



3500 W BURBANK BLVD, BURBANK, CA 91505

OFFICE BUILDING



FOR SALE

OFFERING MEMORANDUM



● SITE DESCRIPTION

Located along Burbank Boulevard in the highly desirable media and commercial hub of Burbank, 3500 W Burbank Blvd is positioned within a vibrant corridor surrounded by a dynamic mix of retail, office, entertainment, and service-oriented businesses. The property benefits from strong street frontage and visibility along a heavily traveled thoroughfare, offering consistent exposure to both vehicular and pedestrian traffic throughout the day.

Situated in close proximity to major studios, established residential neighborhoods, and a wide range of local amenities, the location supports a variety of commercial uses including retail, office, showroom, or professional service operations (subject to zoning and city approval). The property also offers convenient access to major transportation routes including the 5 and 134 freeways, providing connectivity throughout Burbank, the San Fernando Valley, and greater Los Angeles.

With its central infill location, strong surrounding demographics, and placement within one of Burbank's most active commercial corridors, the property presents an excellent opportunity for owner-users and investors seeking a well-positioned asset in a high-demand market.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Office

PRICE
\$5,250,000

PARCEL NUMBER
2477-009-027

BUILDING
8,830 SF

LOT
12,050 SF

YEAR BUILT
2003

ZONING
BUC3



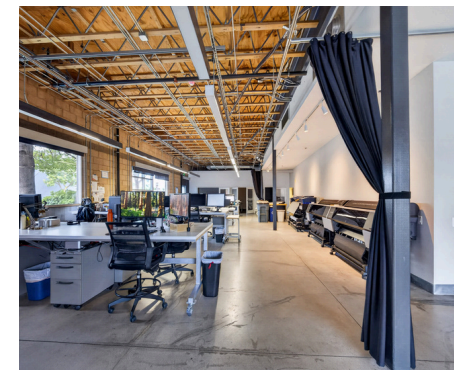
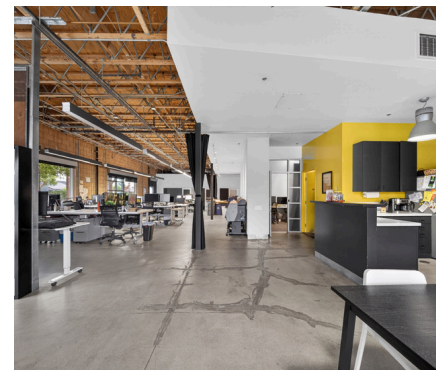
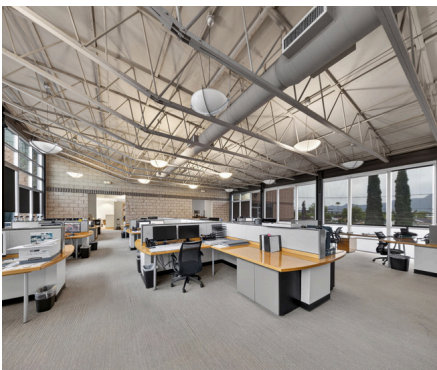
PROPERTY HIGHLIGHTS

- Prime frontage along heavily traveled Burbank Boulevard
- Located within Burbank's established retail and media-oriented commercial corridor
- Excellent visibility and exposure to strong daily vehicular traffic
- Convenient access to the 5, 134, and 101 freeways
- Surrounded by dense residential neighborhoods, retail amenities, and major employers
- Ideal for professional office users seeking a premier workspace environment
- Ample parking with 24 dedicated spaces for tenants and visitors

