

**SPACE AVAILABLE  
FOR LEASE  
GLENDALE, CA**

**206 W. COLORADO ST.**



**PROPERTY INFORMATION**

**OVERVIEW:**

- EXISTING BUILDINGS ARE AVAILABLE FOR LEASE OR BOTH LOTS ARE AVAILABLE FOR A GROUND LEASE, A THIRD LOT ALLOWS FOR ENTRY FROM ELK ST. THAT IS CURRENTLY BEING USED FOR PARKING.

**FEATURES:**

- PRIME LOCATION ACROSS FROM THE AMERICANA & THE GALLERIA
- EXCELLENT SIGNAGE
- AMPLE PARKING FIELD
- GOOD ACCESS AND VISIBILITY

**SPACES AVAILABLE:**

- EXISTING BUILDINGS: 2,637 SF & 5,487 SF
- LAND AVAILABLE FOR LEASE: 29,768 sf

**NEIGHBORING TENANTS:**

- TARGET, BANK OF AMERICA, CHASE BANK, BARNES & NOBLE, BARNEY'S NEW YORK, SHOE CITY, CALVIN KLEIN, COLE HAAN, & MORE

**DEMOGRAPHICS**

**2016 ESTIMATED POPULATION**

1 Mile:	64,106
3 Mile:	234,958
5 Mile:	618,926

**2016 ESTIMATED AVG. HH INCOME**

1 Mile:	\$55,450
3 Mile:	\$82,041
5 Mile:	\$80,556

**2015 ESTIMATED TRAFFIC COUNTS**

41,683 CPD – COLORADO ST.  
40,270 CPD – BRAND BLVD.



**FOR MORE INFORMATION PLEASE CONTACT**

**Carol Springstead CA BRE #01802067**

[cspringstead@Springstead-associates.com](mailto:cspringstead@Springstead-associates.com)

SPACE AVAILABLE  
FOR LEASE  
GLENDALE, CA

206 W. COLORADO ST.



**LAND AVAILABLE FOR LEASE: 29,768 SF**  
**EXISTING BUILDINGS: 2,637 SF & 5,487 SF**



FOR MORE INFORMATION PLEASE CONTACT

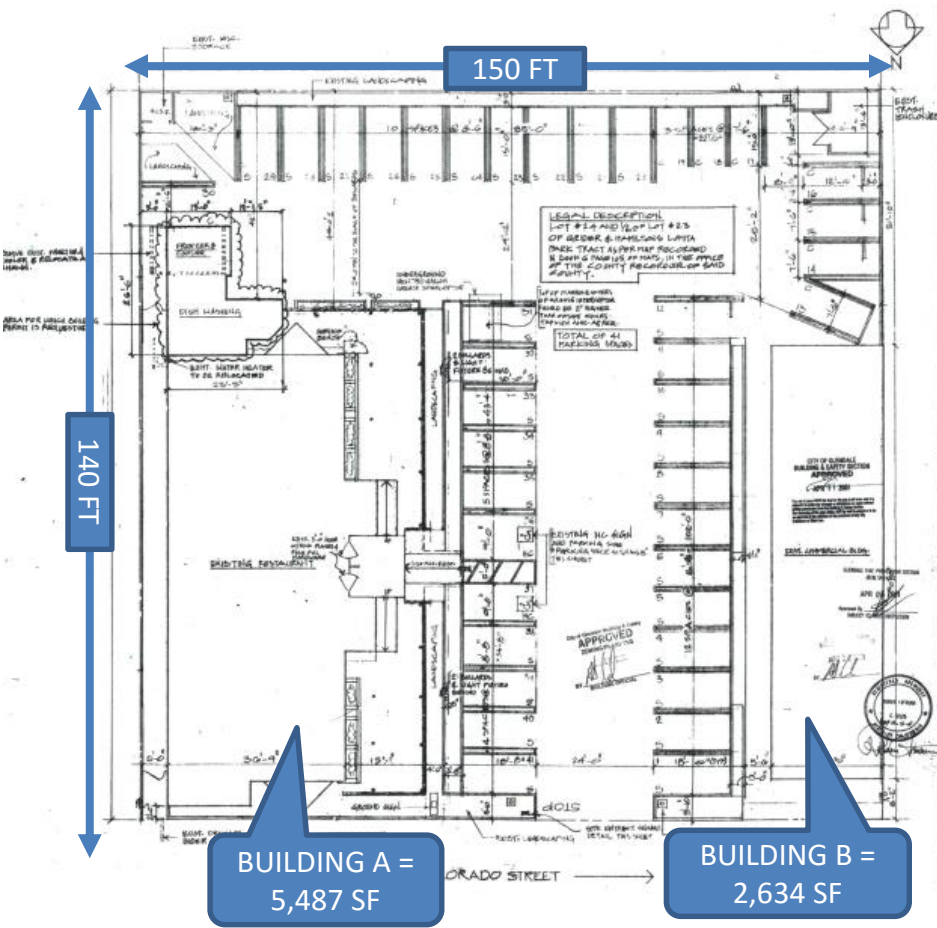
Carol Springstead CA BRE #01802067  
[cspringstead@Springstead-associates.com](mailto:cspringstead@Springstead-associates.com)

