

OFFICE SUITE FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

9795 CABRINI DRIVE, SUITE 202
BURBANK, CA 91504

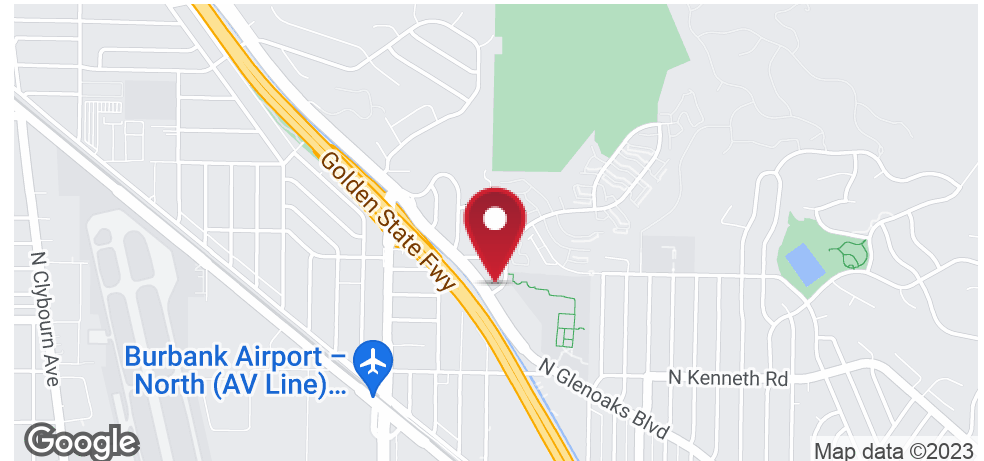
PATRICK LONG

VICE PRESIDENT
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PATRICKL@STEVENSONREALESTATE.COM
CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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**OFFERING SUMMARY**

Available Space: 1,060 SF

Lease Rate: \$2.55/SF/MO, MG
(\$2,700/MO)

Term: 3 - 5 Years

Parking: 3 Spaces/1,000 SF

PROPERTY OVERVIEW

Suite available in professional office building with high visibility at the signalized intersection of Cabrini Drive and North Glenoaks Boulevard. Ample parking available free of charge and no additional CAM charges! Easy access to the 5 Freeway and Hollywood Burbank Airport. Contact listing agent for more details.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

