

COMMERCIAL PROPERTY FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

900 WEST RIVERSIDE DRIVE

BURBANK, CA 91506

DAVID "RANDY" STEVENSON

PRESIDENT
O: 818.956.7001 X155 C: 818.634.3281
RANDYS@STEVENSONREALESTATE.COM
CALDRE #01228475

KRIS HONS

CHIEF OPERATING OFFICER
O: 818.956.7001 X127 C: 626.826.2431
KHONS@STEVENSONREALESTATE.COM
CALDRE #01807261

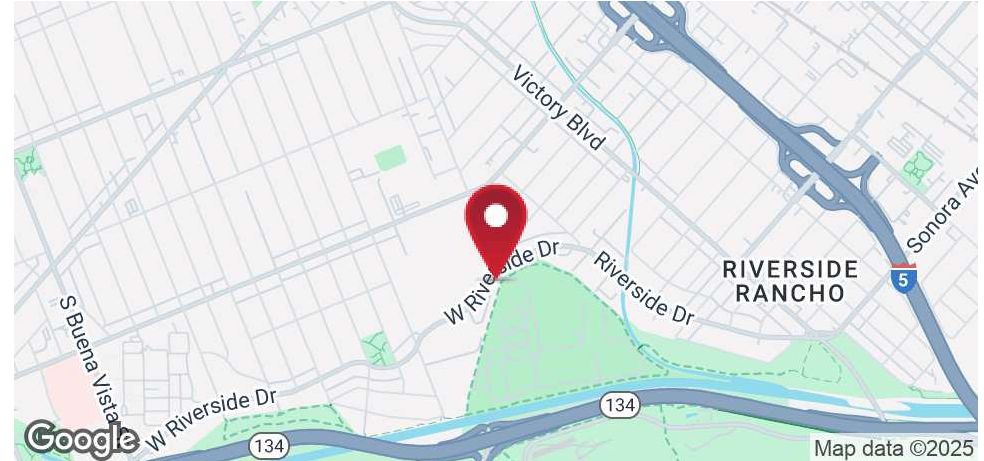
PATRICK LONG

VICE PRESIDENT
O: 818.956.7001 X134 C: 818.535.9833
PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

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SUITE 250
GLENDALE, CA 91202
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OFFERING SUMMARY

Sales Price:	\$3,150,000
Building Size:	5,196 SF
Lot Size:	13,963 SF
Price/SF:	\$606.24
Zoning:	M-1 Rancho Master Plan Area (Medium Density Residential)
APN:	2443-003-014

PROPERTY OVERVIEW

Wonderful opportunity for an owner/user or investor to purchase a long-standing restaurant and bar located in the Rancho District of Burbank; the facility is extremely well known as it has operated as a restaurant and bar for over 60 years; the building contains a main dining room with bar and patio area, overflow dining area with a second bar, and a banquet room; large preparation kitchen; service line; walk-in cooler; dry storage; liquor cabinet; Type 47 Liquor License as well as furniture and fixtures can be available for purchase; eleven (11) parking spaces on site; located adjacent to the entrance to the Los Angeles Equestrian Center and across the street from Pickwick Lane Homes, a 92-townhome development by Pulte Homes; less than 1.5 miles from The Burbank Studios, Providence Saint Joseph Medical Center and Walt Disney Studios; excellent demographics with over 500,000 people within a 5-mile radius and an average annual household income in excess of \$115,000

