



# MEDICAL OFFICE SPACE FOR SUBLLEASE

191 SOUTH BUENA VISTA STREET, SUITE 475  
BURBANK, CA 91505



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

**PATRICK LONG**

SALES ASSOCIATE

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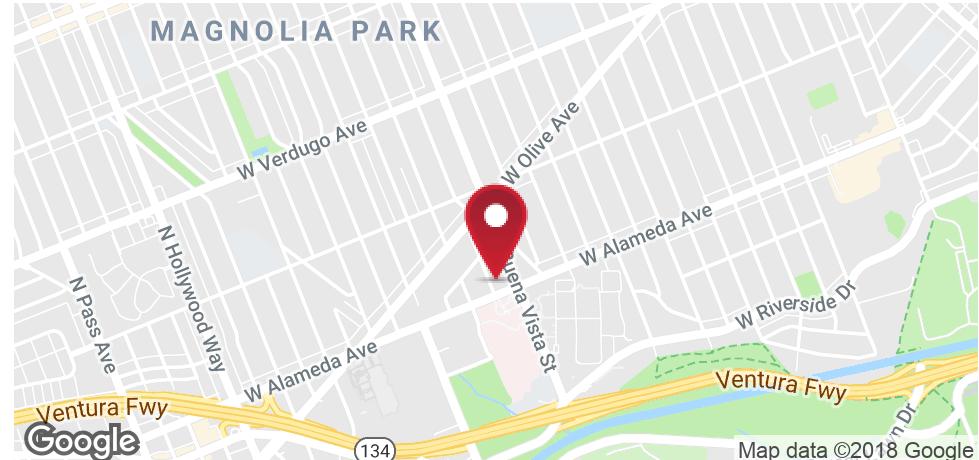
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## OFFERING SUMMARY

Available Space: 2,991 RSF

Lease Rate: \$4.25/SF/MO, FSG  
\$12,711.75/MOTerm: Sublease  
Through 9/30/22

Zoning: BUC2

## PROPERTY OVERVIEW

Attractive medical space, currently used by a skin and beauty center, located directly across the street from Providence Saint Joseph Medical Center. The suite consists of eight (8) operatories, two (2) offices, large reception area, administrative space, two (2) in-suite restrooms, nurses station/lab space, and kitchen area. Call for more details and to set up a tour!

