

# FOR LEASE | LAKESIDE SHOPPING CENTER

PASS AVENUE & 134 FREEWAY BURBANK, CA

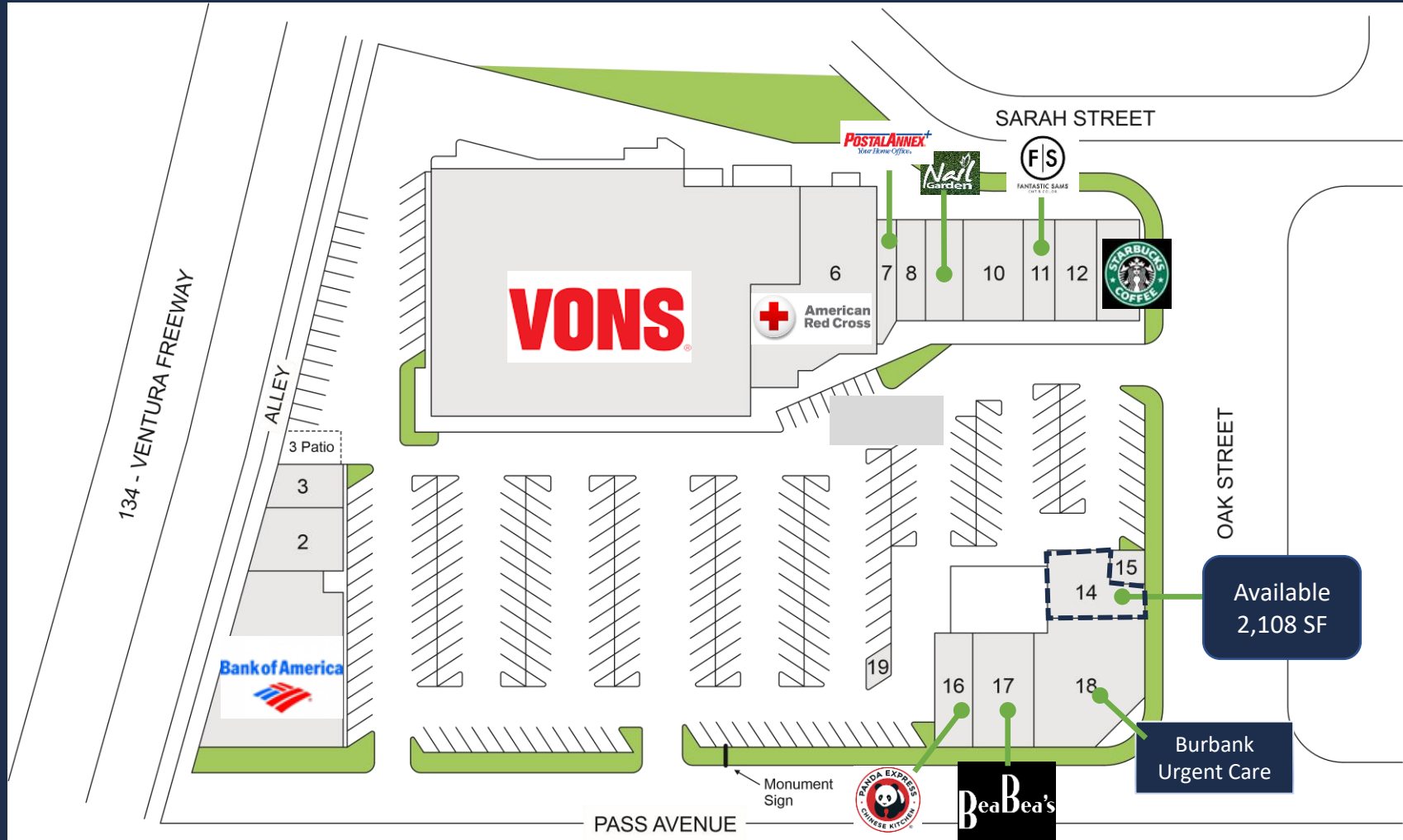


## AVAILABILITY:

- 2,108 SF pad location **[NO FOOD USES]**
- \$4.25 PSF NNN Approx. \$0.85 PSF









## Location Map | LAKESIDE SHOPPING CENTER BURBANK, CA



This information has been secured from sources JS Realty Co. believe to be reliable, but JS Realty Co. make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Tenant must verify the information and bears all risk for any inaccuracies.



## Dominant Vons Grocery Anchored Shopping Center

The center is well located along Pass Avenue and sits at the western gateway into Burbank and serves the affluent Toluca Lake submarket.

Provides convenient amenities to neighboring employers such as Disney, NBC Universal, Warner Bros. and Providence St. Joseph Medical Center

Excellent demographics including daytime population, residential density and income levels.

This Marketing Brochure has been prepared to provide summary, information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. js realty co. has not made any investigation, and makes no warranty or representation, regarding the future projected financial performance of the tenants, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, js realty co. makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential lessees must take appropriate measures to verify all of the information set forth herein.

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