



3500 W BURBANK BLVD, BURBANK, CA 91505

OFFICE BUILDING



FOR SALE
OFFERING MEMORANDUM



● SITE DESCRIPTION

Located along Burbank Boulevard in the highly desirable media and commercial hub of Burbank, 3500 W Burbank Blvd is positioned within a vibrant corridor surrounded by a dynamic mix of retail, office, entertainment, and service-oriented businesses. The property benefits from strong street frontage and visibility along a heavily traveled thoroughfare, offering consistent exposure to both vehicular and pedestrian traffic throughout the day.

Situated in close proximity to major studios, established residential neighborhoods, and a wide range of local amenities, the location supports a variety of commercial uses including retail, office, showroom, or professional service operations (subject to zoning and city approval). The property also offers convenient access to major transportation routes including the 5 and 134 freeways, providing connectivity throughout Burbank, the San Fernando Valley, and greater Los Angeles.

With its central infill location, strong surrounding demographics, and placement within one of Burbank's most active commercial corridors, the property presents an excellent opportunity for owner-users and investors seeking a well-positioned asset in a high-demand market.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Office

PRICE
\$4,950,000

PARCEL NUMBER
2477-009-027

BUILDING
8,660 SF

LOT
12,052 SF

YEAR BUILT
2003

ZONING
BUC3



PROPERTY HIGHLIGHTS

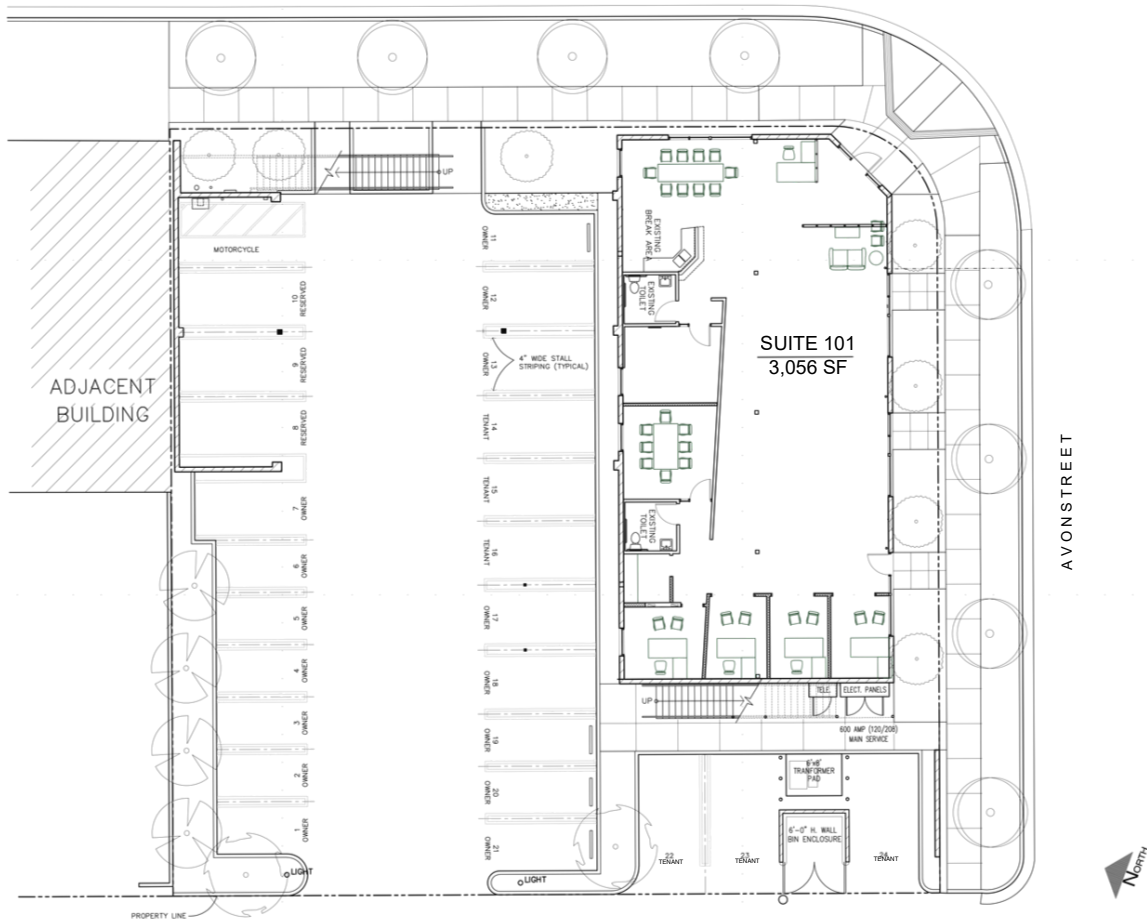
- Prime frontage along heavily traveled Burbank Boulevard
- Located within Burbank's established retail and media-oriented commercial corridor
- Excellent visibility and exposure to strong daily vehicular traffic
- Convenient access to the 5, 134, and 101 freeways
- Surrounded by dense residential neighborhoods, retail amenities, and major employers
- Ideal for professional office users seeking a premier workspace environment
- Ample parking with 24 dedicated spaces for tenants and visitors



