

CBRE
FOR LEASE



At the Crossroads of
Glendale's Retail Epicenter.

300 W. Colorado Street
Glendale, CA 91204

The Intersection.

A Super-Regional Platform Between Two Retail Icons.



**GLENDALE
GALLERIA**

**THE AMERICANA
AT BRAND**

**300 W
COLORADO ST**

28,000VPD

W COLORADO ST. 28,000VPD

S CENTRAL AVE. 35,000VPD

The Convergence.

Only signalized four-way intersection between Americana at Brand and Glendale Galleria.

~42 Million

Annual reported visitors

~2.7

Annual visits per consumer

~\$2.3+ Billion

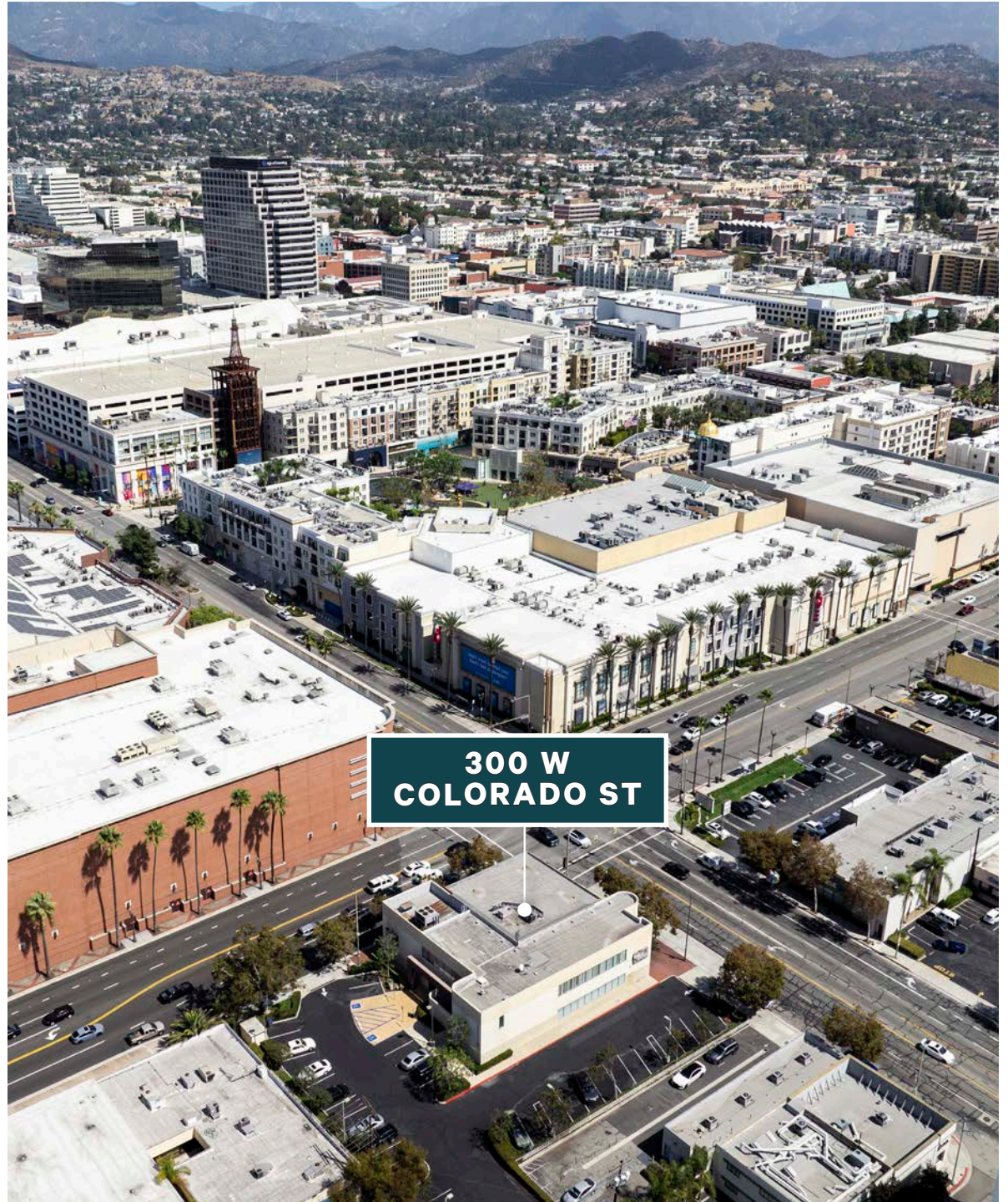
Collective Revenue

~63,000

Vehicles Per Day

~23.7 Million

Annual Vehicular Impressions





The Neighbors.

Adjacent to Market-Leading Brands

Glendale Galleria and Americana at Brand are premier retail destinations that together form the region's highest-performing corridors, driven by luxury brands, top retailers, and strong, consistent consumer demand.



SEPHORA NORDSTROM alo ARITZIA



TESLA

TIFFANY & CO.



