



Camden Apartments Glendale

3900 San Fernando Rd, Glendale, CA

Restaurant & Retail
Space Available Now



2 Prime retail spaces available for lease

- Second generation coffee shop
- First generation retail or restaurant

Camden Glendale: Premier Retail Opportunity at San Fernando & Los Feliz

Positioned at the dynamic intersection of San Fernando and Los Feliz, Camden Glendale offers exceptional retail space in one of Southern California's most desirable mixed-use developments. This prime location places your business at the heart of Glendale's thriving retail corridor, surrounded by the city's signature blend of urban sophistication and community charm.

The strategic location benefits from proximity to major retail anchors, including the high-traffic Costco in nearby Atwater Village, which drives consistent consumer flow through the area. This established retail ecosystem creates a natural shopping destination that attracts both local residents and regional visitors, providing built-in foot traffic for your business.

Camden Glendale is nestled within an affluent community known for its luxury apartment lifestyle, where residents enjoy premium amenities and elevated living standards. The surrounding demographic consists of professionals and families with strong purchasing power who value quality retail experiences and convenient access to services. This sophisticated customer base seeks premium brands and experiences that align with their upscale lifestyle.



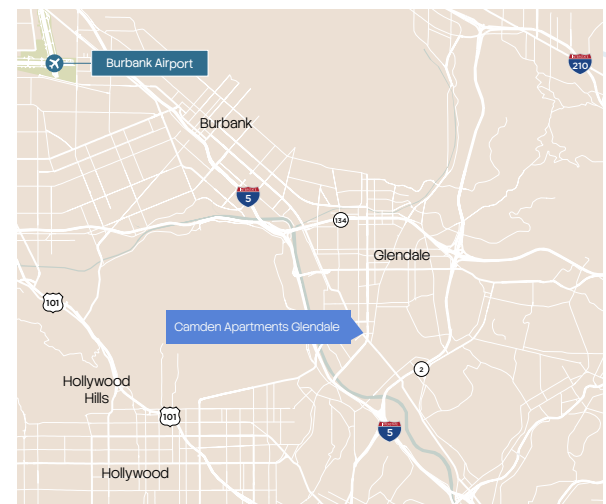
1,796 SF - 3,318 SF
Space Available



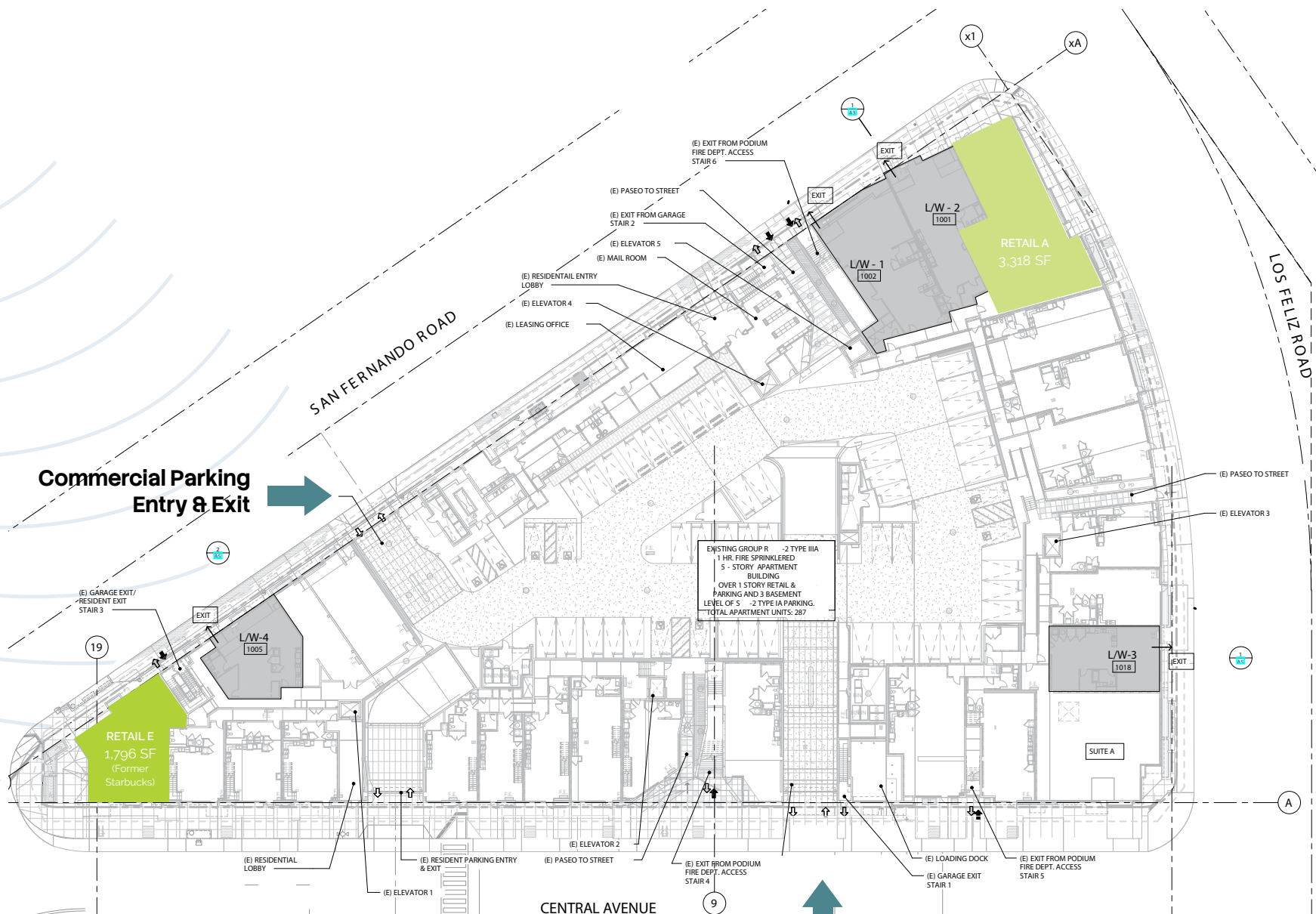
(92) Walker's Paradise
Walk Score



Upon Request
Lease Rate

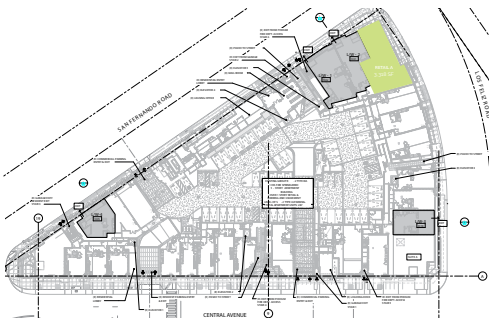
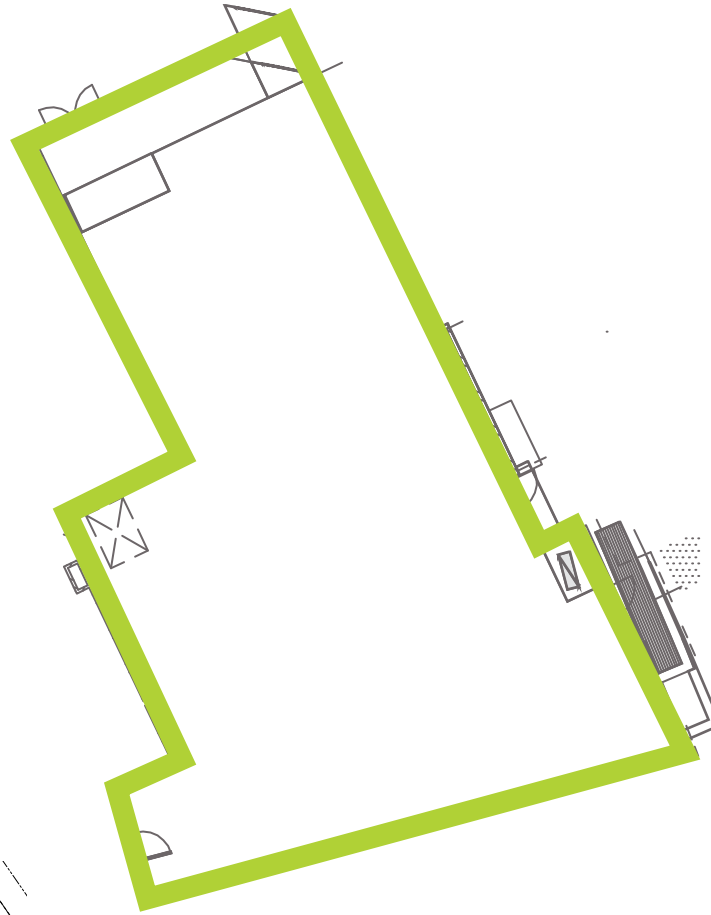