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GROUND FLOOR

BURBANK BOULEVARD



PROJECT INFORMATION

<u>PROJECT ADDRESS:</u>	3500 WEST BURBANK BLVD., SPACE 101, BURBANK, CALIFORNIA 91505
<u>OCCUPANY GROUP:</u>	B
<u>TYPE OF CONSTRUCTION:</u>	V-N
<u>ZONE:</u>	C3 - COMMERCIAL
<u>SPRINKLERS: YES</u>	
<u>LOT AREA:</u>	12,052 SF
<u>NUMBER OF FLOORS:</u>	2
<u>BUILDING AREA:</u>	
LOWER FLOOR GROSS AREA	3,056 SF
UPPER FLOOR GROSS AREA	5,604 SF
<u>TOTAL FLOOR GROSS AREA</u>	<u>8,660 SF</u>

VICINITY PLAN

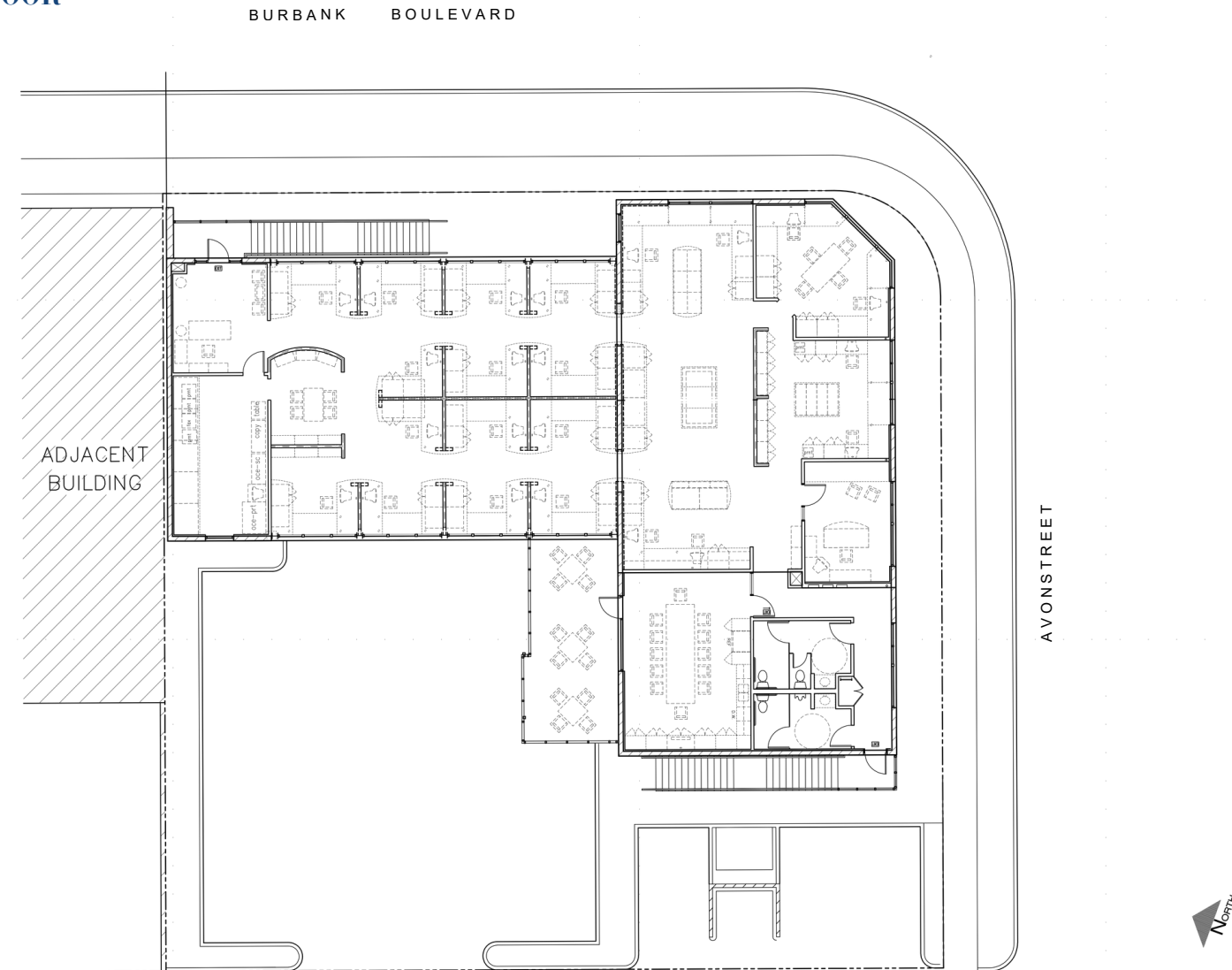


all information are reliable but not guaranteed. Buyer to verify.

FLOOR PLAN

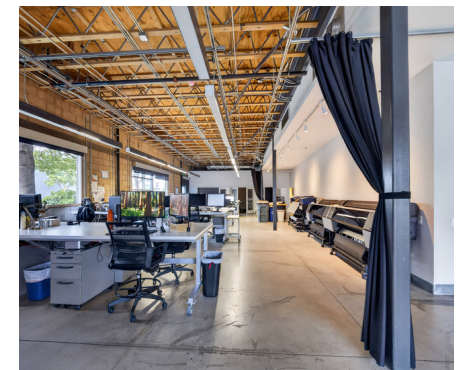
Measurements are deemed highly reliable but not guaranteed.

SECOND FLOOR



all information are reliable but not guaranteed. Buyer to verify.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

