

# PRIME RETAIL PURCHASE OPPORTUNITY



***Sale Price Slashed! Seller Motivated!***

1532 Riverside Drive, Glendale, CA 91201

3,748± SF Building on 10,160± SF of Land

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
OFFERING MEMORANDUM

- Glendale Purchase Opportunity
- Heavy Traffic Commercial Corner
- Adjacent to Griffith Park
- Near Los Angeles Equestrian Center
- Potential Development Site



*Exclusively offered by*

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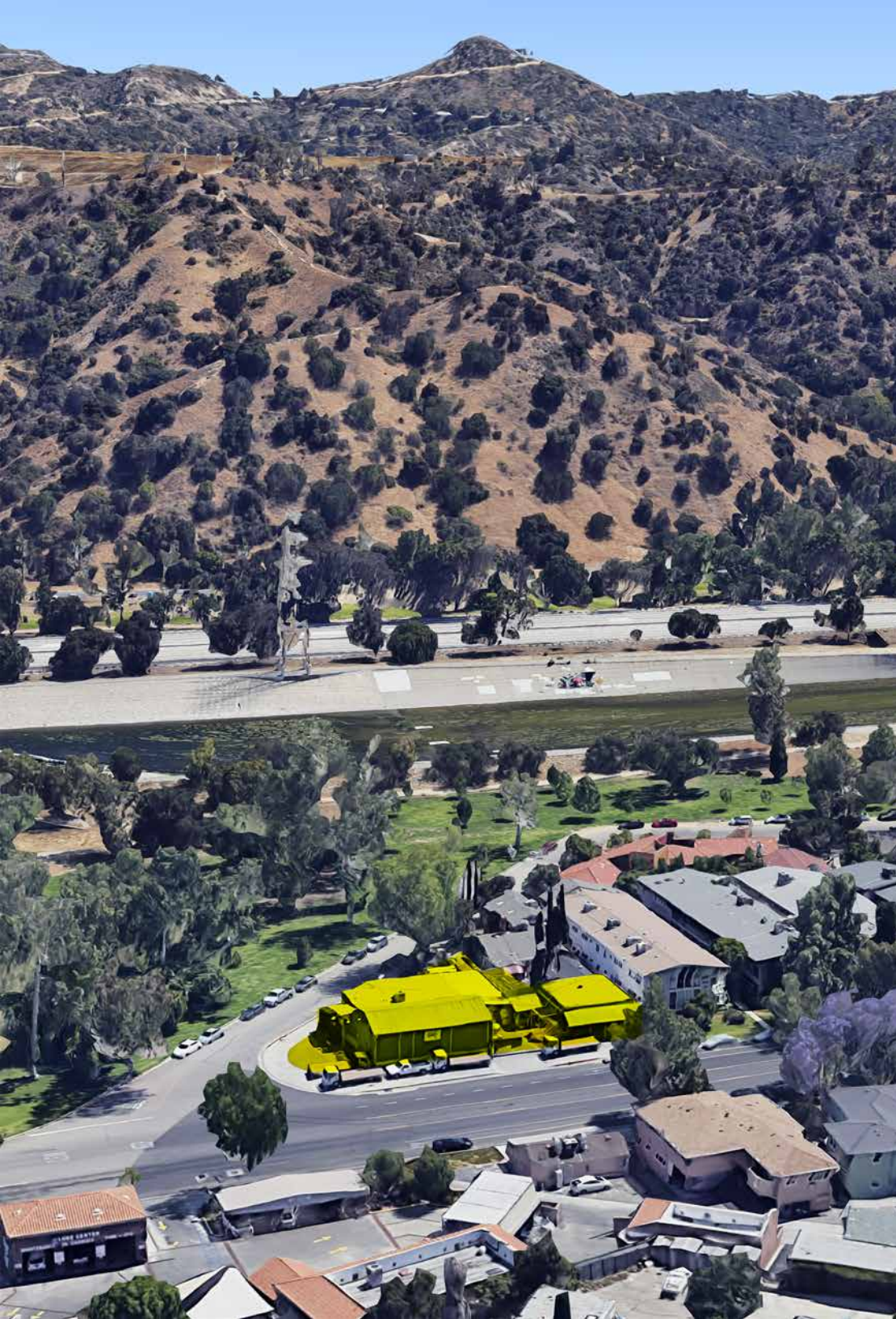
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## Property Highlights

