



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE



PRIME RETAIL SPACE AVAILABLE IN BURBANK, CA!

1503 W Olive Ave, Burbank, CA 91506



ARMEN TCHAPANIAN
(818) 697-9362 | armen@illicre.com
DRE#02041876

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL SPACE
BURBANK, CA

PROPERTY FEATURES

1503 W Olive Ave, Burbank, CA 91506







APPROX. 3,000 SF

RETAIL SPACE AVAILABLE

- ✓ Open floor plan
- ✓ Pylon sign
- ✓ Abundant parking
- ✓ Signalized intersection with Verdugo Avenue, Sparks Street, and Beachwood Drive
- ✓ Ideal for retail and service users, the KaySyd Rancho Plaza presents an attractive leasing opportunity in one of Los Angeles County's most desirable submarkets

AREA AMENITIES

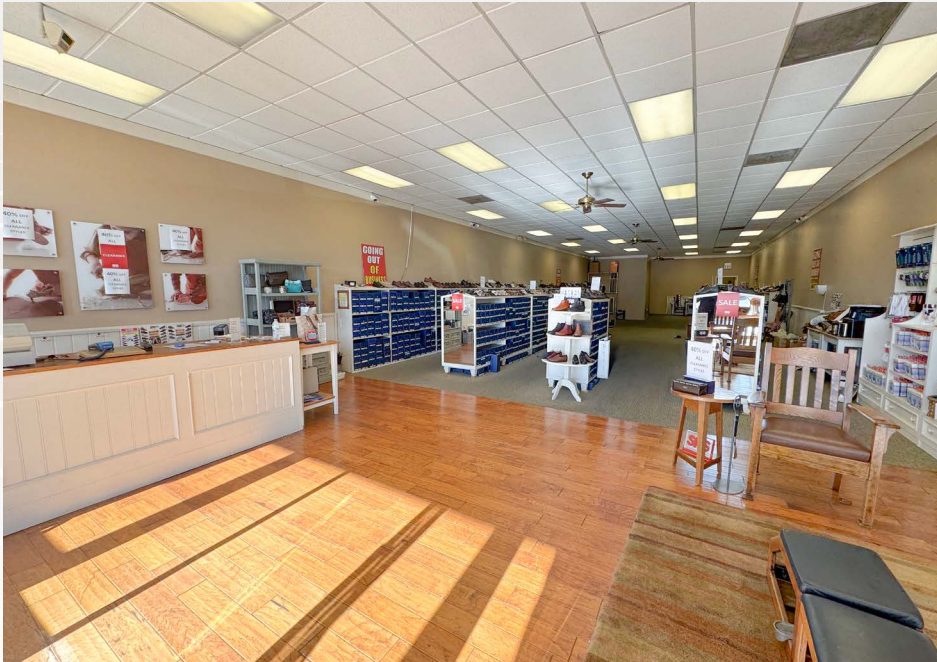
- ✓ The KaySyd Rancho Plaza is a centrally located neighborhood shopping center in Burbank offering excellent visibility and access within a strong, established trade area
- ✓ Situated at 1503 West Olive Avenue, the well-maintained center features a diverse tenant mix anchored by Chase Bank, CosmoProf, and Centinela Feed & Pet Supplies
- ✓ Close proximity to Burbank Town Center, Burbank Empire Center, Warner Brothers Studio, Providence Saint Joseph Medical Center
- ✓ Proximity to the 5 and 134 Freeways