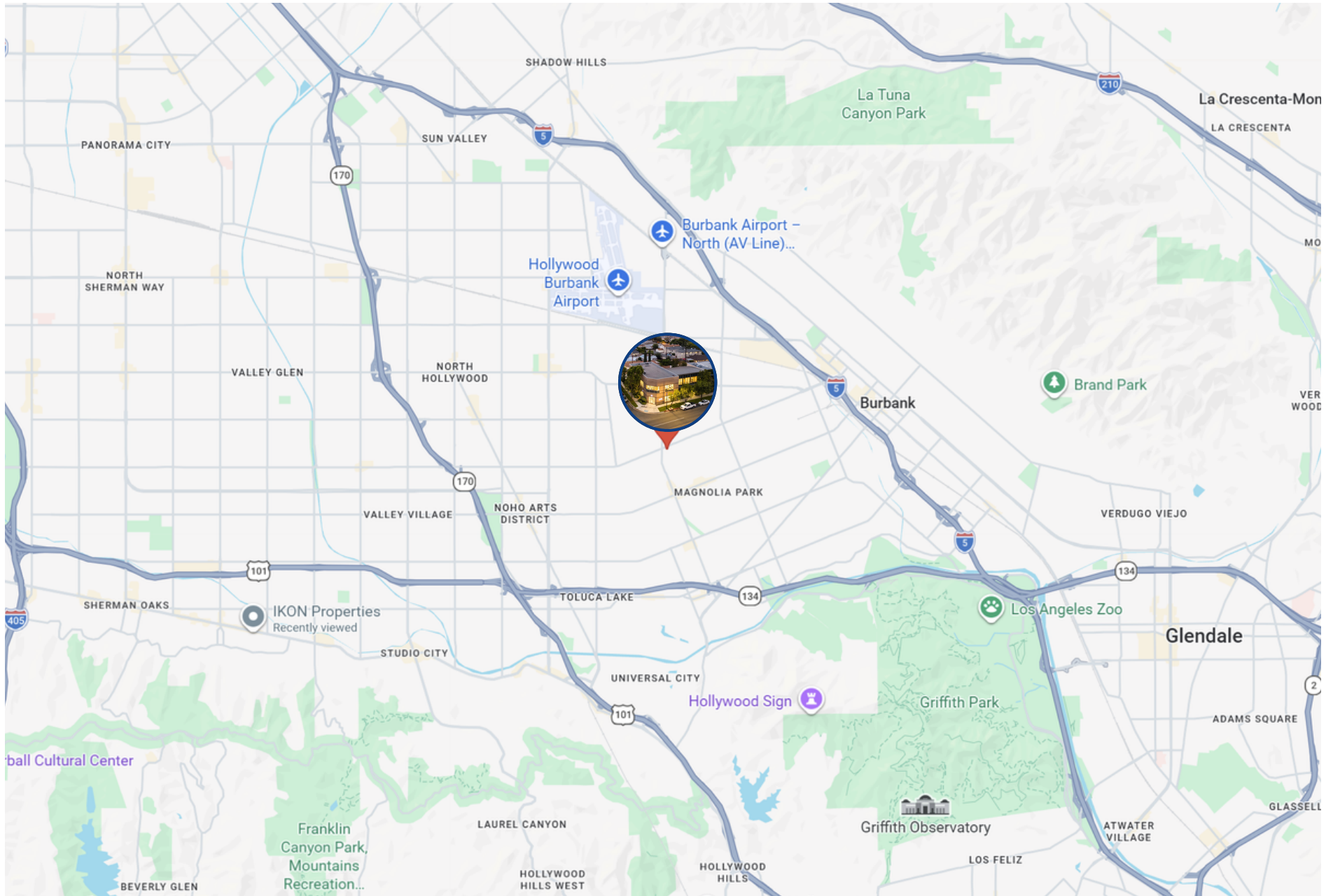


AERIAL MAP

LOCATED ALONG BURBANK BOULEVARD IN THE HEART OF BURBANK'S ESTABLISHED COMMERCIAL CORRIDOR, 3500 W BURBANK BLVD IS POSITIONED WITHIN A HIGHLY ACTIVE BUSINESS DISTRICT SURROUNDED BY A DIVERSE MIX OF RETAIL, OFFICE, RESTAURANT, ENTERTAINMENT, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY BENEFITS FROM STRONG STREET FRONTAGE AND VISIBILITY ALONG A HEAVILY TRAVELED THOROUGHFARE, PROVIDING CONSISTENT EXPOSURE TO BOTH VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE DAY. THE LOCATION OFFERS CONVENIENT ACCESS TO MAJOR TRANSPORTATION ROUTES INCLUDING THE 5 AND 134 FREEWAYS, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT BURBANK, THE SAN FERNANDO VALLEY, HOLLYWOOD, AND THE GREATER LOS ANGELES AREA.



LOCATION MAP





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