



COMMERCIAL  
REAL ESTATE  
the sign of a *profitable* property



## OFFICE SPACE(S) AVAILABLE IN BUSY NEIGHBORHOOD CENTER

401 S. Glenoaks Blvd, Burbank, CA 91502



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DRE#01837719 DRE#01994635 DRE#02168133

**CAROL MARMOR**

**CALEB MORRISON**



OFFICE SPACE  
BURBANK, CA

## EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

401 S. Glenoaks Blvd, Burbank, CA 91502



## APPROX. 1,074-2,805 SF

OFFICE SPACES AVAILABLE

- ✓ Abundant multi-level parking
- ✓ Strong neighborhood tenant mix

## AREA AMENITIES

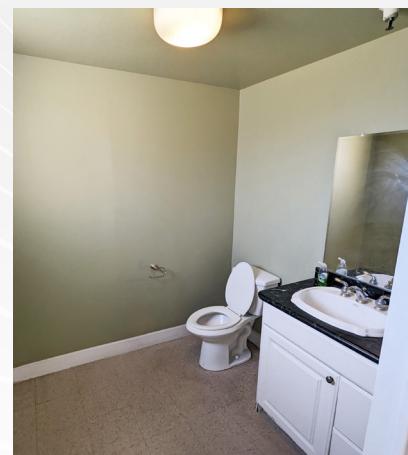
- ✓ Located at busy signalized intersection
- ✓ Excellent street exposure
- ✓ Accessible from both main streets
- ✓ Convenient to the 5 Freeway, Major Studios, Burbank Town Center, and new IKEA
- ✓ Densely populated neighborhood

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	40,351	149,128	460,442
Avg. HH Income	\$86,423	\$108,129	\$103,740
Daytime Pop	33,526	124,427	382,124
Traffic Count	± 62,114 CPD ON GLEN OAKS BLVD & TUJUNGA AVE		

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# INTERIOR PHOTOS

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# SITE PLAN | FIRST FLOOR

401 S. Glenoaks Blvd, Burbank, CA 91502



E SANTA ANITA AVE

E EVERDUGO AVE

S GLENOAKS BLVD



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# SITE PLAN | SECOND FLOOR

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E SANTA ANITA AVE



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**AERIAL MAP**



## COMMERCIAL REAL ESTATE

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