

# FOR LEASE

BURBANK KAFCO PLAZA

12450 BURBANK BLVD | VALLEY VILLAGE, CA 91607



**BRETT MERO**

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LEASING

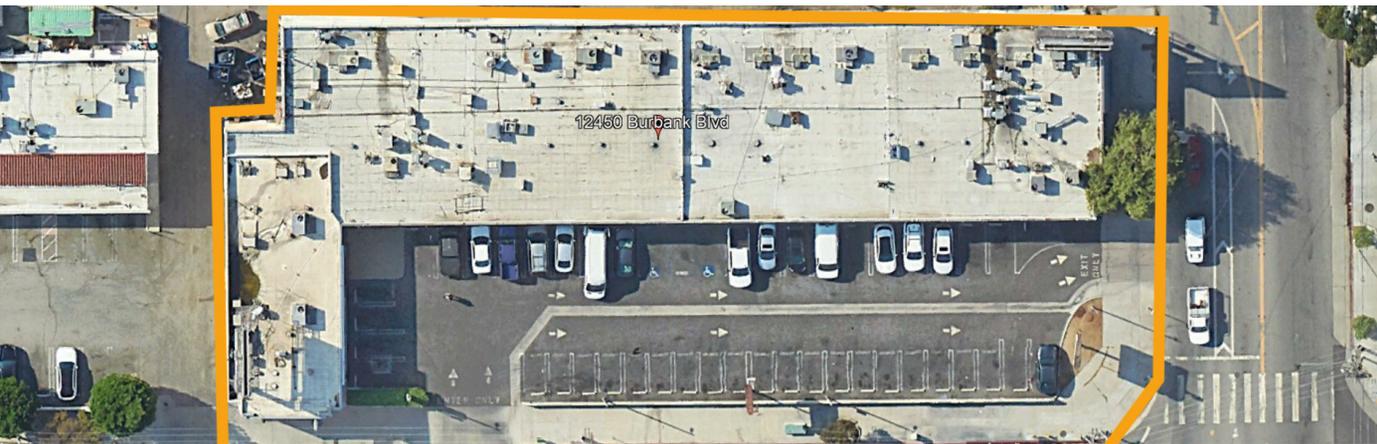
BROKERAGE

INVESTMENTS

## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- FORMER DENTAL SPACE AVAILABLE
- ADDITIONAL 1,436 SPACE AVAILABLE
- SIGNALIZED INTERSECTION
- PYLON SIGNAGE AVAILABLE
- EXCELLENT TENANT MIX
- CONVENIENT ACCESS TO THE NEARBY 170 AND 101 FREEWAY
- NEARBY LOS ANGELES VALLEY COLLEGE
- STRONG AREA POPULATION & HOUSEHOLD INCOME DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	16,682	133,012	250,372
Total Population	37,698	312,998	630,165
Average HH Income	\$92,607	\$93,243	\$100,384

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY HIGHLIGHTS

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- SIGNALIZED INTERSECTION
- PYLON SIGNAGE AVAILABLE
- EXCELLENT TENANT MIX
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### OFFERING SUMMARY

Lease Rate:	\$2.75 - 3.50 SF/month (NNN)
Available SF:	925 - 1,436 SF
Building Size:	17,025 SF

