

# PRIME RETAIL PURCHASE OPPORTUNITY



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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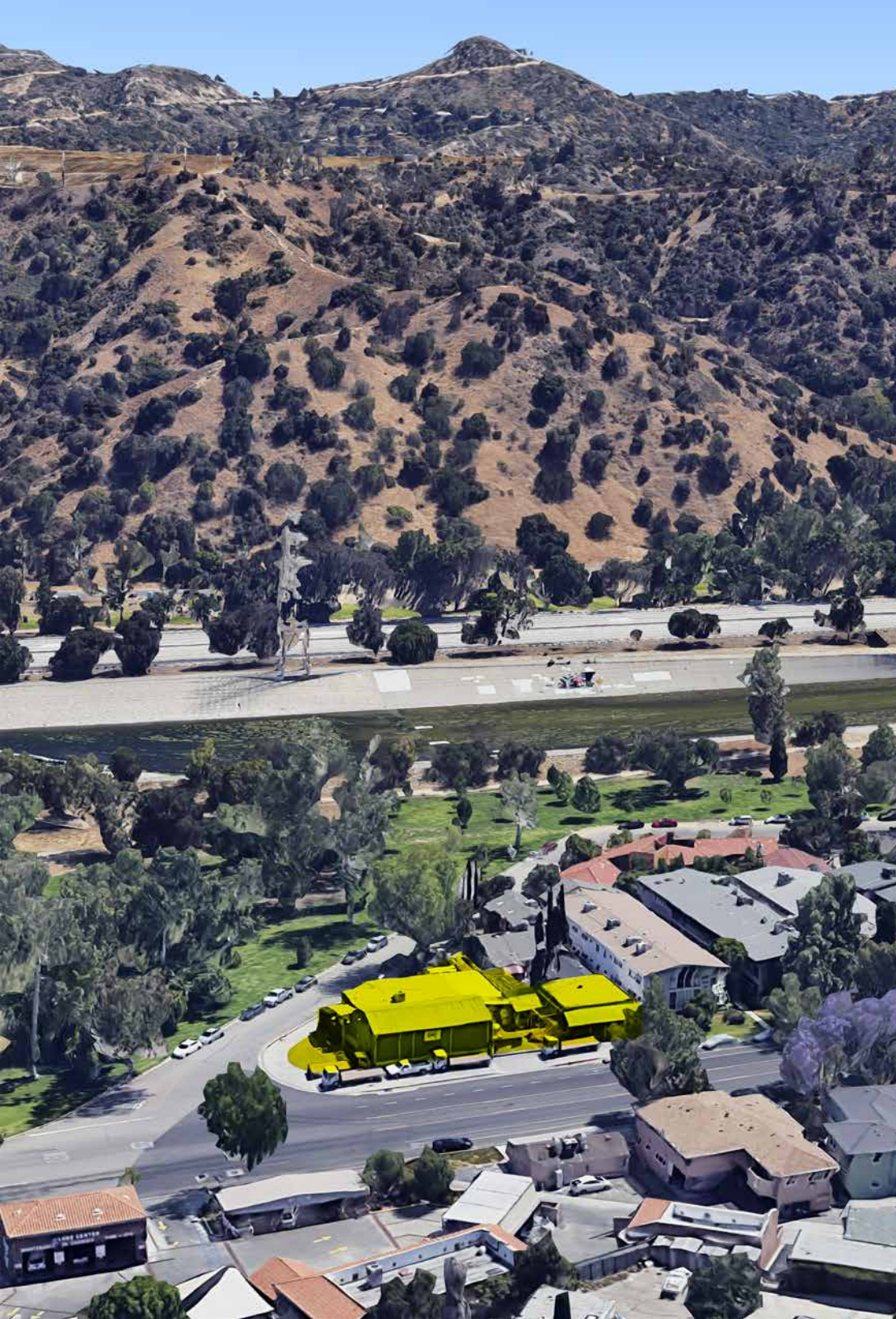
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## Property Highlights