Virtual Tour: <https://my.matterport.com/show/?m=HCEDnPnm4ZD>

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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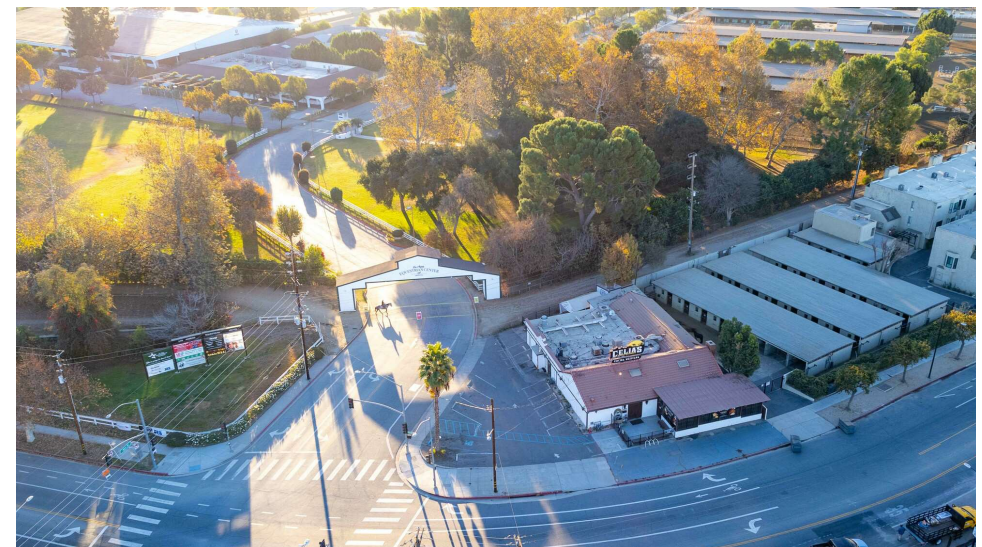
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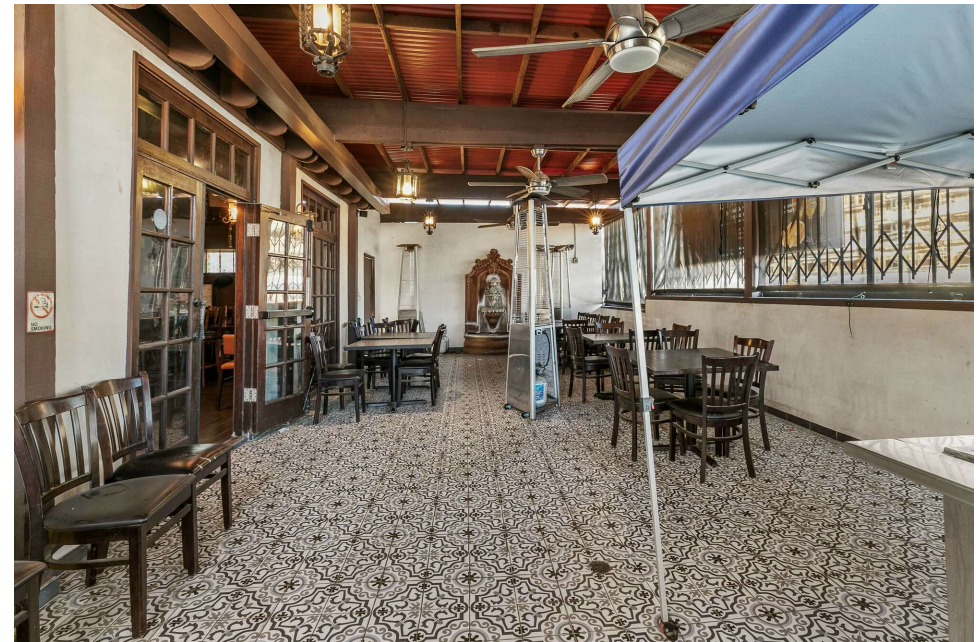