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## ADDITIONAL PHOTOS

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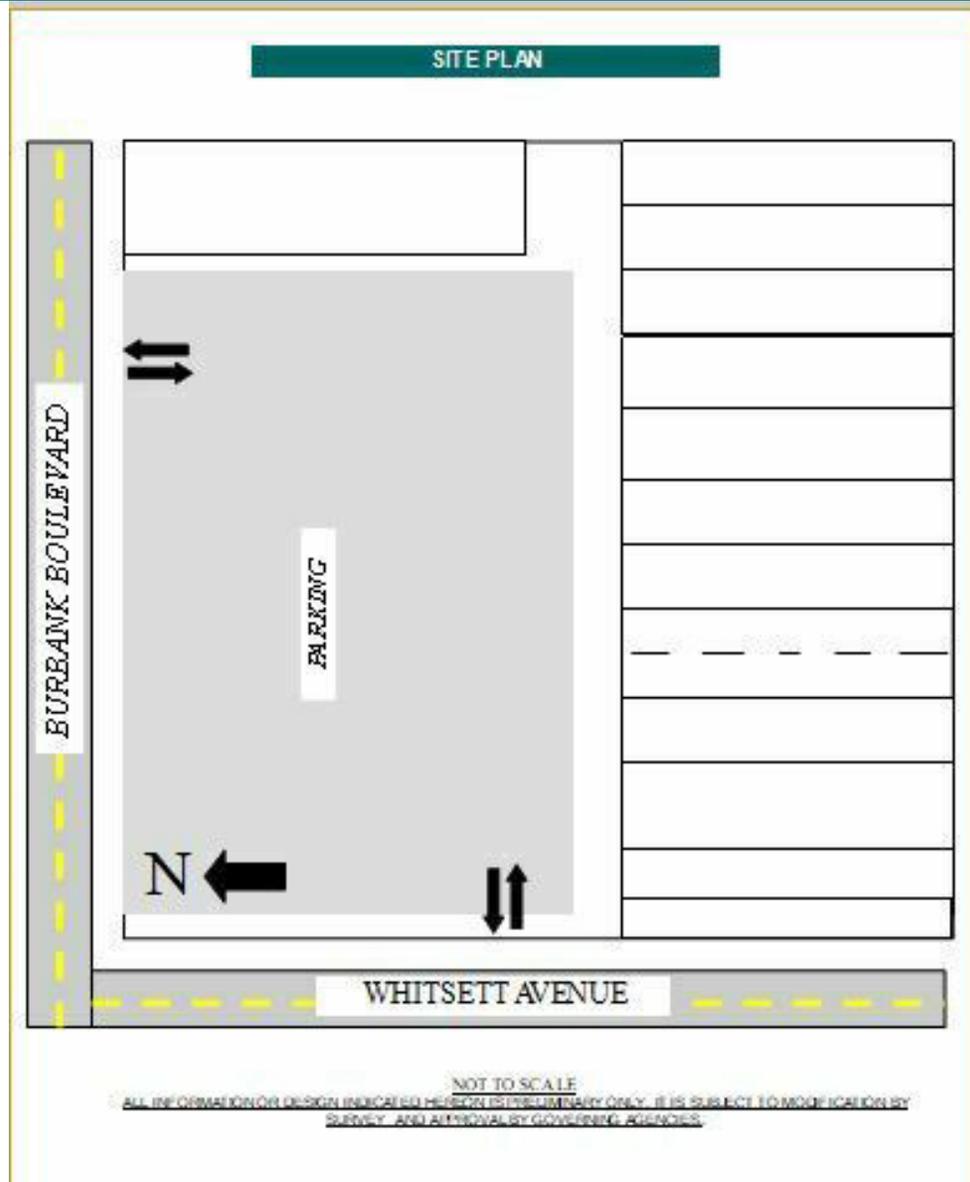


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## SITE PLANS

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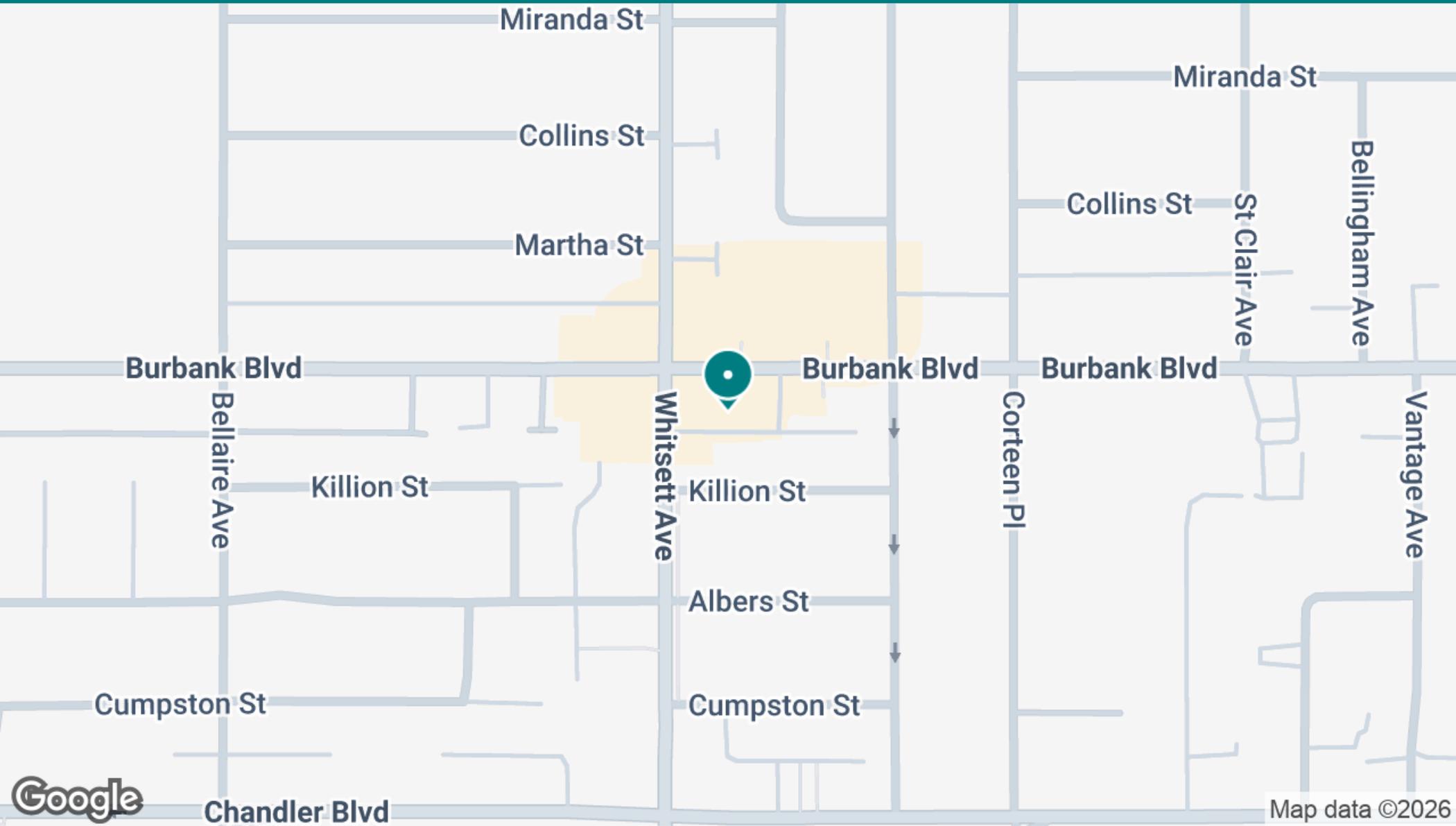