- 3,748± SF retail building on 10,160± SF of land
- Currently occupied by De Moor's Feed & Tack
- Fantastic exposure and visibility
- Adjacent to the Bette Davis Picnic Area (green space next to the Los Angeles River) and Griffith Park
- Located at the southwest corner of Riverside Drive and Rancho Avenue — One block west of Victory Blvd
- 1/2-mile east of the Los Angeles Equestrian Center and Pickwick Gardens & Recreation Center
- 1/2-mile west of the Golden State (I-5) Freeway
- Adjacent to the City of Burbank
- 130' frontage on Riverside Drive and 125' frontage on Rancho Avenue
- 29,190 vehicles per day traffic count at Riverside Drive and Victory Blvd (2022)
- Built in 1940 — Zoned LARE40
- Potential development site

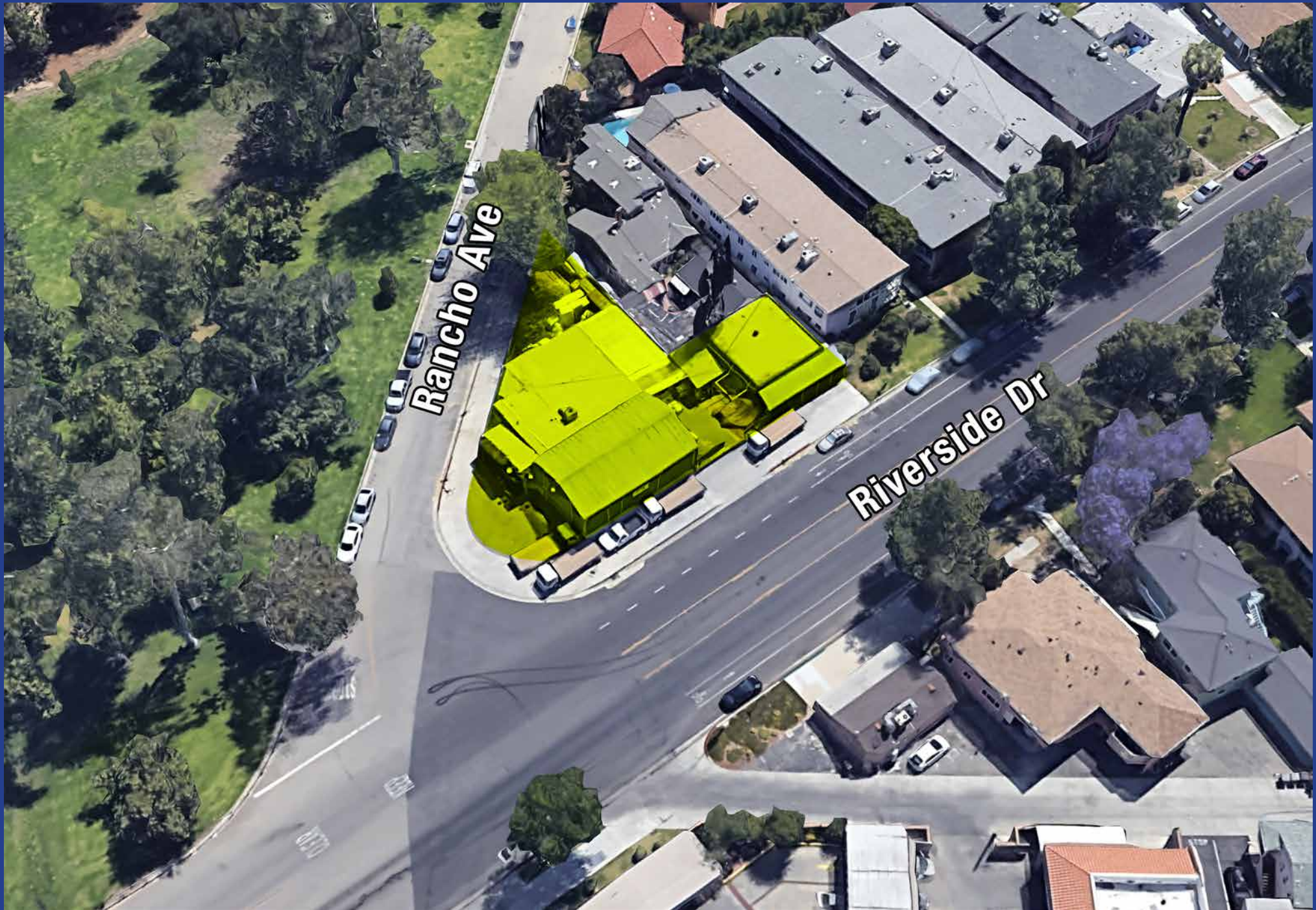
**SALE PRICE: \$3,750,000 \$2,000,000**  
**(\$196.85 PER SF LAND)**