- 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

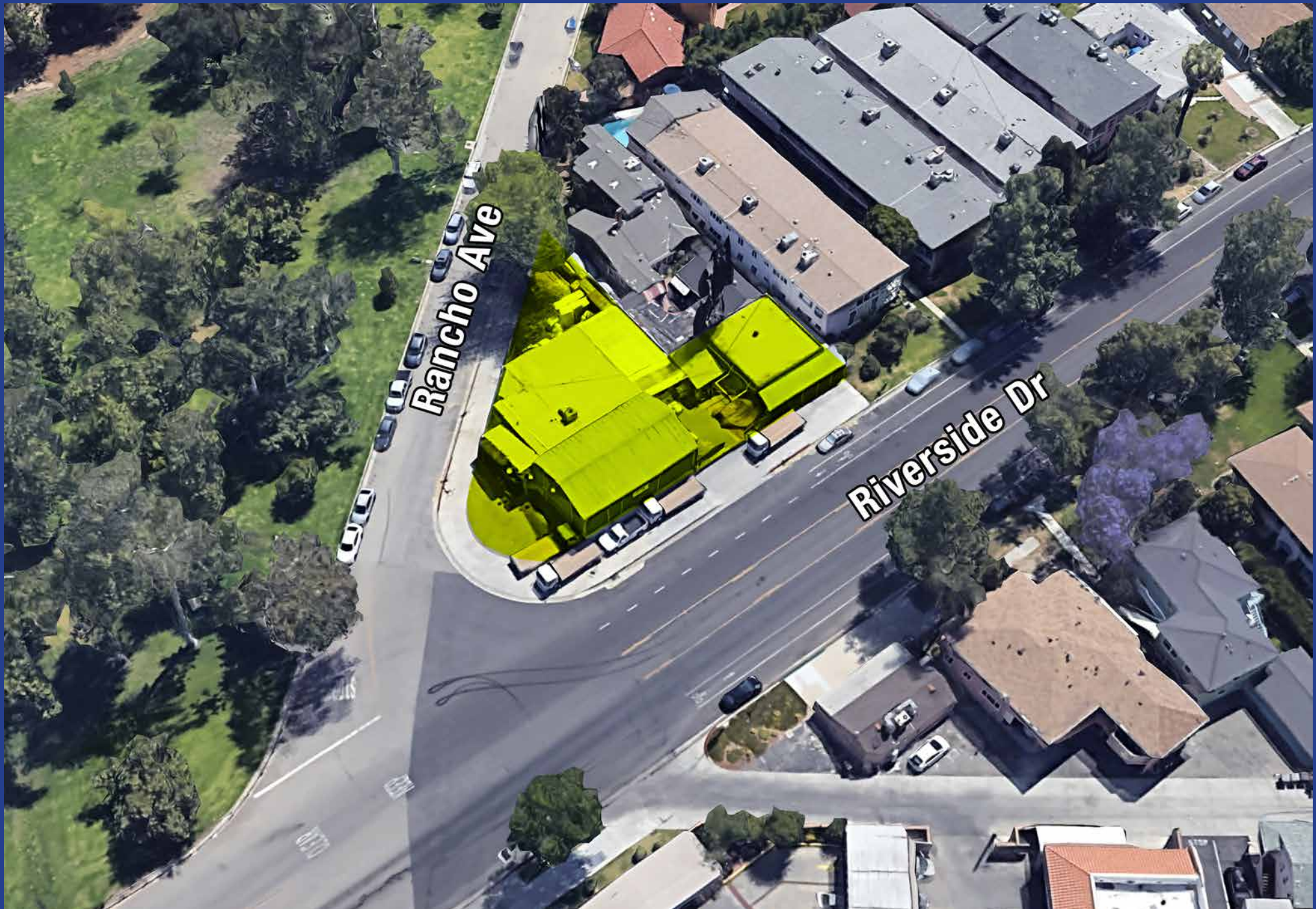
**SALE PRICE: \$3,750,000 (\$369.09 PER SF LAND)**