BOURBON STEAK
A MICHAEL MINA RESTAURANT

DAVID YURMAN

bloomingdales



YVES SAINT LAURENT

GUCCI

BOTTEGA VENETA

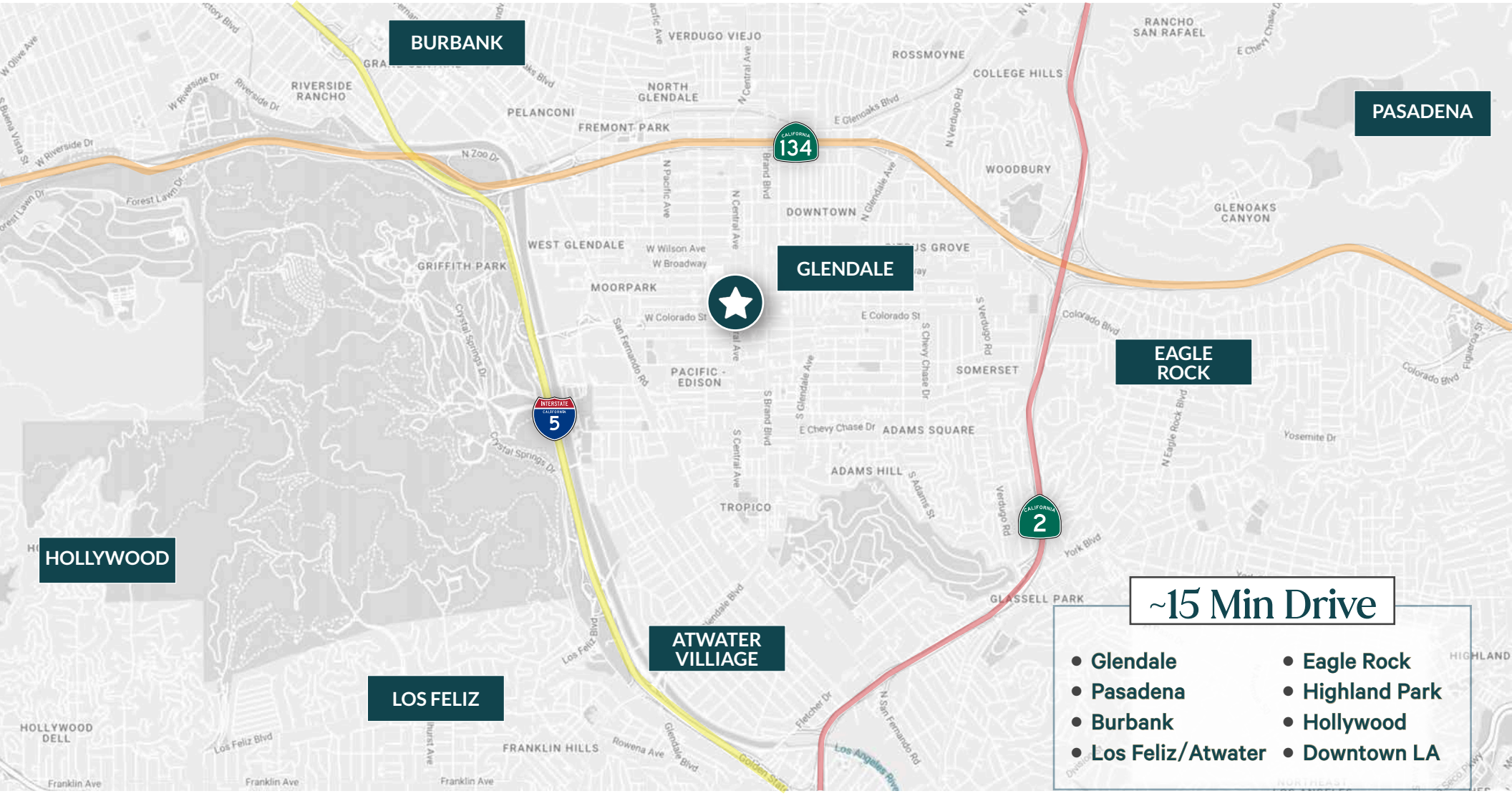
CHANEL

lululemon

LOUIS VUITTON

OMEGA

All Roads Lead to 300 W Colorado St.



~9 Million
People within 30-mins

~18.5 Million
People within 60-mins

**Super-Regional Access at
the Convergence**

I-5 • I-134 • I-2 • I-101 freeways



About Your Brand.

Iconic visibility

Two-story glass façade and multi-directional, multi-block exposure.

