

For Lease - Dynamic Office/Medical Space with Abundant Parking

2,000 - 16,700 SF Available

Close Proximity to Major Studios and Providence St. Joseph's Hospital

2600 W. Magnolia Blvd | Burbank CA | 91505



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Creative / Production Office

Located in the heart of Burbank's media district, 2600 W. Magnolia Blvd. offers a distinctive leasing opportunity for entertainment tenants. Whether seeking space for sound stages, production and post-production offices, or corporate headquarters, this building is strategically positioned near major studios, allowing for the lease of a portion or the entire facility to meet specific requirements.



Medical Use Approved by City of Burbank.
No CUP Required.



 **Providence**
Saint Joseph Medical Center

 **Adventist Health**
Glendale

 **Dignity Health.**
Glendale Memorial Hospital
and Health Center

 **KAISER PERMANENTE**
 **HOLLYWOOD PRESBYTERIAN MEDICAL CENTER**

UNIVERSAL CITY

Medical Outpatient

Strategically situated just 1.2 miles from Providence St. Joseph's Hospital and within a vibrant community characterized by strong demographics and a healthy payor mix, 2600 W. Magnolia Blvd. offers an ideal location for medical users seeking convenient access for patient care. This property is a unique opportunity for healthcare tenants to establish their practice in a thriving market, whether leasing a portion or the entire building. With medical space availability becoming increasingly limited, this location is poised to meet the growing needs of the healthcare sector.

Griffith Park

LOS FELIZ

GLENDALE

BURBANK

Property Overview



2,000 – 16,700 SF
- 15,000 SF Ground Floor & 1,700 SF Mezzanine
2,000 SF Private Outdoor Patio
(Not Included in Rentable/Building Square Footage)



