

# MIXED-USE AUTO REPAIR/LIVE-WORK SFR PROPERTY FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

1028 W. BURBANK BLVD.  
BURBANK, CA 91506

**ANTE TRINIDAD, MRED**

COMMERCIAL INVESTMENT BROKER  
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CALDRE #00704267

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

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## OFFERING SUMMARY

<b>Sales Price:</b>	\$3,600,000
<b>Building Size (Aggregate):</b>	4,650 SF
<b>Lot Size:</b>	14,650 SF
<b>Price/BSF:</b>	\$774
<b>Parking Spaces (Estimated):</b>	22
<b>Zoning:</b>	BCCM/M1
<b>Ceiling Height (Auto Use):</b>	14' - 16'
<b>APN:</b>	2449-011-042

## PROPERTY OVERVIEW

2-building auto-repair related use (3,840 SF rented at \$6,500/MO) + live-work sound studio SFR (810 SF rented at \$2,026/MO) combination on 100-foot West Burbank Boulevard street frontage, right across from Costco. Includes 20-foot ingress/egress easement to Isabel Street through the rear \$15M industrial compound occupied by Technicolor, for efficient drive-through access - even for large 18-wheelers; construction plans to enclose 640 square foot carport for increased building square footage to 5,290 square feet also included.

## LOCATION OVERVIEW

Strategically positioned across from high-sales-volume Costco Burbank; just half a mile from under-construction \$375M 777 Front Street mixed use development, the 900,000 SF Empire Center shopping complex, and the newly modernized and reconfigured I-5 Burbank freeway ramps now with more dynamic traffic flow and capacity; convenient transition access to Freeways 134, 170, 2, 110, 118, and 210; just a mile away from Downtown Burbank; with wide street frontage lending great street presence and visibility; close proximity to Disney's Glendale Grand Central Creative Campus, and ABC7 Television West Coast Flagship Network.

**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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**1028 West Burbank Boulevard**

APN:	2449-011-042
Building Size (Total):	4,650 SF
Auto-Repair:	3,840 SF @ \$6,500/MO
Live-Work SFR:	810 SF @ \$2,026/MO
Lot Size:	14,650 SF
Year Built:	1952/?

