

ONLY X

313 W. California Ave. | 312 W. Myrtle St.
GLENDALE, CA | 91203

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BeaBea's
breakfast is everything

COMING
SOON

1,758 SF
AVAILABLE

993 SF
AVAILABLE

1,000 SF
AVAILABLE

EXCLUSIVE LEASING AGENTS

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RESTAURANT & RETAIL SPACES FOR LEASE

PROPERTY OVERVIEW



Spaces

SPACE	GLA	TENANT	RENT PSF
1+2	±2,769 SF	Bea Bea's	-
3	±1,758 SF	Available	\$3.50
4	±993 SF	Available	\$3.95
5	±1,000 SF	Available	\$4.25

NNN Estimate: **\$1.00 PSF**

Restaurant & Retail Spaces for Lease

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- » Traffic Counts on N Central Ave & W California Ave exceed 40,000 ADT
- » Located in a dense development corridor - minutes from the Americana at Brand and the Glendale Galleria
- » Glendale is experiencing tremendous downtown growth

Address	313 West California Avenue, Glendale, CA
Cross Street	Myrtle St & N Central Ave
Parking Ratio	3 : 1,000 SF

1-Mile Demographics



POPULATION

64,574



AVERAGE
HOUSEHOLD INCOME

\$64,973



NUMBER OF
HOUSEHOLDS

26,611



Corner Patio Space Available For Restaurant Use



1,758 SF
AVAILABLE

993 SF
AVAILABLE

1,000 SF
AVAILABLE

NOW LEASING 818 697-6005
OnyxOnCentral.com

Location



TRANSPORTATION

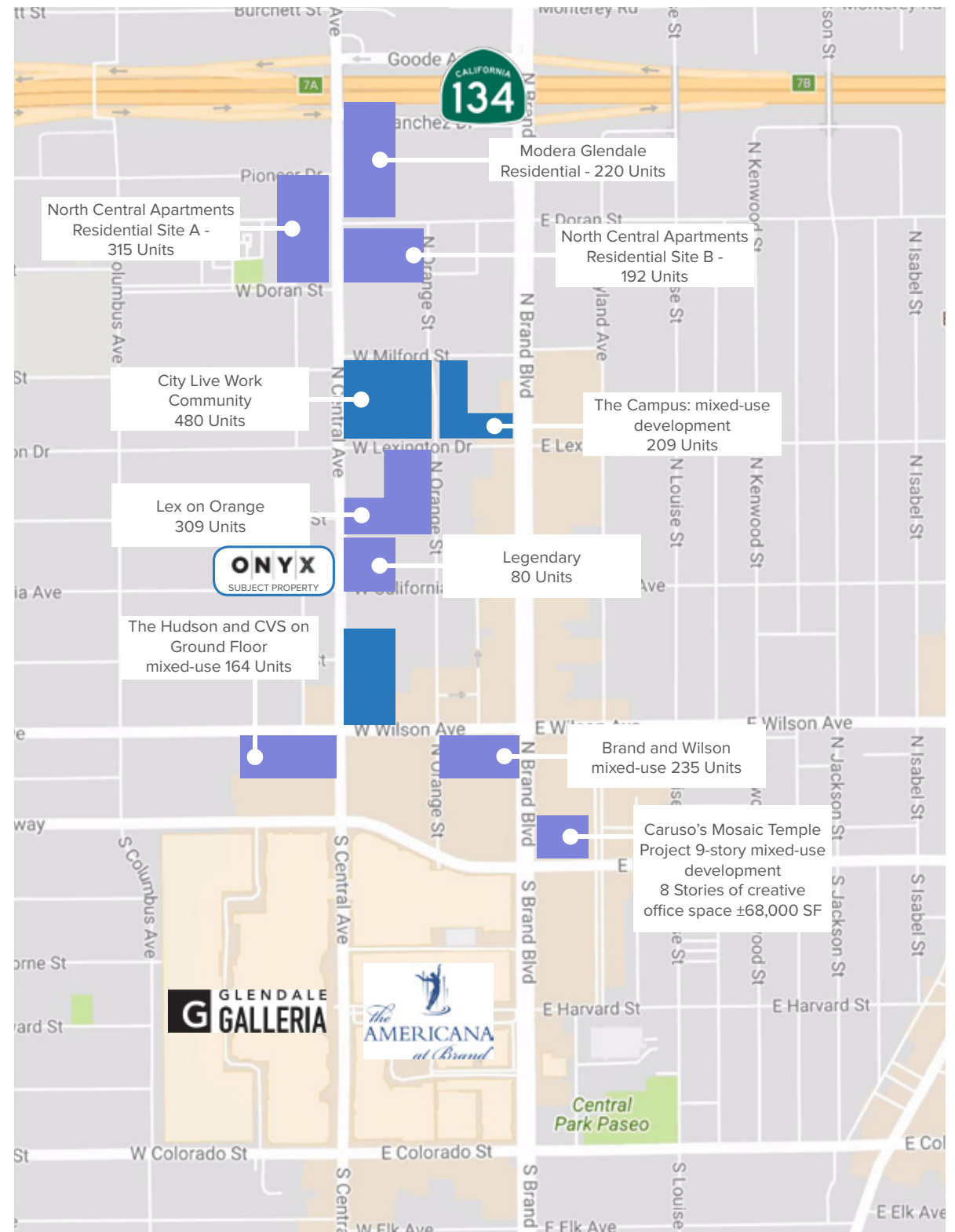
The Glendale Amtrak/MetroLink Station, referred to as the Larry Zarian Transportation Center, is an Amtrak and MetroLink rail station. The LZTC serves as a central transportation hub for the City of Glendale. Several public transportation systems; such as Amtrak, MetroLink, Greyhound, Metro, and the Glendale Beeline utilizes the LZTC as a transfer point and/or layover. Ten Pacific Surfliner trains serve the station daily and 54 MetroLink trains serve the station each weekday, as well as serving the Antelope Valley Line on Saturdays.

