

833 N HOLLYWOOD WAY, BURBANK, CA 91505



FOR LEASE



RETAIL/OFFICE

PROPERTY SUMMARY

833 N HOLLYWOOD WAY,
BURBANK, CA 91505

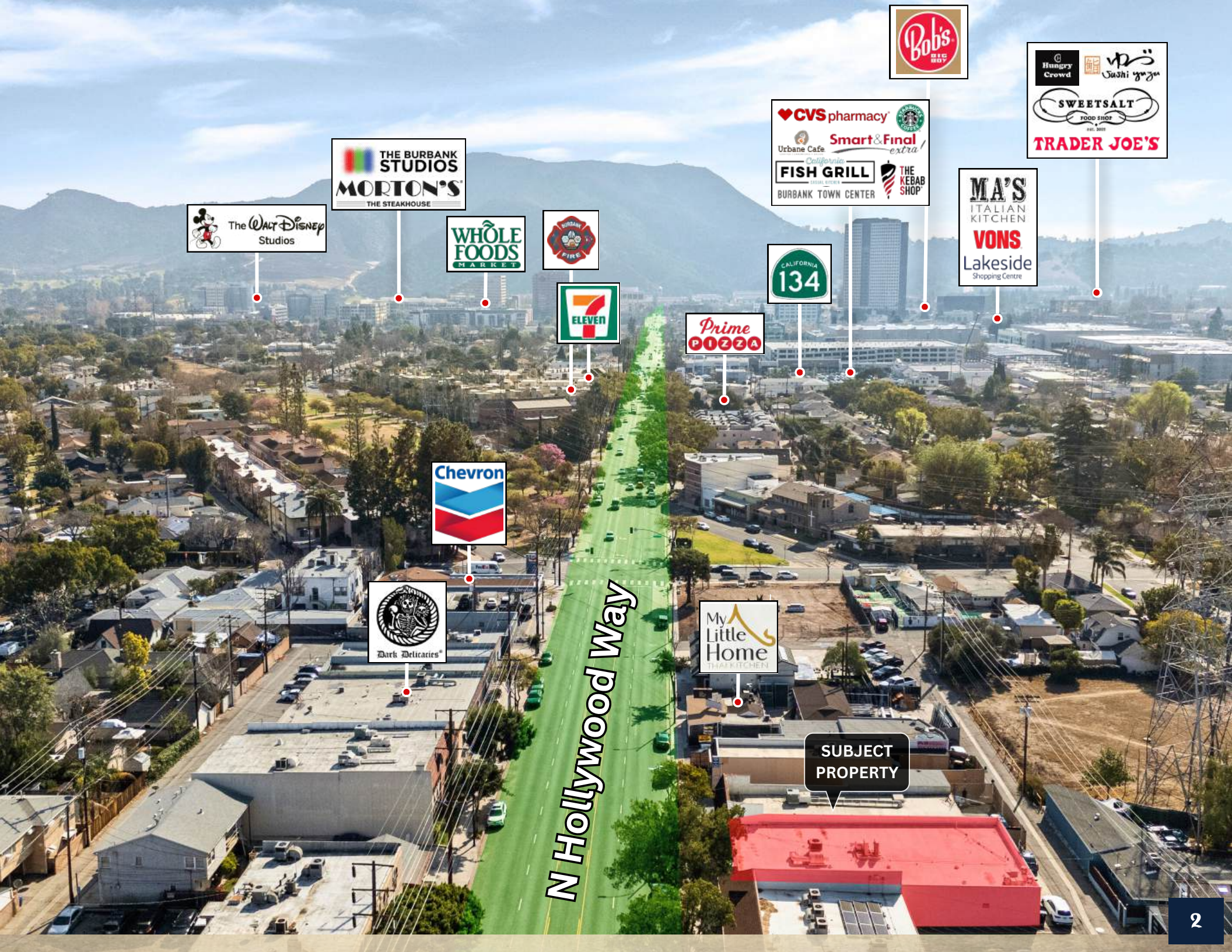
Property Type: Storefront Retail/Office

Year Built: 1952

Available Space: 2,300 SF

Zoning: BUC3

Asking Rent: \$2.70/sqft



The Walt Disney Studios

THE BURBANK STUDIOS
MORTON'S
THE STEAKHOUSE

WHOLE
FOODS
MARKET



7
ELEVEN

Prime
PIZZA

CALIFORNIA
134

CVS pharmacy
Smart & Final
extra!
FISH GRILL
BURBANK TOWN CENTER
THE KEBAB SHOP

Bob's
BIG BOY

Hungry Crowd
Sushi yagza
SWEETSALT
FOOD SHOP
TRADER JOE'S

MA'S
ITALIAN
KITCHEN
VONS
Lakeside
Shopping Centre

Chevron

Dark Delicacies

My
Little
Home
THAI KITCHEN

SUBJECT
PROPERTY

SPACE HIGHLIGHTS

- ✓ Close Proximity to Burbank, Toluca Lake, Burbank Airport and Many National Retailers
- ✓ Great Mix of private offices and open floor plan
- ✓ Excellent street frontage facing Hollywood Way
- ✓ On-Site Parking

ABOUT BURBANK

Burbank, California, often referred to as the "Media Capital of the World," is a vibrant city located in Los Angeles County. It is home to major entertainment giants like Warner Bros. Studios, The Walt Disney Company, and Nickelodeon, making it a hub for creativity and innovation. Nestled at the foothills of the Verdugo Mountains, Burbank offers a unique blend of small-town charm and urban convenience, with a rich cultural scene, top-rated schools, and a strong sense of community. Its picturesque neighborhoods, lively downtown, and excellent transportation connections make it an ideal place for both residents and businesses.



WHY CHOOSE BURBANK?

Burbank is an excellent investment opportunity due to its thriving economy, bolstered by a diverse range of industries, particularly in entertainment, media, and technology. The city boasts a strong infrastructure, a highly educated workforce, and a stable housing market with high demand for both residential and commercial properties. Its strategic location near major highways and the Hollywood Burbank Airport enhances accessibility, attracting businesses and tourists alike. Furthermore, Burbank's commitment to sustainability and development creates a promising environment for long-term growth, making it a smart choice for real estate and other investments.