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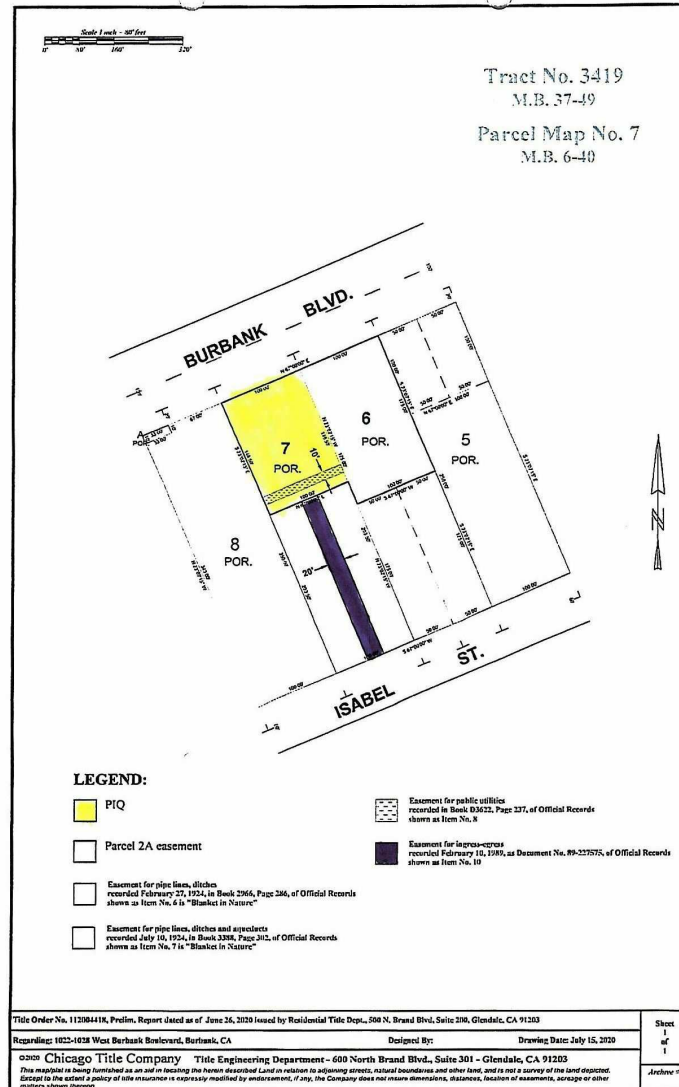
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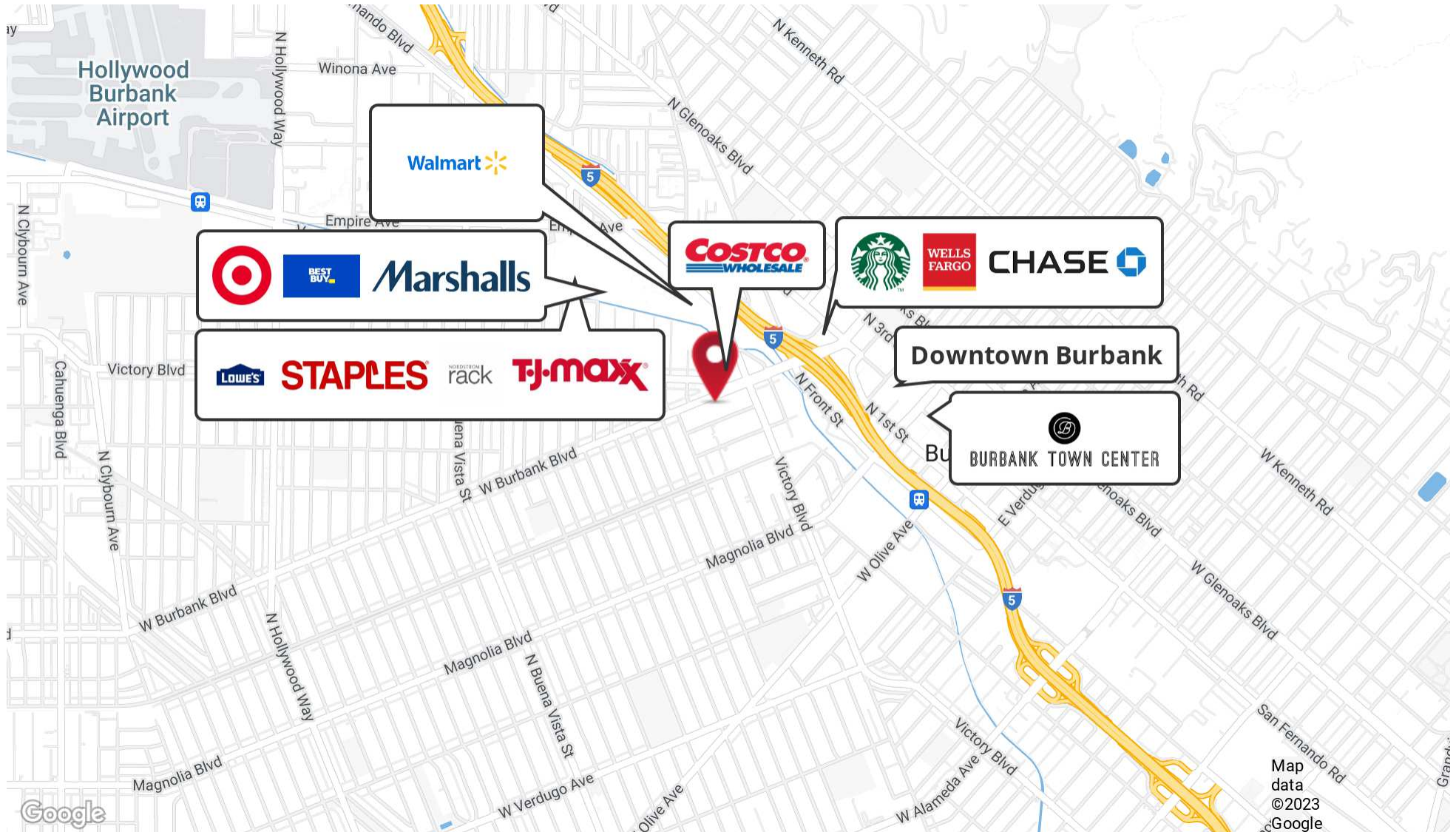


