



2925 W BURBANK BLVD, BURBANK CA 91505

RETAIL BUILDING



FOR SALE

OFFERING MEMORANDUM



◎ SITE DESCRIPTION

IKON Properties is proud to present a rare commercial opportunity at 2925 W Burbank Blvd, Burbank, CA 91505, a high-visibility retail/office property totaling approximately 3,420 sq ft on a 0.12-acre lot. The building sits along one of Burbank's most traveled commercial corridors, offering excellent exposure to both local and regional traffic flow.

Positioned within the heart of the Media City market, the site is surrounded by a mix of established retail, service-oriented businesses, and national tenants, providing a strong business environment.

With nearby access to major transportation routes including Interstate 5 and Highway 134, as well as proximity to Hollywood Burbank Airport, the location delivers top-tier accessibility for employees, clients, and visitors alike. This property presents a compelling opportunity for owner-users or investors seeking a well-located asset in a dynamic and highly walkable Burbank commercial district.

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

PROPERTY TYPE
Retail

PRICE
\$2,325,000

PARCEL NUMBER
2437-031-001

BUILDING
3,420 SF

YEAR BUILT
1953

ZONING
BUC3YY



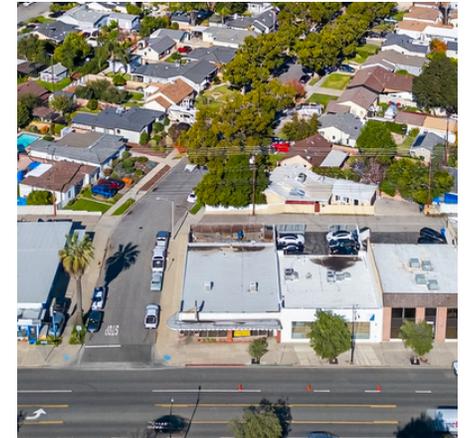
PROPERTY HIGHLIGHTS

- Prime Owner-User Opportunity | SBA Financing Available with As Little as 10% Down
- Prominent Corner Exposure | High Visibility at Burbank Blvd & Fairview Street
- Ample On-Site Parking | Convenient Alley Access for Tenants and Customers
- C3 Zoning | Retail & Service Uses Zoned C3, allowing a wide range of retail and service-oriented business uses.
- Strategic Freeway Access | Conveniently Located Near the 134 & I-5 Freeways

