



3500 W BURBANK BLVD, BURBANK, CA 91505

**OFFICE BUILDING**



**FOR LEASE**  
OFFERING MEMORANDUM





## ● SITE DESCRIPTION

Located along Burbank Boulevard in the highly desirable media and commercial hub of Burbank, 3500 W Burbank Blvd offers a prime leasing opportunity within a vibrant commercial corridor surrounded by a dynamic mix of retail, office, entertainment, and service-oriented businesses. The property benefits from strong street frontage and visibility along a heavily traveled thoroughfare, providing consistent exposure to both vehicular and pedestrian traffic throughout the day.

Situated in close proximity to major studios, established residential neighborhoods, and a wide range of local amenities, the property offers an ideal setting for a variety of commercial uses, including retail, office, showroom, and professional services, subject to zoning and city approval. Convenient access to major transportation routes, including the 5 and 134 freeways, provides excellent connectivity throughout Burbank, the San Fernando Valley, and greater Los Angeles.

With its central infill location, strong surrounding demographics, and prominent position along one of Burbank's active commercial corridors, 3500 W Burbank Blvd presents an excellent opportunity for businesses seeking a highly visible and strategically located space in a well-established market.

\*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.





PROPERTY TYPE  
**Office**



RATE  
**\$3.75 PSF**



2ND FLOOR SPACE  
**5,604 SF**



LOT  
**12,052 SF**



YEAR BUILT  
**2003**



ZONING  
**BUC3**



PARKING  
**18**





# PROPERTY HIGHLIGHTS

- Prime frontage along heavily traveled Burbank Boulevard
- Highly visible location within Burbank's established retail and media-oriented commercial corridor
- Strong daily vehicular exposure with excellent street presence
- Convenient access to the 5, 134, and 101 freeways
- Surrounded by dense residential neighborhoods, retail amenities, major studios, and established employers
- Flexible commercial space ideal for office, retail, showroom, or professional service users (subject to approval)
- 18 dedicated parking spaces available for tenants and visitors



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# FLOOR PLAN

Measurements are deemed highly reliable but not guaranteed.

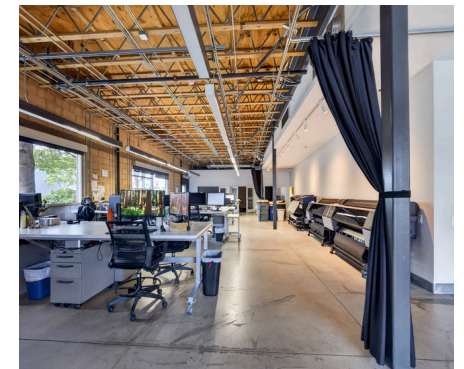
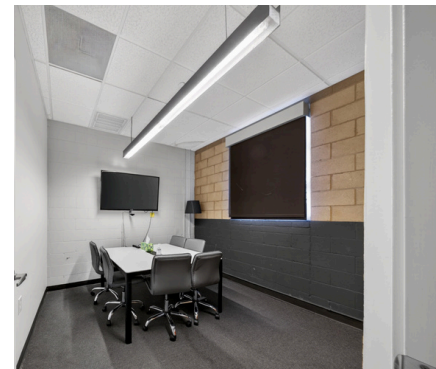
## SECOND FLOOR



all information are reliable but not guaranteed. Buyer to verify.

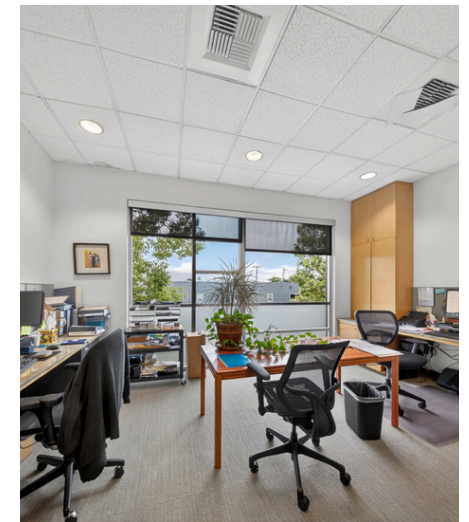
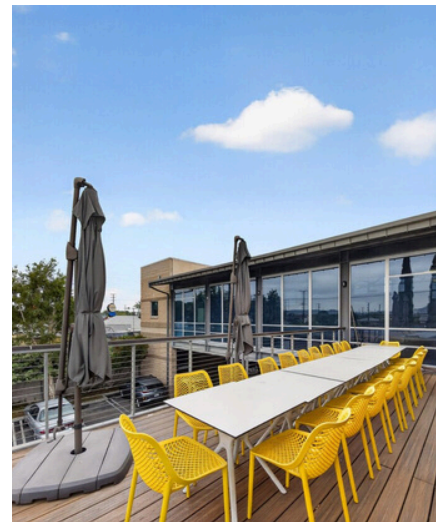