FLOOR PLAN



Commercial Parking
Entry & Exit

Retail - A - 3,318 SF



STOREFRONT

(2) 3'X8' doors

SHAFT TO ROOF

Steel hoist beam to assist with future TI

MECHANICAL

Shared 6'-6" by 12'-6" rooftop pad

PLUMBING

2" water service line,
3" gas line,
4" sewer waste line,
4" grease waste line &
3" capped vent stack

ELECTRICAL

400AMP-277/480V-
3Phase-4Wire electrical
service, (2) 2-1/2" power
conduits, & provisions
for (2) signs, including
a junction box & 1"
conduit stubbed into
the space

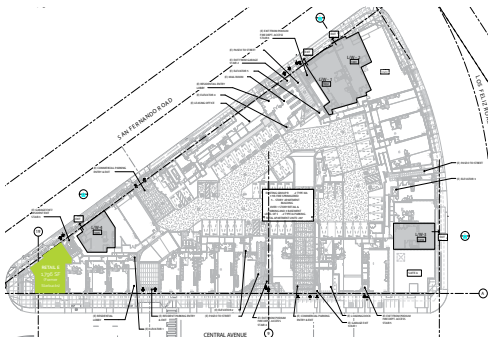
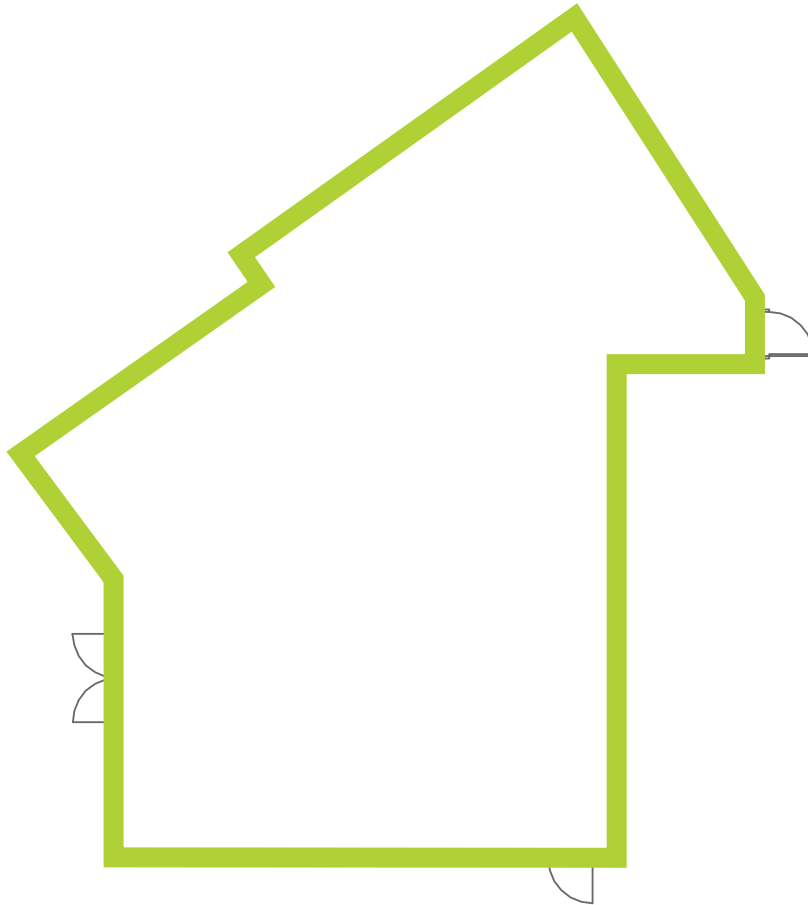
DATA & TELECOM