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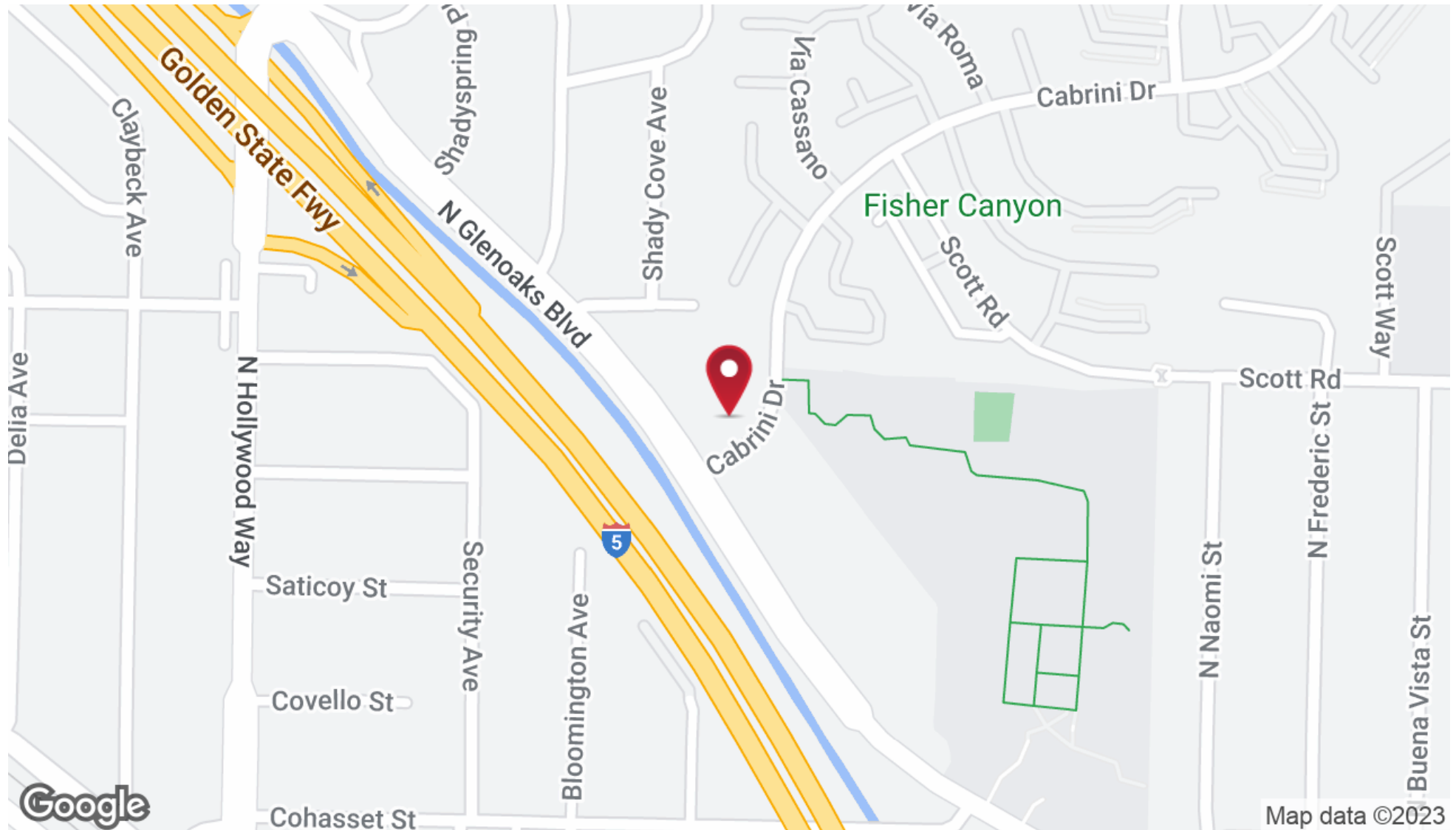
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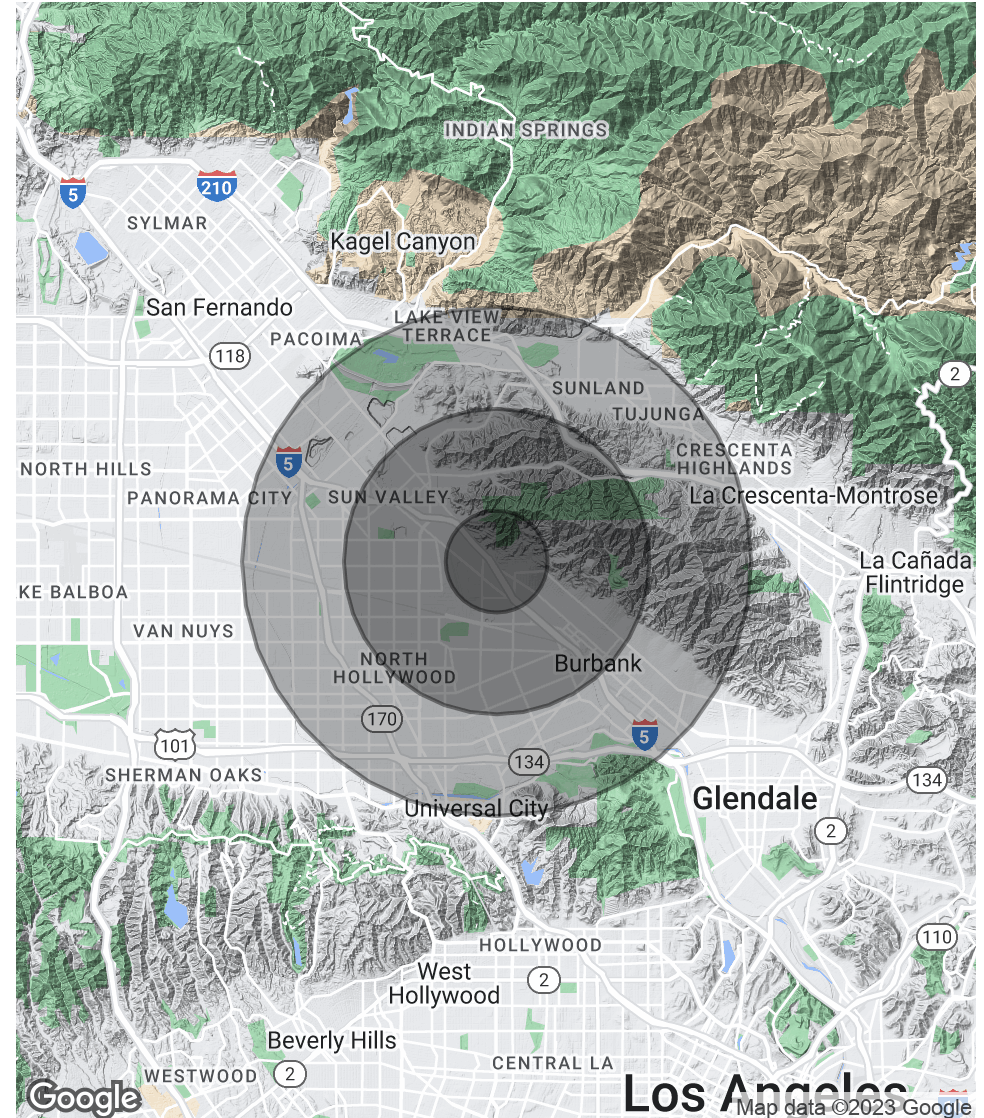
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,995	140,853	432,991
Average age	38.7	36.0	36.1
Average age (Male)	37.6	35.3	35.4
Average age (Female)	38.6	36.4	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,458	47,147	158,346
# of persons per HH	2.9	3.0	2.7
Average HH income	\$82,646	\$71,308	\$71,230
Average house value	\$592,194	\$590,427	\$568,478

* Demographic data derived from 2020 ACS - US Census

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