# PROPERTY PHOTOS





# PROPERTY PHOTOS





# RETAIL MAP





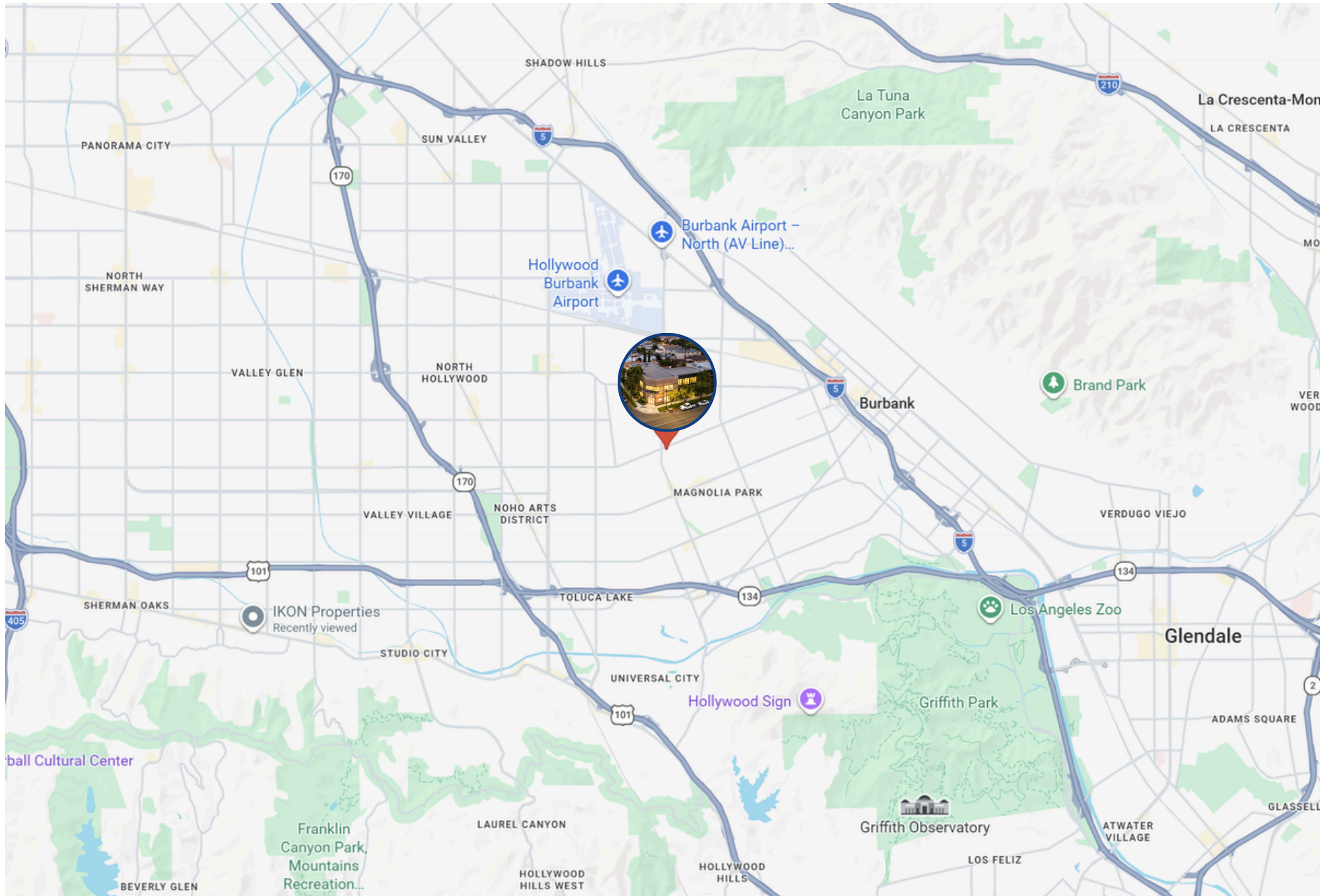
# AERIAL MAP

LOCATED ALONG BURBANK BOULEVARD IN THE HEART OF BURBANK'S ESTABLISHED COMMERCIAL CORRIDOR, 3500 W BURBANK BLVD IS POSITIONED WITHIN A HIGHLY ACTIVE BUSINESS DISTRICT SURROUNDED BY A DIVERSE MIX OF RETAIL, OFFICE, RESTAURANT, ENTERTAINMENT, AND SERVICE-ORIENTED BUSINESSES. THE PROPERTY BENEFITS FROM STRONG STREET FRONTAGE AND VISIBILITY ALONG A HEAVILY TRAVELED THOROUGHFARE, PROVIDING CONSISTENT EXPOSURE TO BOTH VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE DAY. THE LOCATION OFFERS CONVENIENT ACCESS TO MAJOR TRANSPORTATION ROUTES INCLUDING THE 5 AND 134 FREEWAYS, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT BURBANK, THE SAN FERNANDO VALLEY, HOLLYWOOD, AND THE GREATER LOS ANGELES AREA.





# LOCATION MAP







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