

1610 W.
BURBANK
BLVD.

Burbank, California



1610 W. BURBANK BLVD.

Burbank, CA 91506

HIGHLIGHTS

- Fully air conditioned in a free standing building
- Just south from the Golden State (5) Fwy
- Surrounded by several national media companies such as: Universal Studios, Warner Bros Studios, ABC Studios, Warner Bros, Walt Disney, and many more.

PROPERTY SPECIFICATIONS

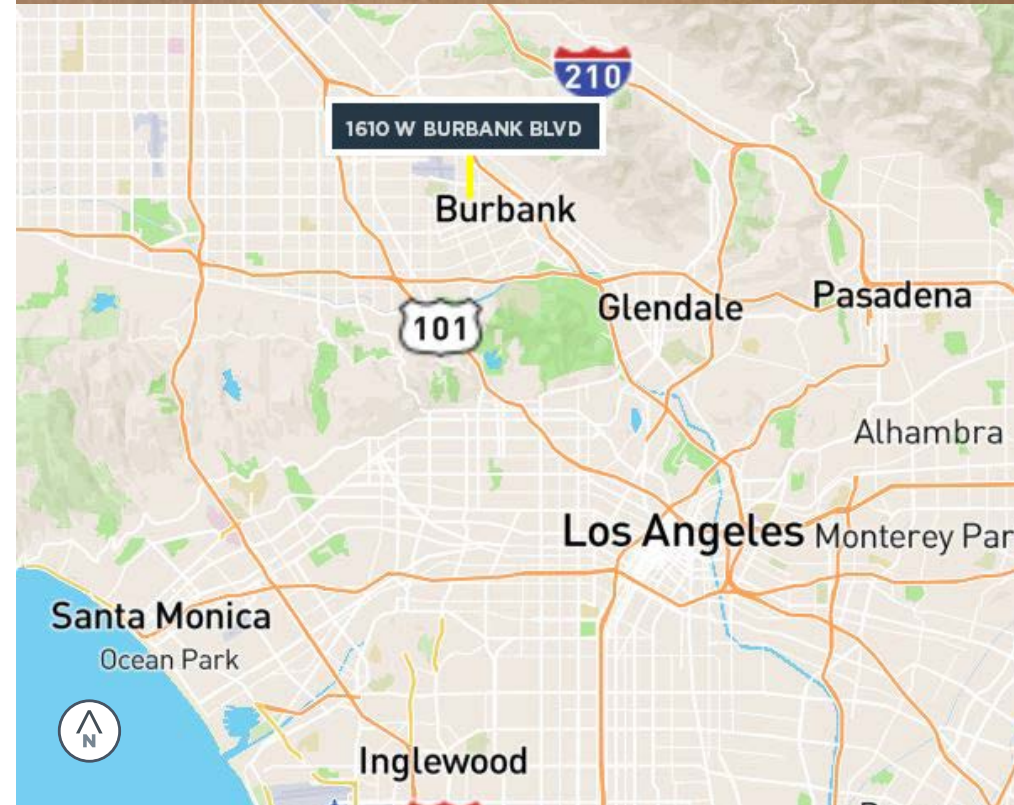
| | |
|--------------------------|-----------------------|
| Building Size (approx.): | 3,726 SF |
| Demisable: | 1,864 SF Spaces |
| Zoning: | C3 |
| Parking: | 15 |
| Parking Ratio: | 4.03 |
| Thoroughly Renovated: | 2007/2010 |
| Land Area (approx.): | 0.19 Acres (8,249 SF) |
| Parcel Number: | 2449-003-003 |

LOCATION SUMMARY

The subject property is ideally situated on the prominent street of Burbank Blvd and adjacent to Interstate-5, the major north/south corridor running through Los Angeles. The property is also located near downtown Burbank which is home to several Universal media companies such as Warner Bros Studios, Universal Studios, and Walt Disney Studios. The property benefits from being in a high infill trade area with several national credit retailers such as Walmart Supercenter, Costco, Ikea, Target, and many more. Strong demographics further enhance the value of this location with an AHHI of over \$100,000 within 1 mile of the subject property.