(1) 1" & (1) 5/8" microduct
for phone/data & (1) 2"
conduit for CATV

FIRE SAFETY

Fully sprinklered, &
(1) 1" conduit for the
fire alarm system is
provided

Retail - E - 1,796 SF



STOREFRONT

(2) 3'X8' doors

SERVICE DOOR

3'-0" by 7'-0"
hollow metal door

MECHANICAL

Shared 6'-6" by
12'-6" rooftop pad

PLUMBING

2" water service line,
3" gas line & 4" sewer
waste line

ELECTRICAL

400AMP-277/480V-
3Phase-4Wire electrical
service, (2) 2-1/2" power
conduits, & provisions
for (2) signs, including
a junction box & 1"
conduit stubbed into
the space

DATA & TELECOM

(1) 1" & (1) 3/4" innerduct
for phone/data & (1) 2"
conduit for CATV

FIRE SAFETY

Fully sprinklered, &
(1) 1" conduit for the
fire alarm system is
provided

Location & Demographics

The location offers excellent accessibility with major transportation corridors nearby, ensuring easy access for both customers and deliveries. As part of a thoughtfully planned mixed-use environment, your retail space benefits from the synergy of residential, dining, and commercial elements that create a vibrant, walkable community atmosphere.

Camden Glendale represents an opportunity to establish your brand within a dynamic retail environment that combines high-end residential living with strategic commercial positioning in one of Greater Los Angeles' most sought-after markets.



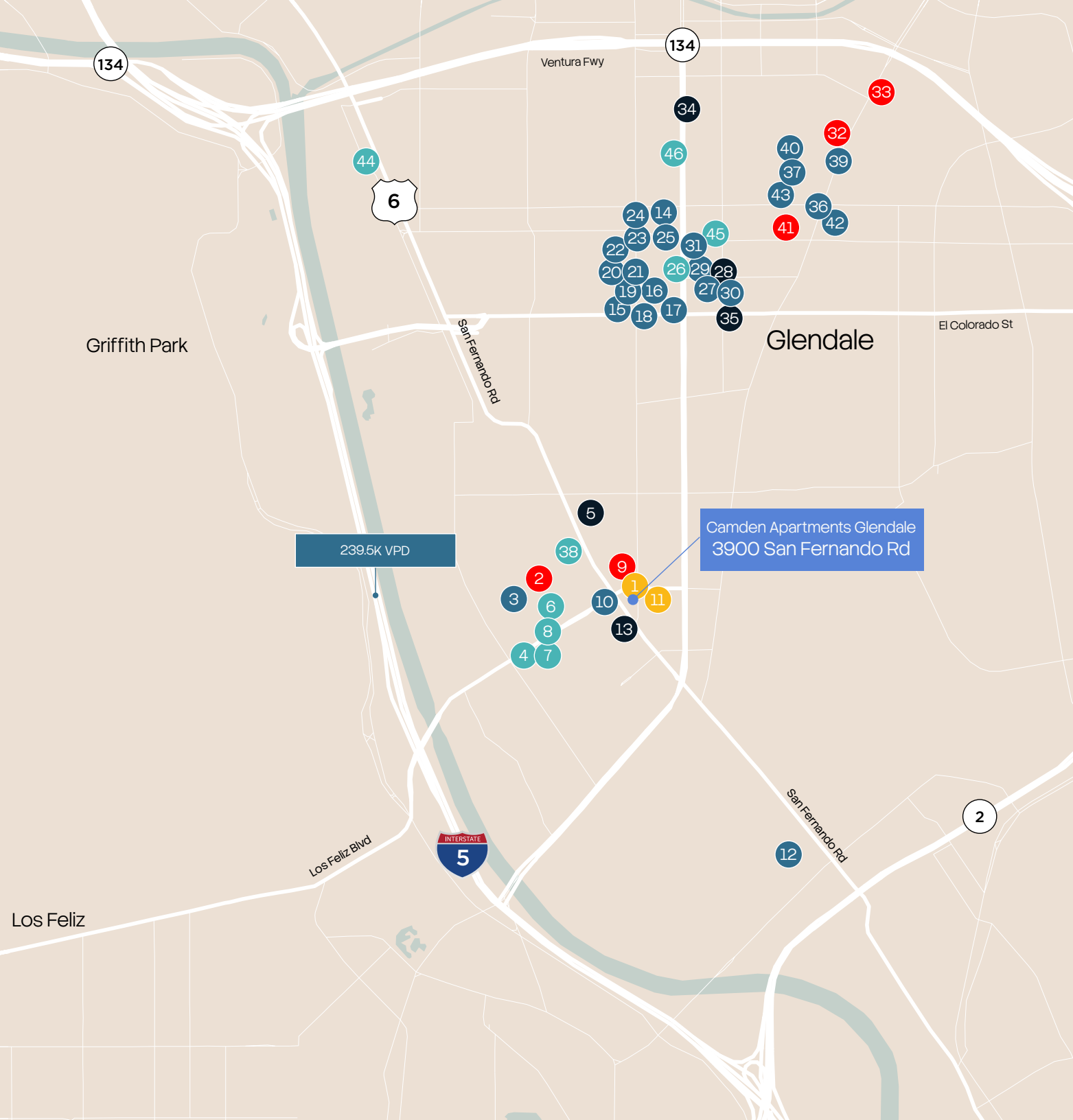
	Populatuion		
	35,808	135,120	254,765
	1 mile	2 miles	3 miles
	Average Household Income		
	\$103,185	\$122,259	\$140,866
	1 mile	2 miles	3 miles
	Median Home Value		
	\$1 M	\$1.04 M	\$1.15 M
	1 mile	2 miles	3 miles
	Total Retail Spend		
	\$678.4 M	\$2.79 B	\$5.56 B
	1 mile	2 miles	3 miles

