

OFFICE SPACE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

400 SOUTH GLENOAKS BOULEVARD

BURBANK, CA 91502

GINO GAUDIO

BROKER ASSOCIATE

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CALBRE #00444286

1111 NORTH BRAND BOULEVARD

SUITE 250

GLENDAL, CA 91202

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CALBRE #00983560

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OFFERING SUMMARY

Available Space:	735 SF
Lease Rate:	\$2,388.75/MO, MG
Term:	2 Years Minimum
Building Size:	3,780 SF
Lot Size:	3,349 SF
Parking:	On-street parking available

PROPERTY OVERVIEW

This is a newly refurbished, approximately 735 square foot end unit office space at the corner of South Glenoaks Boulevard and East Verdugo Avenue with traffic counts estimated at 32,939 cars per day on South Glenoaks Boulevard (2025 MPSI estimate). The office space has exceptional street exposure with two illuminated façade signs and one illuminated blade sign offering visibility from all directions. The suite is within 1/2 mile of Burbank Civic Center and Burbank Fire and Police Headquarters offering convenient access to uses requiring city services. The space has been recently converted for office use and possible retail use. Restaurant uses will not be considered. Space consists of two office/retail areas and an in-suite restroom. Landlord will consider a minimum 2-year term or longer depending on the use.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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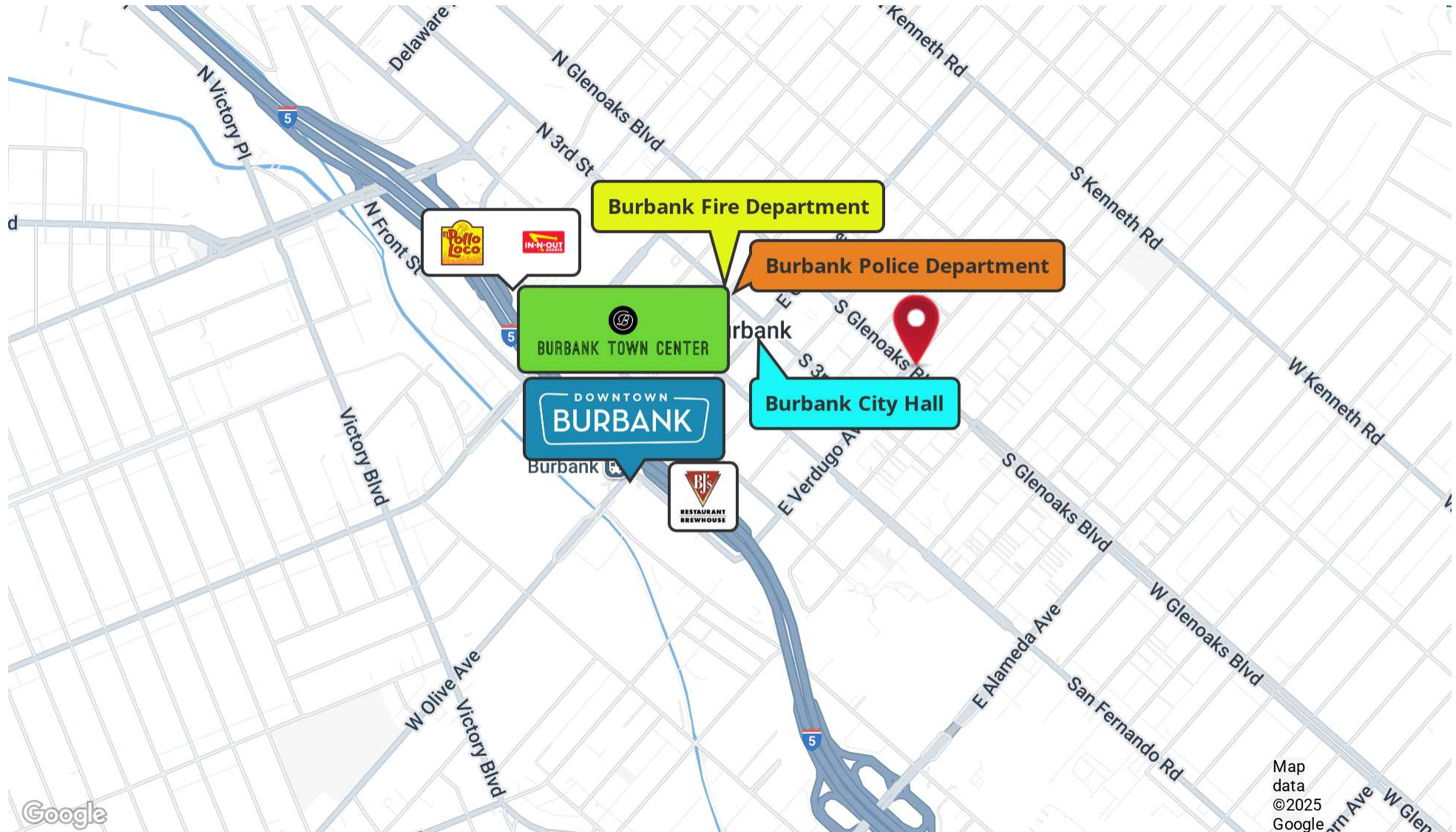
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Demographic Summary Report