DEMOGRAPHICS

| Source: REGis 2019 | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|----------|----------|
| Population | 22,996 | 199,801 | 460,913 |
| Average HHI | \$100,215 | \$93,941 | \$98,330 |
| Employees | 22,104 | 132,388 | 270,038 |



ABC STUDIOS

WARNER BROS STUDIOS

WALT DISNEY STUDIOS

THE BURBANK STUDIOS

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VICTORY BOULEVARD

INTERSECTION: 46,900 VPD

BURBANK BOULEVARD

Walmart

COSTCO
WHOLESALE

BEST BUY

TARGET

LOWE'S

INTERSTATE 5 (204,000 VPD)



SITE PLAN



W. BURBANK BOULEVARD

N. SPARKS STREET

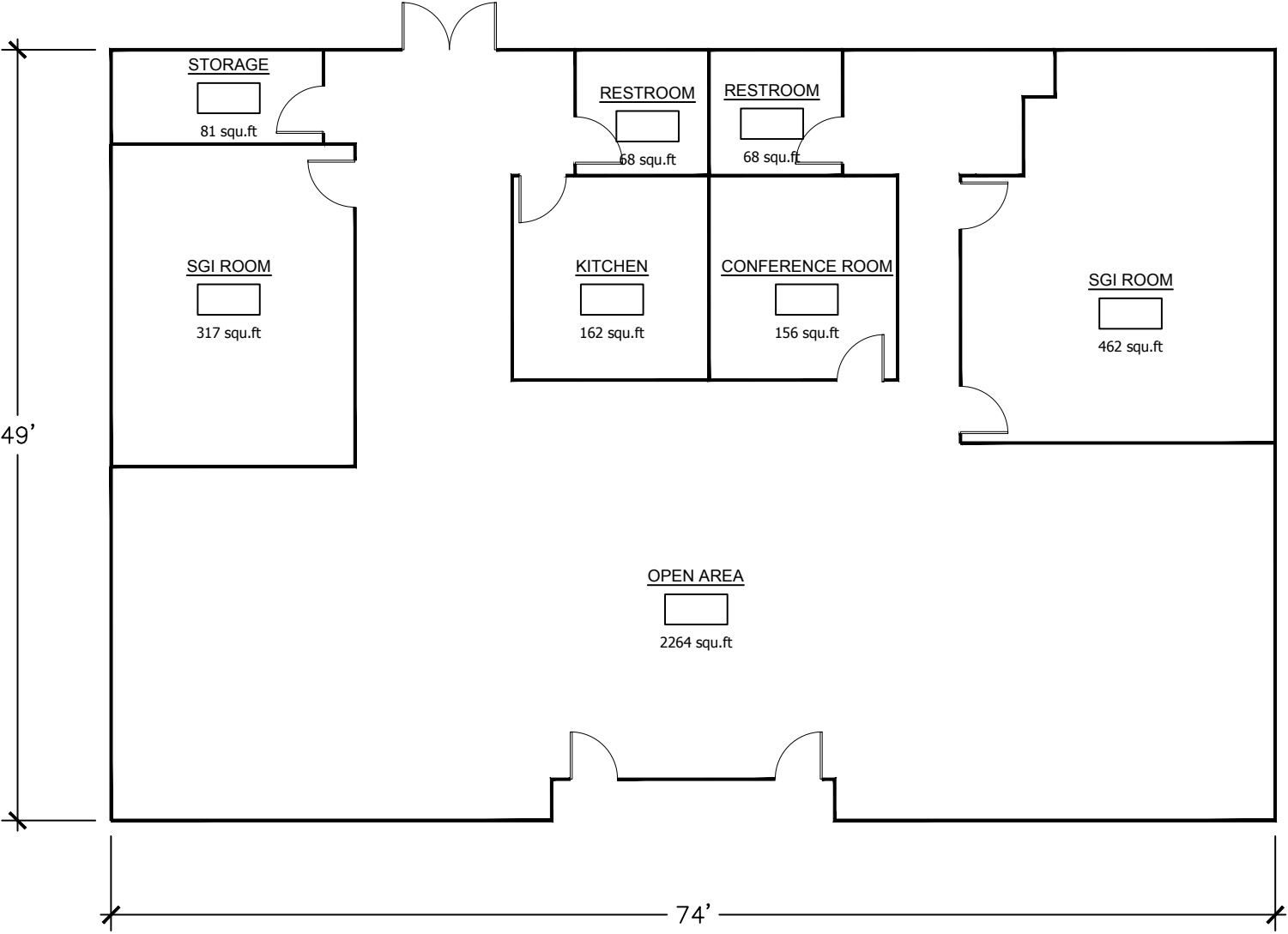
N. DOSS DRIVE

15 TOTAL PARKING STALLS
7 IN FRONT LOT

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8 PARKING STALLS
(1 COVERED)

