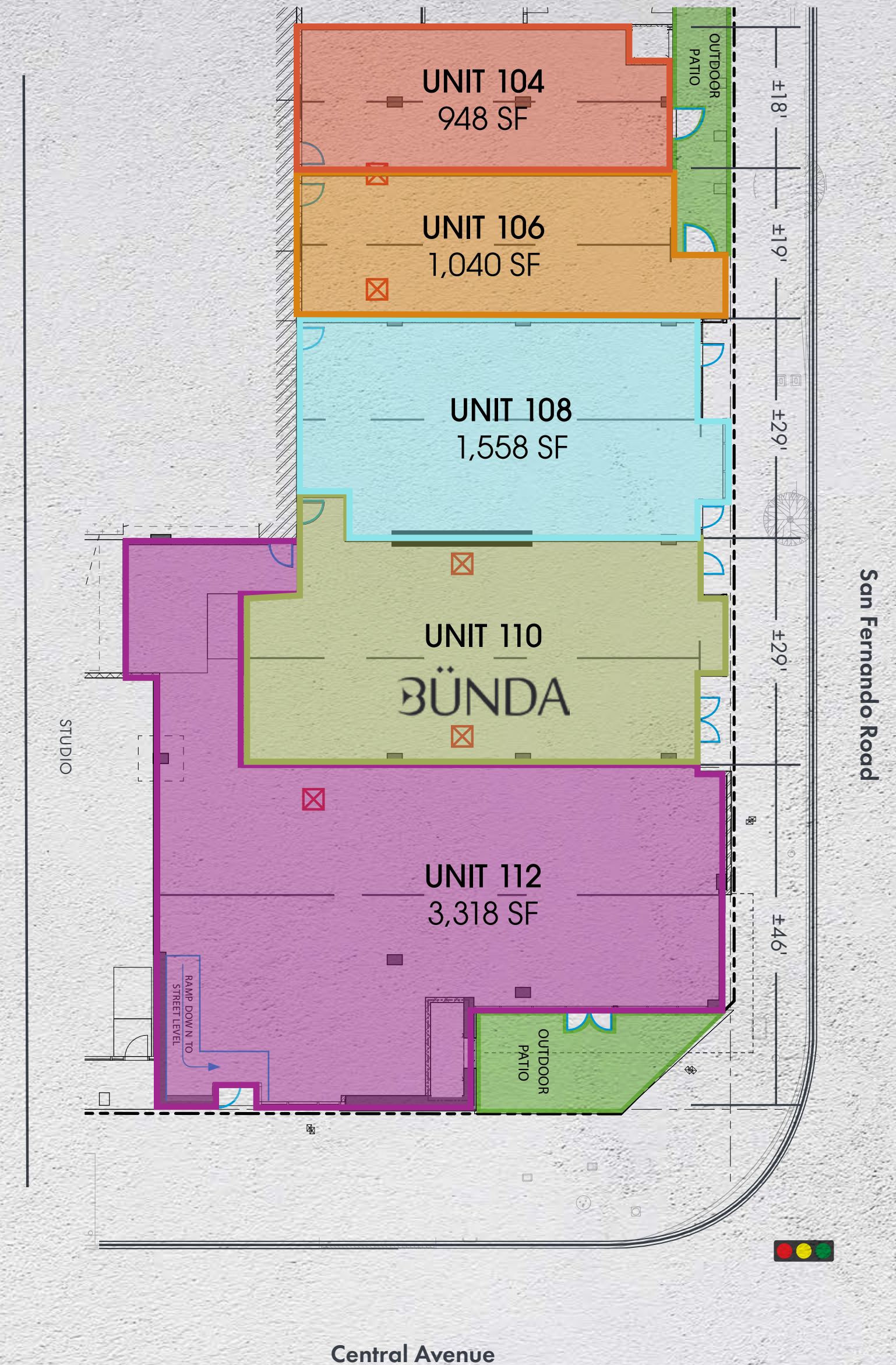
# SITE PLAN

PROPERTY NAME	HUE39
ADDRESS	3909 SAN FERNANDO ROAD GLENDALE, CA 91204
APN	5640-022-004
ZONING	IMU-R
GROSS LEASABLE AREA	150,000 SF
LOT SIZE	± 3.4 AC
YEAR BUILT	2020
NUMBER OF STORIES	5
NUMBER OF BUILDINGS	1
PARKING	54 SURFACE SPACES
PARKING RATIO	6.27 : 1,000 SF
APARTMENT UNITS	143