Development Map

GLENDALE, CALIFORNIA AND 18-HOUR CITY

- Downtown Glendale’s future reveals itself a bit more each day as multistory, mixed-use developments continue to build upward
- There have been more than 20 project in various stages of construction along Glendale’s main thoroughfares - Brand Boulevard and Central Avenue
- The long-term goal is to turn Glendale in to an “18-Hour City” where people drive less, walk more and socialize in the downtown area
- With more development buildings opened, and younger, wealthier people began to move to downtown Glendale in droves
- The downtown growth — spearheaded by the arrival of the Americana — also helped attract some of the most popular brand names at the moment, such as Chipotle and Tender Greens, as well as nightlife venues like the Famous and Moose Den

 **COMPLETE**
 **IN CONSTRUCTION**



Location Description

3rd

LARGEST CITY IN LA COUNTY

8

MILES NORTH OF DTLA

200,000+

POPULATION

POPULATION	1-MILE	3-MILE	5-MILE
2022 Projection	64,574	233,282	595,094
2017 Estimate	63,491	229,128	583,376
2010 Census	57,368	216,521	557,317
Growth 2017-2022	1.71%	1.81%	2.01%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 Projection	26,611	91,781	238,593
2017 Estimate	25,608	88,249	229,069
2010 Census	22,597	82,039	215,343
Growth 2017 - 2022	3.93%	4.00%	4.16%

Glendale, California



Bisected by the Verdugo Mountains, Glendale is a city that lies on the southeastern end of the San Fernando Valley. It is a suburb of the Greater Los Angeles Area just 15 minutes from downtown Los Angeles. At the center of some of Los Angeles' up and coming neighborhoods, Glendale is the perfect home base for enjoying the best of the City of Angels.

There are plenty of job opportunities in Glendale as the city houses the headquarters of Nestlé US, Americas United Bank, and International House of Pancakes. The Grand Central Business Centre is home to Disney's Consumer Products, Disney Too Studios, Disney Interactive, The Muppets Studio, and Marvel Animation Studios.



RETAIL, LEISURE, AND OUTDOOR RECREATION

- Located less than a mile from the subject property, the Americana at Brand is the ultimate shopping, dining, and entertainment complex. The Americana at Brand offers everything from larger stores including Nordstrom and Bloomingdale's to carefully chosen unique boutiques.
- As the go to shopping destination, the Glendale Galleria is a large shopping center with a unique feel and a distinctive variety of stores. It is the fourth largest mall in LA County. In 2016, the Glendale Galleria saw 30 million visitors alone.
- With over 50 public parks within the city limits, Glendale has plenty of nature's settings in which residents can partake in outdoor recreational activities. Local hikers frequent Deukmejian Wilderness Park - one of the most gorgeous and sparsely visited parks in LA county. The trails go through waterfalls, creeks, and stunning vistas that can feel worlds away from Los Angeles.



KEY DEMOGRAPHICS

Home to more than 196,700 residents, Glendale is located in Los Angeles County and is the 13th-most populated metropolitan area in the world and the second-largest MSA in the United States. Los Angeles County is home to more than 10 million residents, comprising 26% of California's total population and making it the most populous county in the nation.

- Glendale's population is expected to reach 202,261 by 2021, growing 2.8% over the next five years.
- The current median household income within three miles of 415 Fischer St is \$55,418 and is estimated to reach \$60,944 by 2021.



This Leasing Package contains select information pertaining to the business and affairs of **ONYX** located at **313 W California Ave | 312 W Myrtle St Glendale, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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