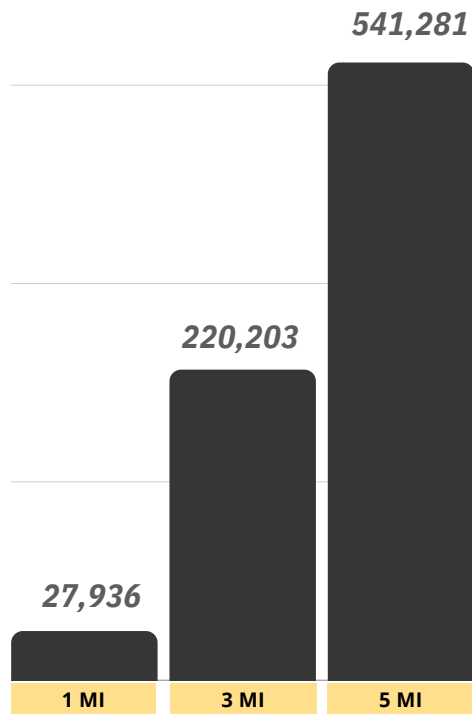
PROPERTY PHOTOS

833 N HOLLYWOOD WAY, BURBANK, CA 91505

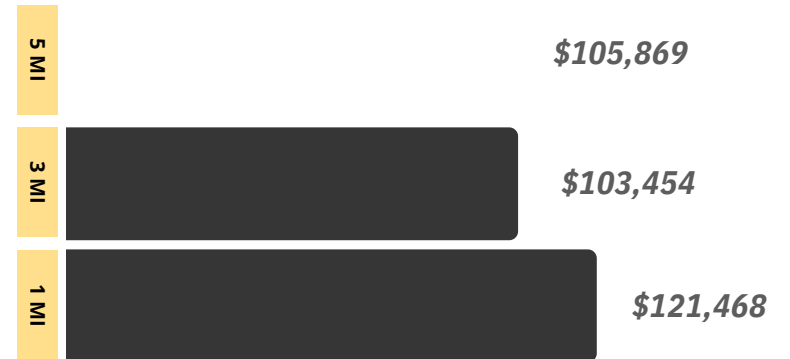


DEMOGRAPHICS

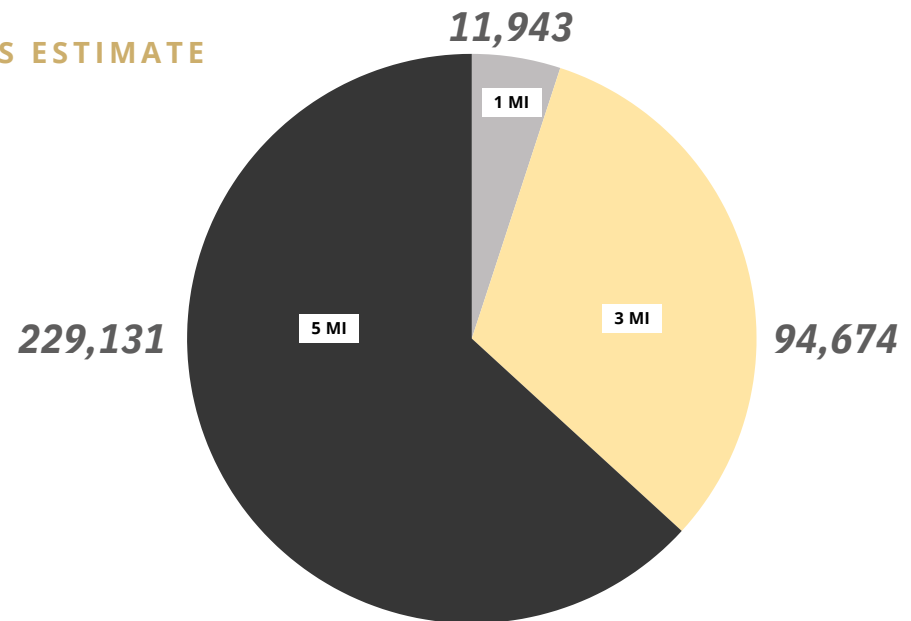
POPULATION



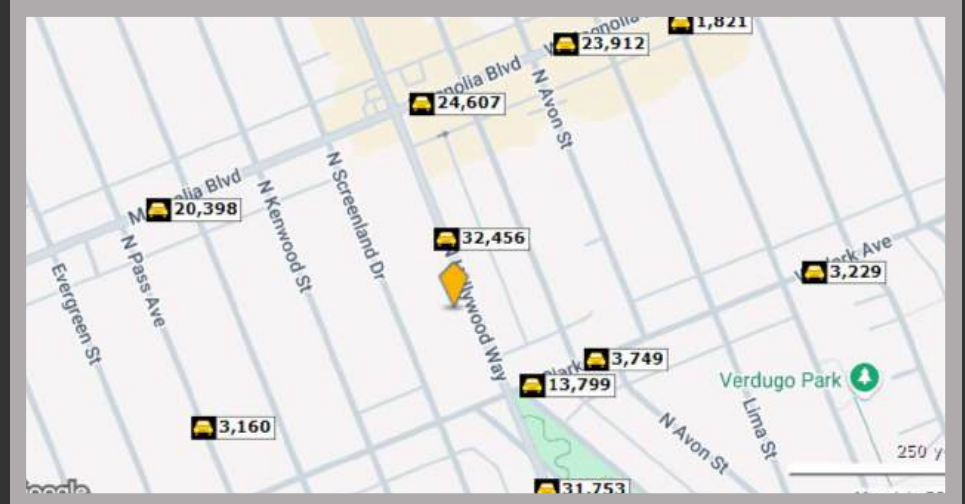
AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS ESTIMATE



TRAFFIC COUNTS



Street	Cross Street		Traffic Volume	Distance from Subject
N Hollywood Way	Magnolia Blvd	0.11 NW	32,456	MPSI .06
W Clark Ave	Whitnall Hwy	0.01 SW	13,799	MPSI .09
W Clark Ave	N Avon St	0.02 NE	3,749	MPSI .13
N Hollywood Way	N Whitnall Hwy	0.03 NW	31,753	MPSI .17
Magnolia Blvd	N Hollywood Way	0.02 SW	24,607	MPSI .18
Pass Ave	W Clark Ave	0.07 SE	3,160	MPSI .23
Magnolia Blvd	N Avon St	0.03 SW	23,912	MPSI .25
Magnolia Blvd	N Maple St	0.03 NE	20,398	MPSI .26
W Clark Ave	N California St	0.03 SW	3,229	MPSI .31
N California St	Magnolia Blvd	0.02 NW	1,821	MPSI .31

EXCLUSIVELY REPRESENTED BY



BLAS FERNANDEZ
FOUNDER

(818) 319-9191

LICENSE: CA 02012036

Blas@ikonpropertiesla.com



BRIAN VU

SENIOR INVESTMENT ASSOCIATE

(818) 913-8819

LICENSE: CA 02181861

Brian@ikonpropertiesla.com