



# 209 E. ALAMEDA AVENUE

BURBANK, CA 91502

SUITE 203

OFFICE SUITE FOR LEASE



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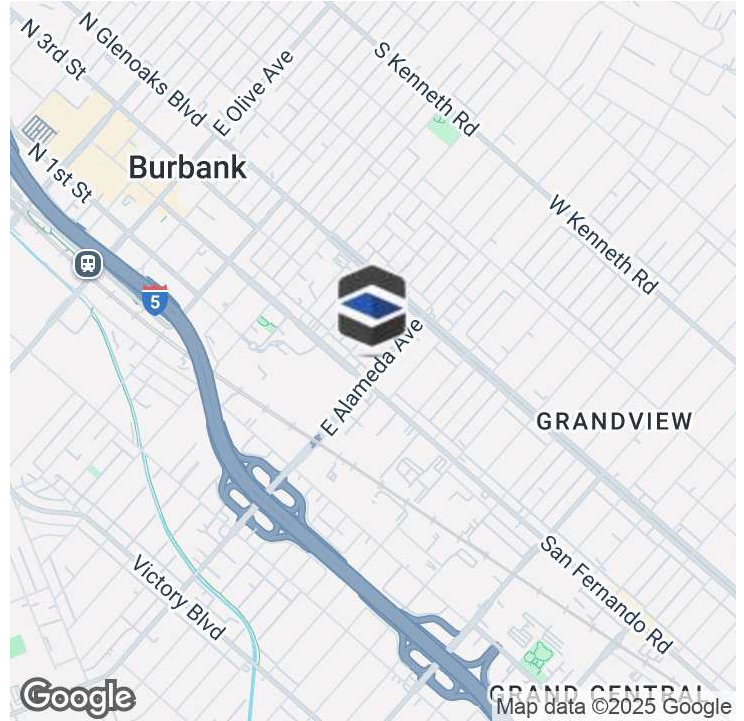
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## OFFERING SUMMARY

Lease Rate: \$1.95 SF/month (MG)  
\$4,300 | MO

Suite Size: 2,200 SF

Year Built: 1983

Zoning: C3

RBA SF: 15,000 SF

## PROPERTY OVERVIEW

Competitively priced and well located between N San Fernando Rd and Glenoaks Blvd! This office suite offers multiple private offices, open floorplan, break-room kitchenette, and is immediately adjacent to Hwy 5/134 freeways, and minutes from Downtown Burbank, Hollywood-Burbank Airport, shopping, restaurants, and other local amenities. Gated on-site parking available. DO NOT DISTURB TENANT. FOR TOURING AND ADDITIONAL INFORMATION PLEASE CONTACT BROKERS BELOW.

## PROPERTY HIGHLIGHTS

- Second Floor Suite
- Available in thirty (30) days
- Easy Freeway Access
- Close to Downtown Burbank

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and

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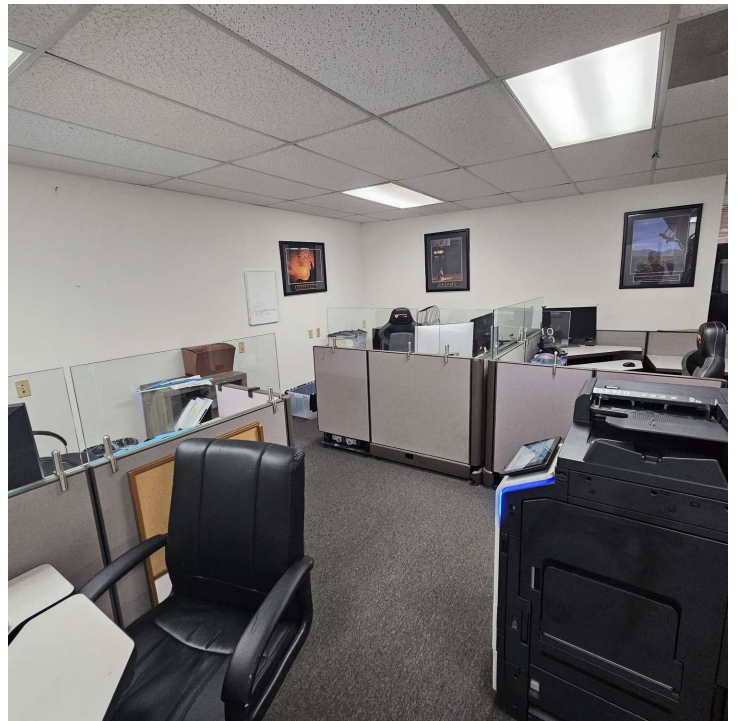