FLOOR PLAN



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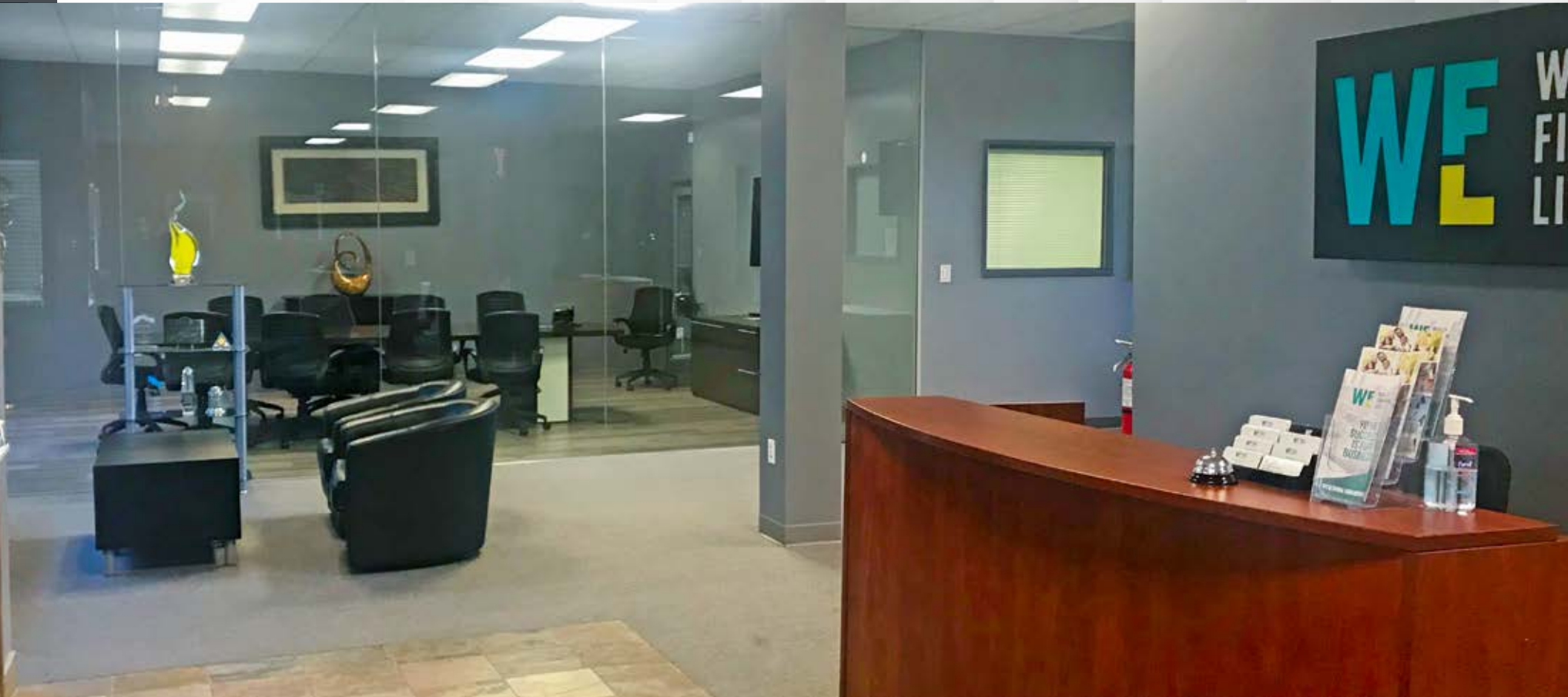


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