

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

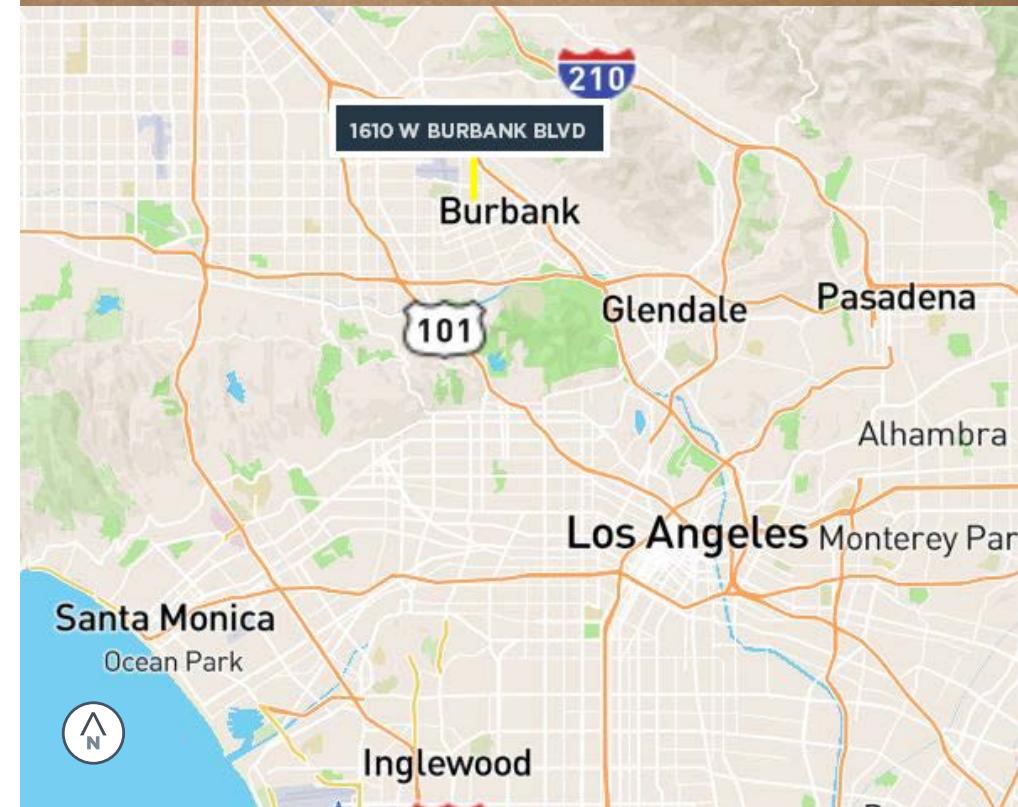
Building Size (approx.):	3,726 SF
Demisable:	1,864 SF Spaces
Zoning:	C3
Parking:	15
Parking Ratio:	4.03
Thoroughly Renovated:	2007/2010
Land Area (approx.):	0.19 Acres (8,249 SF)
Parcel Number:	2449-003-003

