



COMMERCIAL  
REAL ESTATE  
the sign of a *profitable* property



## 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



# 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

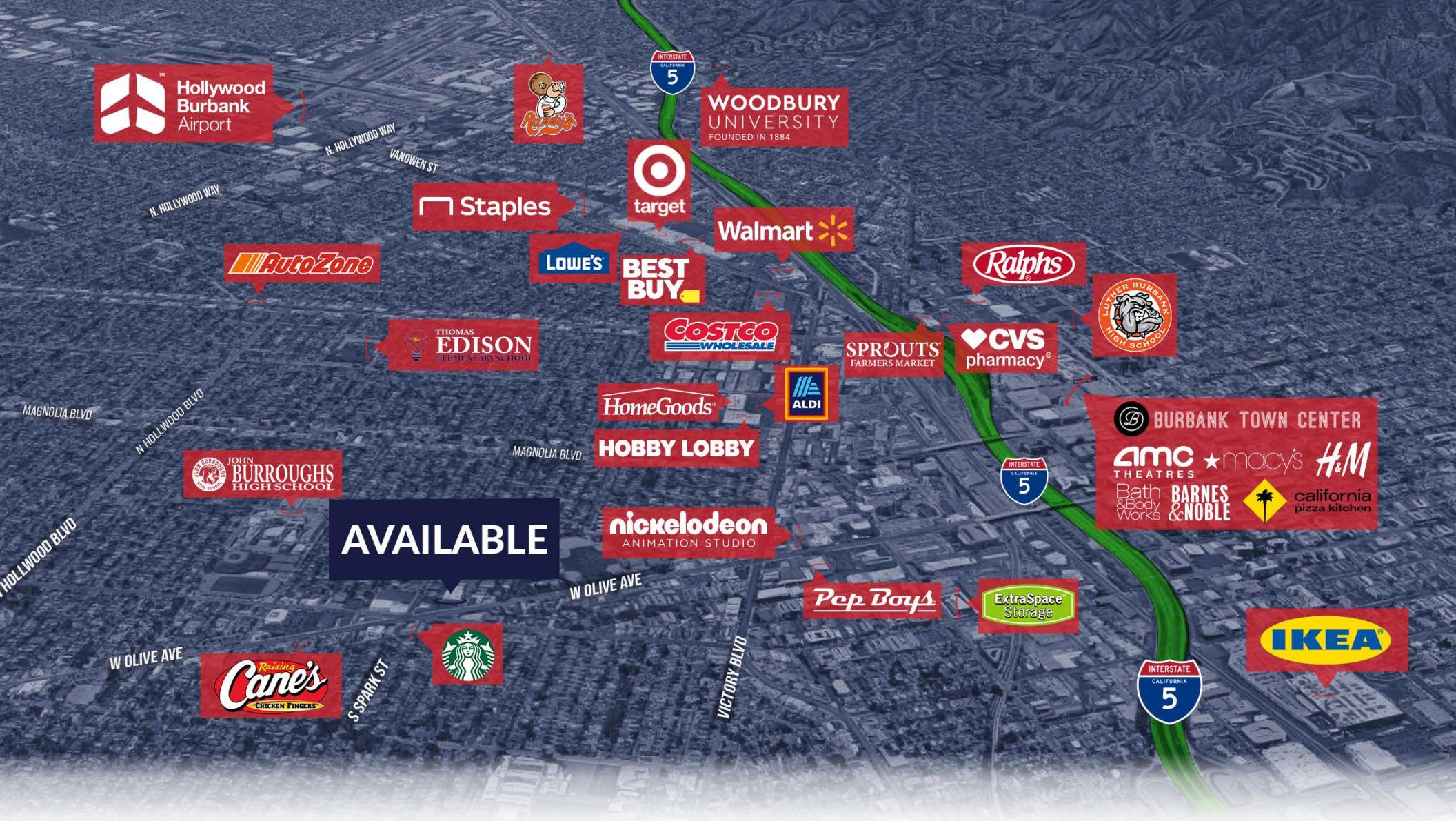
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	23,390	172,592	529,608
Avg. HH Income	\$119,714	\$106,607	\$102,235
Daytime Pop	24,182	172,550	536,909
Traffic Count	±27,864 CPD ON W OLIVE AVE & N BEACHWOOD DR		

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](mailto:armen@illicre.com)  
DRE#02041876



**TODD NATHANSON**  
PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779

5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://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.