



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

Retail / Commercial  
Property For Sale

*1134 East Colorado Street, Glendale, CA 91205*



**PATRICK LONG**

VICE PRESIDENT

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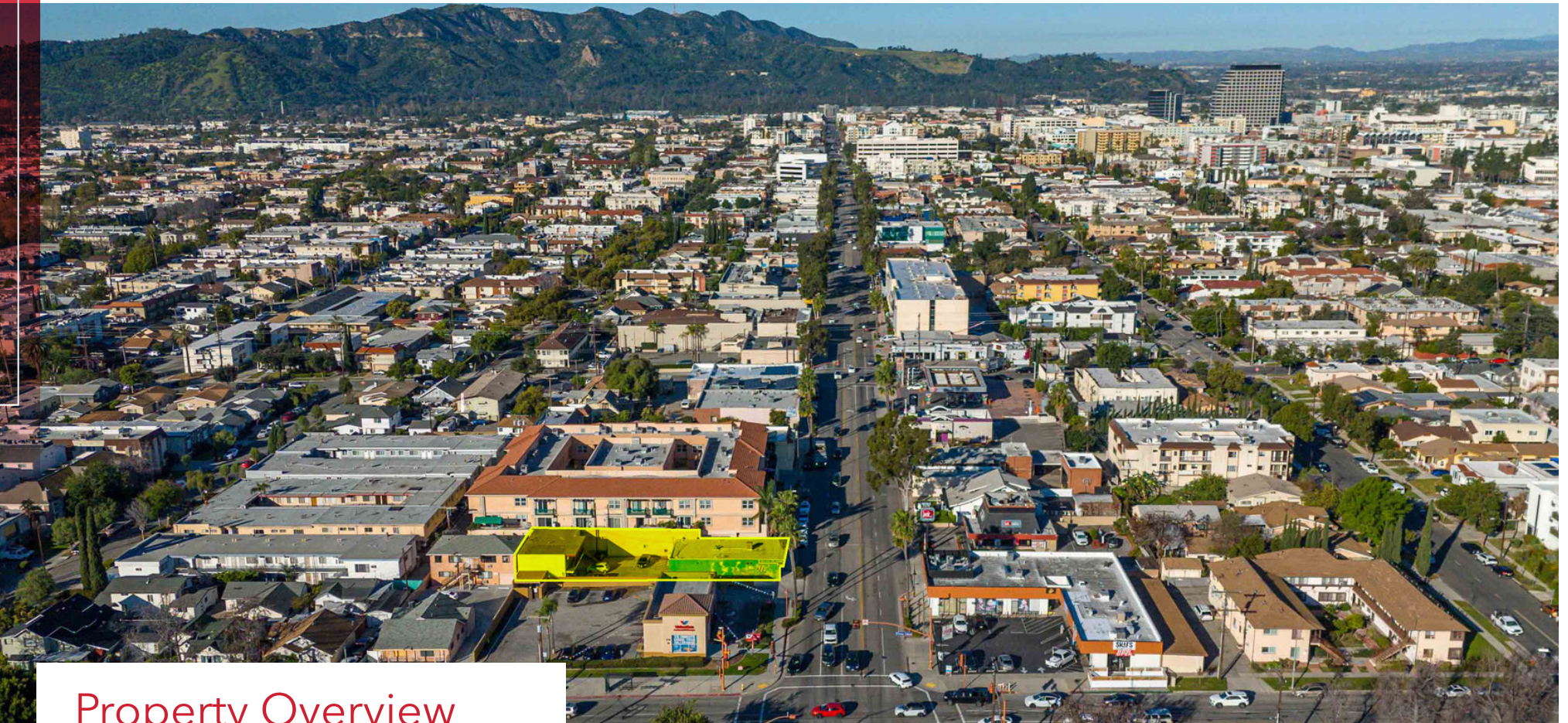
CALDRE #01831830