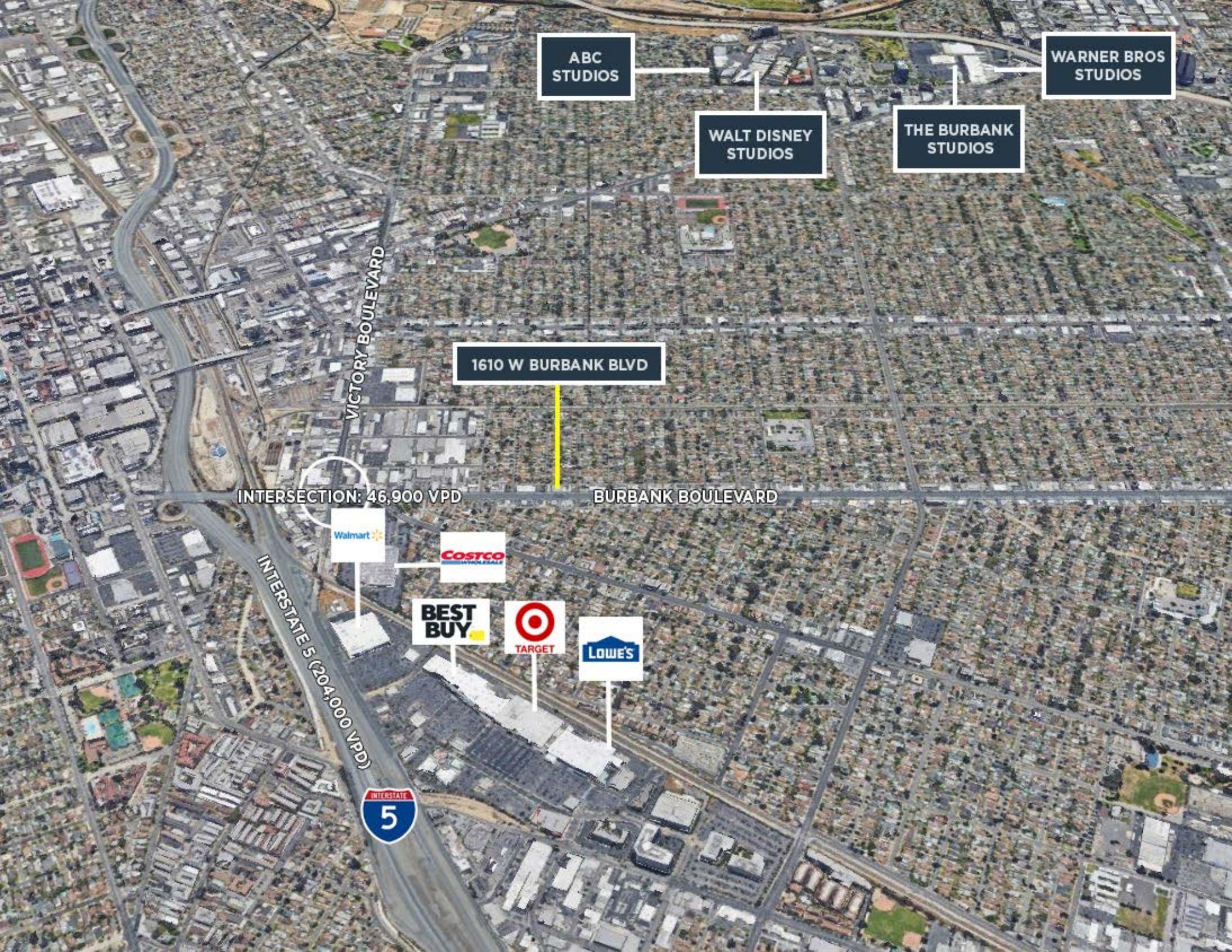
## LOCATION SUMMARY

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 AHII 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

