



PRIME INDUSTRIAL FLEX OPPORTUNITY IN THE HEART OF GLENDALE
CREATIVE OFFICE AND STORAGE POSSIBILITIES - TREMENDOUS EXPOSURE AND VISIBILITY
403 SOUTH CENTRAL AVE. GLENDALE, CA 91204

GLENDALE CENTRAL STORAGE

PROPERTY DETAILS

403 S CENTRAL AVE
GLENDALE, CA 91204

PROPERTY HIGHLIGHTS

- *Prime Industrial Flex opportunity with possibility of Creative Office and Storage Possibilities*
- *High-identity branding and signage opportunity*
- *In the heart of Glendale's vibrant downtown district*
- *Across from the Americana at Brand, one of LA County's most desirable retail destinations*
- *Old world charm yet impeccably maintained 1920's Central Storage high rise*
- *Tremendous vehicle and foot traffic on S. Central Avenue*

LEASE RATES

\$2.50 per square foot

FOR LEASING AND INQUIRIES, PLEASE CONTACT

Yoav Sarraf

Managing Partner

D: 424 284 4460

E: ysarraf@concord-re.com

BRE # 01856362

Majid Riahi

Investment Associate

D: 424 284 4490

E: mriahi@concord-re.com

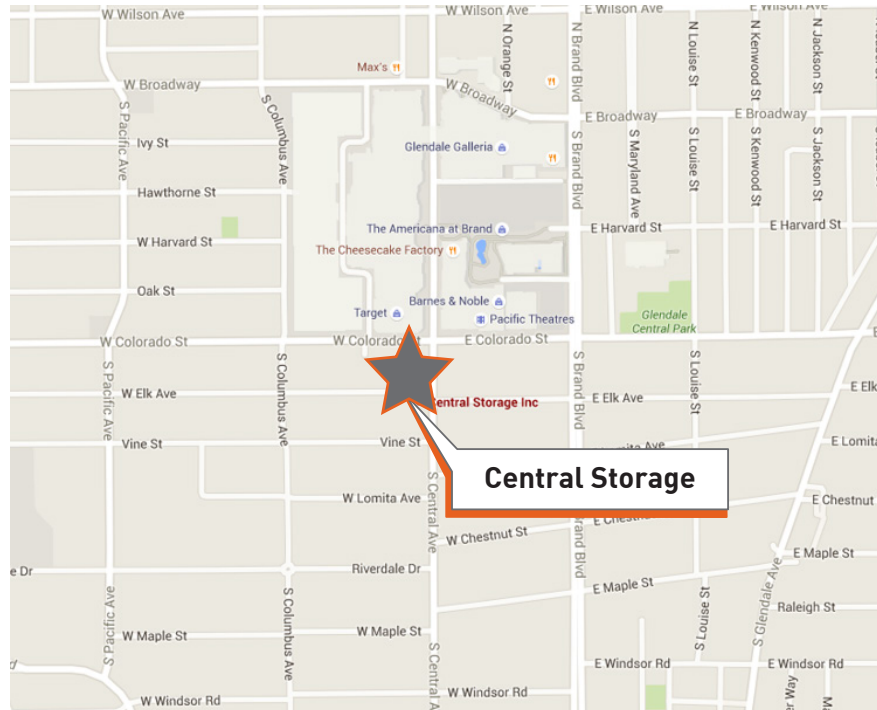
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PROPERTY SUMMARY

PROPERTY LOCATION

403 S CENTRAL AVE
GLENDALE, CA 91204



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	375,044	675,654	900,865
Median HH Income	\$65,844	\$90,484	\$93,605

NEIGHBORING TENANTS



**BARNES
& NOBLE**

**The
Cheesecake
Factory**



H&M



NORDSTROM

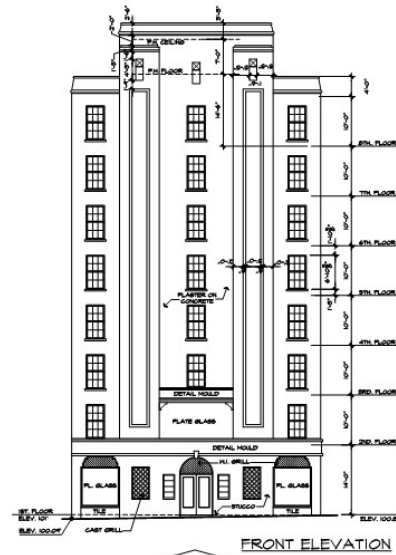
TIFFANY & CO.