## LOCATION OVERVIEW

South Buena Vista Street between West Alameda Avenue and West Olive Avenue

**DISCLAIMER:** All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.



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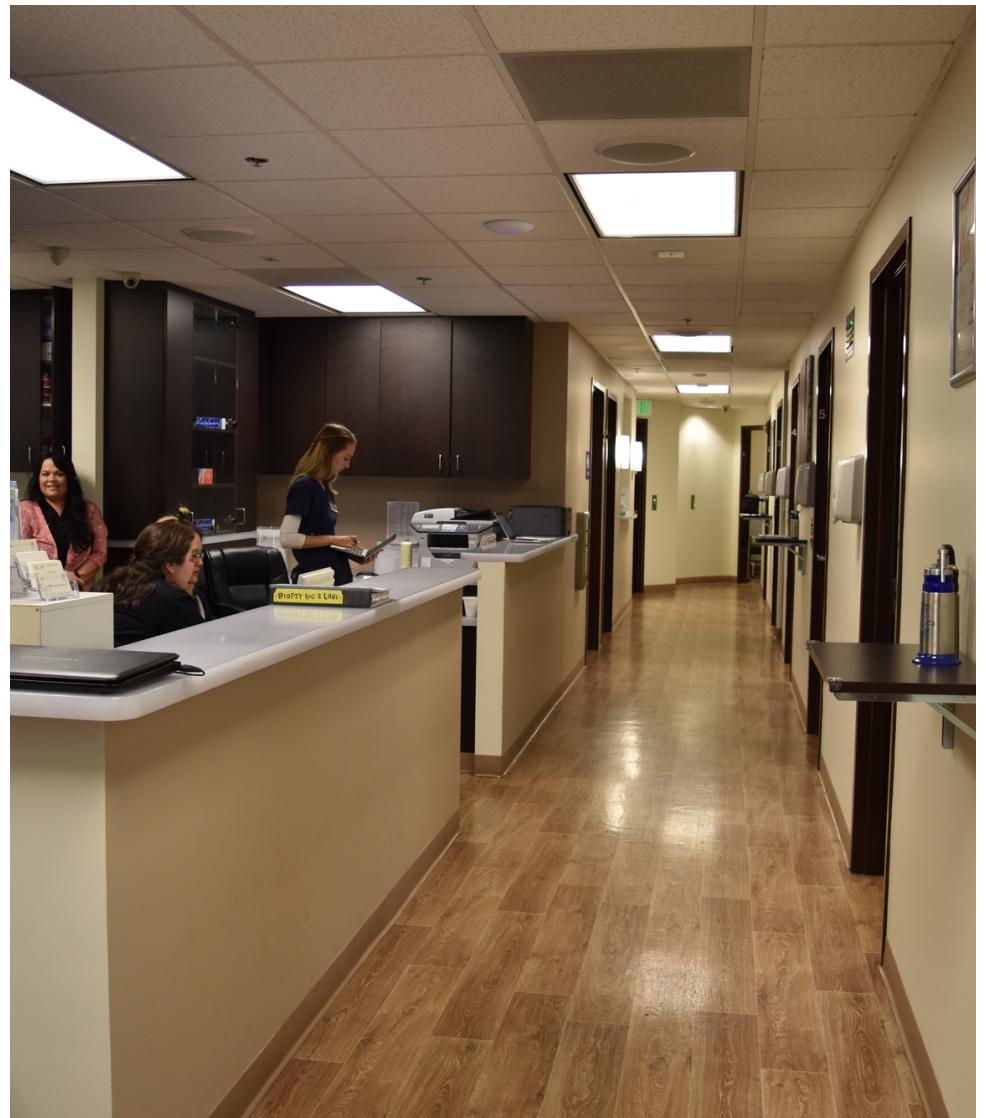
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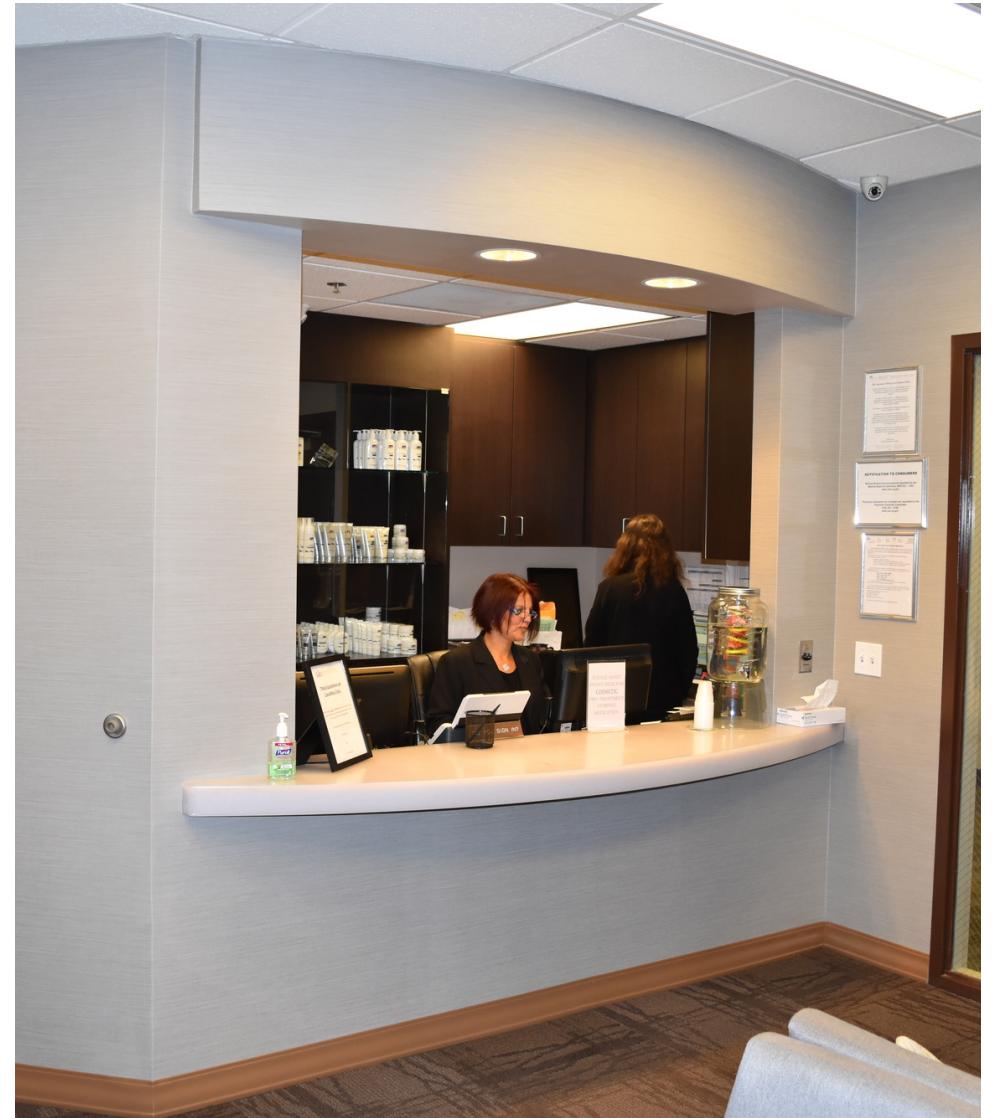