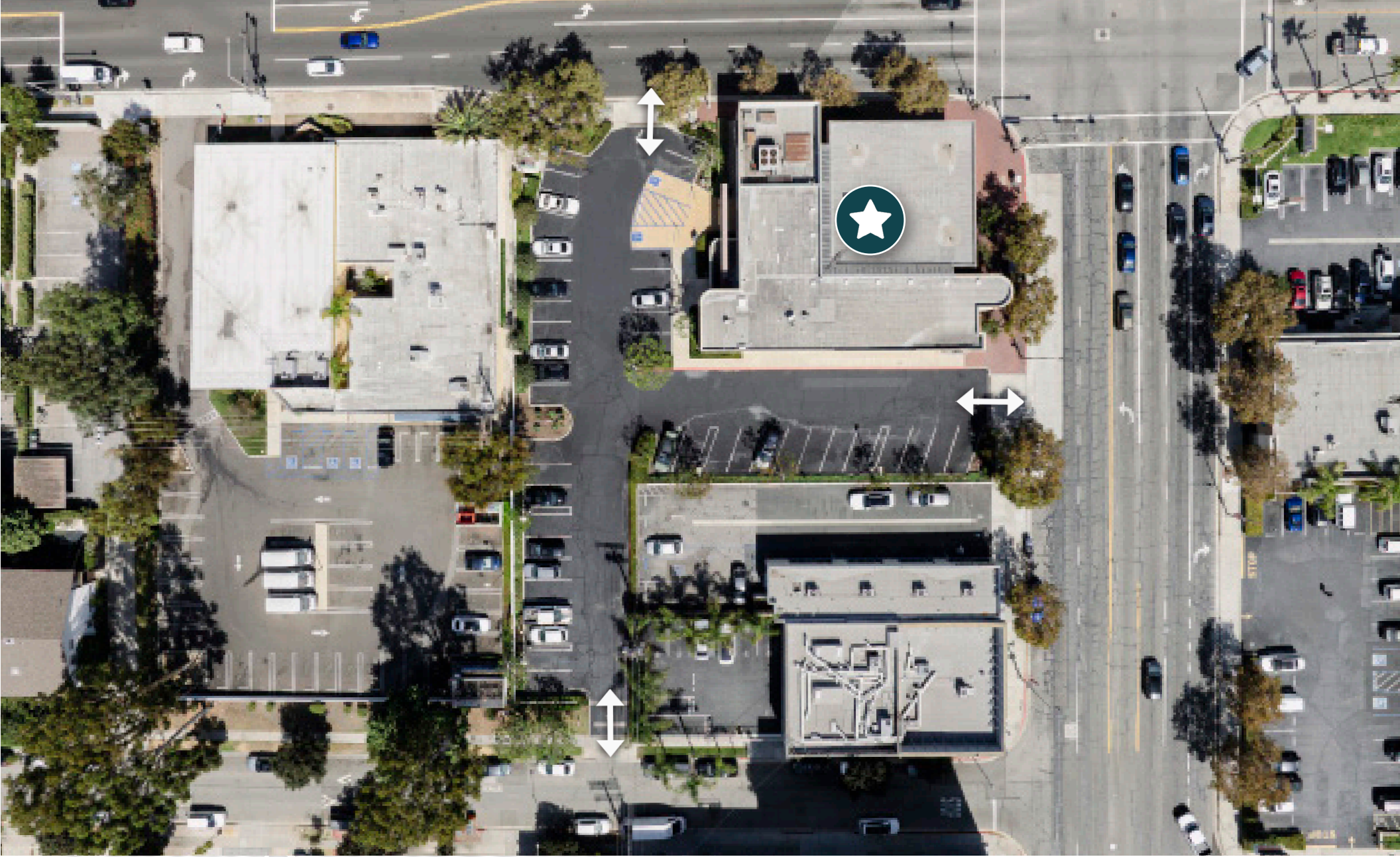
Dominant Signage

Including double-billboard illuminated signage visible from all frontages.

Corner Branding

Anchored by a custom monument sign at the intersection.