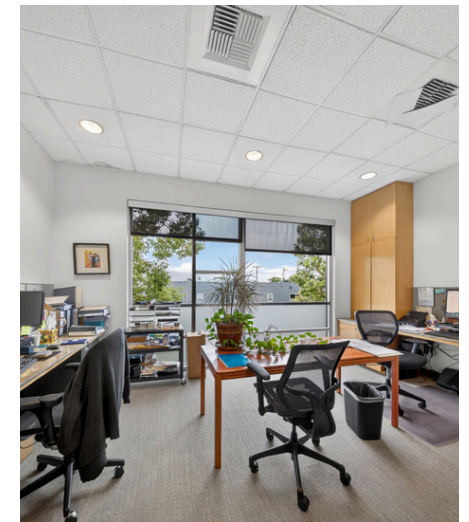


*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

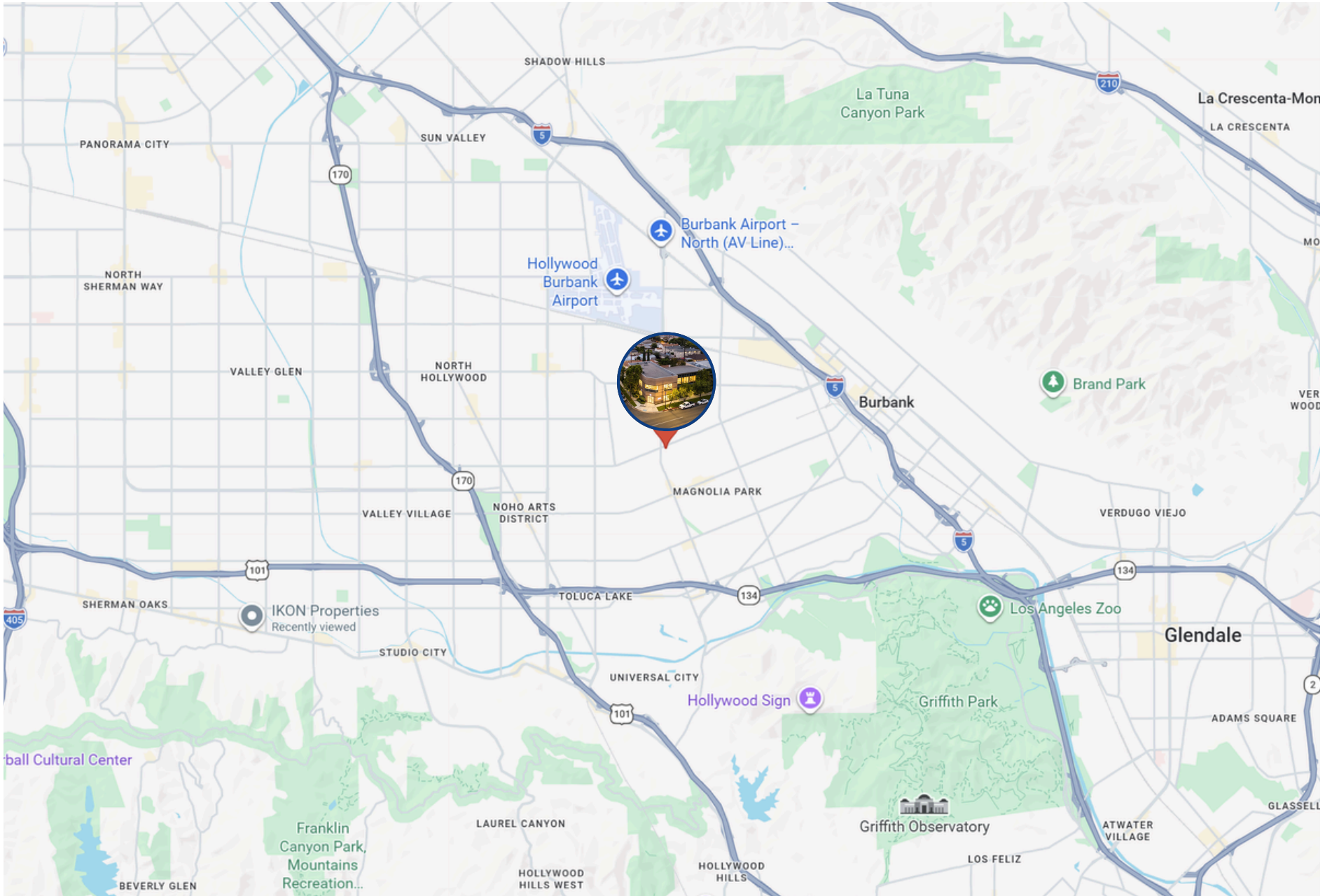


AERIAL MAP

LOCATED ALONG BURBANK BOULEVARD IN THE HEART OF BURBANK'S ESTABLISHED COMMERCIAL CORRIDOR, 3500 W BURBANK BLVD IS POSITIONED WITHIN A HIGHLY ACTIVE BUSINESS DISTRICT SURROUNDED BY A DIVERSE MIX OF RETAIL, OFFICE, RESTAURANT, ENTERTAINMENT, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY BENEFITS FROM STRONG STREET FRONTAGE AND VISIBILITY ALONG A HEAVILY TRAVELED THOROUGHFARE, PROVIDING CONSISTENT EXPOSURE TO BOTH VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE DAY. THE LOCATION OFFERS CONVENIENT ACCESS TO MAJOR TRANSPORTATION ROUTES INCLUDING THE 5 AND 134 FREEWAYS, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT BURBANK, THE SAN FERNANDO VALLEY, HOLLYWOOD, AND THE GREATER LOS ANGELES AREA.



LOCATION MAP





The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IKON Properties and it should not be made available to any other person or entity without the written consent of IKON Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IKON Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe are reliable; however, IKON Properties has not verified, and will not verify, any of the information contained herein, nor has IKON Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.





BLAS FERNANDEZ

DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191

blas@ikonpropertiesla.com

LIC NO. 02012036



ARTHUR CHALEKIAN

MANAGING DIRECTOR - INVESTMENTS

818.634.2844

arthur@ikonpropertiesla.com

ikonpropertiesla.com

LIC NO. 01982432