TWO-PARCEL, SIX-BUILDING COMMERCIAL/INDUSTRIAL PROPERTY

FOR SALE

1022-1024 & 1028 W. BURBANK BLVD.

BURBANK, CA 91506

STEVENSON

REAL ESTATE SERVICES
TRUSTED SINCE 1962

ANTE TRINIDAD, MRED
COMMERCIAL INVESTMENT BROKER
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SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	$6,950,000
Building Size (Aggregate):	11,965 SF
Lot Size:	32,150 SF
Price/BSF:	$581
Parking Spaces (Estimated):	44
Zoning:	BCCM/M1
APNs:	2449-011-017 2449-011-042

PROPERTY OVERVIEW

Two-parcel/six-building commercial-industrial property with 200 feet of street frontage on West Burbank Boulevard right across the street from Costco on a 32,150 square foot lot; serviced by a 20 foot drive-through ingress-egress easement across the rear adjacent property to Isabel Street. Property delivered to owner-user purchaser with month-to-month tenancy(ies) and/or partially vacant.

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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1022-1024 West Burbank Boulevard	
APN:	2449-011-017
Building Size (Total):	7,315 SF
1022 (Retail):	3,150 SF @ $5,500/MO
1024 A:	1,954 SF
1024 B:	1,356 SF
1024 C:	855 SF
1024 Total:	4,165 SF @ $6,841/MO
Lot Size:	17,500 SF
Year Built:	1949/?

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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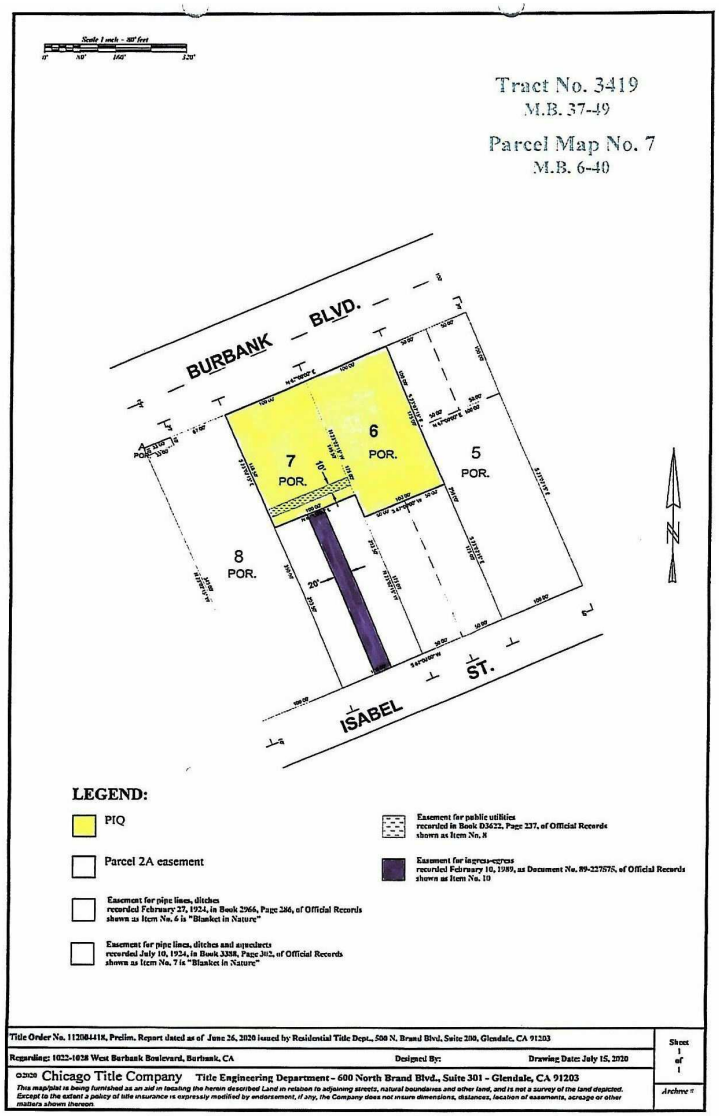