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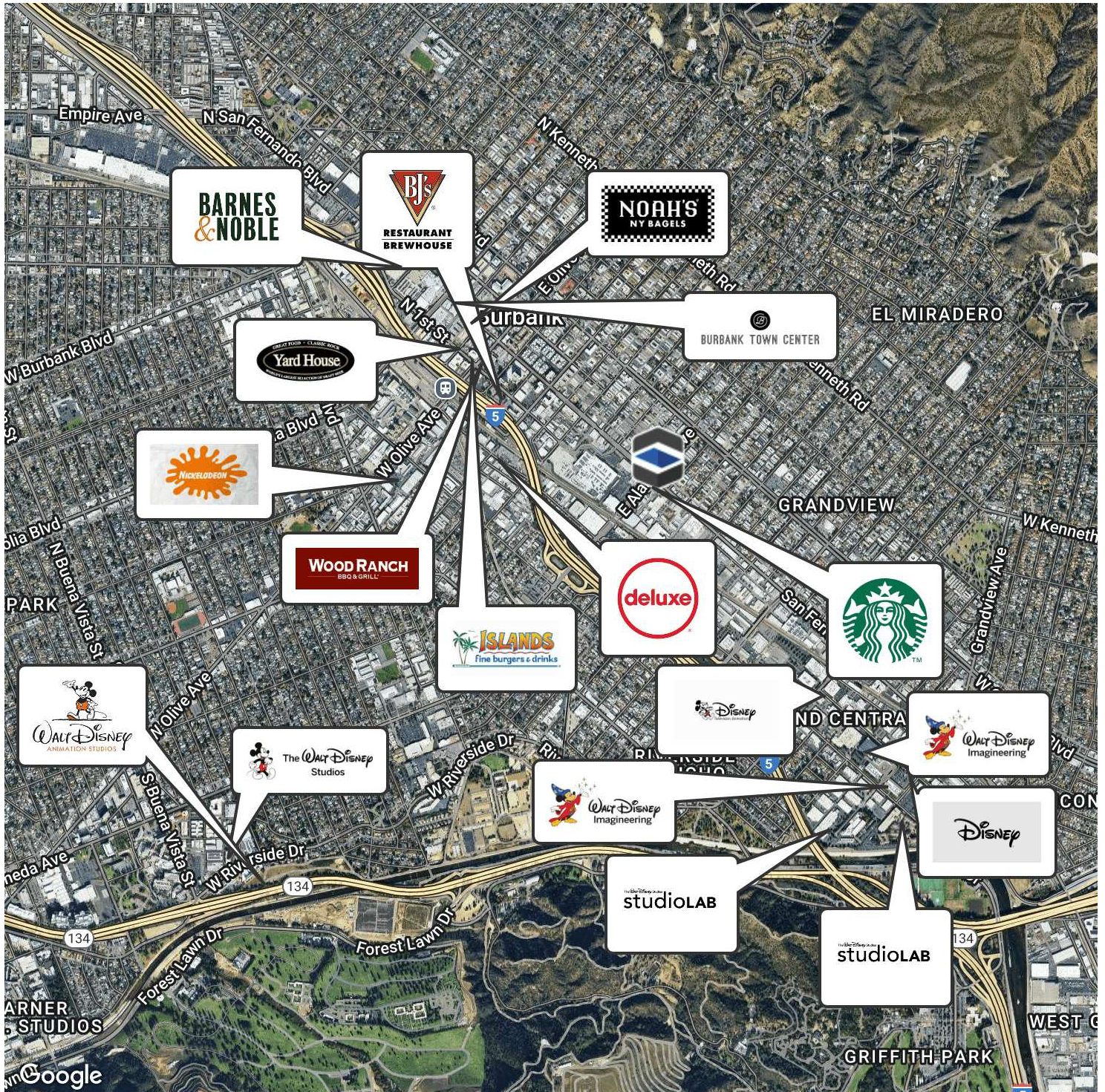


