



## OFFICE SUITE FOR LEASE

9795  
LIOSIS BLDG.

**FOR LEASE**  
818 956-7001  
PATRICK LONG

[www.StevensonRealEstate.com](http://www.StevensonRealEstate.com)



9795 CABRINI DRIVE, SUITE 202  
BURBANK, CA 91504

REAL ESTATE SERVICES  
TRUSTED SINCE 1962

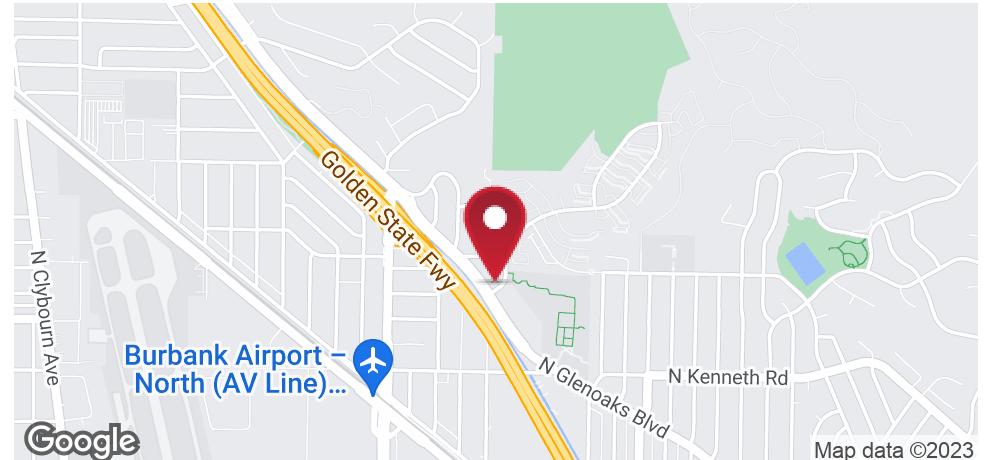
**PATRICK LONG**

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SUITE 250  
GLENDALE, CA 91202  
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CALDRE #00983560

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## OFFERING SUMMARY

Available Space: 1,060 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.