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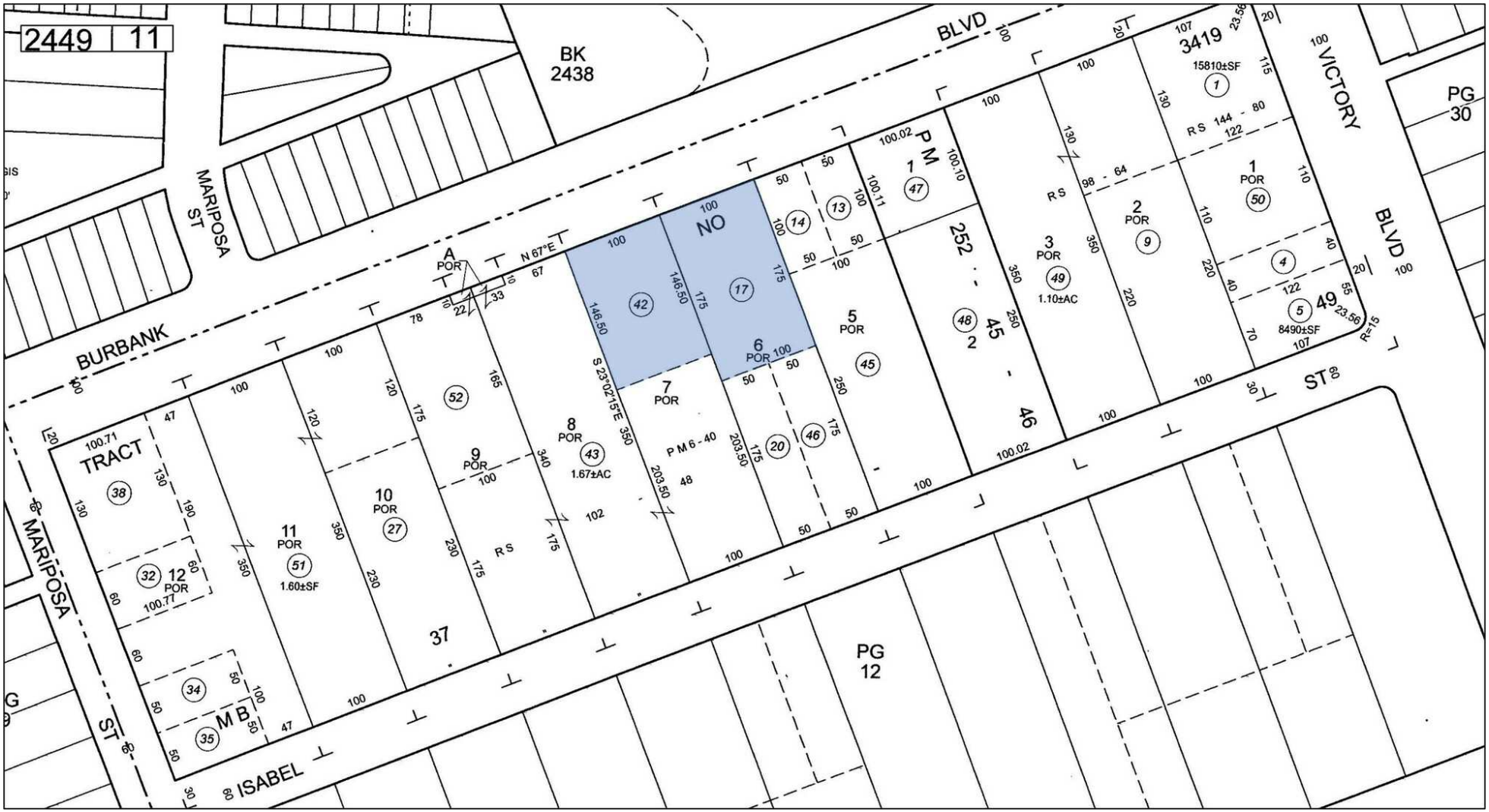