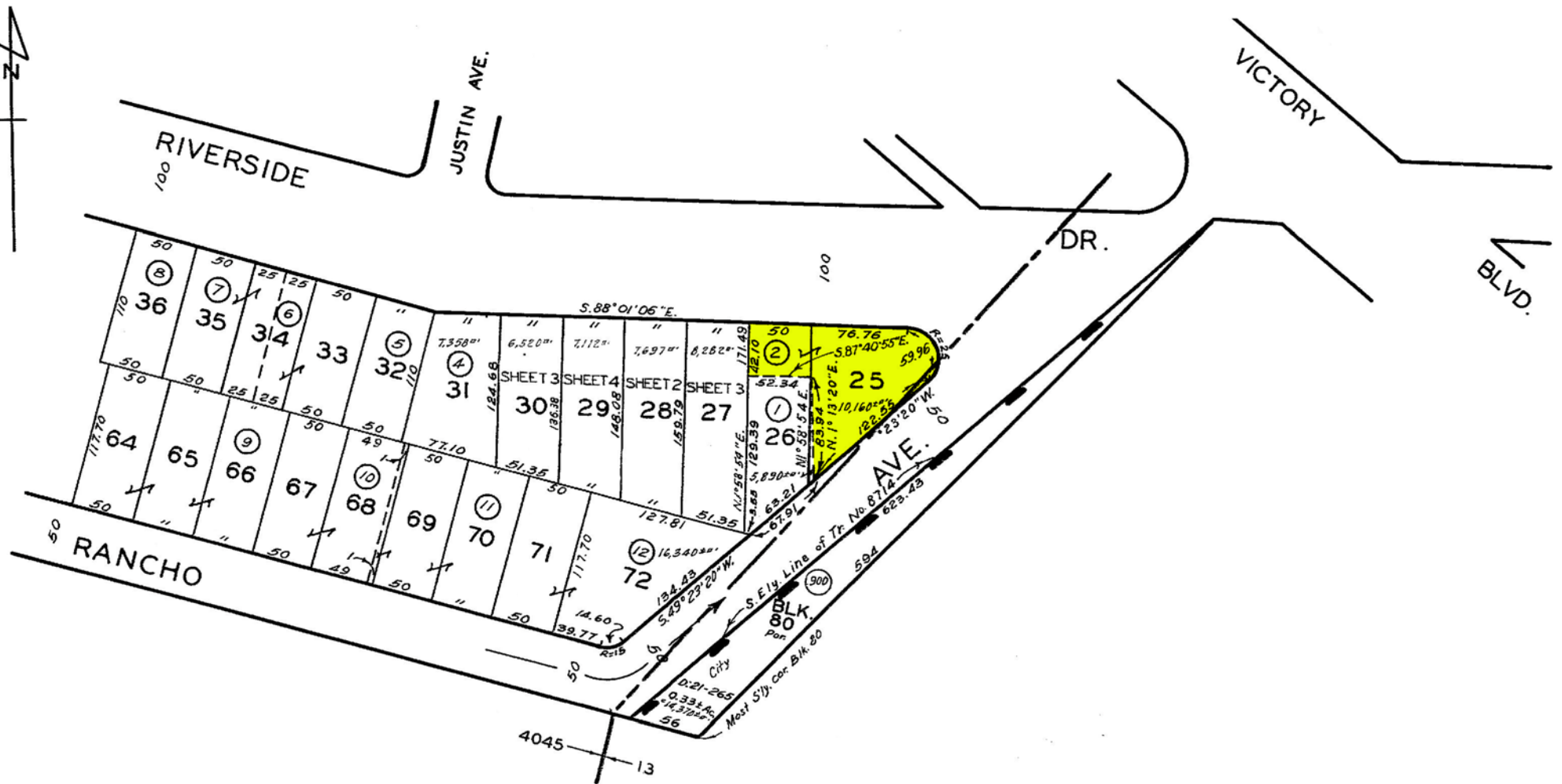


# Aerial Photo





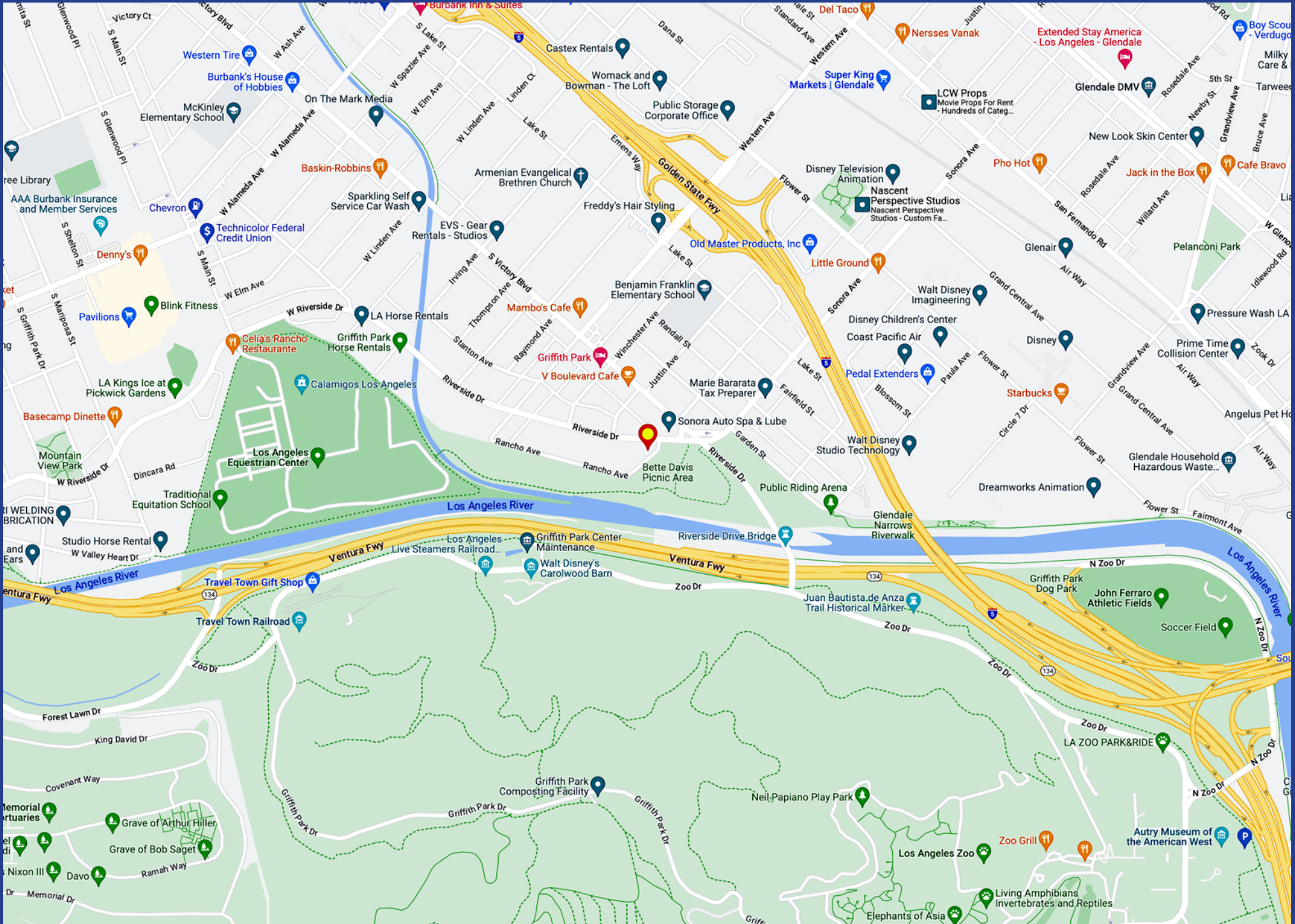
# Plat Map



TRACT NO. 10391  
