

**For Lease**

1010 N Glendale Ave | Glendale, CA



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## For Lease

1010 N Glendale Ave  
Glendale, CA

### Property Specifications

SPACE AVAILABLE

**Suite 105 - 1,207 SF** (Light Food Use)

★ Available Now

### 2025 Demographics

#### 1 MILE

|               |                          |                          |                  |
|---------------|--------------------------|--------------------------|------------------|
| <b>32,125</b> | <b>31,094</b>            | <b>\$131,098</b>         | <b>13,309</b>    |
| Population    | Total Daytime Population | Average Household Income | Total Households |

#### 3 MILES

|                |                          |                          |                  |
|----------------|--------------------------|--------------------------|------------------|
| <b>163,692</b> | <b>184,271</b>           | <b>\$132,328</b>         | <b>65,923</b>    |
| Population     | Total Daytime Population | Average Household Income | Total Households |

#### 5 MILES

|                |                          |                          |                  |
|----------------|--------------------------|--------------------------|------------------|
| <b>261,761</b> | <b>249,063</b>           | <b>\$159,720</b>         | <b>105,647</b>   |
| Population     | Total Daytime Population | Average Household Income | Total Households |



### About the Property

- Located within affluent Glendale trade area with average household incomes exceeding \$140K within a 1-mile radius
- High traffic exposure with approximately 42,000+ vehicles per day at the intersection
- Minutes from the Glendale Fashion Center development
- Convenient access to the 5, 134, and 210 Freeways
- Ample on-site parking

### Traffic Counts

|                 |            |
|-----------------|------------|
| N Glendale Ave  | 36,693 CPD |
| N Verdugo Rd    | 12,626 CPD |
| E Glenoaks Blvd | 12,930 CPD |

Year: 2025 | Source: CoStar

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