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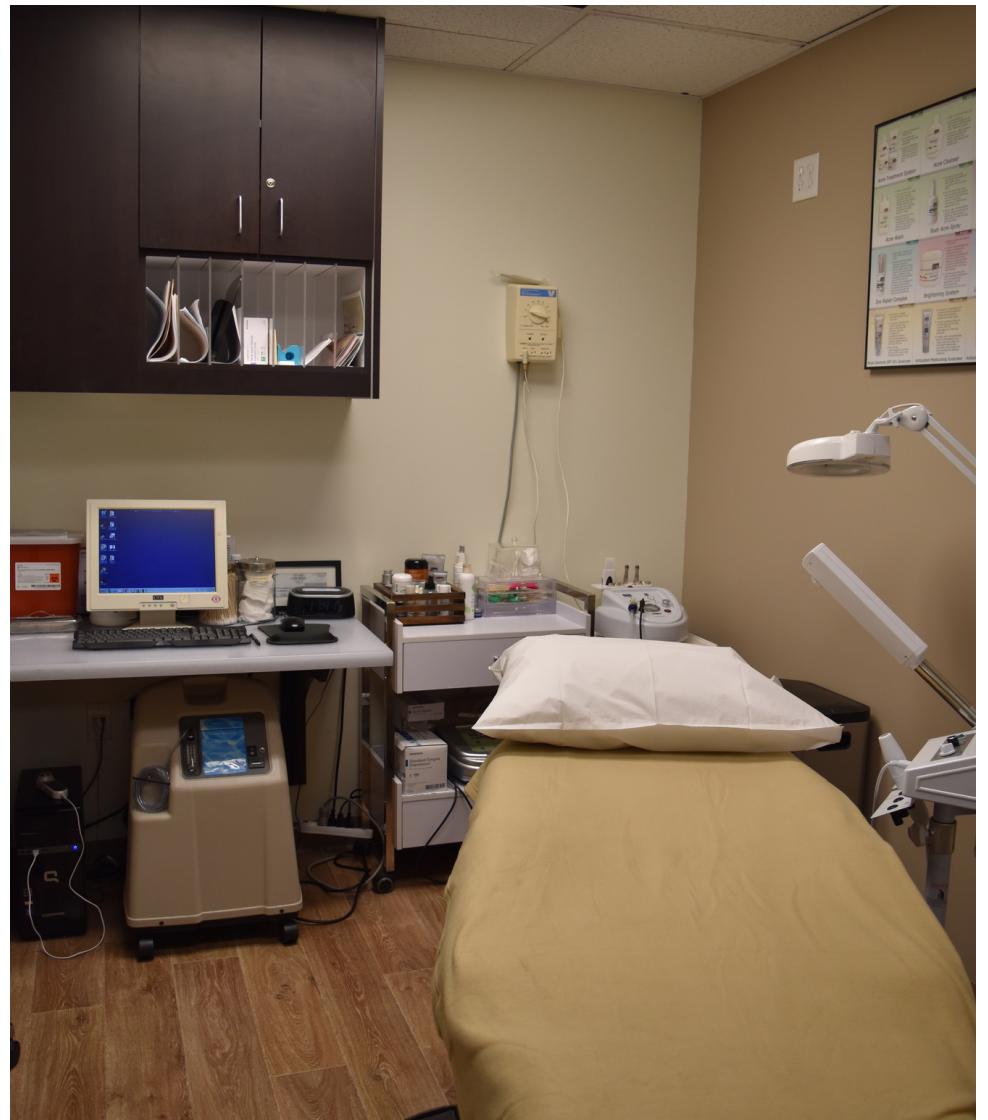
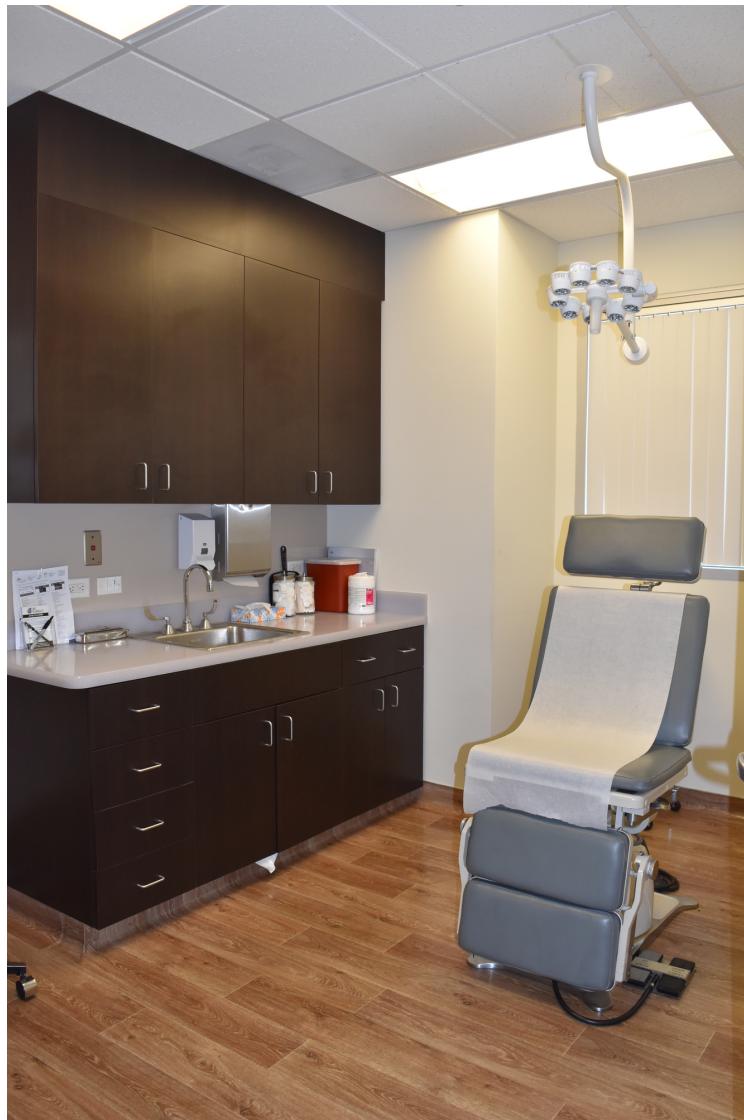
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