M.B. 153-10-11

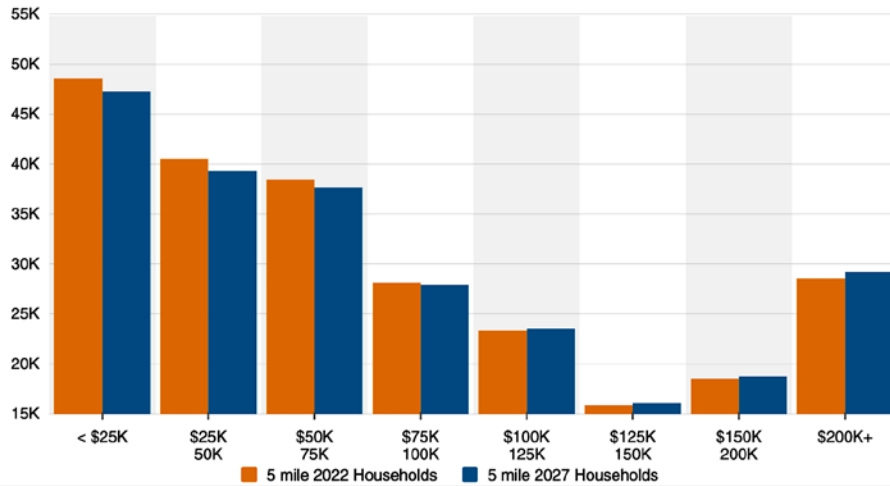
SUBDIVISION OF RANCHO  
PROVIDENCIA AND SCOTT TRACT  
M.R. 43-47-59

