

AUTO DEALERSHIP PROPERTY FOR SALE



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For Pricing and More Information Contact The Listing Broker



**3343 - 3351 Foothill Blvd
Glendale CA 91214**

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PROPERTY INFORMATION

**Zoned for Auto Sales/ Car Wash/
Private School/ Medical use.**

**Great Potential for
Future Mixed-Use Development
with retail on ground level and up to 45.9
residential units on the upper floors**



Type **4 Star Commercial Land**

Location **Urban**

Land Use **Commercial Acreage
Hillside Commercial**

GBA **Approx. 27,000SF**
Land Acres **0.61 AC**

Proposed Use **Commercial Retail**
Zoning **Hillside Commercial**

Parcel #s **5602-021-007**
 5602-021-009
 5602-021-010
 5602-021-011

On Sites
Off Sites **Asphalt paved lot**
 Cable, Curb/Gutter/Sidewalk,
 Electricity, Gas, Irrigation, Sewer,
 Streets, Telephone, Water

ARIAL VIEW

New York

New York
Park

Thelma St

EXISTING PROPERTY INFORMATION

Thelma St

Carfornia
Used car dealer



Foothill 76)



76



Foothill Blvd



Auto Speed LA
Used car dealer

Potential Land Use Calculations

The land use designation for the Subject Property is Commercial Hillside (CH).

The CH zone offers a full range of goods and services to the community and is located along commercial thoroughfares in hillside areas within the city in conformance with the comprehensive general plan and applicable community plans.

For multiple residential dwellings in a CH zone, a (1) mixed-use development is permitted and a (2) residential multifamily use may be permitted through a conditional use permit.

1. Mixed Use: Multiple residential dwellings are subject to the provisions of the R-1250 zone and provided further that the ground floor level is occupied with permitted commercial uses.

2. Multifamily: Multiple residential dwellings with dwelling units at the ground floor level subject to provisions of the R-1250 zone

For both options, the provisions of the R-1250 zone govern height, area and density restrictions.

The R-1250 zone is intended primarily as a zone for high-density residential development with a minimum of 1,250 square feet of lot area per dwelling unit or approved overlay zone uses, in conformance with the comprehensive general plan of the city. The location of the R-1250 zone is based on convenience, adequacy of services, traffic circulation and the existence of open space and recreation areas that support the concentration of population in such zones. The R-1250 zone permits the development of multiple residential dwellings.

Potential Land Use Calculations

The residential density maximum is:

1 dwelling unit for each 1,250 sq. ft. of lot area. On lots having a width of 90 feet or greater, there shall be not more than 1 dwelling unit for each 1,000 sq. ft. of lot area. Subject Property has a width of greater than 90 feet and may be granted 1 unit per 1,000 sq. ft. of lot area. Given that the square feet of the lot is approximately 27,000, that development may be entitled to 27 units.

The Floor Area Ratio Maximum is: 1.2, which means the total floor area of the structure can be, assuming the lot is 27,000 square feet, 32,400 sq. ft.

Lot coverage (the percentage of a parcel of land that is covered by buildings or structures): 50% maximum including all residential buildings

Setbacks:

Front: 20 feet minimum and an average of 23 feet for any garage or first residential floor; not less than 23 feet and an average of 26 feet for the second and third residential floors

Side: 5 feet minimum and an average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor; and not less than 11 feet and an average of 14 feet for the third residential floor

Potential Land Use Calculations

Height Limitation:

Maximum of 3 stories and 36 feet.

Lots have a lot width of 90 feet or less, a maximum of 2 stories, and 26 feet.

Landscaping:

25% of the lot area needs to be landscaped.

Parking Type:

When there is more than one dwelling unit for every 2,500 square feet of lot area or when there are more than four dwelling units in one building on a lot, all required off-street parking spaces for such dwelling units shall be provided in subterranean or semi-subterranean garages, except guest parking spaces which may be located above or below grade. Projects utilizing a garage design that is not subterranean or semi-subterranean shall provide private and direct access to the unit for which the garage is provided and ground-level living space shall occupy not less than 25 percent of the total unit area.