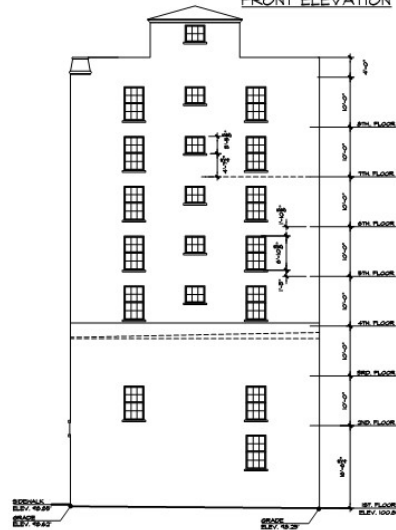
PROPERTY SUMMARY

FLOOR PLANS

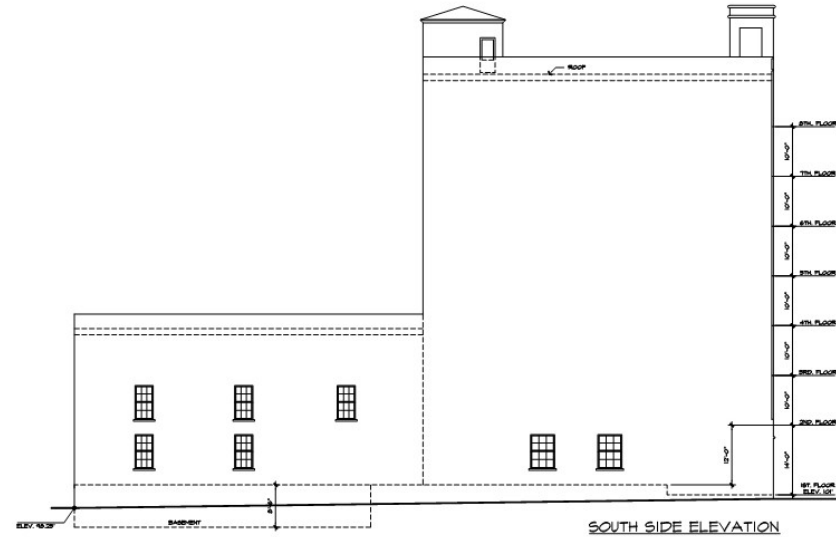
403 S CENTRAL AVE
GLENDALE, CA 91204



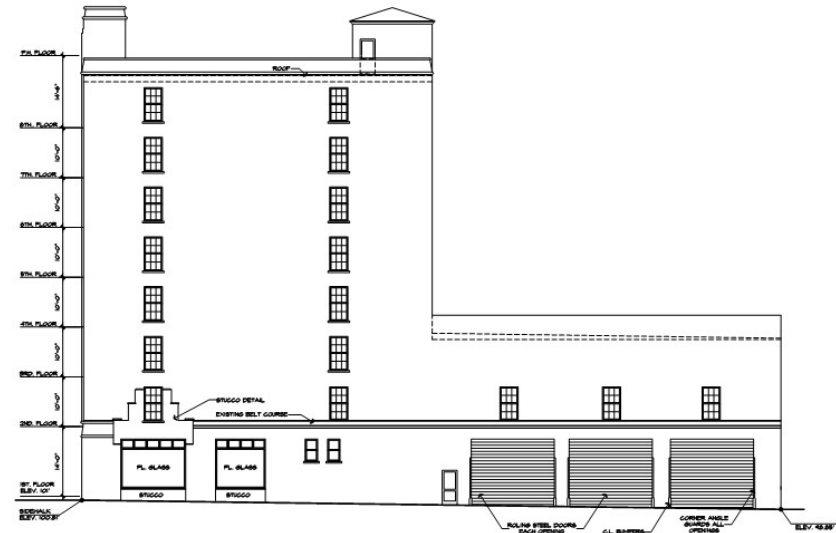
FRONT ELEVATION



WEST ELEVATION



SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION

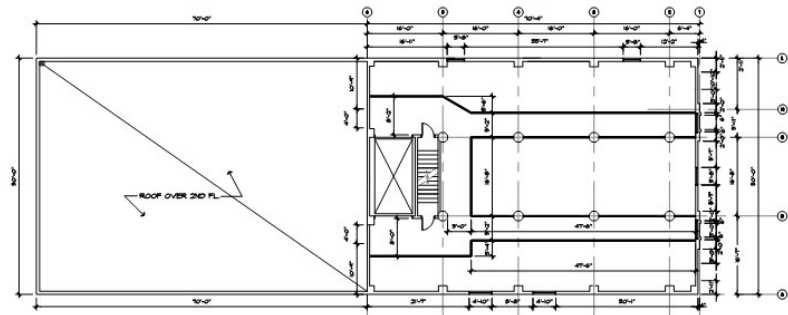