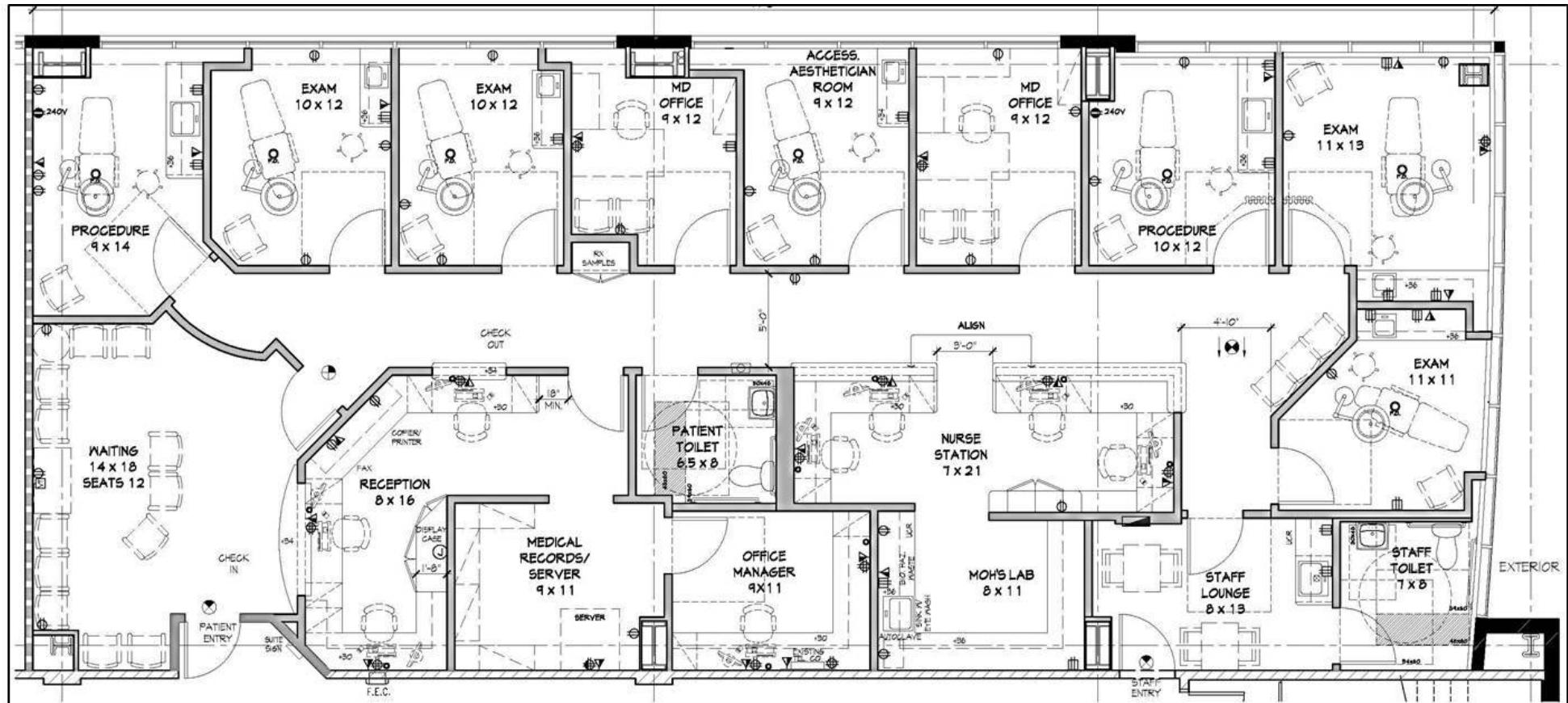
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**Disclaimer: Not all rooms are being used as labeled.**