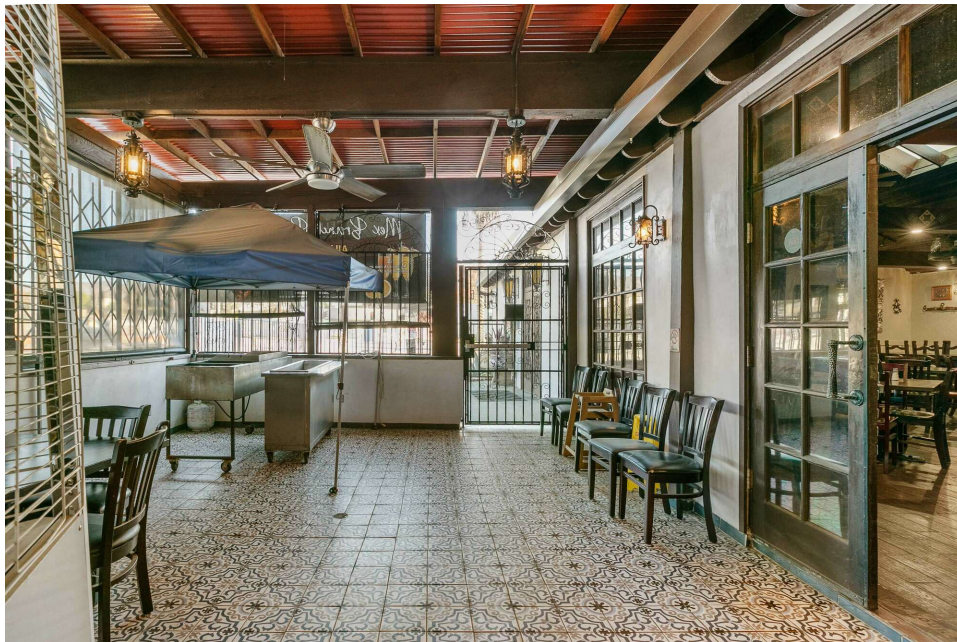
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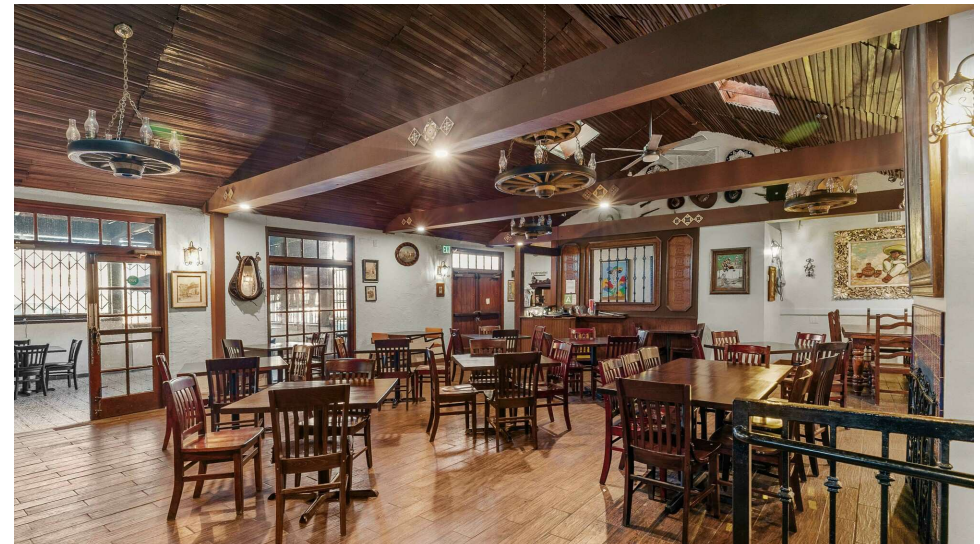
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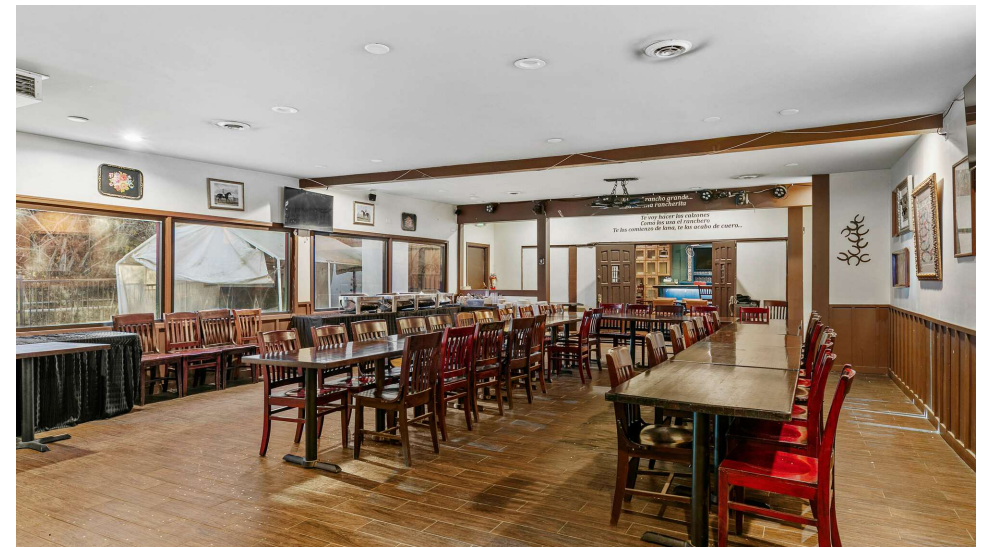