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

Term: 3 - 5 Years

Parking: 3 Spaces/1,000 SF

**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.

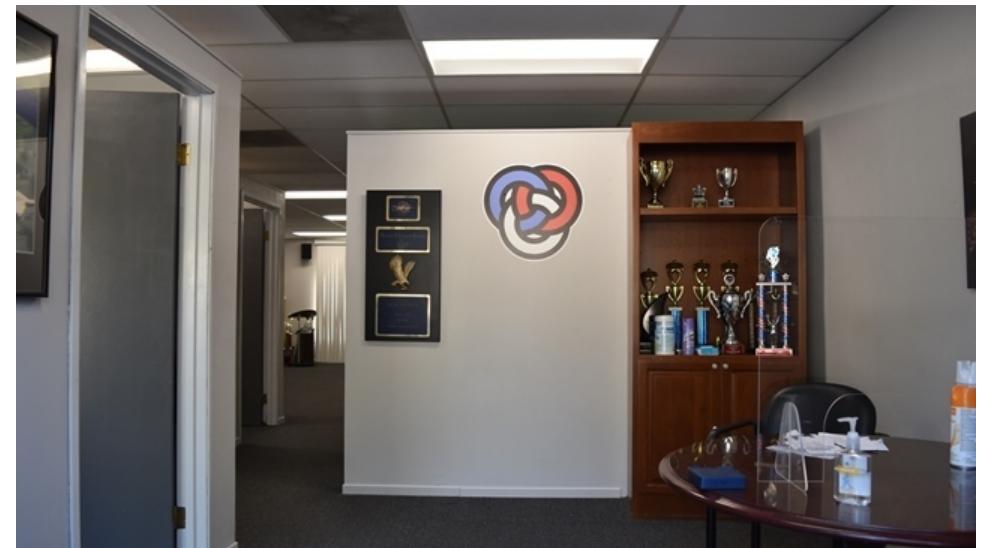
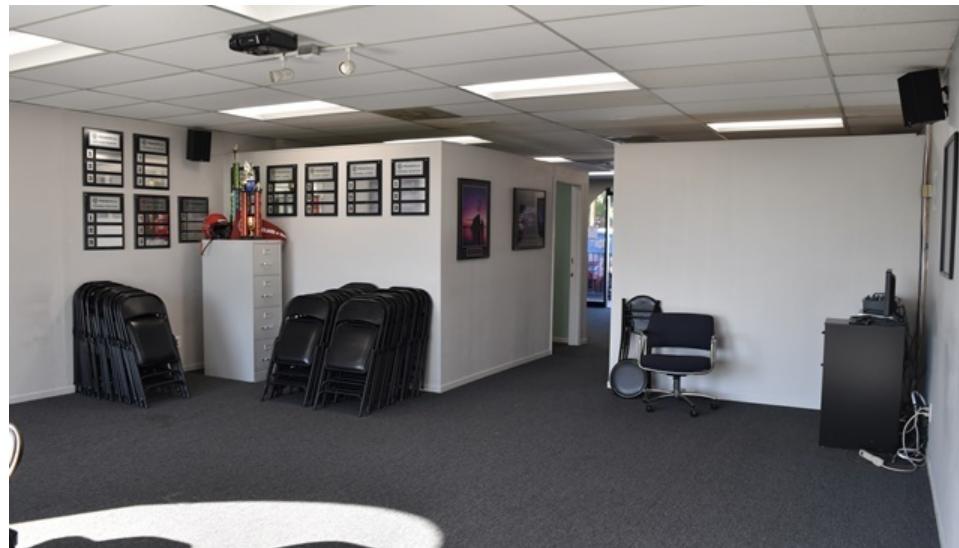