Full Building Renovations Underway



3/1,000 Free Parking



Building Signage Available



24/7 HVAC Service



Ample Power: Specs Forthcoming



Convenient Access to US-101 & CA-134 Freeways

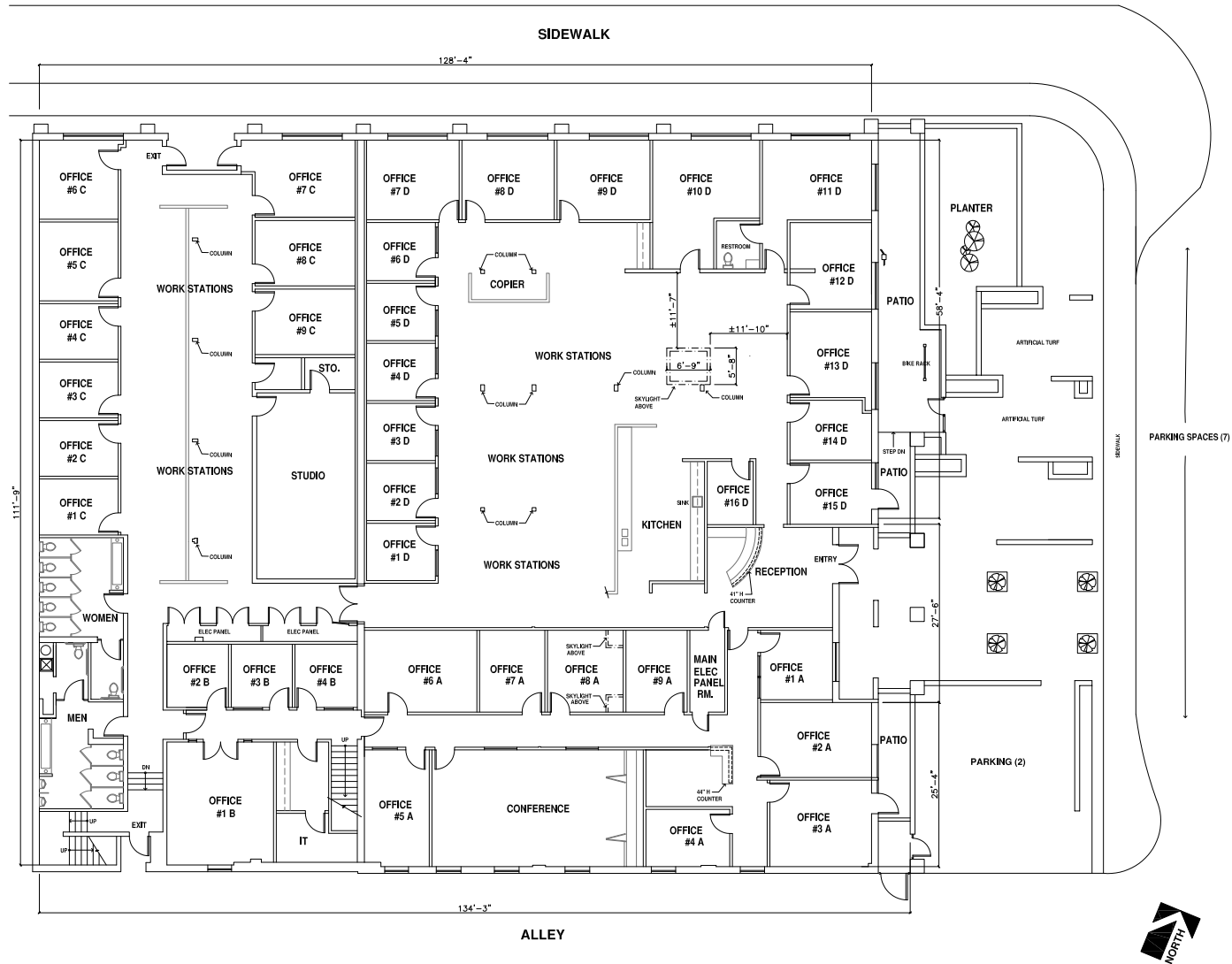


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Floor Plan

2000 - 16,700 SF



Amenities Map





Market Overview

2600 W Magnolia Blvd, Burbank, California, 91505
1 mile radius

Household & population characteristics



\$114,927

Median household income



\$947,598

Median home value



55.2%

Owner occupied housing units



42.7

Median age



50.3%

Female population



48.4%

% Married (age 15 or older)

Annual lifestyle spending



\$4,246

Travel



\$34

Tickets to Movies



\$112

Theatre/Operas/Concerts



\$85

Admission to Sports Events



\$13

Online Gaming Services

Households & population



26,636

Current total population



26,105

5 Year total population



10,816

Current total households



10,869

5 year total households

Education

5%

No high school diploma



14%

High school graduate



32%

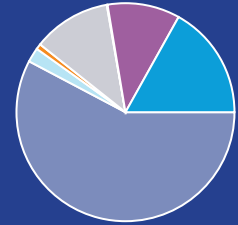
Some college



48%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,702

Total businesses



18,245

Total employees

Employment



80%

White collar



10%

Blue collar



11%

Services

4.8%

Unemployment rate

Annual household spending



\$3,082

Apparel & Services



\$375

Computers & Hardware



\$5,308

Eating Out



\$9,552

Groceries

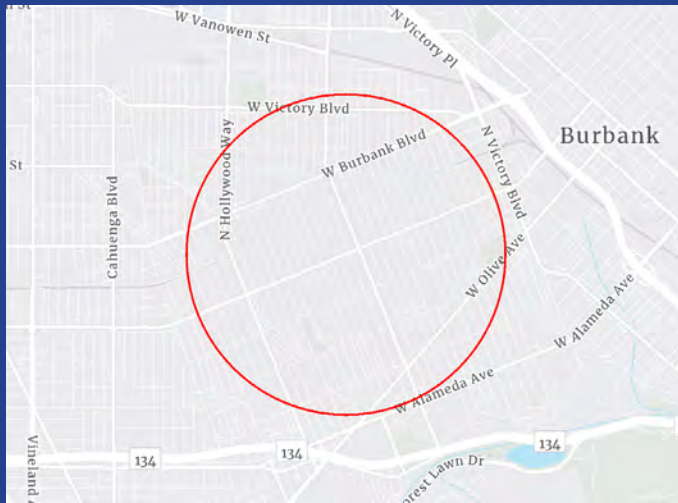


\$8,991

Health Care

Demographic Trends & Key Indicators

2600 W Magnolia Blvd, Burbank, California, 91505, 1 mile radius



26,636	10,816	2.45	42.7	\$114,927	\$947,598	132	49	77
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

