

OFFICE SPACE
FOR LEASE



400 SOUTH GLEN OAKS BOULEVARD
BURBANK, CA 91502

REAL ESTATE SERVICES
TRUSTED SINCE 1962

GINO GAUDIO

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BURBANK, CA 91502



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.

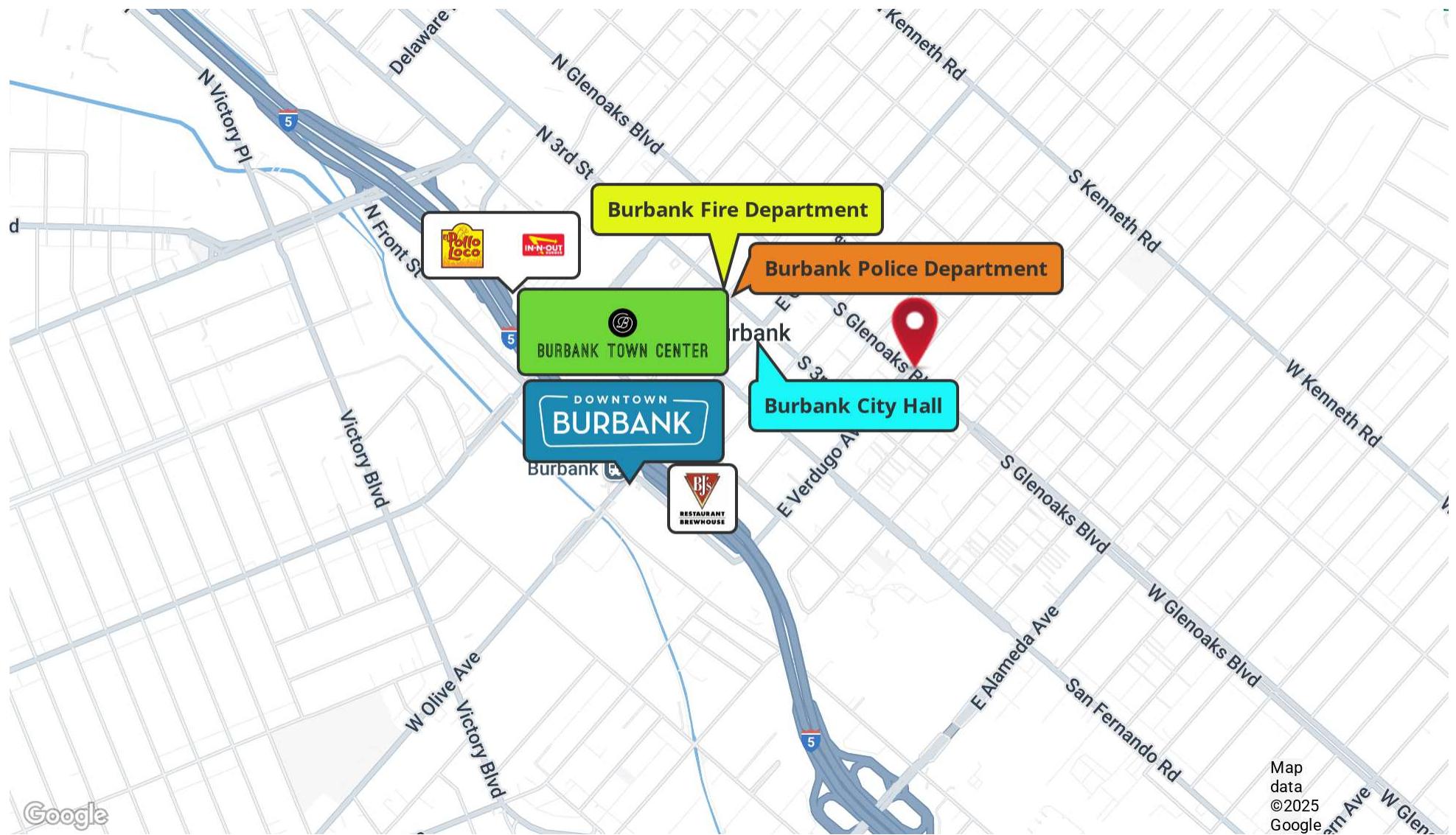
DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical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

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Map
data
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Google

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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