



2601-2625  
WEST ALAMEDA AVE

BURBANK, CA 91505

Jones Lang LaSalle Brokerage, Inc. RE License #01856260



# 2601-2625 WEST ALAMEDA

## INTERIOR PHOTOS



# 2601-2625 WEST ALAMEDA




## PROPERTY HIGHLIGHTS

- Fully renovated medical office campus in the Burbank medical corridor, directly across the street from Providence St. Joseph Hospital
- Providence St. Joseph Hospital, has 446 beds, 2,306 employees, and receives approximately 25,000 admissions annually
- Medical office campus environment with over 160,000 sf of medical office within 3 buildings
- Convenient surface-level and structure parking, with over 3.5/1,000 ratio
- Building-amenity meeting space and lounge that can be reserved by tenants with conference table, lounge seating, and a wet bar kitchenette

## AVAILABILITIES

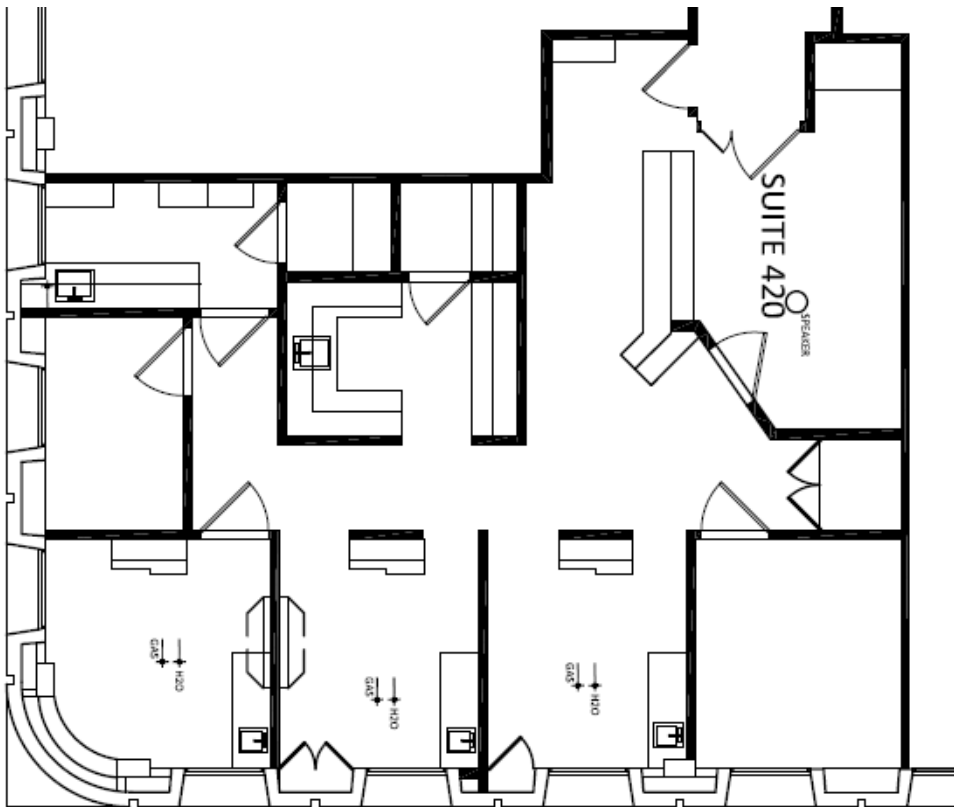
2601	Suite 406	1,289 SF	Built-out dental suite with 3 fully-enclosed operatories/exam rooms.
2625	Suite 420	1,305 SF	Built-out dental suite with 3 operatories. Can be made move-in ready with flooring and paint

## DEMOGRAPHICS

		1 Mile	2 Mile	3 Mile
	2024 Population:	18,464	68,202	192,256
	2024 Average Age:	41.6	41.0	39.5
	2024 Households:	8,101	29,744	84,293
	2024 Average Household Income:	\$105,050	\$94,728	\$83,560
	Daytime Population:	38,521	101,426	231,623

# 2601-2625 WEST ALAMEDA

## FLOOR PLAN | SUITE 420





ABC

CALIFORNIA  
134

 **PROVIDENCE**  
Saint Joseph Medical Center

WALT DISNEY  
COMPANY

ALAMEDA AVENUE

THE POINT  
PHASE 1

2601 ALAMEDA

2625 ALAMEDA

4 STORY PARKING  
STRUCTURE

**GOLDEN  
STATE**  
MEDICAL PLAZA

2601-2625 ALAMEDA  
BURBANK • CALIFORNIA  
±1.98 ACRE SITE



# 2601-2625 WEST ALAMEDA

BURBANK, CA 91505

**Chris Isola**

Executive Vice President  
(213) 239 6045  
chris.isola@am.jll.com  
CA Lic. # 01454942

**Carolyn Pasqualetto**

Transaction Manager  
(626) 818 4715  
carolyn.pasqualetto@jll.com  
CA Lic. # 02173043



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.