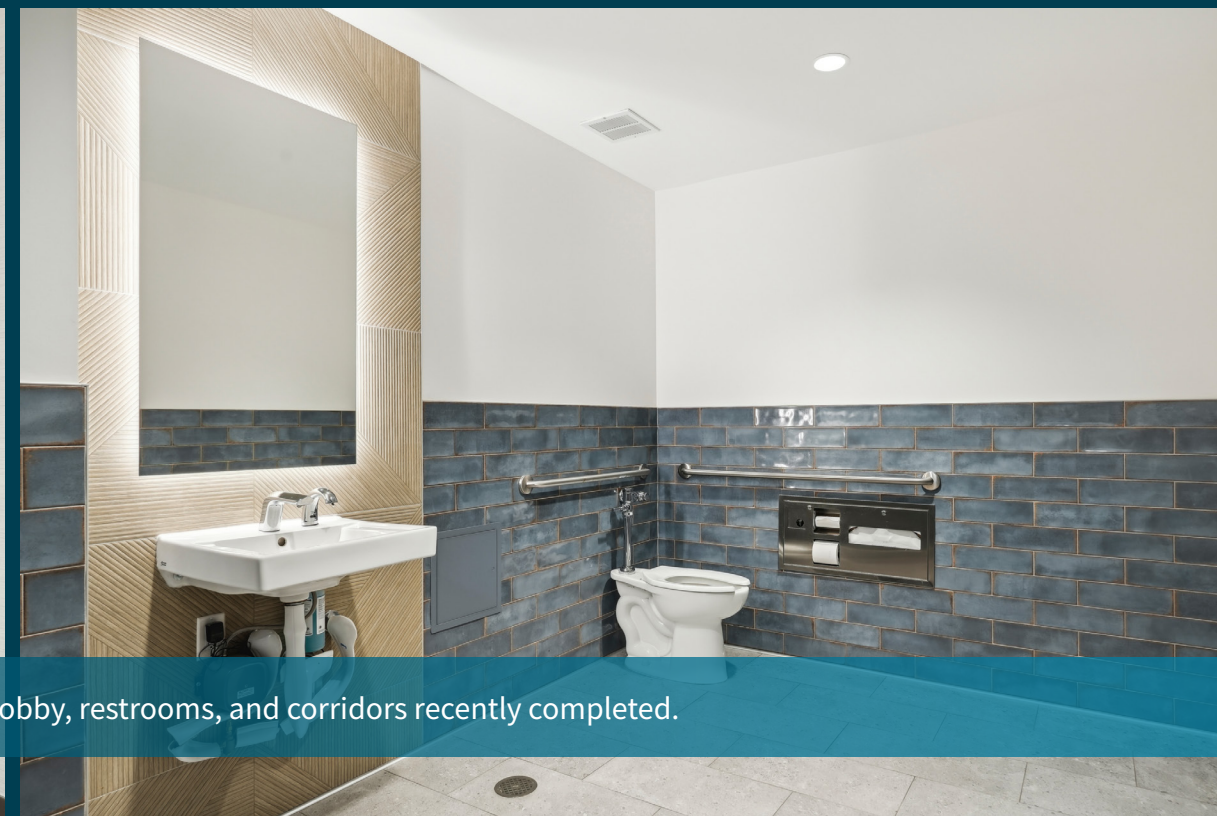
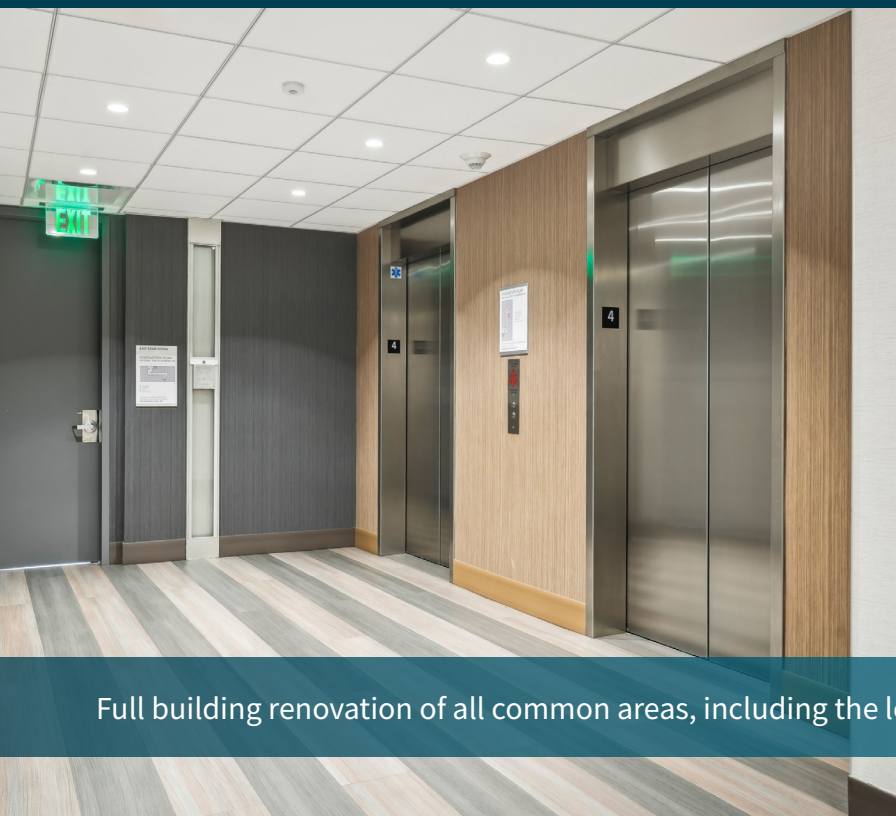




2701 WEST ALAMEDA

BURBANK, CA 91505

Jones Lang LaSalle Brokerage, Inc. RE License #01856260



Full building renovation of all common areas, including the lobby, restrooms, and corridors recently completed.

2701 WEST ALAMEDA

PROPERTY HIGHLIGHTS

- Rare medical office availability 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.
- Anchor tenant and signage opportunities available.
- Convenient subterranean and surface-level parking.

AVAILABILITIES

Suite 206	4,028 - 5,446 SF	Large, contiguous block of space. Built-out for orthopedic and physical therapy use.
Suite 300	1,966 SF	Elevator ID, ready for tenant improvements (plumbing in-place).
Suite 306	1,057 SF	Available June 1st. Built-out with 3 exam rooms, small waiting area, and a doctor's office.
Suite 401	2,603 SF	Beautifully built-out surgery center with an operating room and pre/post-op area.
Suite 604	1,006 SF	Built-out with 2 exam rooms and a private restroom.

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



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



2701

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 The Property may be withdrawn without notice.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. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.