



FOR LEASE / SALE

4420 W Magnolia Boulevard | Burank, CA 91505

OWNER-USER/DEVELOPER OPPORTUNITY

CHRIS ALIHEMMAT

Vice President

419-280-3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

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FEATURES HIGHLIGHTS

FOR LEASE / SALE | ±758 SF

4420 W Magnolia Boulevard | Burbank, CA 91505

ADDRESS 4420 W Magnolia Blvd
Burbank, CA 91505

LAND AREA ± 10,018 SF (±0.23 AC)

BUILDING AREA ±758 SF

TRAFFIC COUNTS Magnolia Blvd ±23,110 CPD

YEAR BUILT 1962

ZONING MPC-3



Acquire Signalized Corner-Lot in Burbank, CA



Previous Tenant had two (2) Drive-Thru Lanes



Ideal for Owner-User or Developer Opportunity



Delivered in Vacant & in As-Is Condition



Immediate Area Experiencing Numerous Multifamily Developments



Centered between North Hollywood Arts District & Burbank Medica District (103,631 employees)

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AREA

OVERVIEW

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BURBANK, CA

Downtown Burbank has been revitalized, encompassing thirty-four blocks of retail, office, residential and entertainment destinations that include more than 200 shops and 80 restaurants like Macy's, IKEA, AMC and the Burbank Town Center. This has been named as "one of Southern California's most appealing urban centers by Sunset Magazine. Burbank is home to many employees of the motion picture, digital cinema and television studios located in the area. It is estimated that 100,000 people work in Burbank every day. Burbank has the second-largest office space market in the San Fernando Valley, much of which is utilized by the entertainment industry. These have some of the highest lease rates in the region.

ENTERTAINMENT DESTINATION

Burbank is home to some of the world's most established media and entertainment companies including Warner Bros. Entertainment, Inc. (5,000 employees) and The Walt Disney Company (3,900 employees). A dazzling range of urban lifestyle options make Burbank a popular destination for many local firms, particularly within the technology and entertainment sectors are characterized by desirable, high-wage jobs particularly well structured for Gen Y/Millennials.



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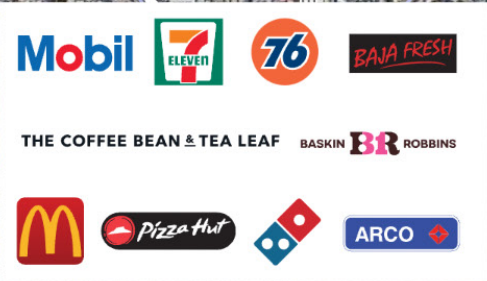
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**SUBJECT
PROPERTY**



DEMOGRAPHIC DATA

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POPULATION

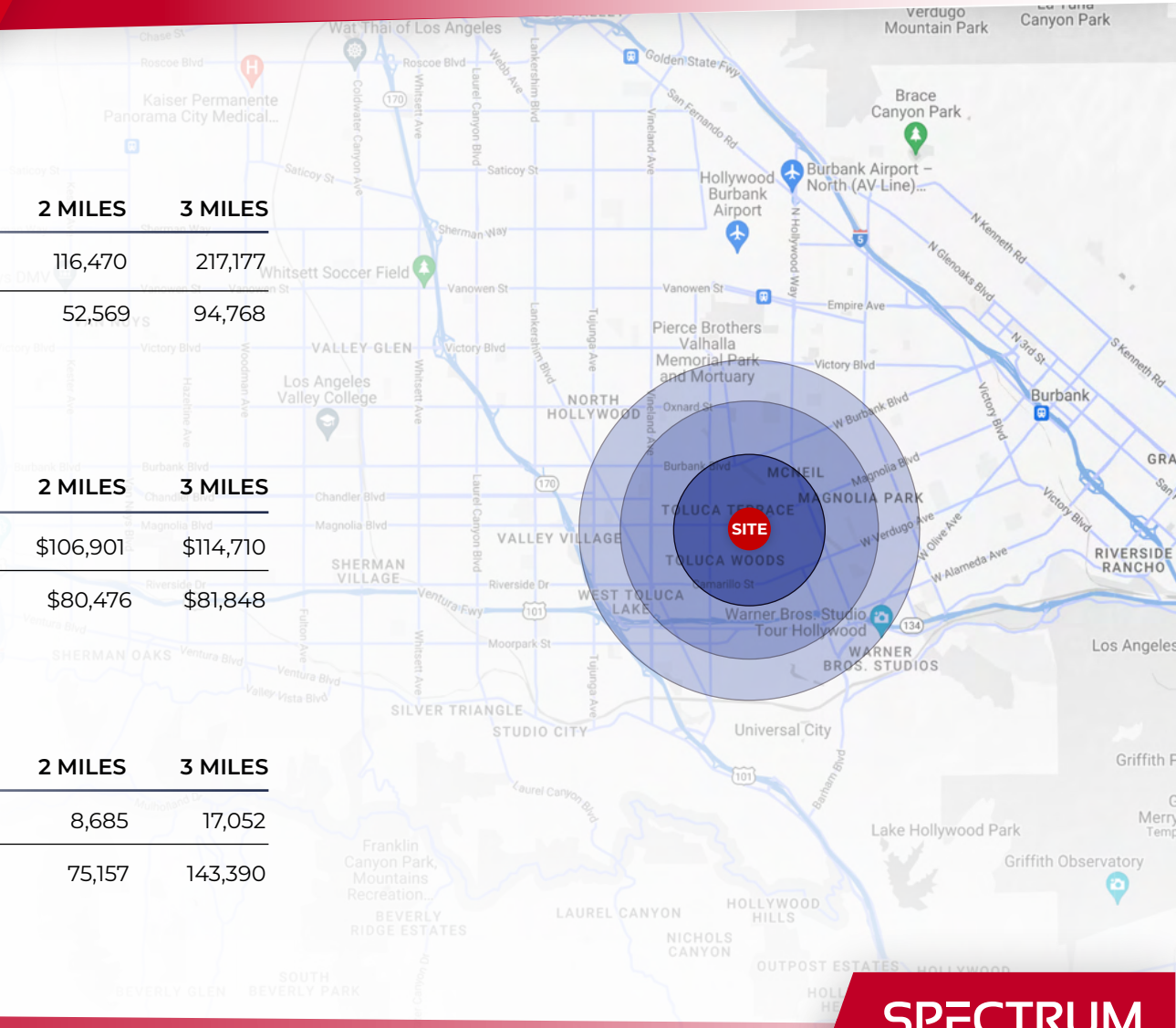
| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Estimated Population | 33,071 | 116,470 | 217,177 |
| Estimated Households | 15,515 | 52,569 | 94,768 |

HOUSEHOLD INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$115,935 | \$106,901 | \$114,710 |
| Median Household Income | \$72,416 | \$80,476 | \$81,848 |

DAYTIME POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|------------------|--------|---------|---------|
| Total Businesses | 2,512 | 8,685 | 17,052 |
| Total Employees | 13,182 | 75,157 | 143,390 |



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