45 Exclusive On-Site Parking Spaces
(~3.5/1,000sqft)

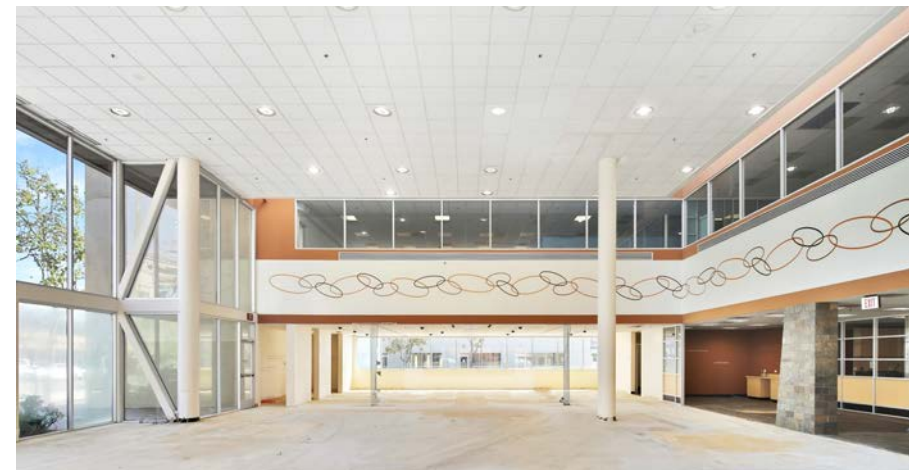
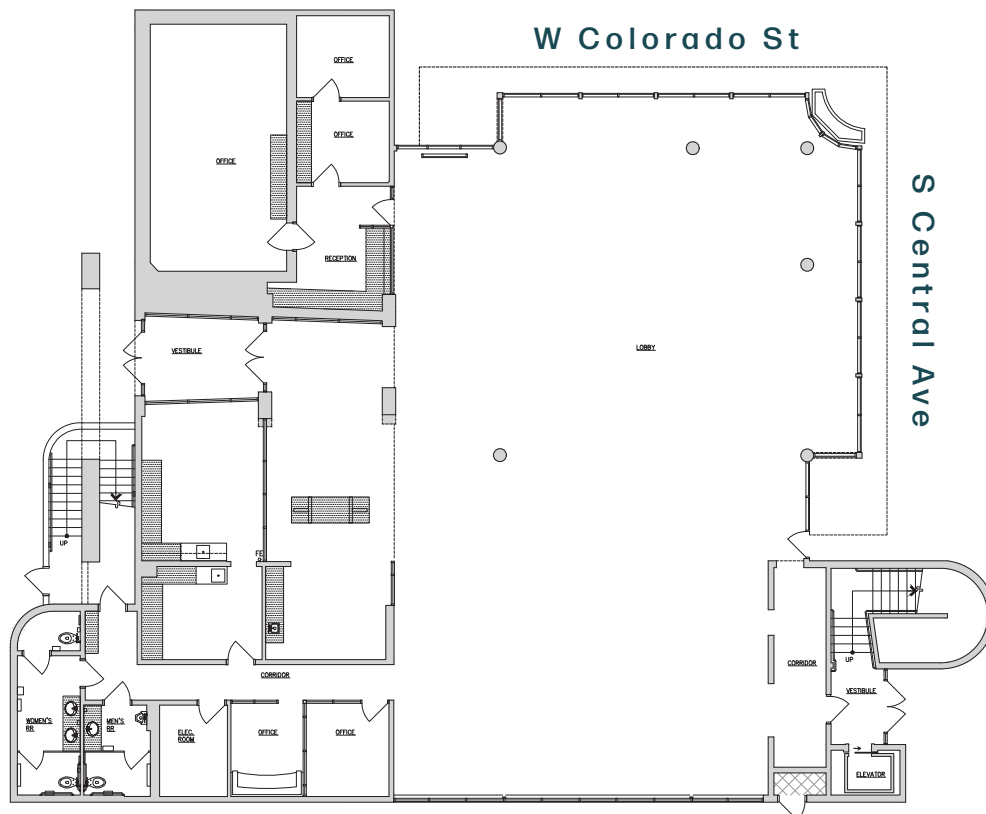
Accessible from all
surrounding streets

Floor Plan | Ground Floor

Double-Height Flagship Space

SITE & BUILDING SIZE

| | |
|---------------------|--------------|
| Ground floor | 7,758 sqft |
| ✓ Ceiling Height | 8'0" - 21'4" |
| Total building area | 12,710 sqft |
| Site area | ~ 0.74 acres |