Parking Quantity:

1. Up to 1,500 square feet and 1 bedroom units - 2 spaces
2. 2 bedroom units - 2 spaces
3. 1,501 to 2,000 square feet and 3 bedroom units - 2.5 spaces
4. More than 2,000 square feet and any unit containing 4 or more bedrooms - 3 spaces

Potential Land Use Calculations

You may be entitled to an additional density bonus, through AB 1287, if you provide low-income housing.

A rough estimate of the density bonus would entail the following:

Base Units: 27

Initial 50% Bonus: +13.5

If you allocate:

15% of units are designated for Very Low-Income households; or

24% of units are designated for Low-Income households; or

44% of units are designated for Moderate-Income households (for-sale units).

Additional 20% Bonus: +5.4

If you allocate 2 units for Very Low-Income households

Total Units: Approximately 45.9

**For all Commercial permitted uses in City of Glendale,
please use the link below**

<https://ecode360.com/43352224#43352224>

Area Overview

Glendale, CA

Nestled in the San Fernando Valley region of Los Angeles County, the Glendale/La Crescenta area exemplifies a confluence of rich cultural heritage and modern urban development. Its history traces back to the Spanish colonization of California, evolving significantly in the late 19th and early 20th centuries as a thriving center for agriculture and film production. Today, Glendale is recognized not only for its scenic neighborhoods but also for its diverse demographic, attracting residents and visitors from various backgrounds. This dynamic socio-cultural tapestry enhances its appeal as both a residential haven and a site for commercial enterprises, ranging from quaint boutiques to major retail brands. By exploring Glendale's historical context, demographic shifts, and economic landscape, this essay intends to provide a comprehensive overview that underscores the city's unique position within the broader Los Angeles metropolitan area and highlights its significance as a microcosm of contemporary urban life.



Historical Culture

Glendale possesses a rich historical tapestry that reflects its cultural evolution from the late 19th century to the present day. The area saw a significant transformation following its incorporation in 1906, becoming a hub for settlers driven by the allure of the region's natural beauty and favorable climate. The city's architectural landscape is a testament to this evolution, showcasing a blend of Art Deco, Mid-Century Modern, and contemporary designs, thereby illustrating the diverse influences that have shaped its identity over time. Furthermore, Glendale's development of cultural institutions, such as the Glendale Public Library and the historic Alex Theatre, highlights its commitment to preserving artistic expression and community engagement. These factors collectively underscore Glendale's significance as a vibrant crossroads where history and culture converge to foster a unique community identity (Juliet M. Arroyo).

Area Demographics

Demographics and Population Trends

	1 mile	3 miles
Population	19,687	69,689
Households	6,701	24,911
Median Age	44.50	44.50
Median HH Income	\$118,008	\$102,178
Daytime Employees	5,471	22,805
Population Growth '24 - '29	-3.63%	-3.54%
Household Growth '24 - '29	-3.92%	-3.73%



A critical examination of the Glendale area reveals significant demographic shifts that have shaped its cultural and economic landscape. Over the past few decades, the population has diversified markedly, with a substantial increase in Hispanic and Asian communities, reflecting broader national trends in immigration and urbanization. This multicultural mosaic contributes to a dynamic social fabric, fostering a vibrant local economy and a rich cultural tapestry that is expressed through festivals, culinary offerings, and community events. Furthermore, the population growth rate, driven by both international migration and domestic relocation, surpasses the state average, necessitating an adaptive approach from local governance regarding infrastructure and services. Understanding these demographic changes is essential for policymakers as they seek to accommodate an expanding population while ensuring equitable access to resources and opportunities. Ultimately, Glendale's demographic trends not only impact its immediate community but also provide insights into the future of urban development in California.



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Real Estate Services



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