## FIRST FLOOR FLOOR PLAN



## FIRST FLOOR SPACES AVAILABLE



ALL SPACES ARE ABLE TO BE COMBINED -  
CONTACT BROKER FOR DETAILS



## SPACE DETAILS

UNIT	SQ FT	SPACE TYPE	BUILD OUT	DELIVERY	FRONTAGE	AVAILABILITY	LEASE TERM/RATE	TENANT
UNIT 112	3,318 SF	RETAIL/RESTAURANT	FULL BUILD OUT	WARM SHELL	110 FT	IMMEDIATELY	NEGOTIABLE	VACANT
UNIT 110				LEASED TO BUNDA				
UNIT 108	1,558 SF	RETAIL/RESTAURANT	FULL BUILD OUT	WARM SHELL	29 FT	IMMEDIATELY	NEGOTIABLE	VACANT
UNIT 106	1,040 SF	RETAIL/RESTAURANT	FULL BUILD OUT	WARM SHELL	19 FT	IMMEDIATELY	NEGOTIABLE	VACANT
UNIT 104	948 SF	RETAIL/RESTAURANT	FULL BUILD OUT	WARM SHELL	18 FT	IMMEDIATELY	NEGOTIABLE	VACANT

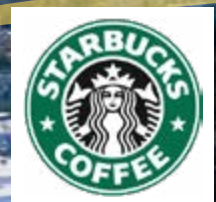
DOWNTOWN LOS ANGELES



hue 39

## PROPERTY HIGHLIGHTS

- ±948-3,318 SF Brand-new street-fronting retail/restaurant space below 143 apartment units
- Directly visible to ±35,000 VPD on San Fernando Road, a primary Glendale thoroughfare
- Locality to top LA neighborhoods: minutes from downtown Glendale, Los Feliz, and Atwater Village, approximately 15 minutes from Downtown Los Angeles
- Strong local demographics: 257,055 with average household income of \$104k+ within 3 miles
- Covered on-grade and subterranean parking directly behind the retail space