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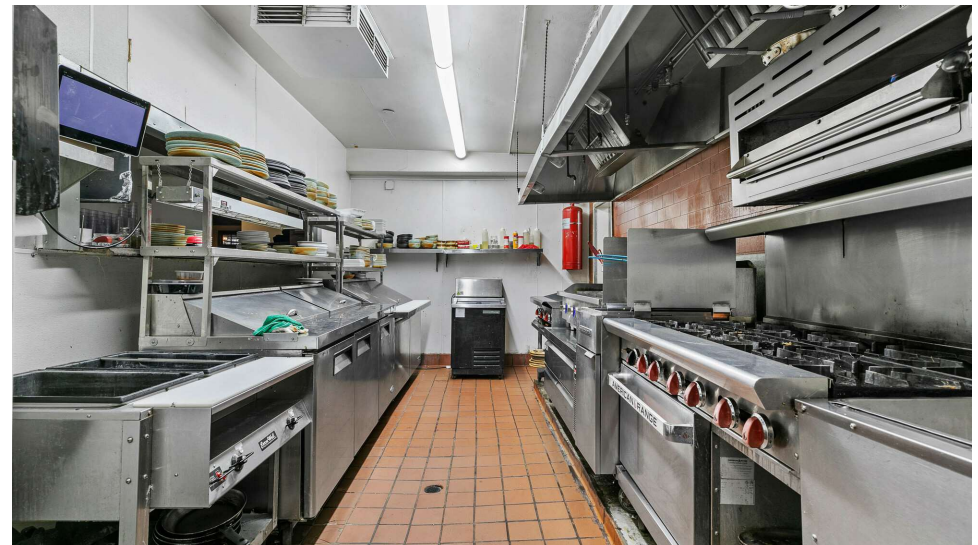
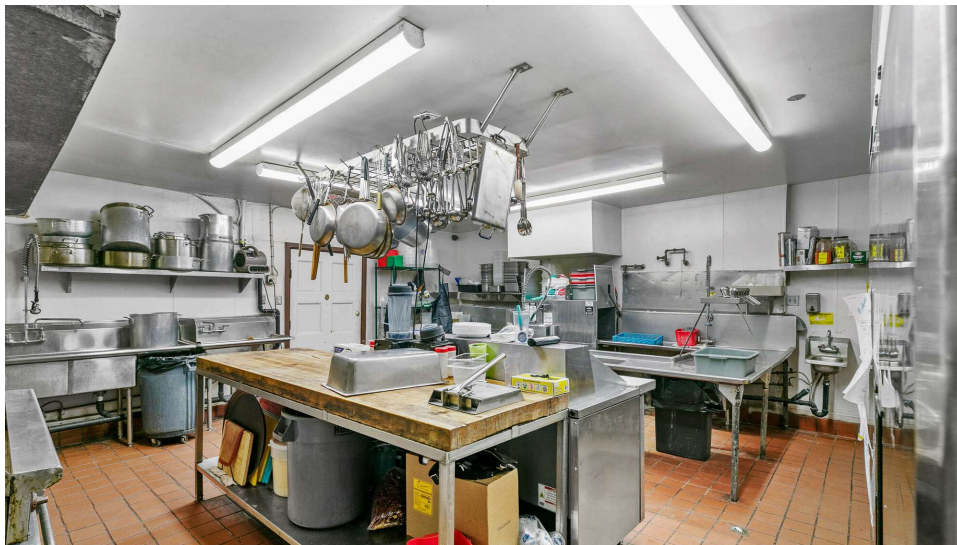
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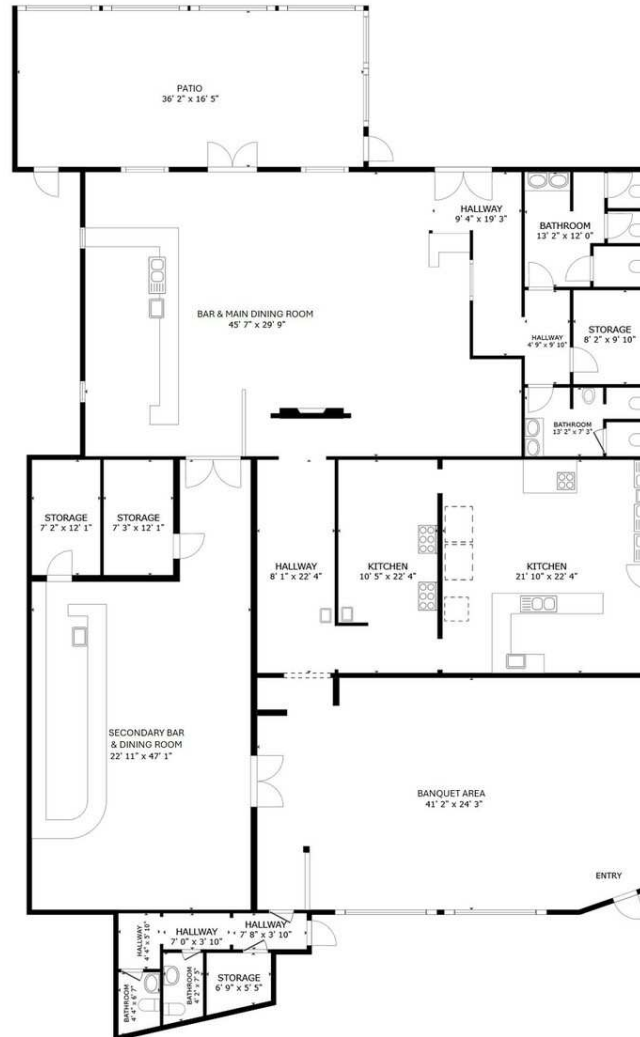
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Dimensions are interior dimensions.