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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

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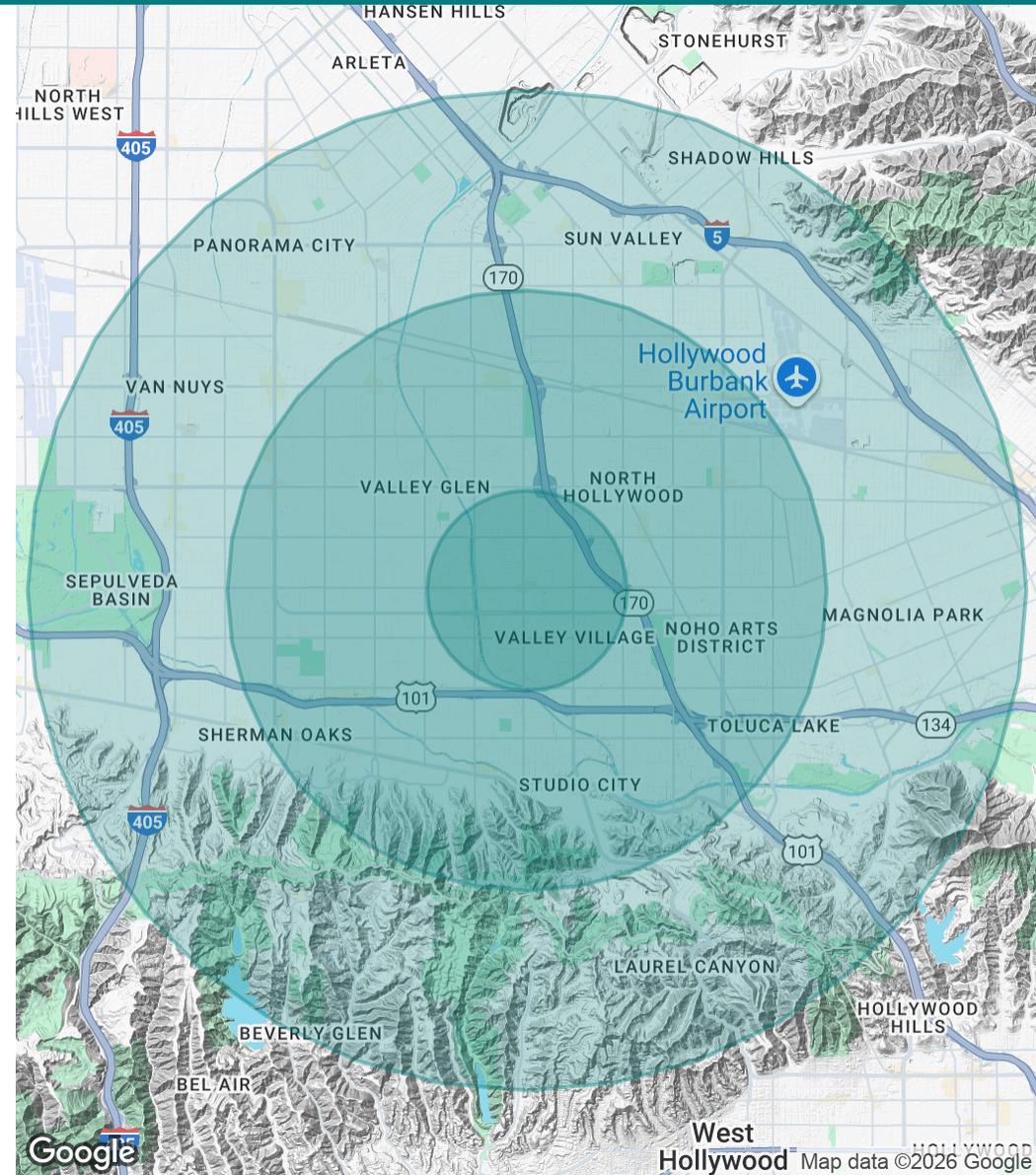
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	37,698	312,998	630,165
Average Age	38.0	37.7	37.8
Average Age (Male)	38.7	37.1	36.8
Average Age (Female)	38.8	38.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,682	133,012	250,372
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$92,607	\$93,243	\$100,384
Average House Value	\$812,297	\$678,874	\$726,461

2020 American Community Survey (ACS)



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