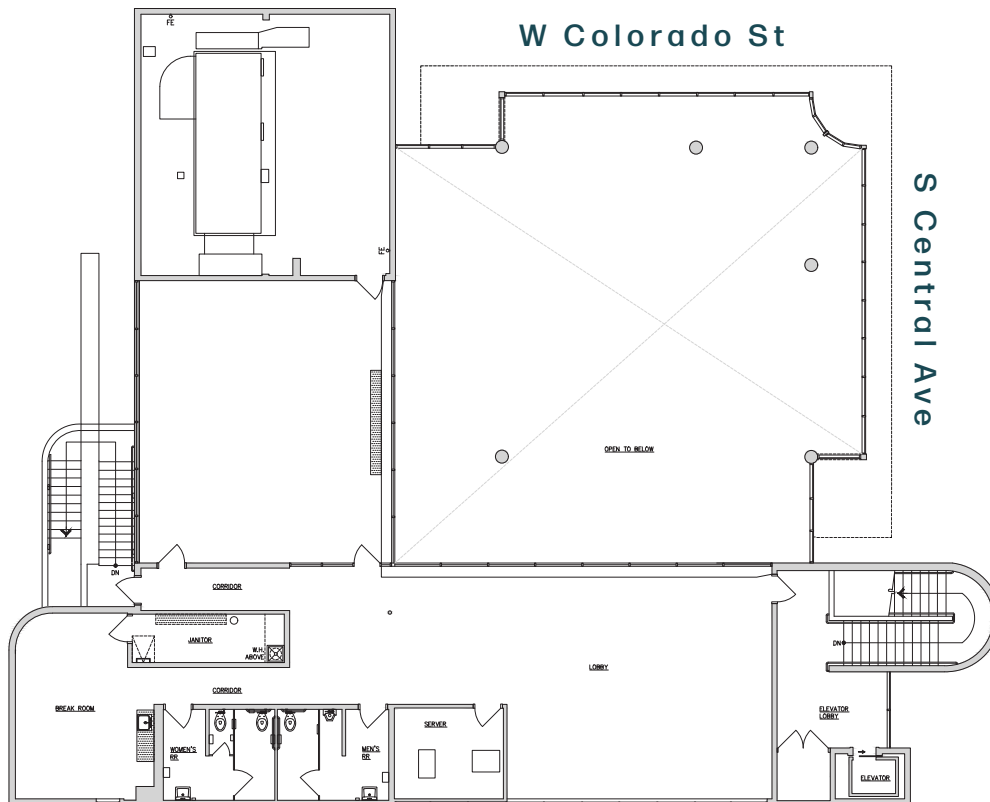


Floor Plan | Second Floor

Flexible Upper-Floor Configuration

SITE & BUILDING SIZE

| | |
|---------------------|--------------|
| Mezzanine | 4,942 sqft |
| ✓ Ceiling Height | 8'0" - 10'8" |
| Total building area | 12,710 sqft |
| Site area | ~ 0.74 acres |



300 W Colorado St. Demographics

| TRADE AREA | 3 Miles | 5 Miles |
|----------------|---------|---------|
| POPULATION | 215K+ | 555K+ |
| HOUSEHOLDS | 85K+ | 225K+ |
| AVERAGE INCOME | \$106K | \$107K |

Trade-area demographic data, 2024



California's Flagship Convergence Site.