SAN FERNANDO RD  
±35,000 VPD



S CENTRAL AVE



DOWNTOWN GLENDALE



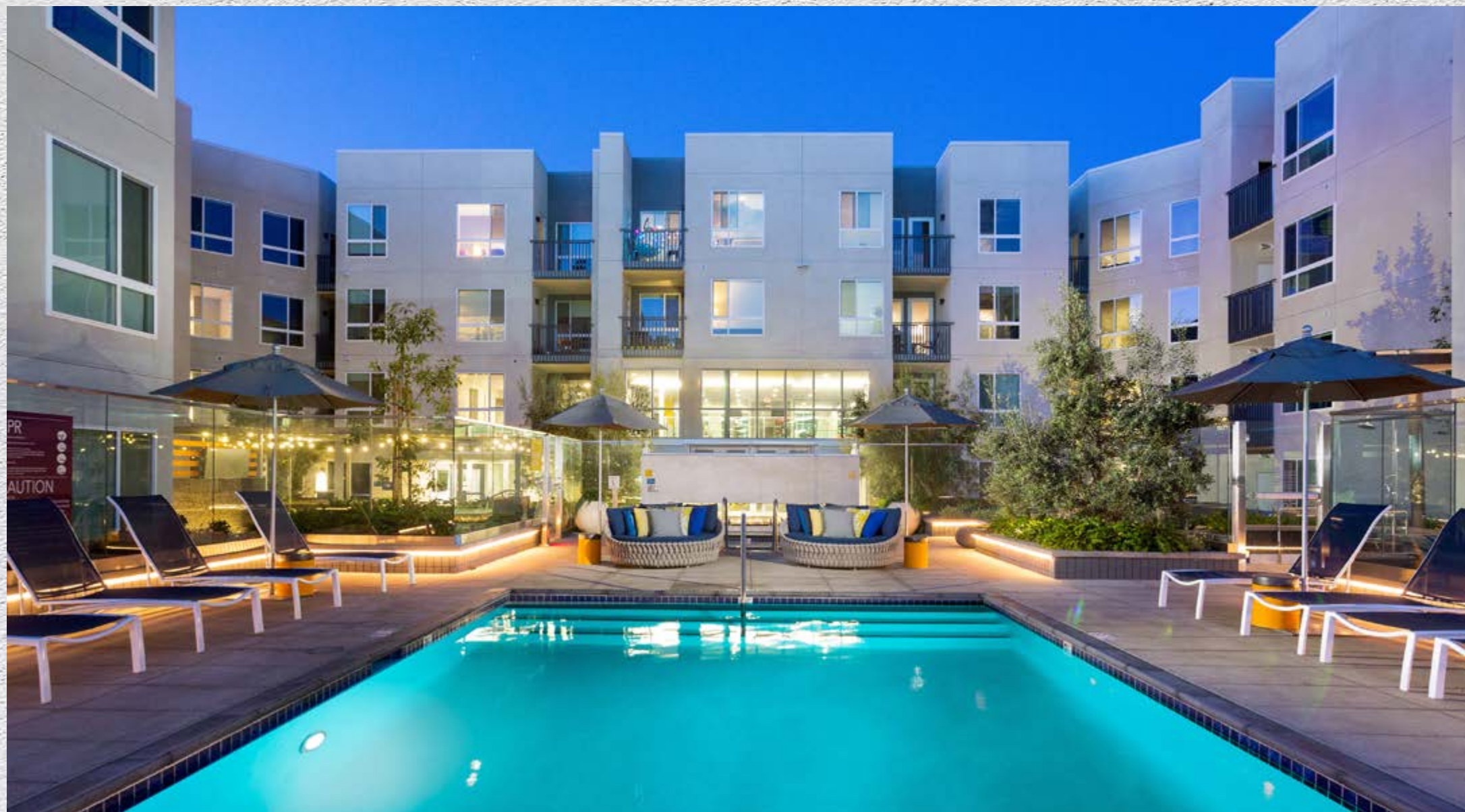
GRIFFITH APARTMENTS  
220 APARTMENT UNITS