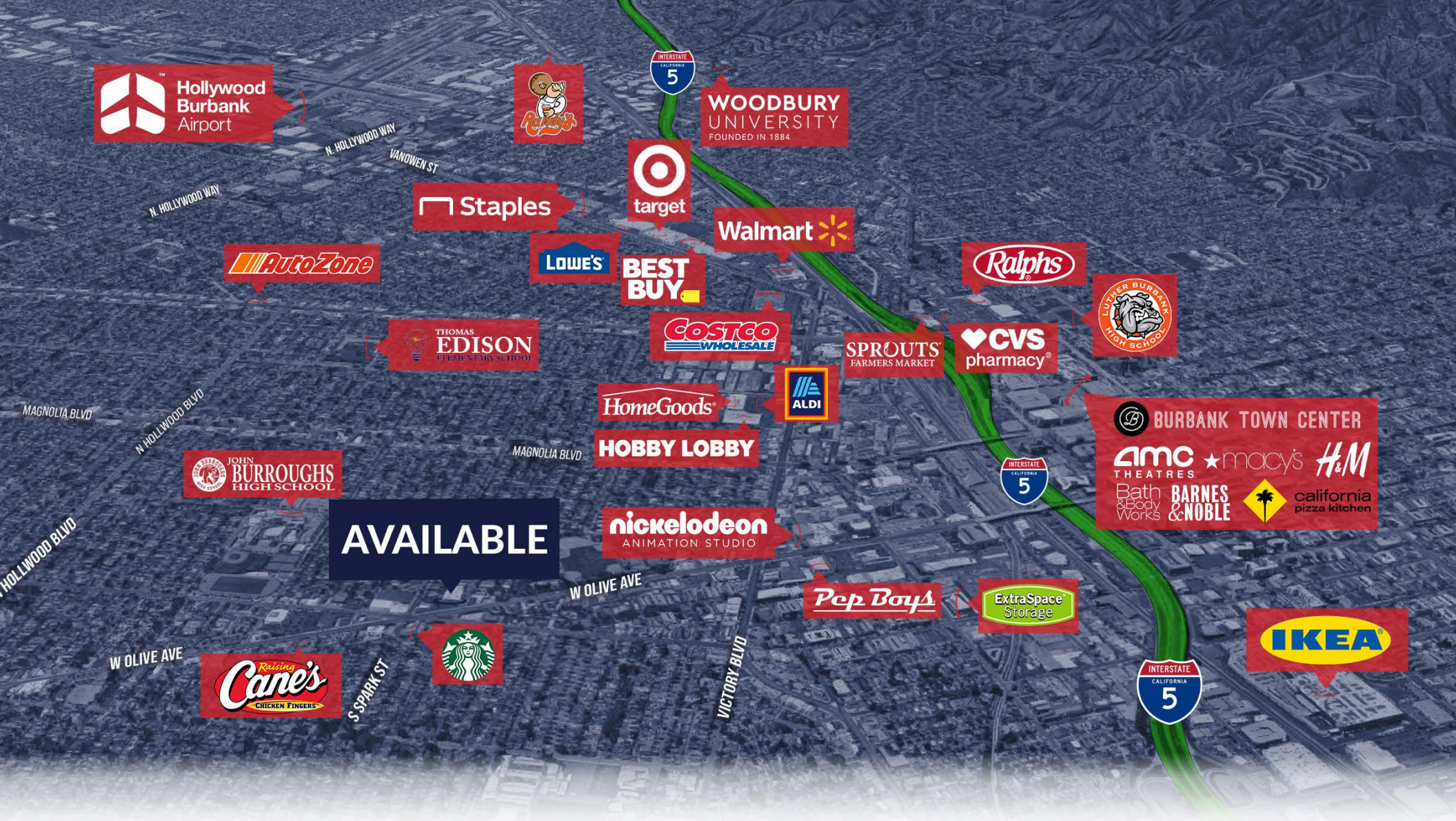
DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	23,390	172,592	529,608
	Avg. HH Income	\$119,714	\$106,607	\$102,235
	Daytime Pop	24,182	172,550	536,909
	Traffic Count	±27,864 CPD ON W OLIVE AVE & N BEACHWOOD DR		

RETAIL SPACE
BURBANK, CA

INTERIOR PHOTOS

1503 W Olive Ave, Burbank, CA 91506





AERIAL MAP



COMMERCIAL
REAL ESTATE

ARMEN TCHAPANIAN

SENIOR ASSOCIATE

(818) 697-9362 | armen@illicre.com

DRE#02041876

TODD NATHANSON

PRESIDENT

(818) 514-2204 | todd@illicre.com

DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.