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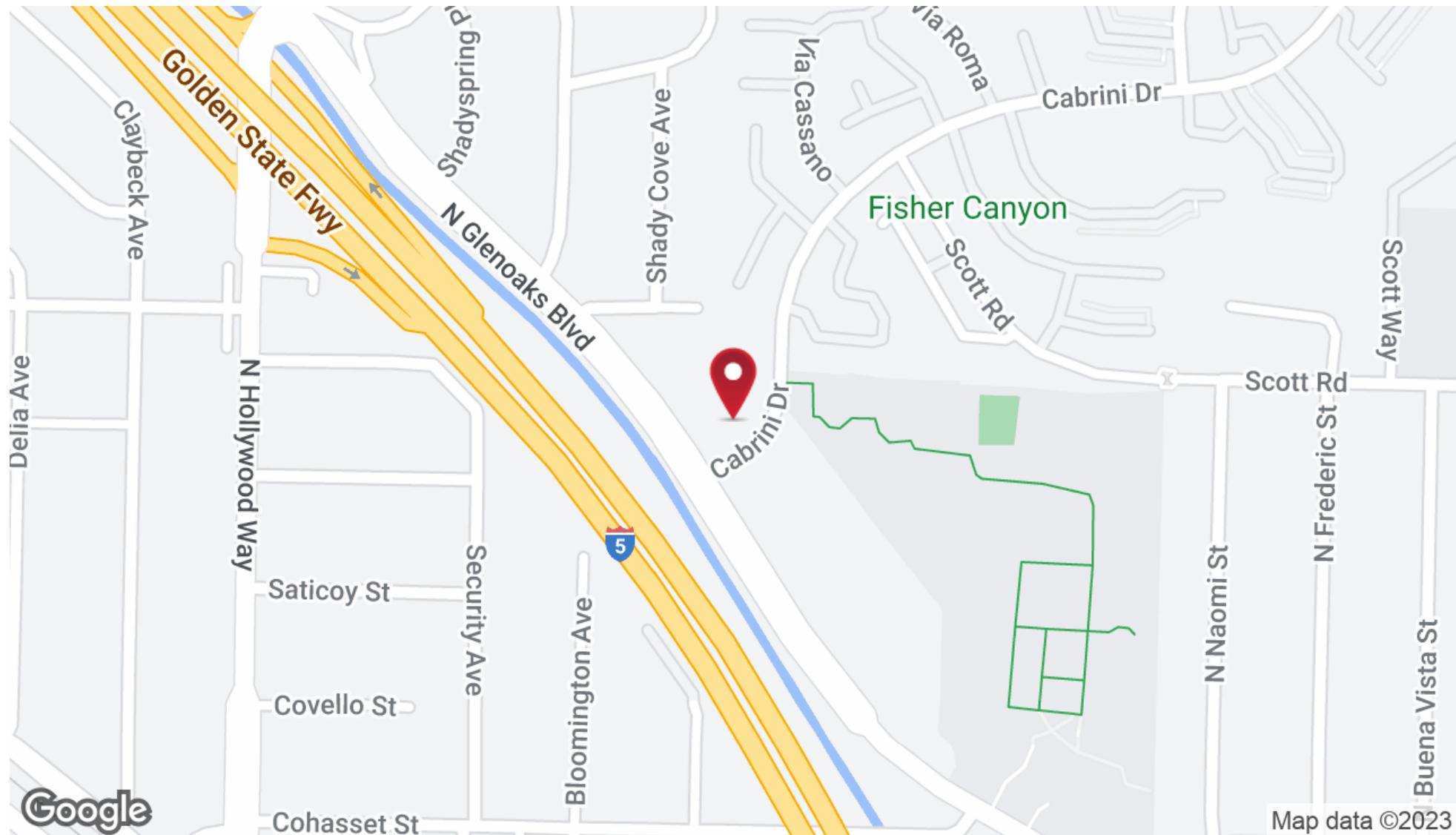
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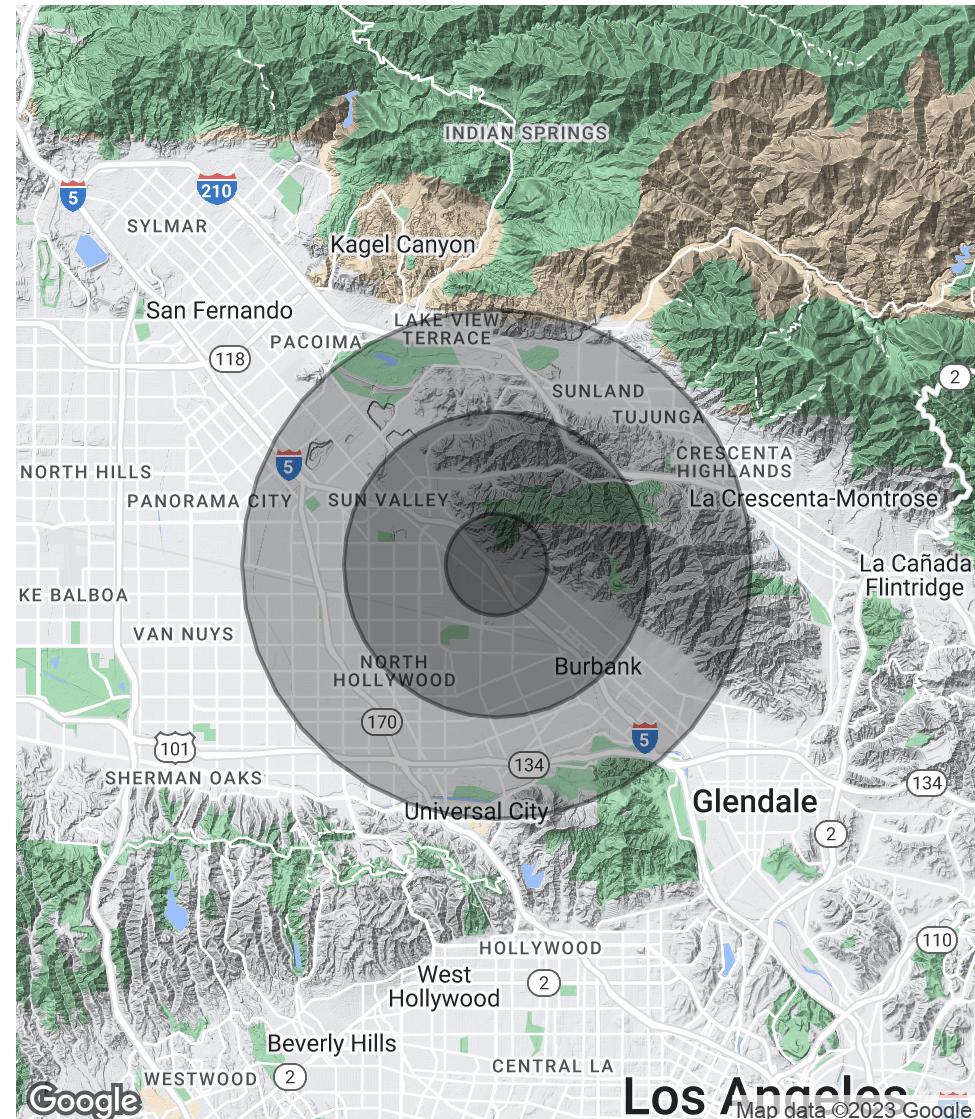
**POPULATION**

	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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