

FOR LEASE

BURBANK PLAZA
1517 N. SAN FERNANDO BLVD

±1,000 SF
Shop Space
Former Dental Lab

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AARON GUIDO
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[CBM1.COM](https://www.cbm1.com)

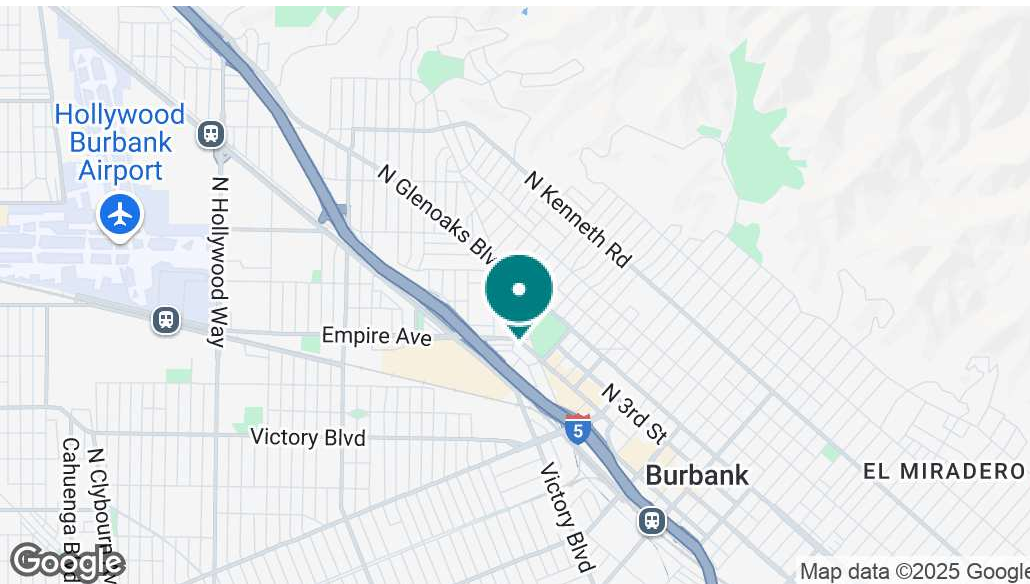
CBM1

LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

BURBANK PLAZA | 1517 NORTH SAN FERNANDO BOULEVARD, BURBANK, CA 91504

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PROPERTY DESCRIPTION

Experience unparalleled potential at this exceptional property in Burbank, CA. Boasting modern amenities and a prime location, this sleek commercial space offers a versatile canvas for your business needs. The property features state-of-the-art technology, expansive floor plans, and ample parking for convenience. With its contemporary design and customizable layout, this space is perfectly suited for fostering collaboration and productivity. Take advantage of the nearby dining and retail options, or simply enjoy the stunning views from the property. Elevate your brand and create a lasting impression in this impressive, sought-after location.

LOCATION DESCRIPTION

Discover the vibrant surroundings of the Burbank area. Nestled in the heart of the entertainment industry, the location offers easy access to major studios such as Warner Bros. Studios, Walt Disney Studios, and Universal Studios – providing an exciting backdrop for any creative office space. Enjoy a diverse culinary scene, with popular eateries like Granville, The Castaway, and Porto's Bakery & Café just moments away. Direct access to the 5 and 134 freeways makes commuting a breeze, while the bustling atmosphere of Downtown Burbank provides ample shopping and entertainment options. Experience the perfect synergy of work and play in this dynamic area.