# Area Map

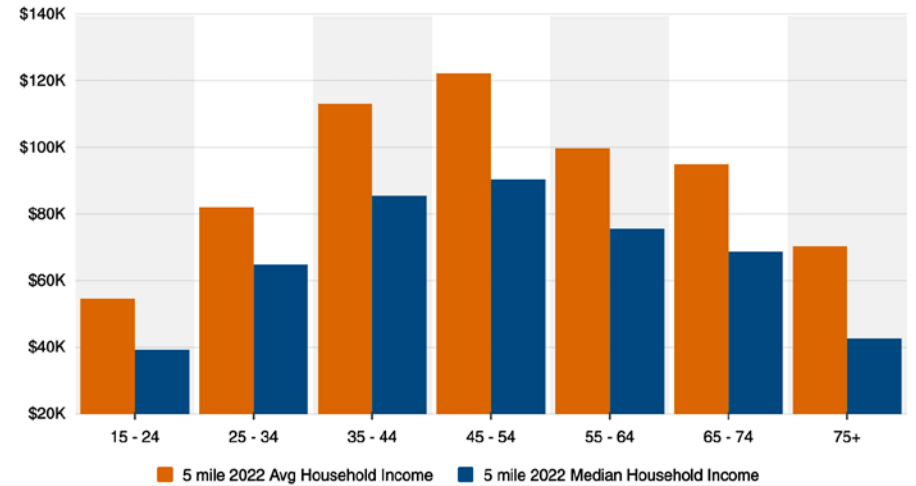


# Area Demographics

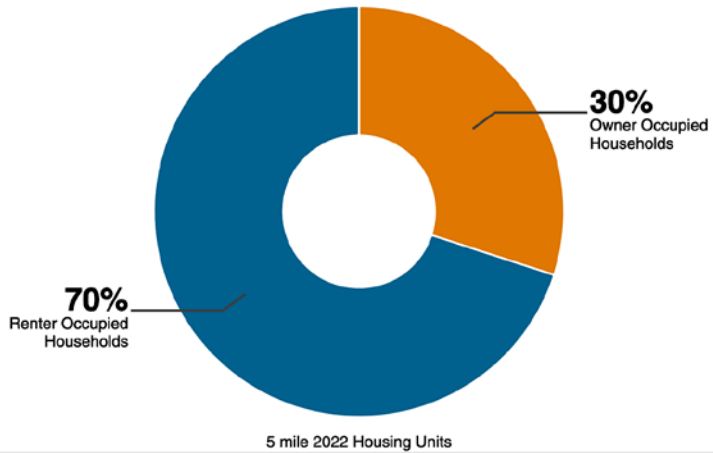
Household Income



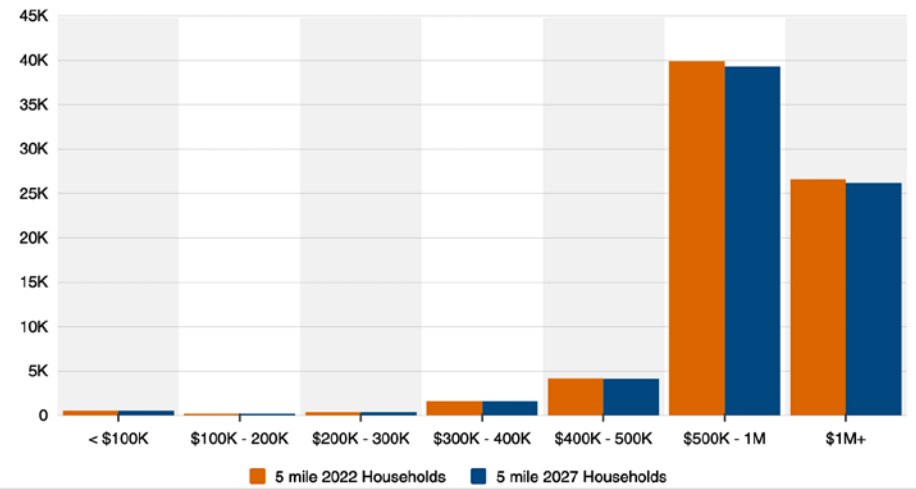
Household Income By Age



Housing Occupancy



Home Values





1532 Riverside Drive  
Glendale, CA 91201

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10,160± Sq.Ft. of Land

Glendale Commercial  
Purchase Opportunity

Sale Price Reduced!



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