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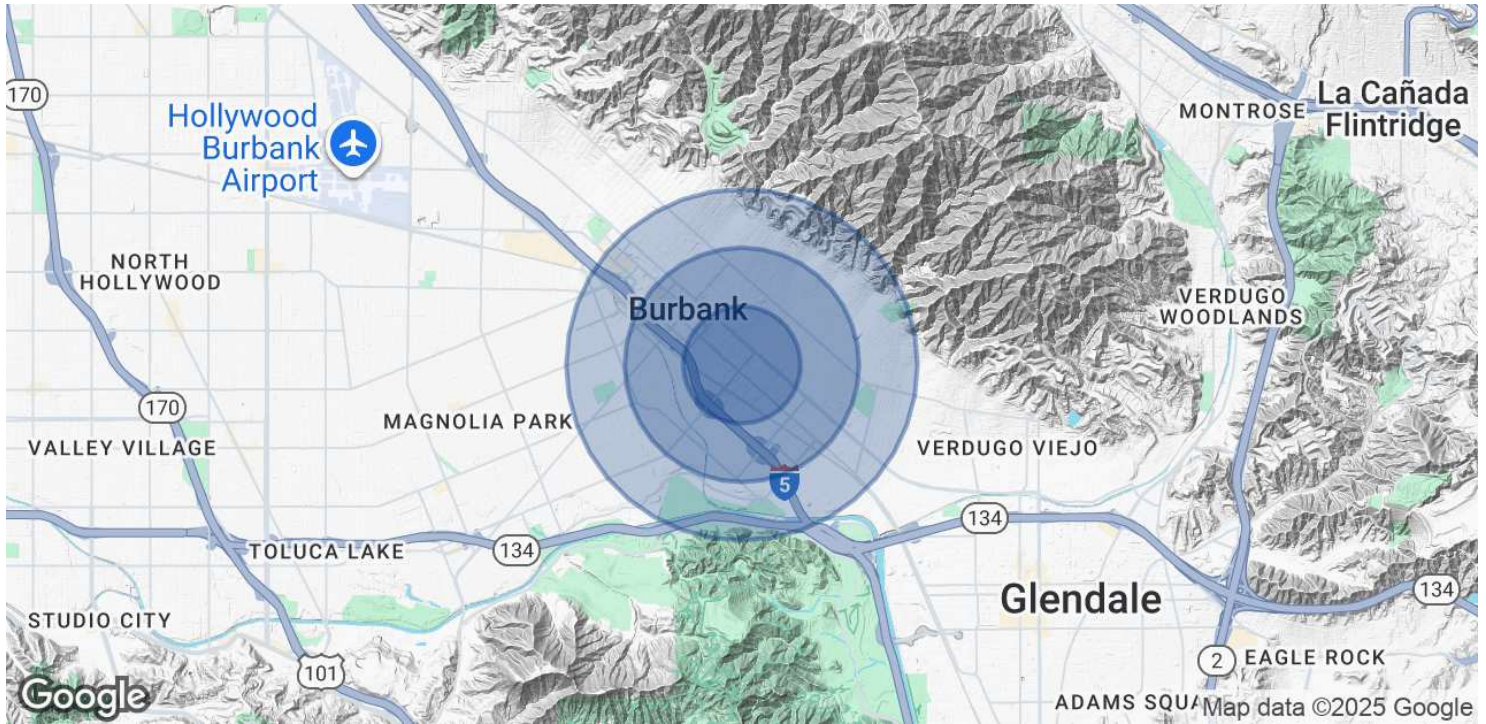


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| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 11,391    | 41,253 | 71,374    |
| Average age          | 36.8      | 36.8   | 37.9      |
| Average age (Male)   | 36.8      | 36.5   | 37.4      |
| Average age (Female) | 36.7      | 37.0   | 38.2      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,471     | 16,265    | 27,718    |
| # of persons per HH | 2.5       | 2.5       | 2.6       |
| Average HH income   | \$54,877  | \$62,650  | \$68,727  |
| Average house value | \$671,389 | \$649,331 | \$654,603 |

\* Demographic data derived from 2020 ACS - US Census

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