AVAILABLE SPACE	LEASE RATE	LEASE TYPE	SPACE SIZE
1525	\$2.50 SF/month	NNN (Est. \$1.00 SF/month)	1,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,132	61,158	185,131
Total Population	26,016	158,898	464,390
Average HH Income	\$123,169	\$121,441	\$116,982

ADDITIONAL PHOTOS

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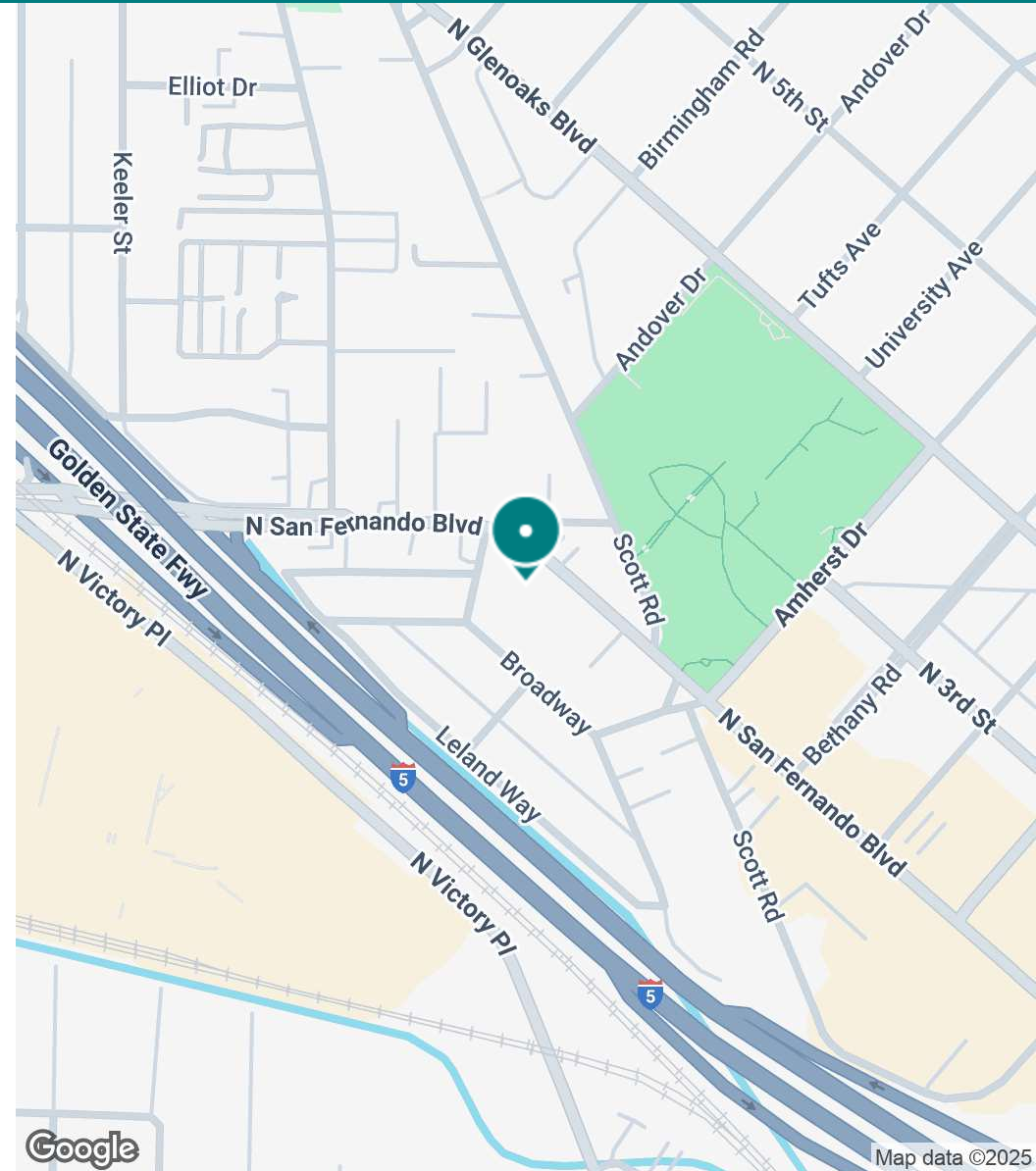
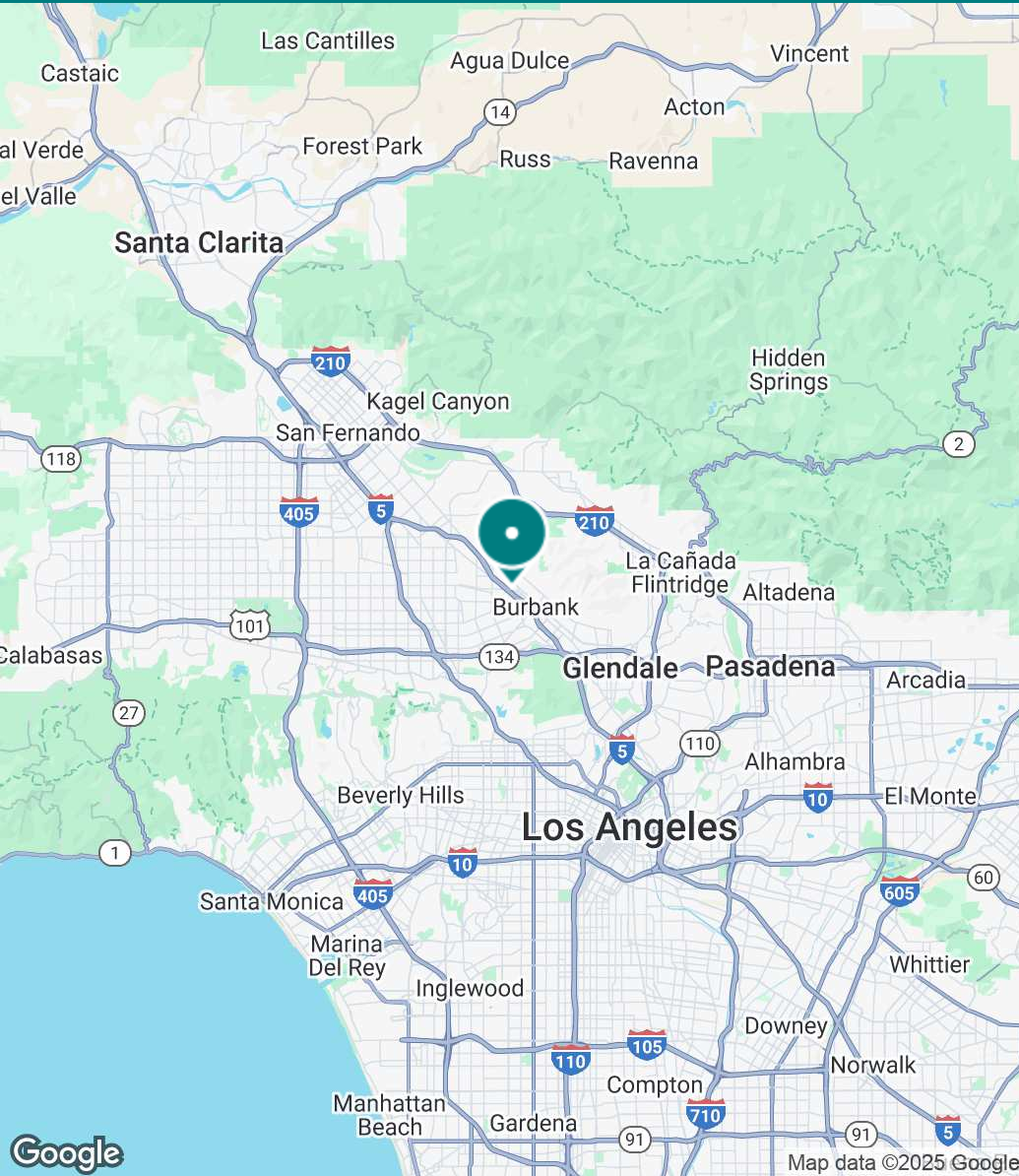
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

