

FOR SALE, INDUSTRIAL PROPERTY IN BURBANK'S MEDIA DISTRICT

HIGHLY MOTIVATED OWNERSHIP

NEW SALE PRICE: \$3,950,000



TWO BUILDINGS TOTALING +/- 7,705 SQ.FT

THREE LARGE LAND PARCELS TOTALING +/-26,183 SQ.FT

ZONED BUM1 (MEDIA DISTRICT LIGHT INDUSTRIAL / MIXED USE)

625-633 S Glenwood Place, Burbank, CA 91506

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OFFERING SUMMARY

ADDRESS	625-633 S Glenwood Place Burbank, CA 91506
BUILDING SF	+/- 7,705 SF
LAND SF	+/- 26,183 SF (Three Parcels)
YEAR BUILT	1967
APN(s)	2445-028-027, 2445-028-007, 2445-028-008
ZONING	BUM1 (Media District Light Industrial / Mixed Use)

FINANCIAL SUMMARY

NEW SALE PRICE	\$3,950,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	20,789	162,533	542,270
2025 Median HH Income	\$98,163	\$95,667	\$85,715
2025 Average HH Income	\$135,045	\$136,883	\$129,215

PROPERTY DESCRIPTION

This rare assemblage in Burbank's Media District consists of three contiguous parcels totaling +/-26,183 square feet of land with +/- 7,705 square feet of existing buildings. Originally built in 1967 with steel-reinforced red block construction and clear span interiors, the buildings feature four grade-level loading doors, 15- to 20-foot clear heights, and ample on-site parking, providing excellent functionality for a variety of uses.

With BUM1 zoning that allows Media District Light Industrial and Mixed Use, the property offers exceptional flexibility for media, production, post-production, creative office, or adaptive reuse development. Its prime location near major studios and entertainment headquarters makes it a highly sought-after opportunity in one of Los Angeles County's most desirable submarkets.





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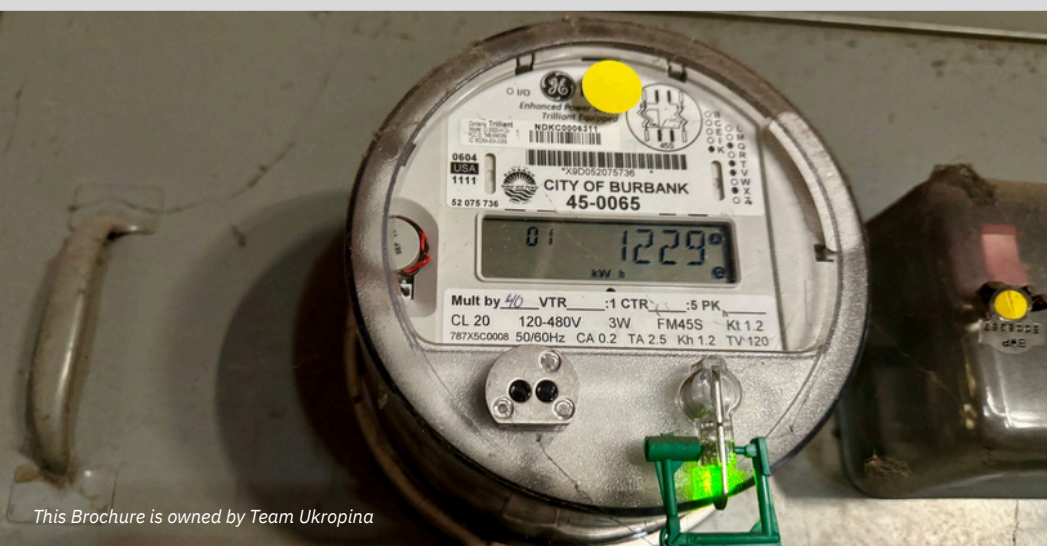
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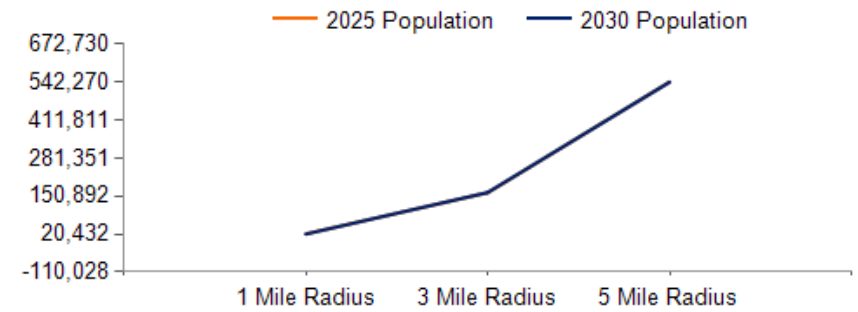