Mortgage indicators



\$18,757

Avg spent on mortgage & basics



51.6%

Percent of income for mortgage

Population by generation



4.7%

Greatest gen:
born 1945/earlier



18.4%

Baby boomer:
born 1946 to 1964



24.8%

Generation x:
born 1965 to 1980



26.3%

Millennial:
born 1981 to 1998



18.4%

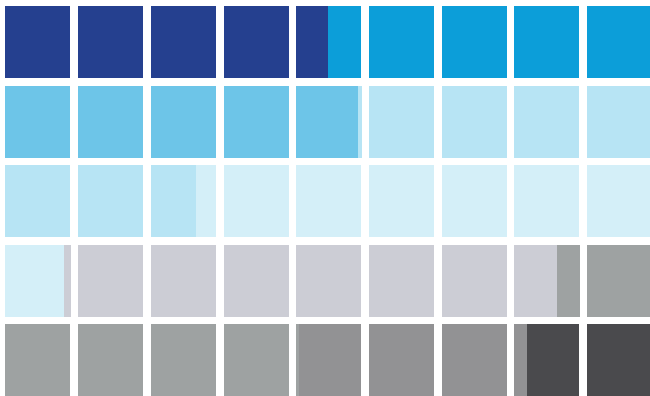
Generation z:
born 1999 to 2016



7.5%

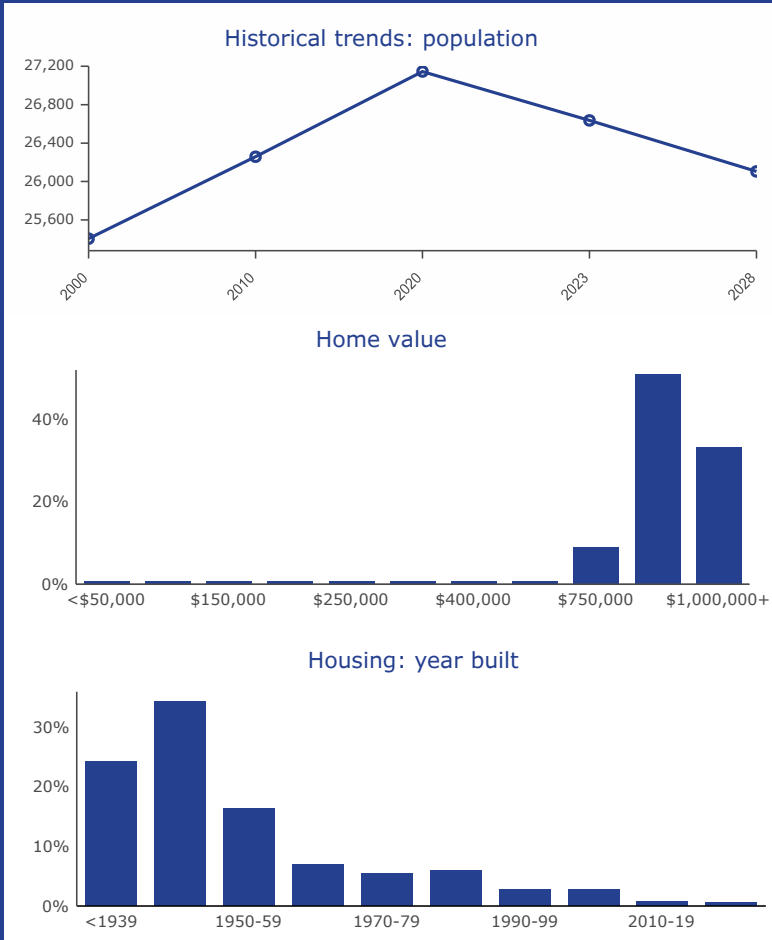
Alpha: born
2017 to present

Population by age



Legend for Population by age:

- Age 0-9 (%)
- Age 10-19 (%)
- Age 20-29 (%)
- Age 30-39 (%)
- Age 40-49 (%)
- Age 50-59 (%)
- Age 60-69 (%)
- Age 70-79 (%)
- Age 80+ (%)



U.S. Census Bureau, Esri forecasts for 2024 and 2029, Esri Vintage 2024 Time Series



2-BK OFFICE - MEDICAL AVAILABLE
FOR LEASE
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2600

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Accelerating success.