1111 NORTH BRAND BOULEVARD, SUITE 250  
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

# Executive Summary



## Property Overview

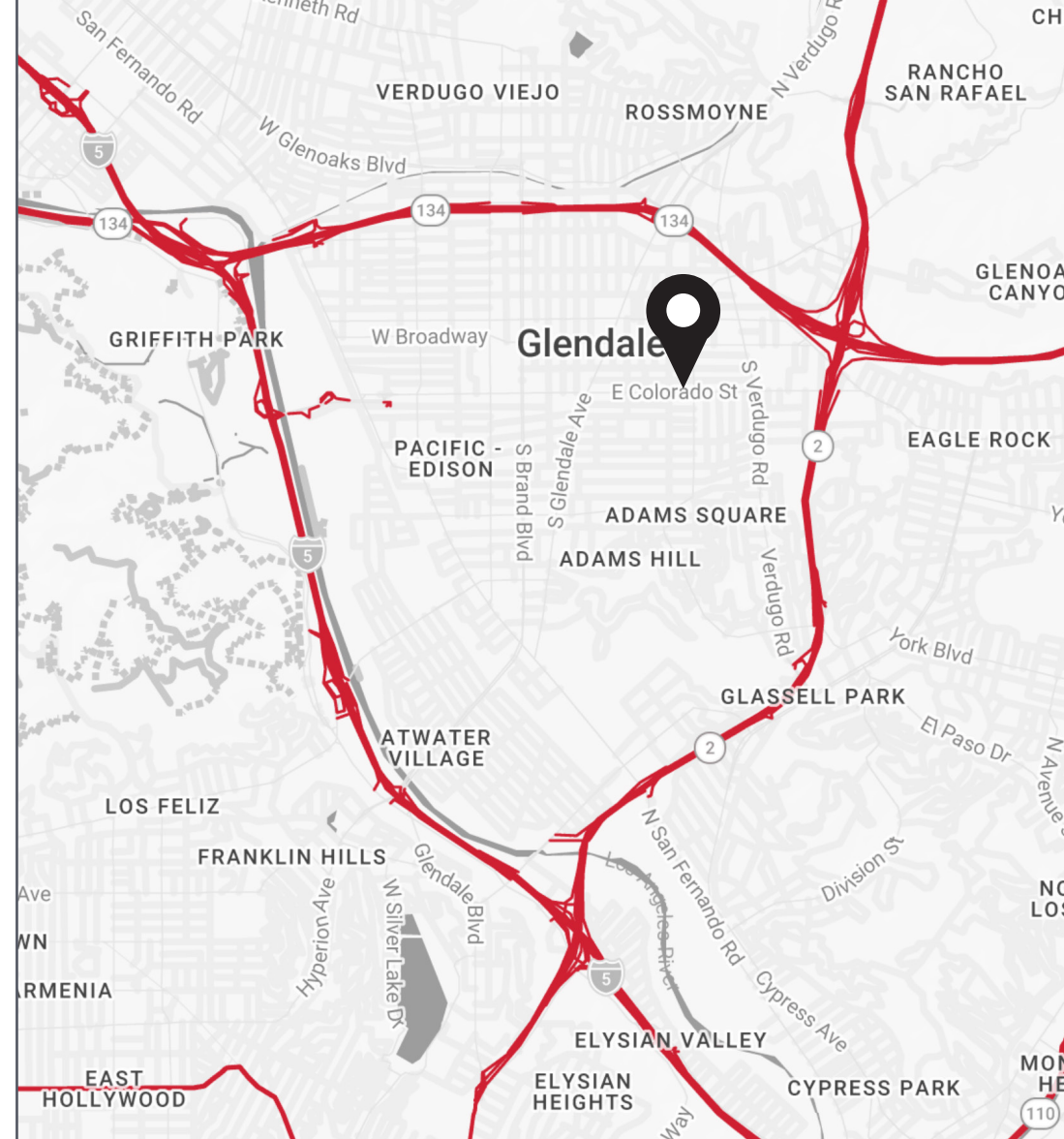
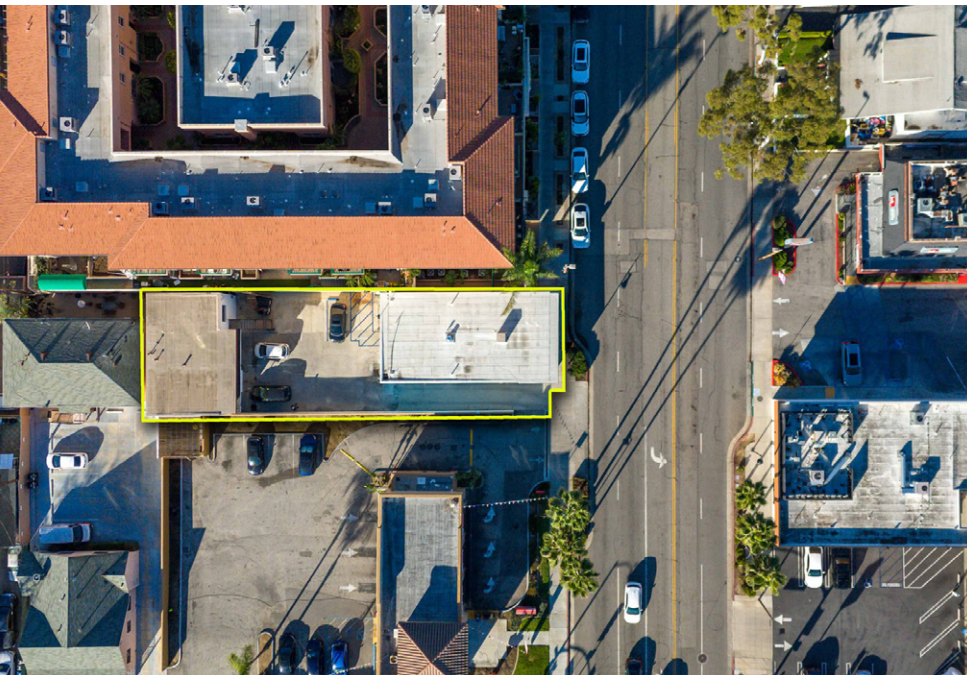
This is an outstanding opportunity to purchase a prime Colorado Street retail/commercial property with two structures totaling 4,094 square feet of building on 5,840 square feet of land. The property is zoned C3 which allows for a variety of uses. The front building is 1,920 square feet of retail space ideal for high-visibility tenants such as shops, salons, and pet stores as well as professional services, office uses, and medical space (buyer to verify). The two-story back building is 2,174 square feet configured with four commercial suites (two upstairs and two downstairs) perfect for generating multiple income streams or providing additional support to the front retail