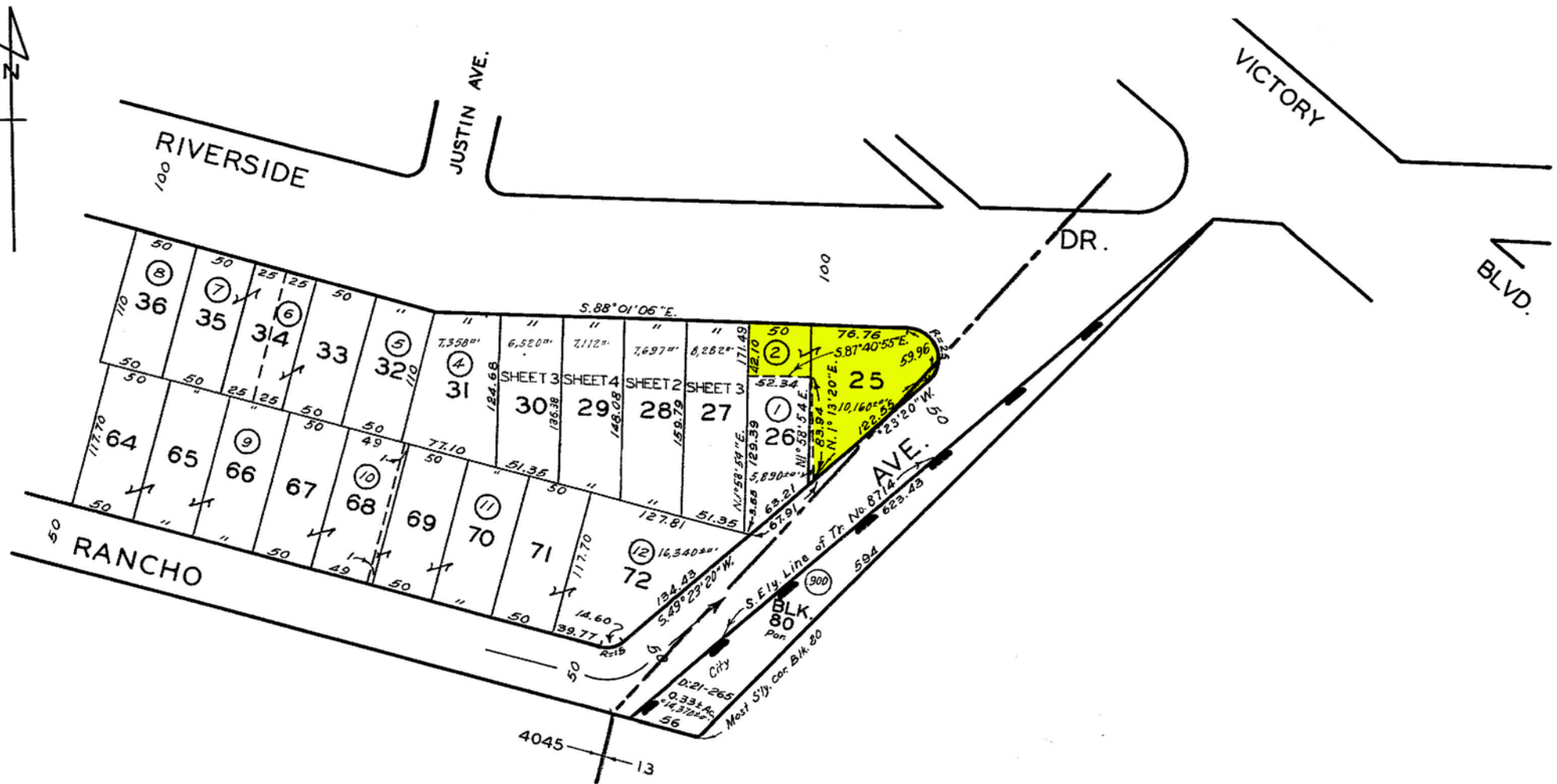


Aerial Photo





# Plat Map



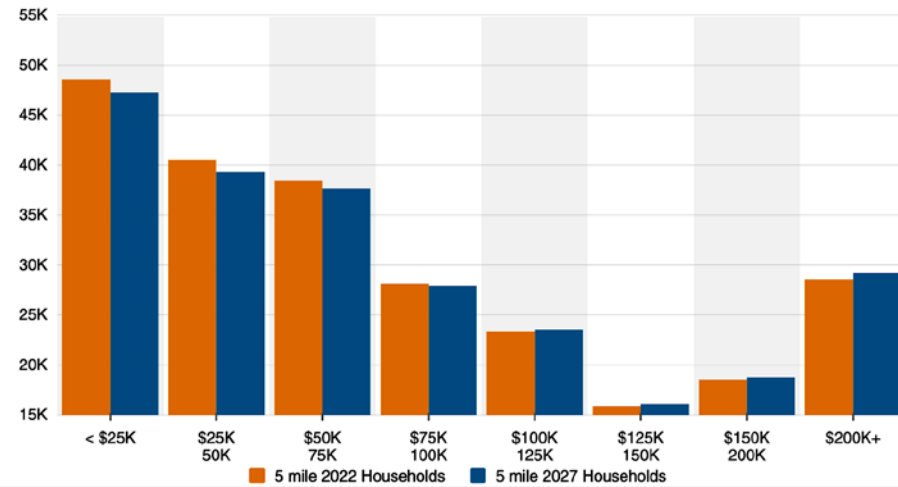
TRACT NO. 10391  
M.B. 153-10-11

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

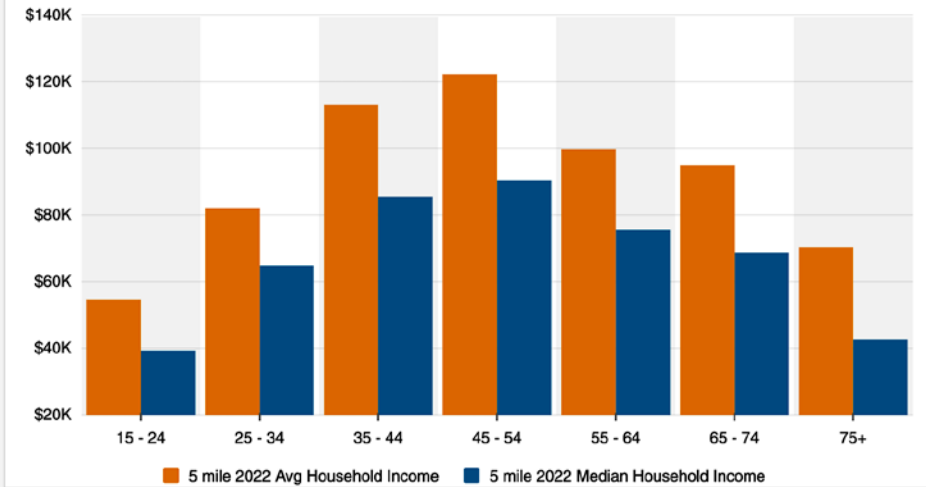
This is a detailed map of the Los Angeles area, showing the city grid, major freeways (Golden State Fwy, Ventura Fwy), and the Los Angeles River. The map includes numerous landmarks, parks, and businesses. A red pin is placed on the