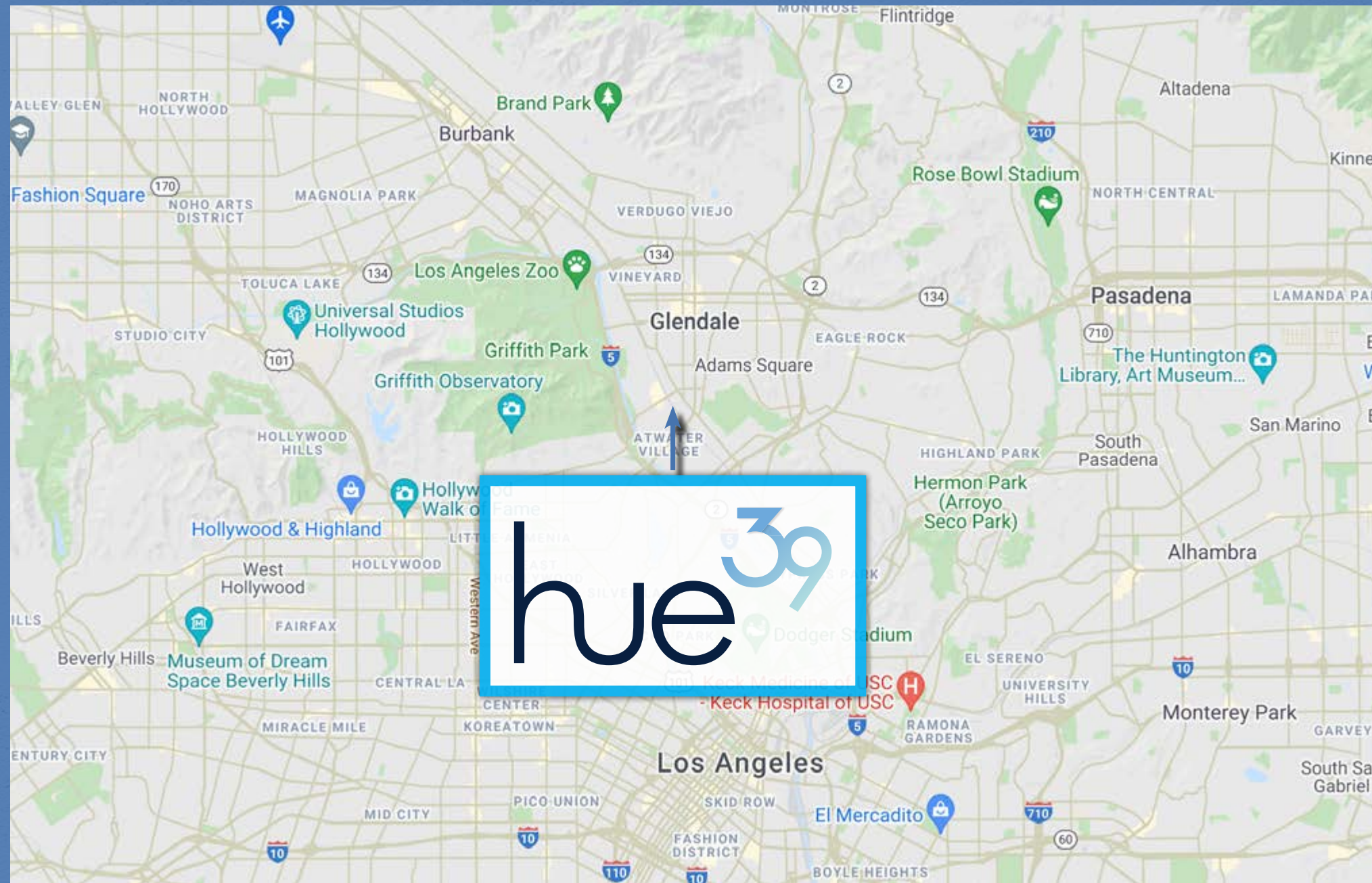
CAMDEN GLENDALE  
307 APARTMENT UNITS



SAN FERNANDO RD ±35,000 VPD

S CENTRAL AVE





## MARKET OVERVIEW: GLENDALE, CA

Glendale is a city of 196,500 directly north of downtown Los Angeles. Flanked by Griffith Park to the southwest and the Verdugo mountains to the north, Glendale is one of the best places to live in California, offering its residents an ideal mix of urban and suburban surrounded by natural beauty. Situated near Burbank and Hollywood, it offers a less hectic corner of Los Angeles for both work and play, and within a short commute to major employers such as Disney/ABC, Warner Bros and NBC Universal.

The city offers multiple locales for a variety of lifestyles. The local population centers around young professionals and affluent older families. Downtown Glendale offers a highly walkable selection of bars, restaurants, coffee shops, and parks, and Atwater Village to the south is a diverse and eclectic gateway to the hustle and bustle of Los Angeles.

## DEMOGRAPHICS

POPULATION			HOUSEHOLDS			AVG. HOUSEHOLD INCOME		
1-MILE	2-MILE	3-MILE	1-MILE	2-MILE	3-MILE	1-MILE	2-MILE	3-MILE
35,185	135,566	257,055	12,715	51,461	99,917	\$84,813	\$97,391	\$104,186

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