WALT DISNEY  
STUDIOS

THE BURBANK  
STUDIOS

WARNER BROS  
STUDIOS

1610 W BURBANK BLVD

INTERSECTION: 46,900 VPD

BURBANK BOULEVARD

Walmart

COSTCO

BEST  
BUY

TARGET

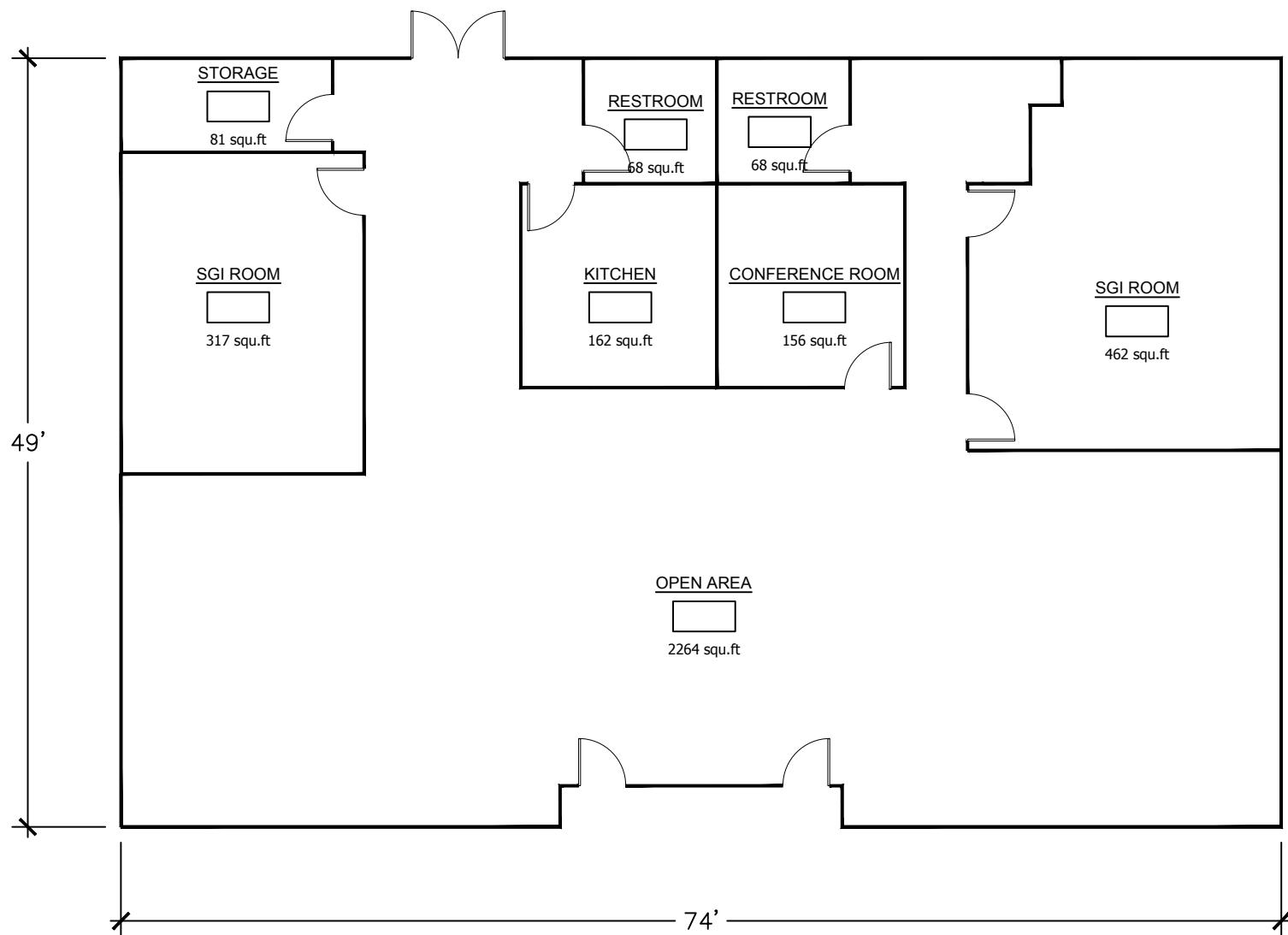
LOWE'S

INTERSTATE  
5

SITE PLAN



## FLOOR PLAN



1610 W.  
BURBANK  
BLVD.

Burbank, California

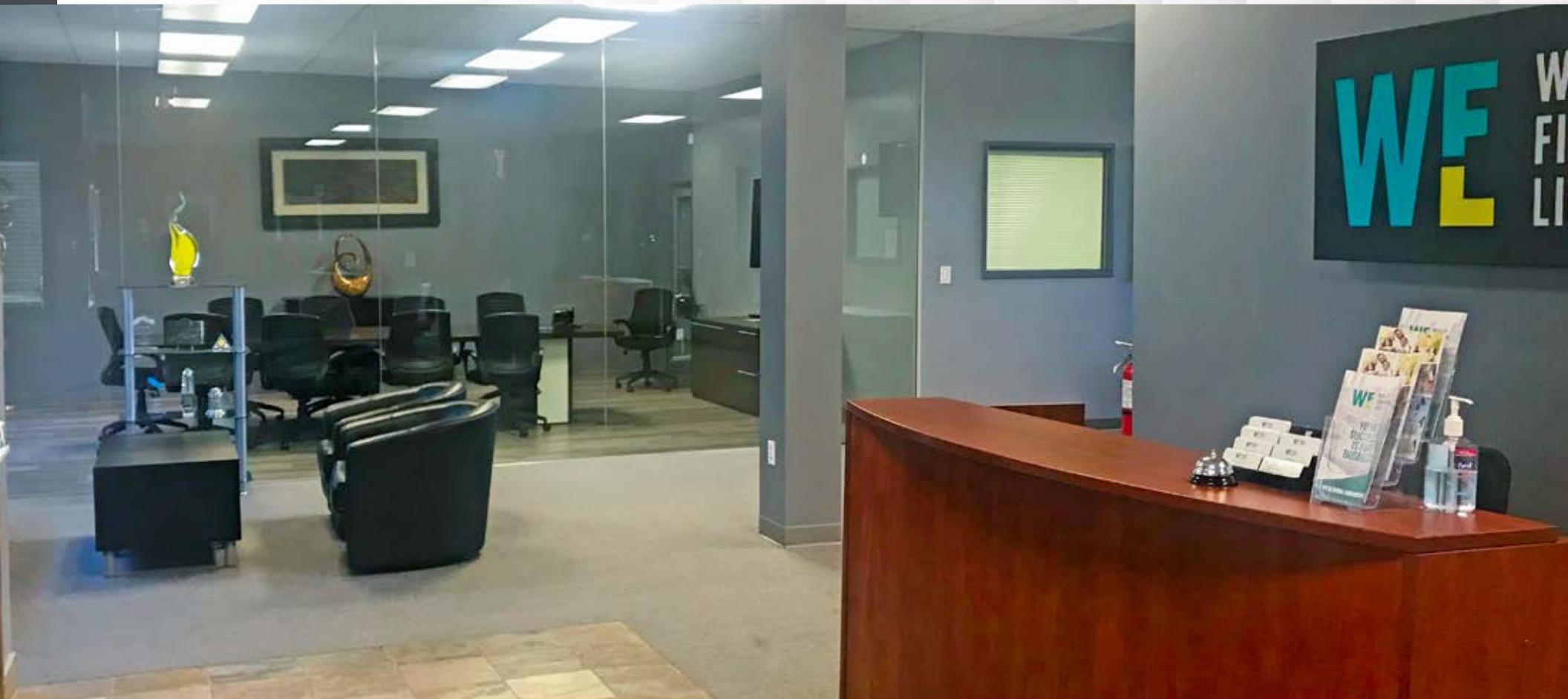


**Nick D'Argenzo, MRED**  
Managing Director  
[nickd@farislee.com](mailto:nickd@farislee.com)  
(818) 281-7893  
R.E. License No. 0143404

**Thomas Chichester**  
Managing Director  
[tchichester@farislee.com](mailto:tchichester@farislee.com)  
(949) 221-1820  
License No 01915137

1610 W.  
BURBANK  
BLVD.

Burbank, California



**Nick D'Argenzo, MRED**  
Managing Director  
[nickd@farislee.com](mailto:nickd@farislee.com)  
(818) 281-7893  
R.E. License No. 0143404

**Thomas Chichester**  
Managing Director  
[tchichester@farislee.com](mailto:tchichester@farislee.com)  
(949) 221-1820  
License No 01915137

515 S. Flower, Suite 1800 | Los Angeles, CA | **P** (949) 221-1800 | **F** (949) 221-1830 | [farislee.com](http://farislee.com)

 **FARISLEE**  
Investments

PARTNER  
**XTEAM**  
RETAIL ADVISORS