OCCUPANCY COST

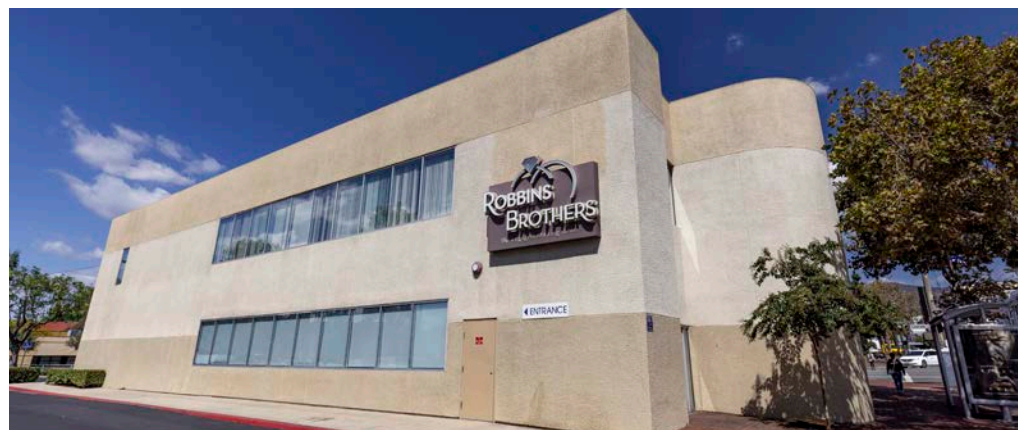
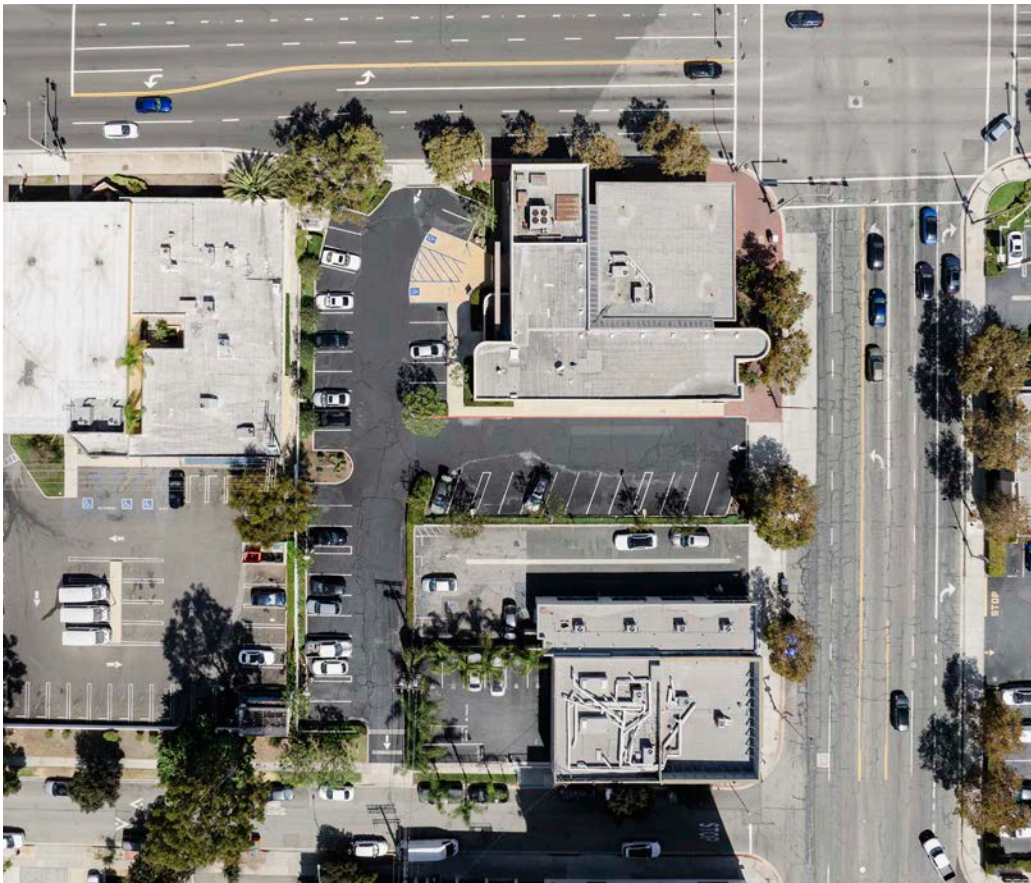
7.95 PSF/Mo. + NNN
(Approx. \$0.89 PSF/Mo.)