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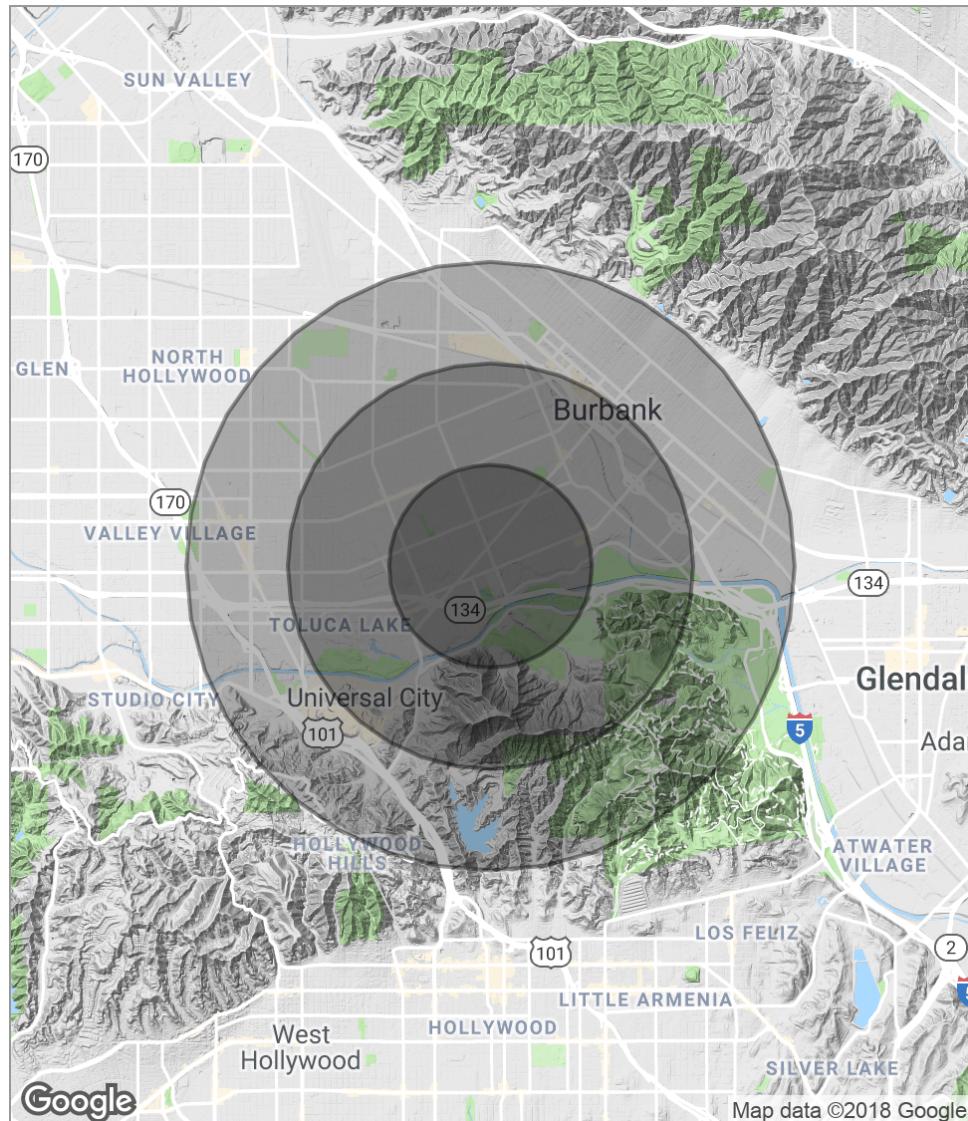
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,263	67,024	171,535
Median age	40.0	38.5	37.6
Median age (Male)	39.2	37.6	36.8
Median age (Female)	40.8	39.5	38.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,197	28,603	73,607
# of persons per HH	2.2	2.3	2.3
Average HH income	\$85,529	\$83,571	\$80,088
Average house value	\$569,453	\$608,257	\$671,240

\* Demographic data derived from 2010 US Census



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