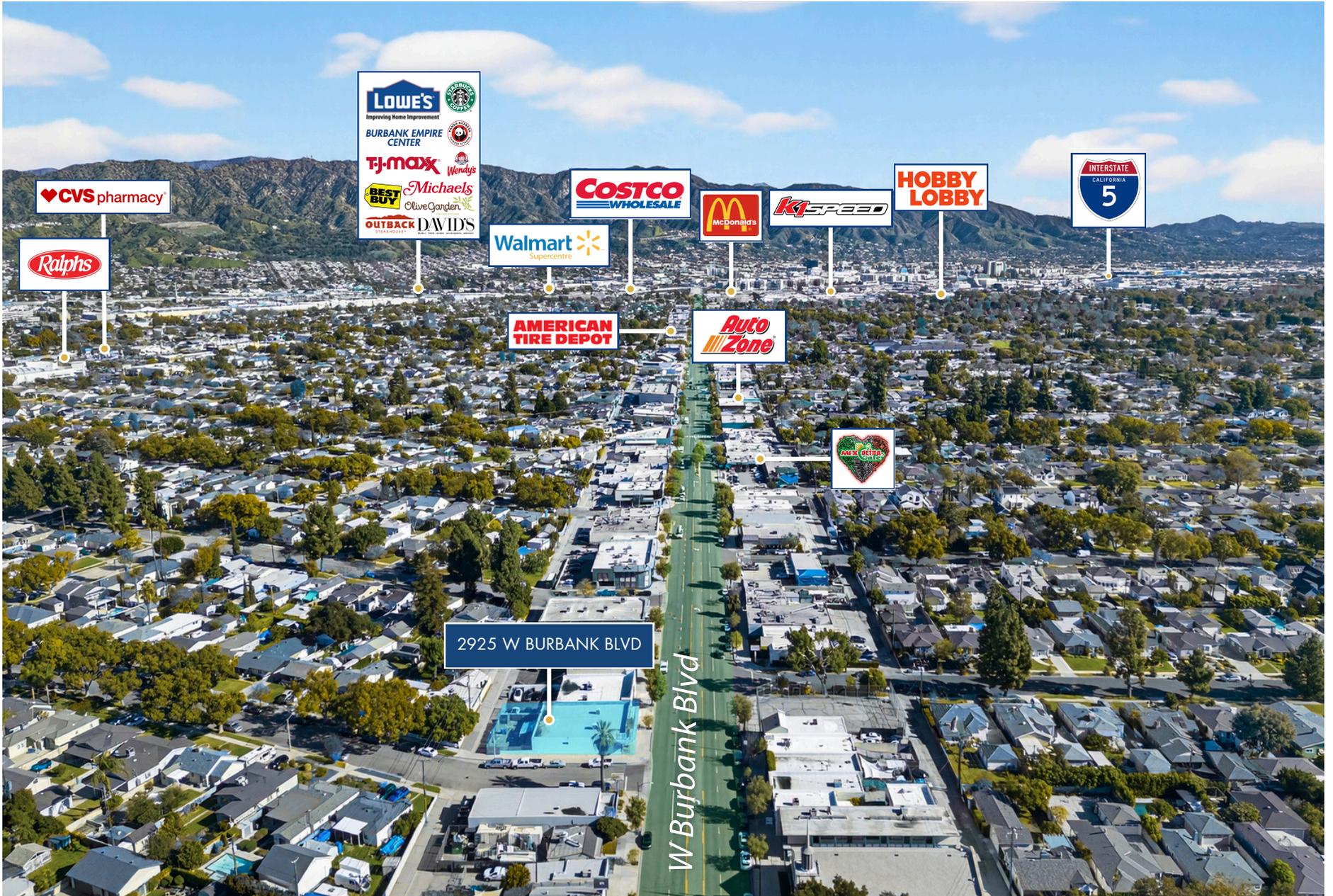


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PROPERTY PHOTOS



RETAIL MAP

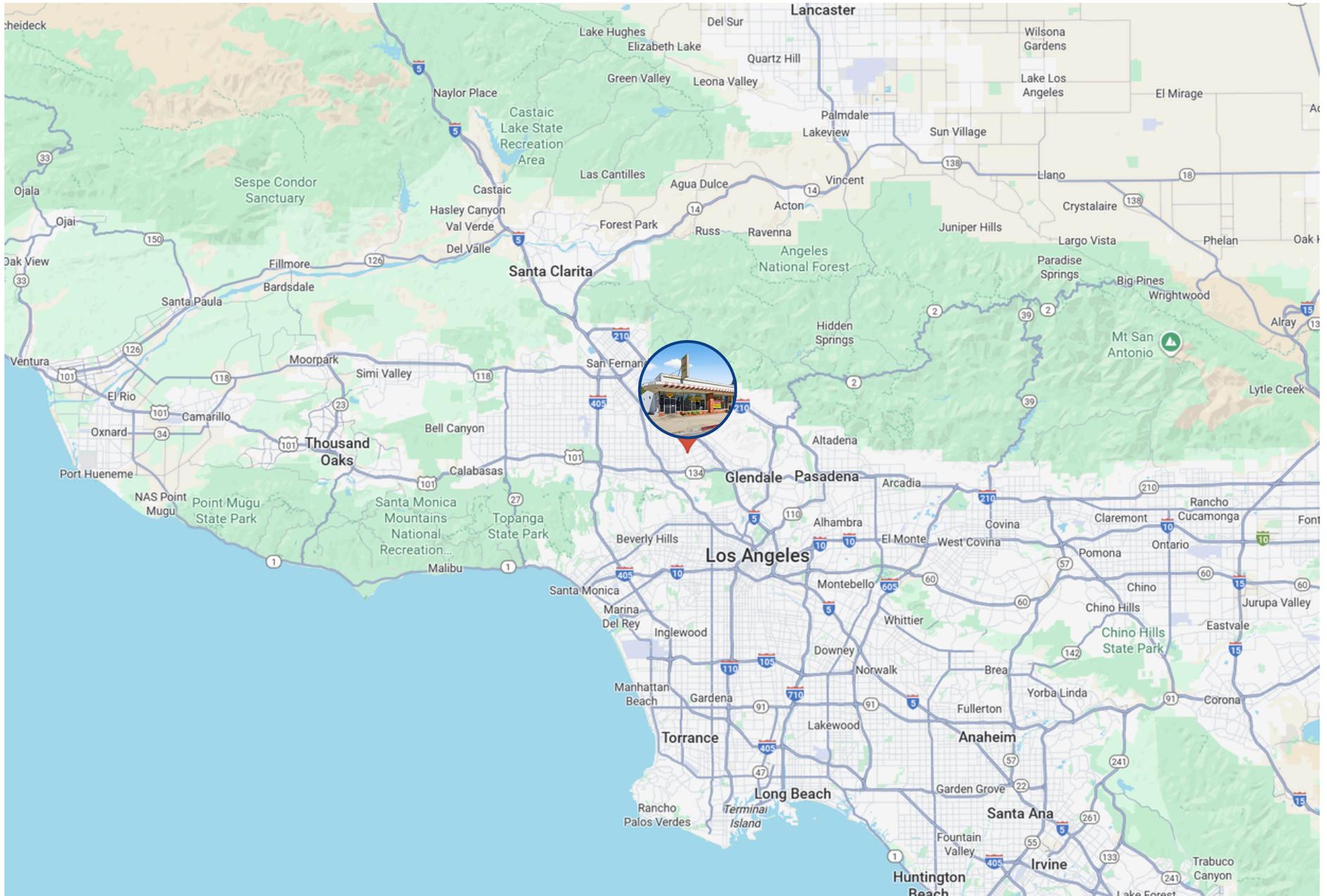


AERIAL MAP

LOCATED ALONG WEST BURBANK BOULEVARD WITHIN BURBANK'S MEDIA CITY DISTRICT, THIS PROPERTY OFFERS STRONG VISIBILITY ON A MAJOR HIGH-TRAFFIC COMMERCIAL CORRIDOR. THE SITE PROVIDES EXCELLENT ACCESSIBILITY WITH NEARBY CONNECTIONS TO INTERSTATE 5 AND HIGHWAY 134, SUPPORTING CONVENIENT REGIONAL TRAVEL. POSITIONED JUST MINUTES FROM HOLLYWOOD BURBANK AIRPORT, THE LOCATION IS SURROUNDED BY PROFESSIONAL OFFICES, RETAIL AND DINING AMENITIES, AND LEADING ENTERTAINMENT CAMPUSES INCLUDING WARNER BROS. AND DISNEY STUDIOS.



LOCATION MAP



DEMOCRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	25,191	234,026	461,396
2029 Population	24,357	227,196	447,886
Pop Growth 2024-2029	-3.31%	-2.92%	-2.93%
Average Age	41.50	39.90	40.50
2024 Total Households	9,451	95,177	182,578
HH Growth 2024-2029	-3.62%	-3.09%	-3.11%
Median Household Income	\$98,278	\$75,174	\$78,726
Avg Household Size	2.60	2.40	2.40
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$813,688	\$843,050	\$908,921
Median Year Built	1947	1965	1964



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