operation. The property is located on Glendale's bustling Colorado Street thoroughfare close to an abundance of shopping, dining, and entertainment destinations including Downtown Glendale, Glendale Galleria, and The Americana at Brand. The property benefits from a traffic count of 19,532 cars per day on Colorado Street (per MPSI 2024 estimate), and there is easy access to the 2 & 134 freeways.

*Virtual Tour:* <https://my.matterport.com/show/?m=htmFu2PRa9v>

# Offering Summary

<b>SALES PRICE</b>	\$2,850,000
<b>BUILDING SIZE</b>	4,094 SF
<b>LOT SIZE</b>	5,840 SF
<b>ZONING</b>	C3 I (Commercial Service Height District 1)
<b>PRICE/SF</b>	\$696.14
<b>APNs</b>	5674-022-031



DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.





# Property Photos - Interior



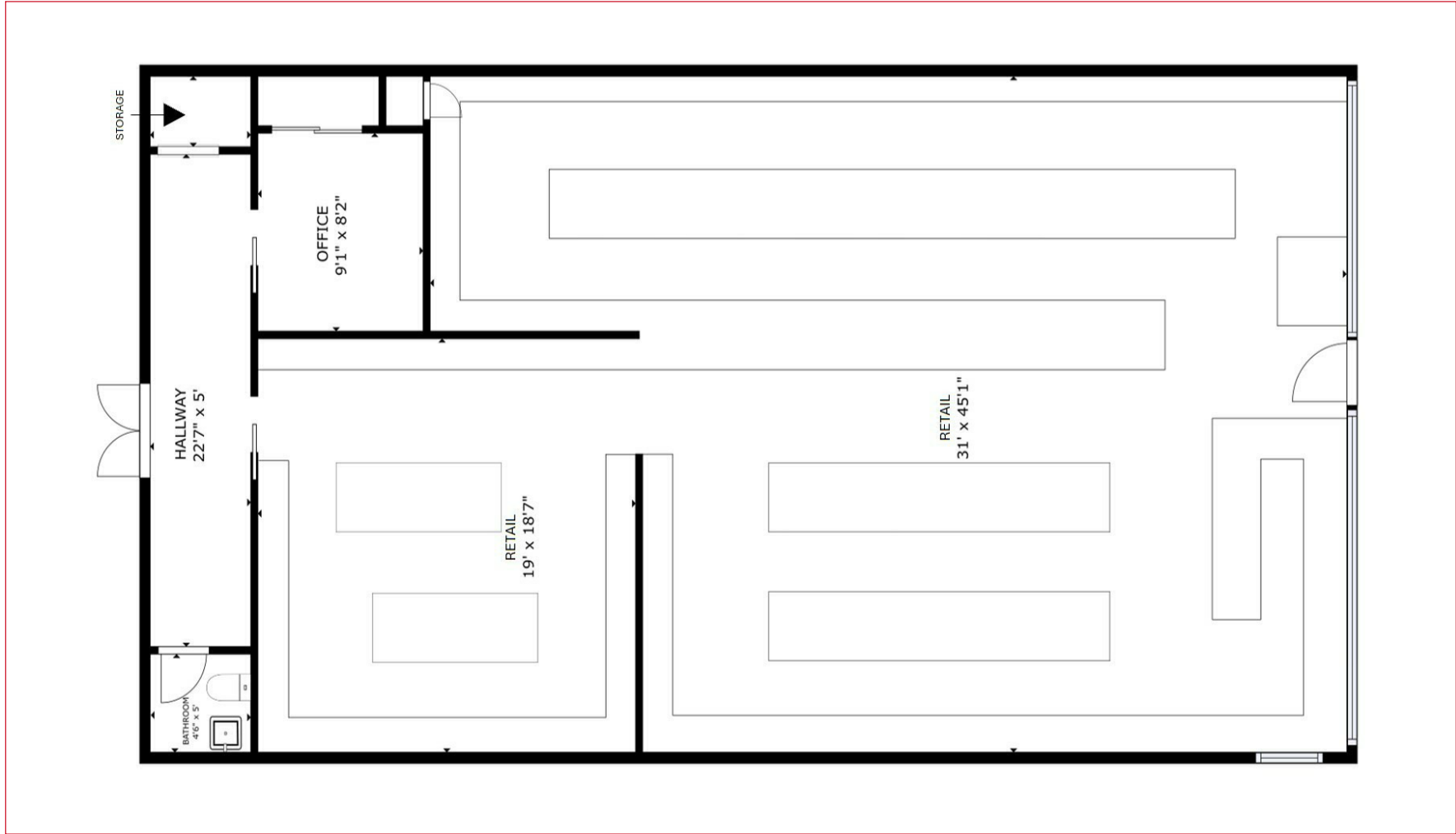
## Property Photos - Back of Building



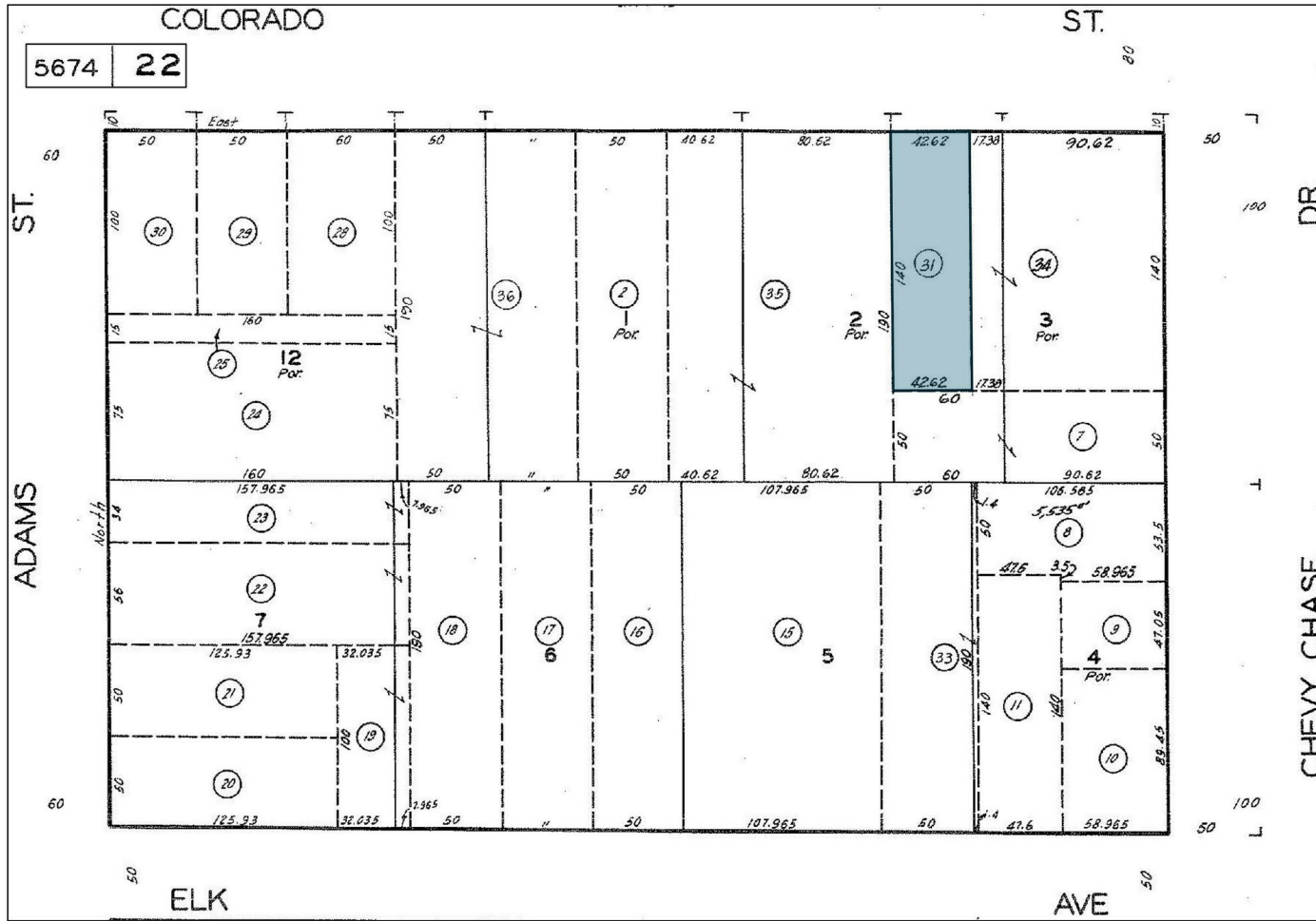
# Property Photos - Back of Building



# Floor Plan



# Parcel Map



# Location Map



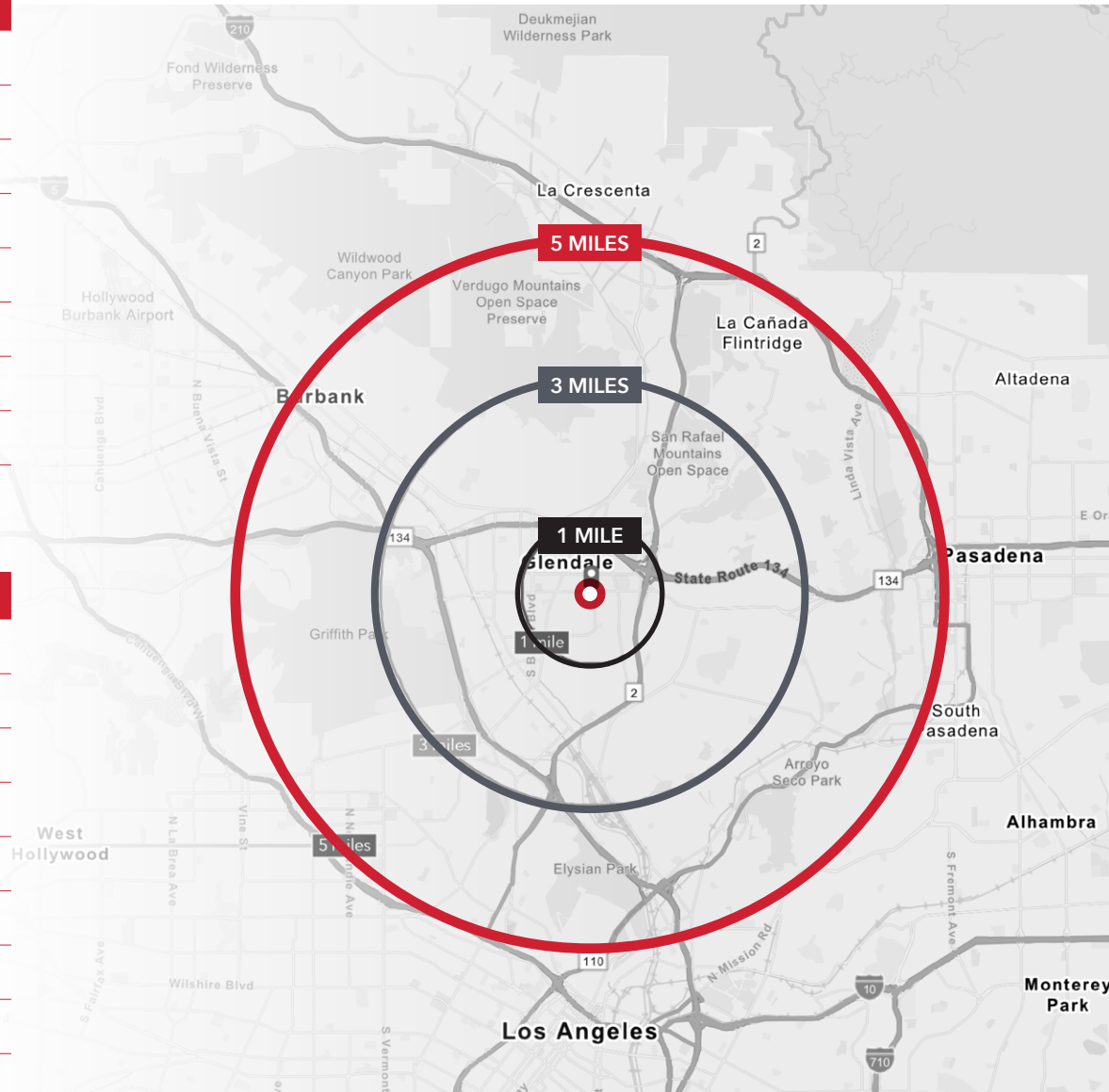
# Demographics

## 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	57,069	228,982	531,458
Households	23,714	92,619	222,553
Families	14,503	56,890	125,563
Average Household Size	2.37	2.43	2.35
Owner Occupied Housing Units	4,603	33,661	78,532
Renter Occupied Housing Units	19,111	58,958	144,021
Median Age	42.3	41.9	41.1
Median Household Income	\$69,411	\$93,684	\$95,520
Average Household Income	\$98,004	\$134,210	\$139,156

## 2030 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	55,810	226,929	527,843
Households	23,784	94,157	227,027
Families	14,565	57,856	128,046
Average Household Size	2.31	2.37	2.29
Owner Occupied Housing Units	4,714	34,276	80,013
Renter Occupied Housing Units	19,070	59,880	147,015
Median Age	44.1	43.6	42.6
Median Household Income	\$78,448	\$107,419	\$108,329
Average Household Income	\$110,305	\$151,076	\$155,313



For more information, please contact:

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