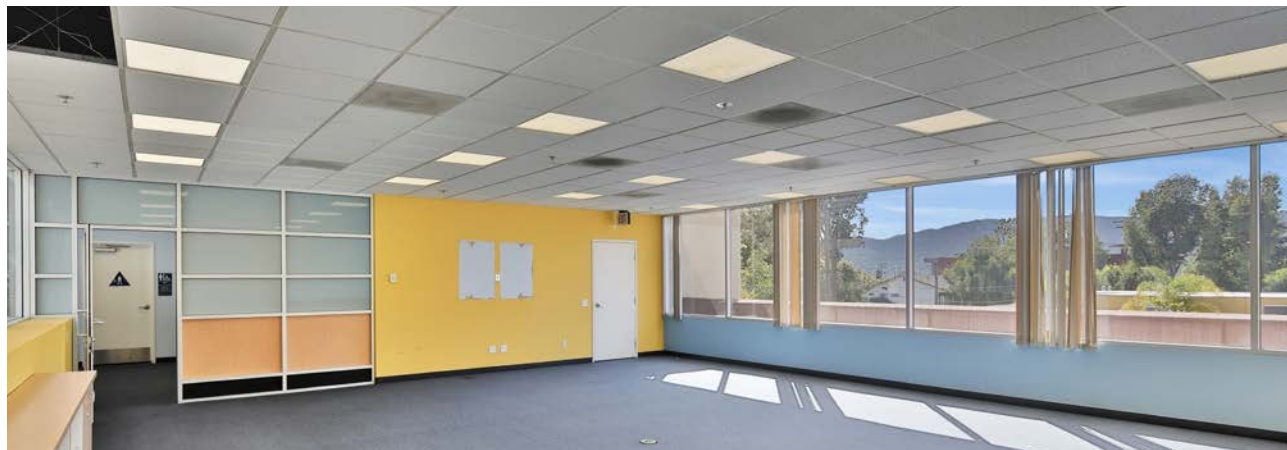
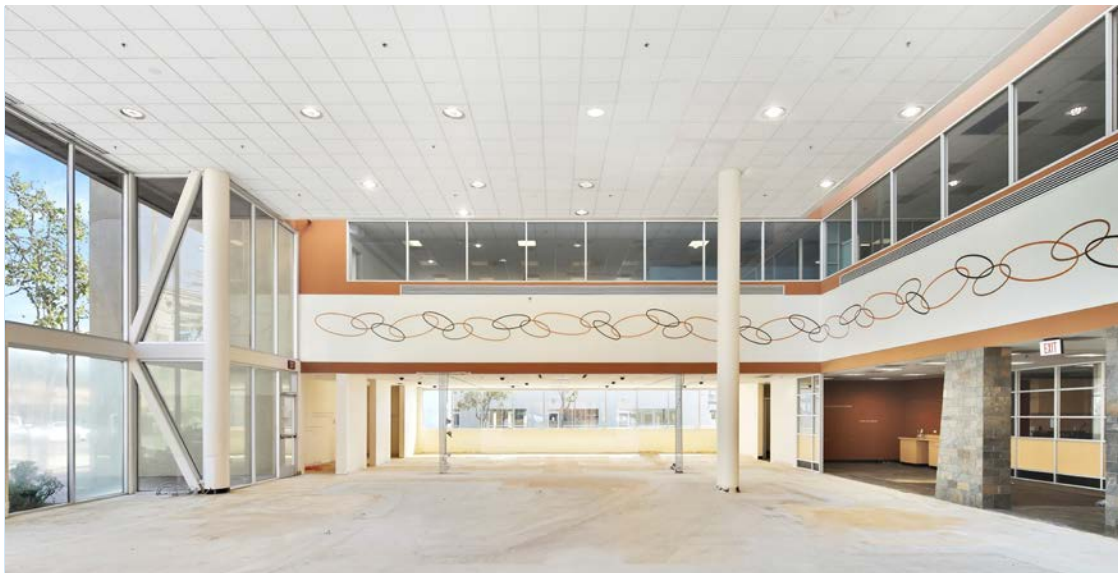
Triple net costs significantly lower than Americana at Brand and Glendale Galleria

- ✓ Flagship Location
- ✓ Year-Round Visitation
- ✓ Freeway-Driven Exposure
- ✓ Independent Brand Positioning
- ✓ 45 Exclusive On-Site Parking
- ✓ Proximity to Retail Giants











Reach out with any questions and explore this leasing opportunity.

Ryan Gurman

Senior Vice President
310.650.7545
ryan.gurman@cbre.com
DRE 01972081

Bronson Morgan

Senior Associate
415.446.8796
bronson.morgan@cbre.com
DRE 02194401

Gary Reed

Senior Vice President
917.533.7774
g.reed@cbre.com
DRE 02071821

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

