

FOR LEASE

# Former Gym Suite Along Major Retail Corridor in Glendale



NEWMARK





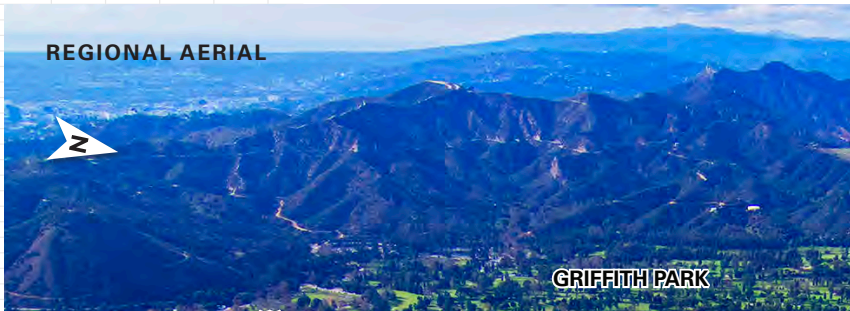
## PROPERTY HIGHLIGHTS

# Former Gym Suite Along Major Retail Corridor in Glendale.

- 22,678 SF Available
- Former Gym Suite with Existing Equipment Ready to Go
- Could be converted to Medical
- Situated at the Signalized Corner of Brand Blvd. & California Ave.
- Close Proximity to Glendale Galleria, Americana at Brand, and Other Major Retailers
- Dense Infill Market with Both Strong Residential and Daytime Populations



REGIONAL AERIAL



DEMOGRAPHICS

Population



3-miles 5-miles  
228,845 557,539

Employees



3-miles 5-miles  
111,939 242,605

Average Income



3-miles 5-miles  
\$99,188 \$107,042

Median Age

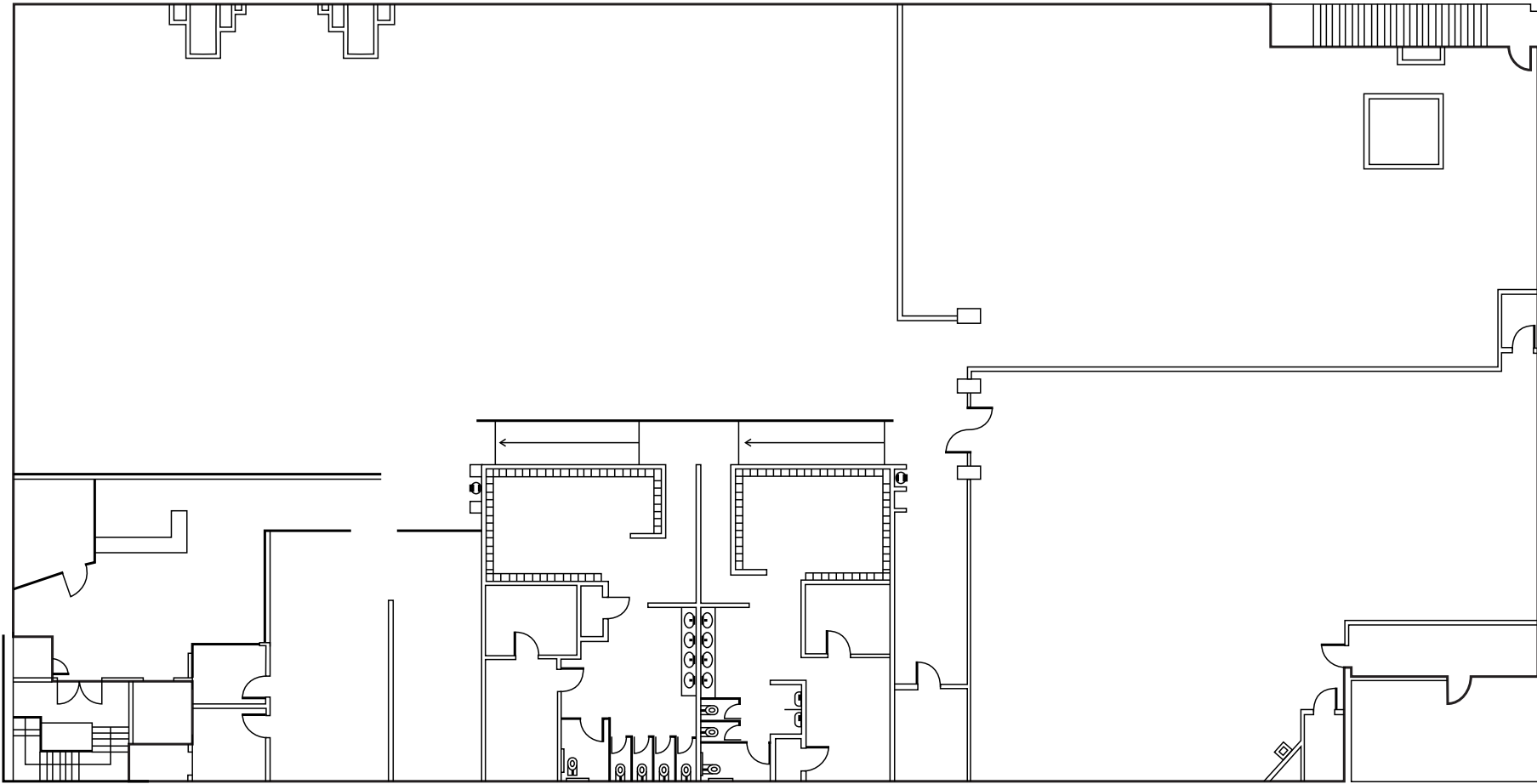


3-miles 5-miles  
41.3 40.2





FLOOR PLAN



**22,678 SF GROSS LEASEABLE AREA**

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*For more information:*

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