CENTRAL STORAGE INC.
GLENDALE SELF STORAGE
GLENDALE, CALIFORNIA

AS BUILT ELEVATIONS

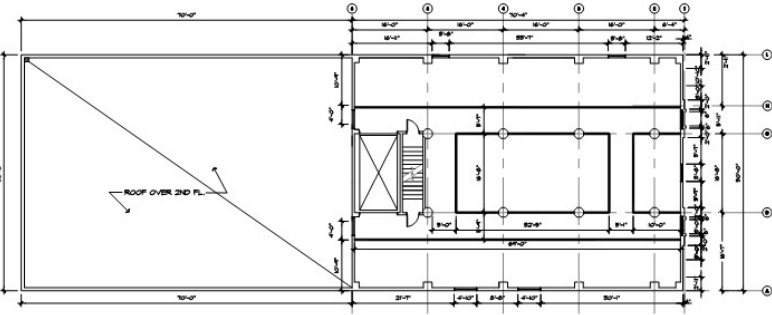


PROPERTY SUMMARY
FLOOR PLANS

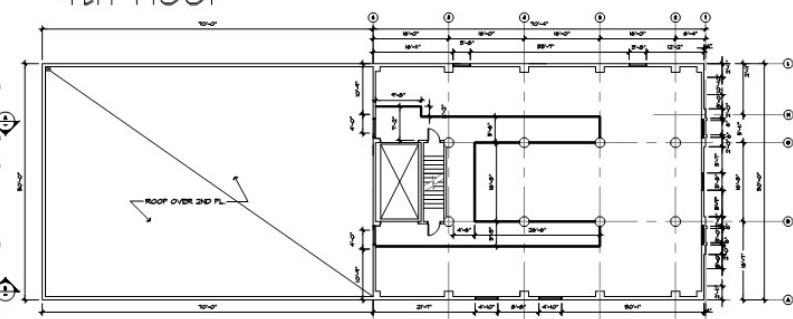
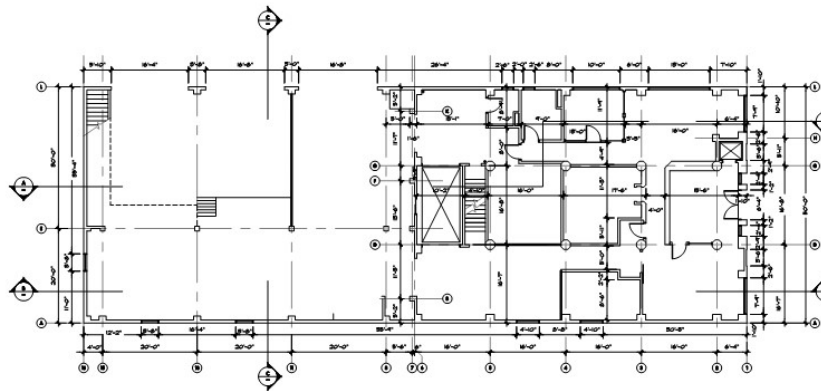
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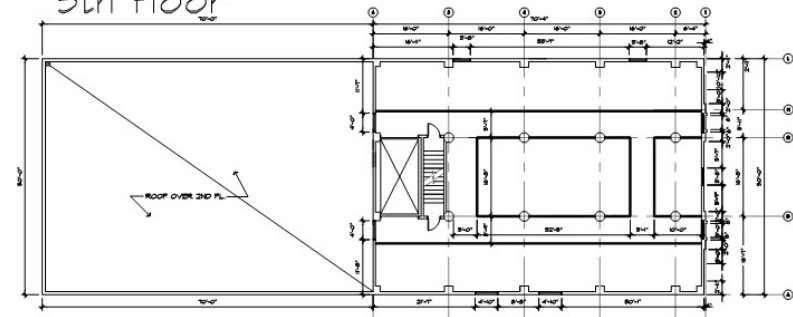
3rd floor