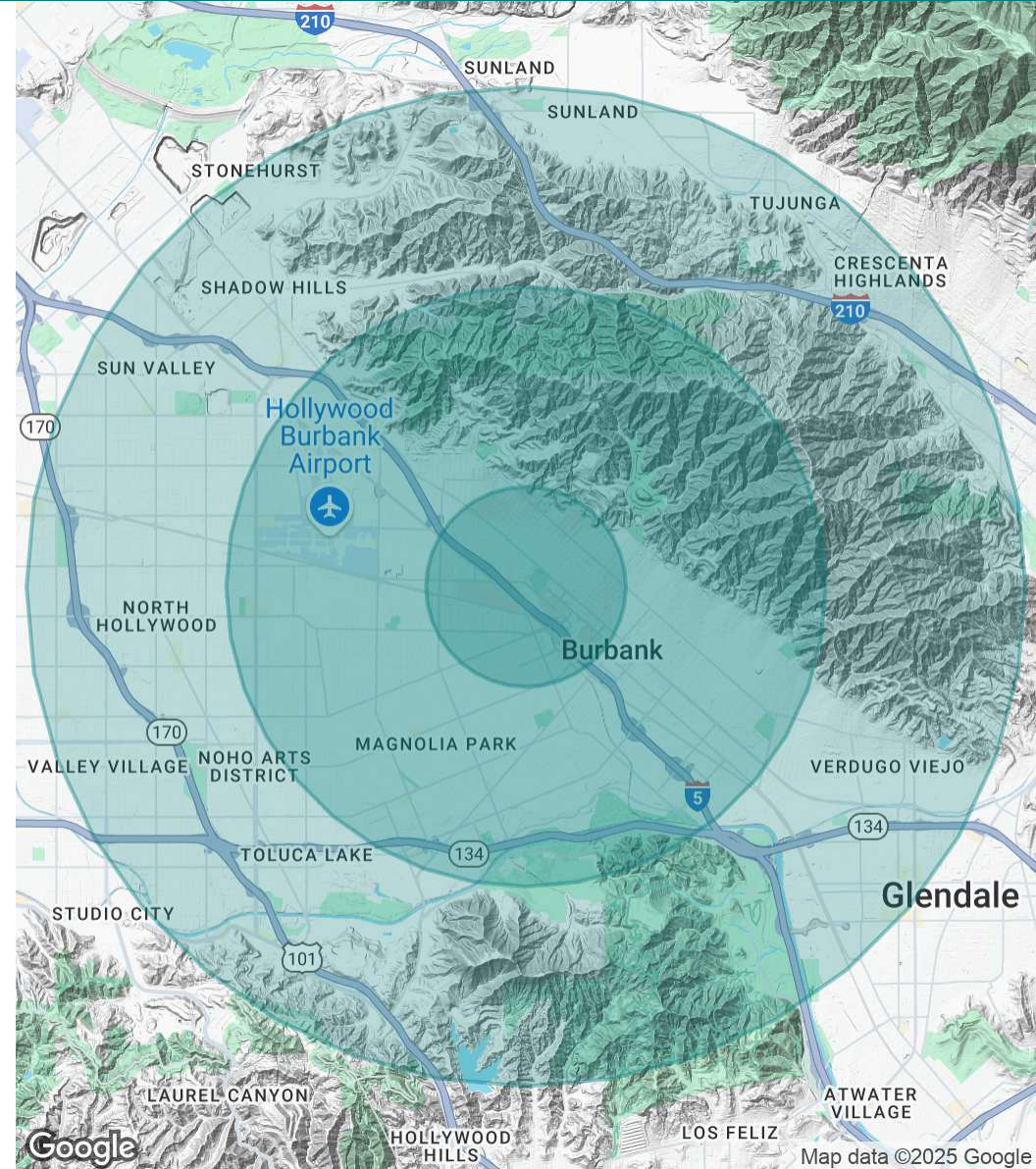
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,016	158,898	464,390
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,132	61,158	185,131
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$123,169	\$121,441	\$116,982
Average House Value	\$1,052,507	\$1,068,238	\$1,045,004

RACE	1 MILE	3 MILES	5 MILES
% White	56.7%	56.1%	54.3%
% Black	3.0%	2.9%	3.8%
% Latino	26.2%	31.8%	32.9%
% Asian	14.0%	10.2%	9.9%
% Other	10.7%	15.6%	17.7%

Demographics data derived from AlphaMap



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MEET THE TEAM

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DANIEL BARRIGA

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