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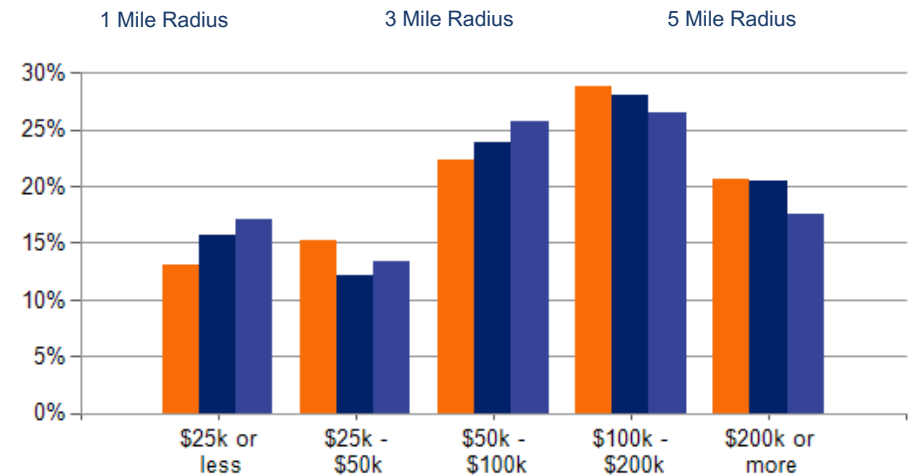


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,685	160,863	539,213
2010 Population	21,057	162,441	534,751
2025 Population	20,789	162,533	542,270
2030 Population	20,432	163,010	541,764
2025 African American	710	4,757	21,512
2025 American Indian	214	1,225	5,236
2025 Asian	2,302	18,592	59,939
2025 Hispanic	7,097	39,202	157,343
2025 Other Race	3,391	17,481	83,294
2025 White	10,823	99,142	302,450
2025 Multiracial	3,330	21,167	69,168
2025-2030: Population: Growth Rate	-1.75%	0.30%	-0.10%

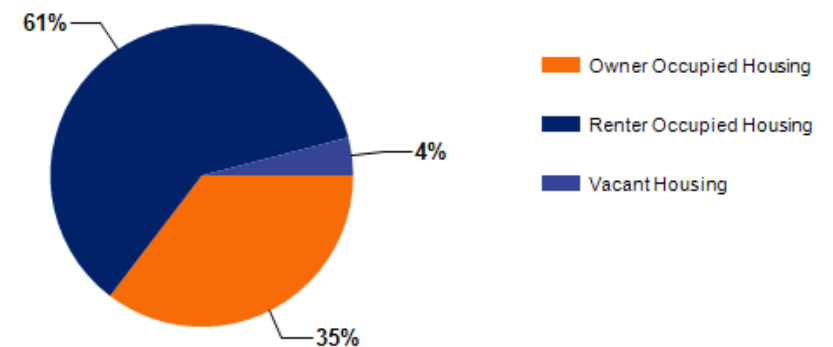
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	869	6,662	26,205
\$15,000-\$24,999	315	4,009	14,951
\$25,000-\$34,999	479	3,429	13,600
\$35,000-\$49,999	887	4,864	18,872
\$50,000-\$74,999	1,063	8,711	33,060
\$75,000-\$99,999	953	7,536	29,155
\$100,000-\$149,999	1,716	11,344	39,655
\$150,000-\$199,999	878	7,754	24,275
\$200,000 or greater	1,860	13,989	42,433
Median HH Income	\$98,163	\$95,667	\$85,715
Average HH Income	\$135,045	\$136,883	\$129,215