4th floor



5th floor

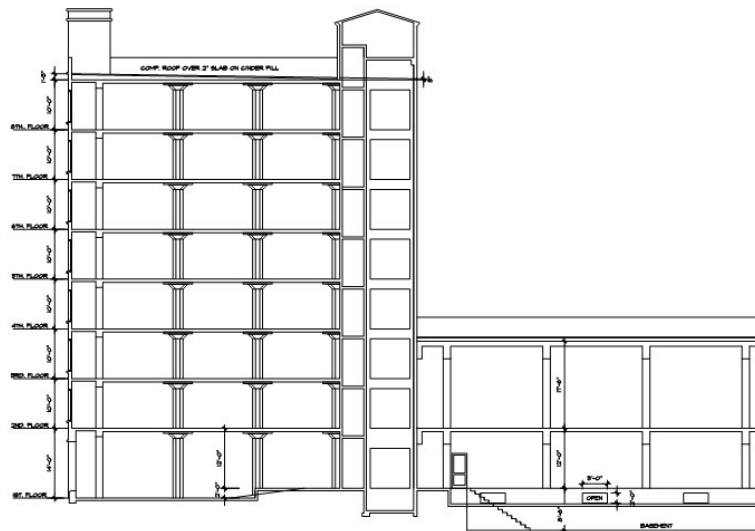


6th floor

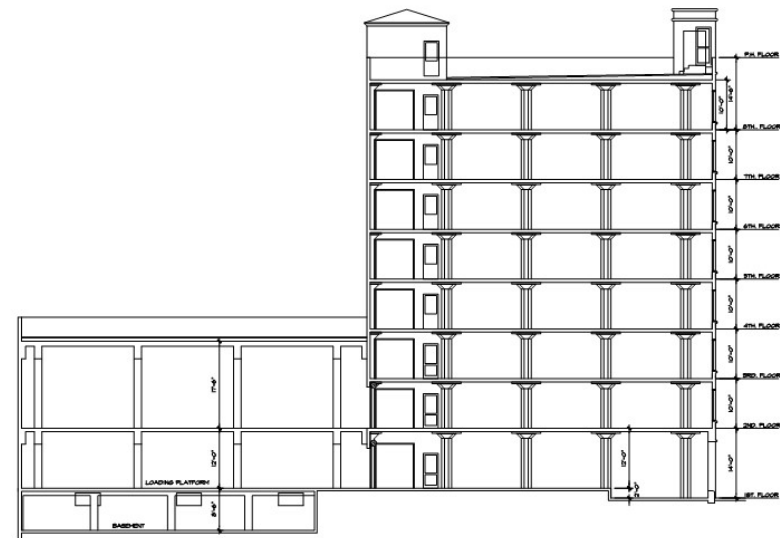


PROPERTY SUMMARY
FLOOR PLANS

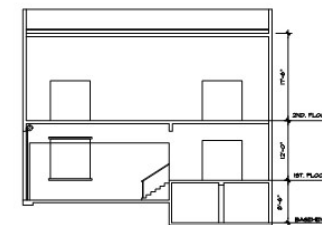
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SECTION A



SECTION B



SECTION C



CENTRAL STORAGE INC.
GLENDALE SELF STORAGE
GLENDALE, CALIFORNIA

AS BUILT SECTIONS

SECTION NUMBER: 04-06
SCALE: 1/8" = 1'-0"
DATE: 05/25/06





Yoav Sarraf

BRE# 01856362

D: 424-284-4460

F: 310-551-0661

ysarraf@concord-re.com

Majid Riahi

BRE# 01968264

D: 424-284-4490

F: 310-551-0661

mriahi@concord-re.com



www.CONCORD-RE.com | hello@concord-re.com | 310.551.0660

449 South Beverly Drive, First Floor, Beverly Hills, CA 90212