400 South Glenoaks Boulevard, Burbank, CA 91502



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	36,726		139,788		438,367	
2024 Estimate	38,049		144,806		452,833	
2020 Census	40,093		152,494		470,640	
Growth 2024 - 2029	-3.48%		-3.47%		-3.19%	
Growth 2020 - 2024	-5.10%		-5.04%		-3.78%	
2024 Population by Hispanic Origin	7,695		32,712		130,445	
2024 Population	38,049		144,806		452,833	
White	24,584	64.61%	88,264	60.95%	245,816	54.28%
Black	1,095	2.88%	3,568	2.46%	14,240	3.14%
Am. Indian & Alaskan	216	0.57%	904	0.62%	3,692	0.82%
Asian	3,880	10.20%	17,330	11.97%	55,885	12.34%
Hawaiian & Pacific Island	40	0.11%	130	0.09%	511	0.11%
Other	8,233	21.64%	34,610	23.90%	132,691	29.30%
U.S. Armed Forces	22		57		164	
Households						
2029 Projection	15,008		54,871		174,778	
2024 Estimate	15,587		56,990		180,905	
2020 Census	16,567		60,590		189,279	
Growth 2024 - 2029	-3.71%		-3.72%		-3.39%	
Growth 2020 - 2024	-5.92%		-5.94%		-4.42%	
Owner Occupied	3,785	24.28%	22,689	39.81%	64,318	35.55%
Renter Occupied	11,802	75.72%	34,301	60.19%	116,587	64.45%
2024 Households by HH Income	15,587		56,989		180,905	
Income: <\$25,000	4,040	25.92%	10,566	18.54%	35,500	19.62%
Income: \$25,000 - \$50,000	2,542	16.31%	7,856	13.79%	27,020	14.94%
Income: \$50,000 - \$75,000	2,100	13.47%	7,974	13.99%	25,382	14.03%
Income: \$75,000 - \$100,000	1,723	11.05%	6,380	11.20%	21,498	11.88%
Income: \$100,000 - \$125,000	1,706	10.95%	6,210	10.90%	18,490	10.22%
Income: \$125,000 - \$150,000	700	4.49%	3,862	6.78%	11,791	6.52%
Income: \$150,000 - \$200,000	1,262	8.10%	5,878	10.31%	17,297	9.56%
Income: \$200,000+	1,514	9.71%	8,263	14.50%	23,927	13.23%
2024 Avg Household Income	\$90,345		\$110,712		\$105,428	
2024 Med Household Income	\$63,390		\$83,223		\$77,966	