map, indicating a specific location near the intersection of Riverside Dr and Rancho Ave. The map also shows the Los Angeles Zoo and Griffith Park.

# Area Demographics

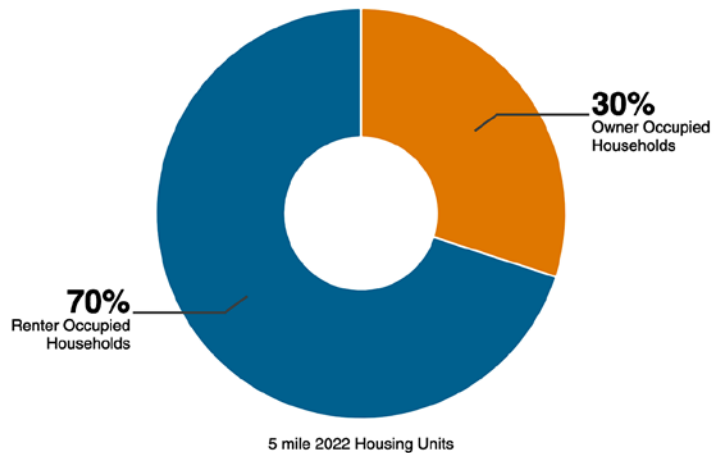
Household Income



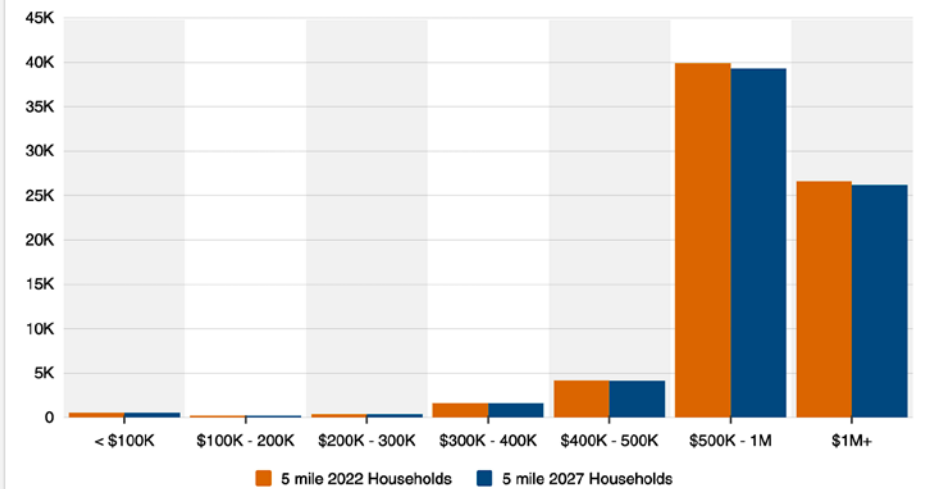
Household Income By Age



Housing Occupancy



Home Values





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10,160± Sq.Ft. of Land

Glendale Commercial  
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