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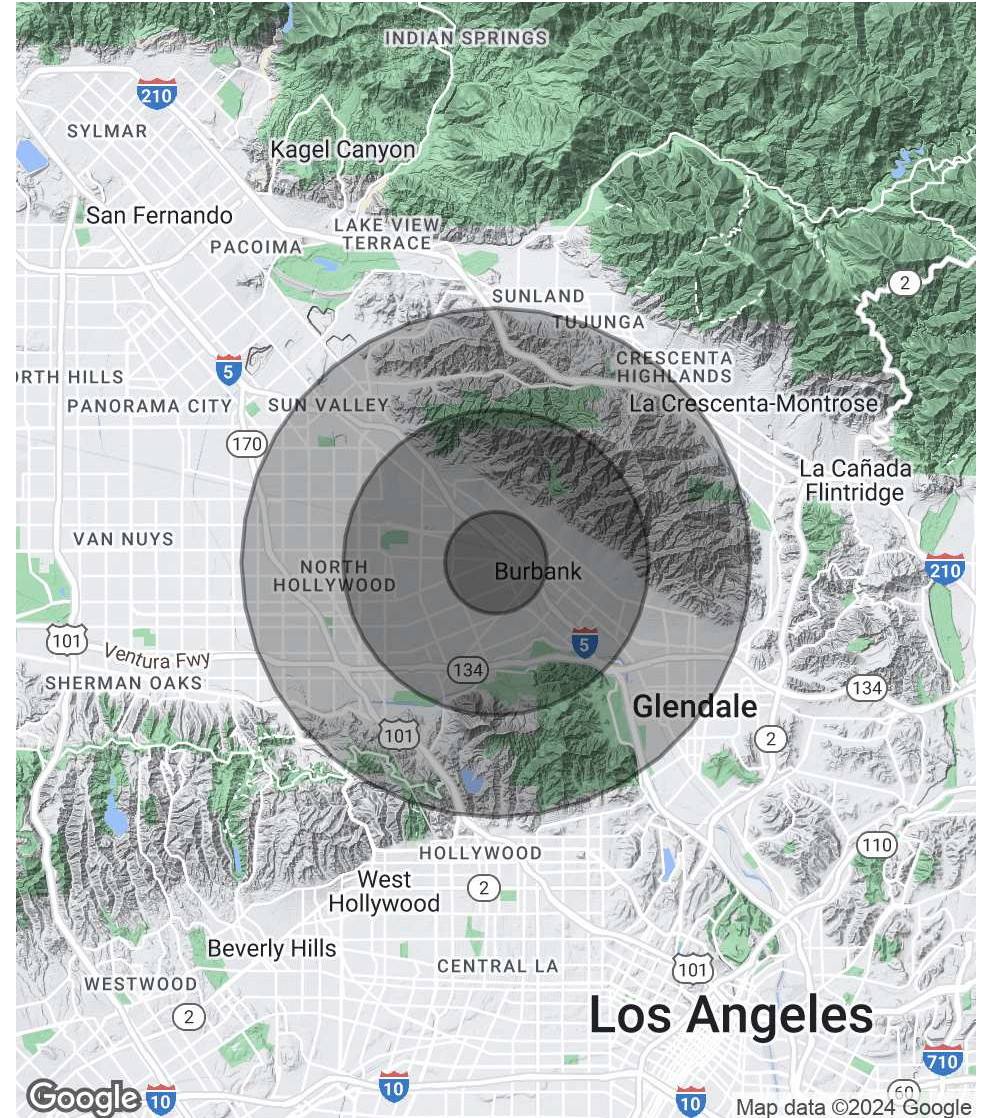
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	27,851	171,084	443,181
Average Age	40.4	40.4	39.6
Average Age (Male)	37.7	39.1	38.3
Average Age (Female)	42.2	41.4	40.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	11,827	71,952	188,011
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$86,969	\$95,859	\$95,412
Average House Value	\$630,941	\$665,157	\$676,205

\* Demographic data derived from 2020 ACS - US Census



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