Transportation

LA METRO	
Vermont/Sunset Red Line	6 min drive / 3.4 mi
Vermont/Santa Monica Red Line	7 min drive / 4.0 mi
Hollywood/Western Red Line	6 min drive / 4.0 mi

COMMUTER RAIL	
Glendale (Metrolink)	5 min walk / 0.3 mi
Downtown Burbank (Amtrak)	9 min drive / 5.5 mi
Los Angeles (Amtrak)	11 min drive / 6.6 mi
Union Station (Metrolink)	13 min drive / 6.3 mi

AIRPORT	
Bob Hope Hollywood Burbank	16 min drive / 11.0 mi
Los Angeles (LAX)	33 min drive / 20.7 mi



SURROUNDING TENANTS & RETAIL

1. Dentists of Glendale
2. Costco
3. Best Buy
4. Chick Fil A
5. Smash Dink
6. Jamba
7. Starbucks
8. Panda Express
9. Vons
10. CVS
11. Dignity Health Glendale
12. Goodwill
13. Būnda Glendale
14. Glendale Galleria
15. Target
16. SEPHORA
17. NORDSRTOM
18. AMC
19. Gap
20. Hugo Boss
21. Aldo
22. Zara
23. Express
24. Anthropologie
25. Bloomingdale's
26. In N Out
27. Glendale Marketplace
28. LA Fitness
29. Ross
30. HomeGoods
31. Marshalls
32. Whole Foods
33. Erewhon
34. 24 Hour Fitness
35. Anytime Fitness
36. Glendale Fashion Center
37. Petco
38. Glendale Tap
39. TJ Maxx
40. Nordstrom Rack
41. Ralphs
42. Total Wine & More
43. World Market
44. Golden Road Brewing
45. Raffi's Place
46. Porto's Bakery and Cafe





Photo Gallery





Downtown Glendale

Aerial View

GOLDEN ROAD
— BREWING —



Griffith Apartments
220 Apartment Units



Los Feliz Rd
+25,000 VPD

San Fernando Rd
+21,000 VPD

hue39
143 Apartment Units



Central Ave
+14,000 VPD

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FOR LEASING INFORMATION:

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