SPRINGSTEAD & ASSOCIATES, INC.  
3300 IRVINE AVE. STE 250  
NEWPORT BEACH, CA 92660  
P: 949-797-9040 F: 949-797-9041  
[WWW.SPRINGSTEAD-ASSOCIATES.COM](http://WWW.SPRINGSTEAD-ASSOCIATES.COM)

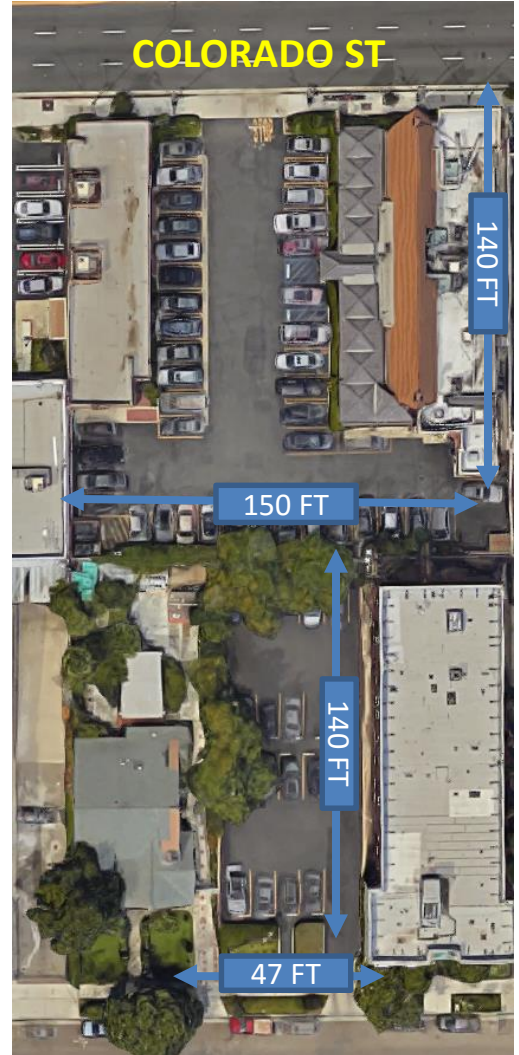
The information contained herein was obtained from resources believed reliable; however, Springstead & Associate, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or without notice.

**SPACE AVAILABLE  
FOR LEASE  
GLENDALE, CA**

**206 W. COLORADO ST.**



**TOTAL LAND = 28,819 SF**



**FOR MORE INFORMATION PLEASE CONTACT**

Carol Springstead CA BRE #01802067  
[cspringstead@Springstead-associates.com](mailto:cspringstead@Springstead-associates.com)



**SPRINGSTEAD & ASSOCIATES, INC.**  
 3300 IRVINE AVE. STE 250  
 NEWPORT BEACH, CA 92660  
 P: 949-797-9040 F: 949-797-9041  
[WWW.SPRINGSTEAD-ASSOCIATES.COM](http://WWW.SPRINGSTEAD-ASSOCIATES.COM)