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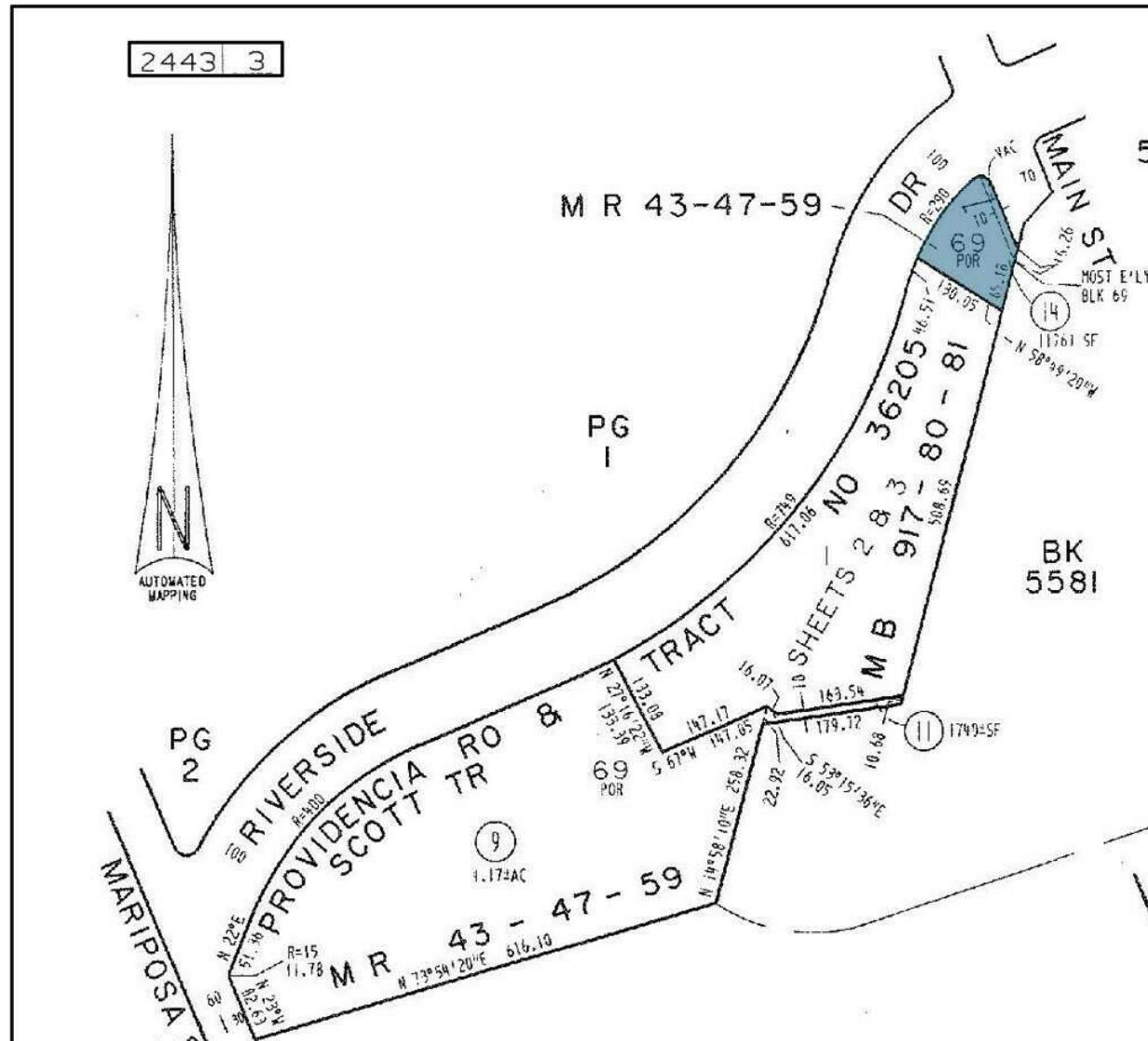
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,342	168,444	563,008
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,414	70,005	245,120
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$116,230	\$125,379	\$117,176
Average House Value	\$1,163,069	\$1,119,302	\$1,132,854

Demographics data derived from AlphaMap



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