2025 Household Income



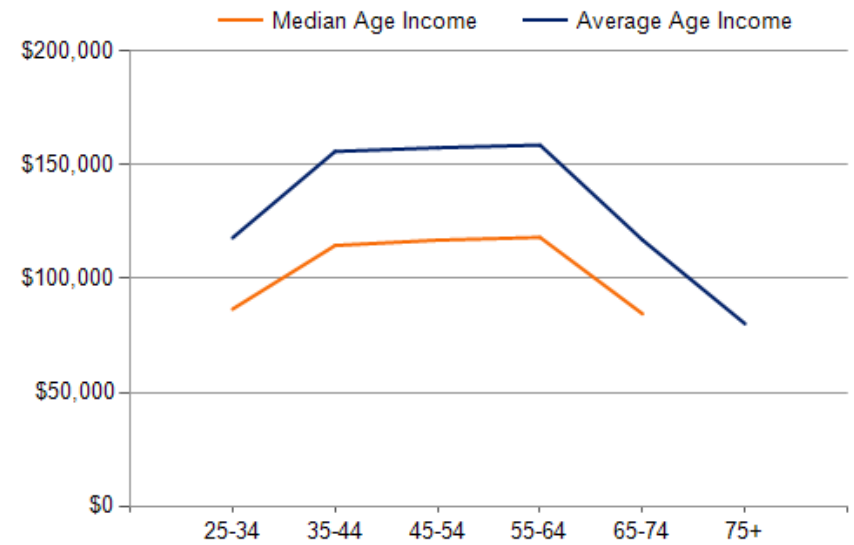
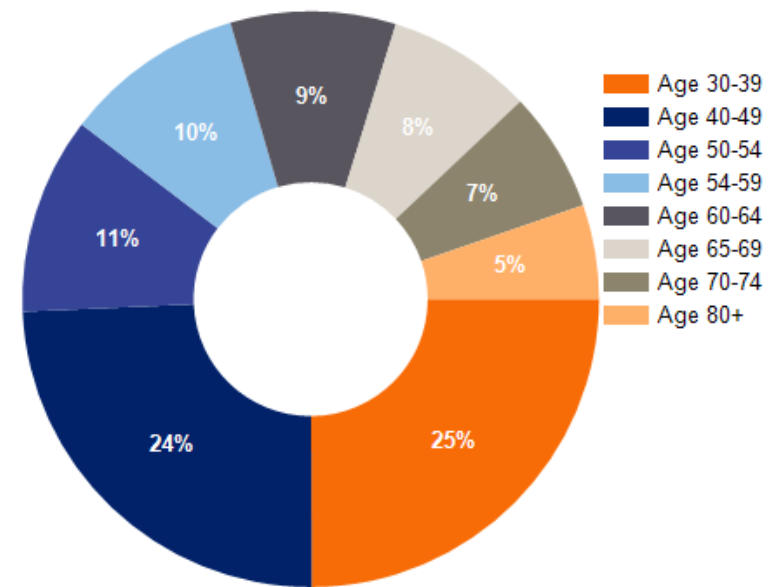
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,675	13,723	55,782
2025 Population Age 35-39	1,712	13,240	49,848
2025 Population Age 40-44	1,746	12,973	44,159
2025 Population Age 45-49	1,561	11,370	36,456
2025 Population Age 50-54	1,503	11,133	34,921
2025 Population Age 55-59	1,374	10,482	32,040
2025 Population Age 60-64	1,258	10,135	30,689
2025 Population Age 65-69	1,111	8,901	27,566
2025 Population Age 70-74	916	7,643	23,607
2025 Population Age 75-79	719	5,748	17,405
2025 Population Age 80-84	495	3,930	11,782
2025 Population Age 85+	461	3,899	11,546
2025 Population Age 18+	17,436	136,256	462,801
2025 Median Age	42	42	40
2030 Median Age	44	44	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,593	\$89,978	\$83,563
Average Household Income 25-34	\$117,931	\$123,046	\$114,360
Median Household Income 35-44	\$114,555	\$116,077	\$101,665
Average Household Income 35-44	\$155,918	\$157,596	\$147,176
Median Household Income 45-54	\$116,945	\$130,578	\$112,937
Average Household Income 45-54	\$157,538	\$171,578	\$162,239
Median Household Income 55-64	\$118,152	\$119,950	\$104,405
Average Household Income 55-64	\$158,772	\$161,486	\$151,578
Median Household Income 65-74	\$84,525	\$75,701	\$68,849
Average Household Income 65-74	\$116,991	\$113,514	\$110,872
Average Household Income 75+	\$80,148	\$74,236	\$78,274



**625-633 S Glenwood Place
Burbank, CA 91506**

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