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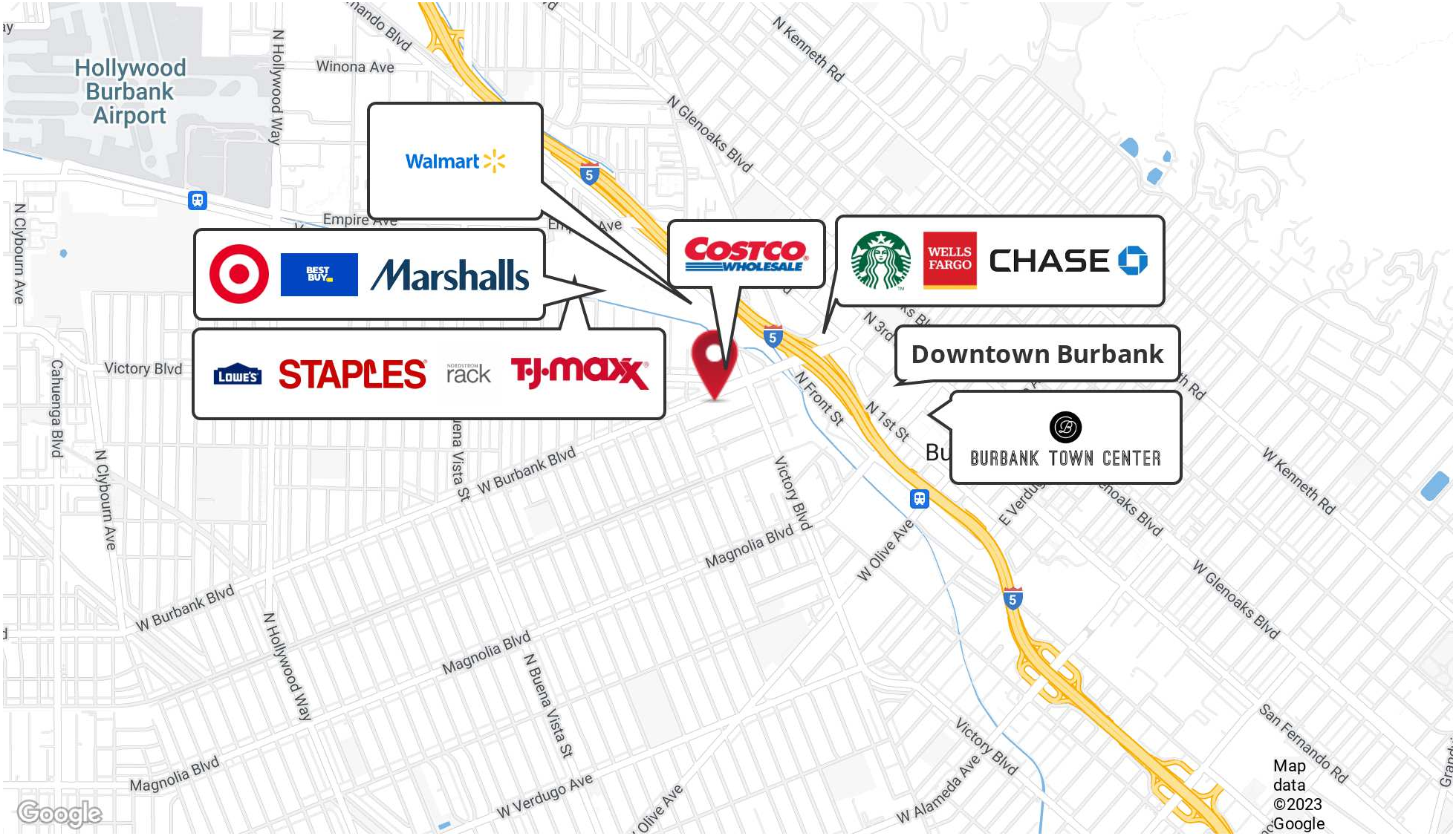

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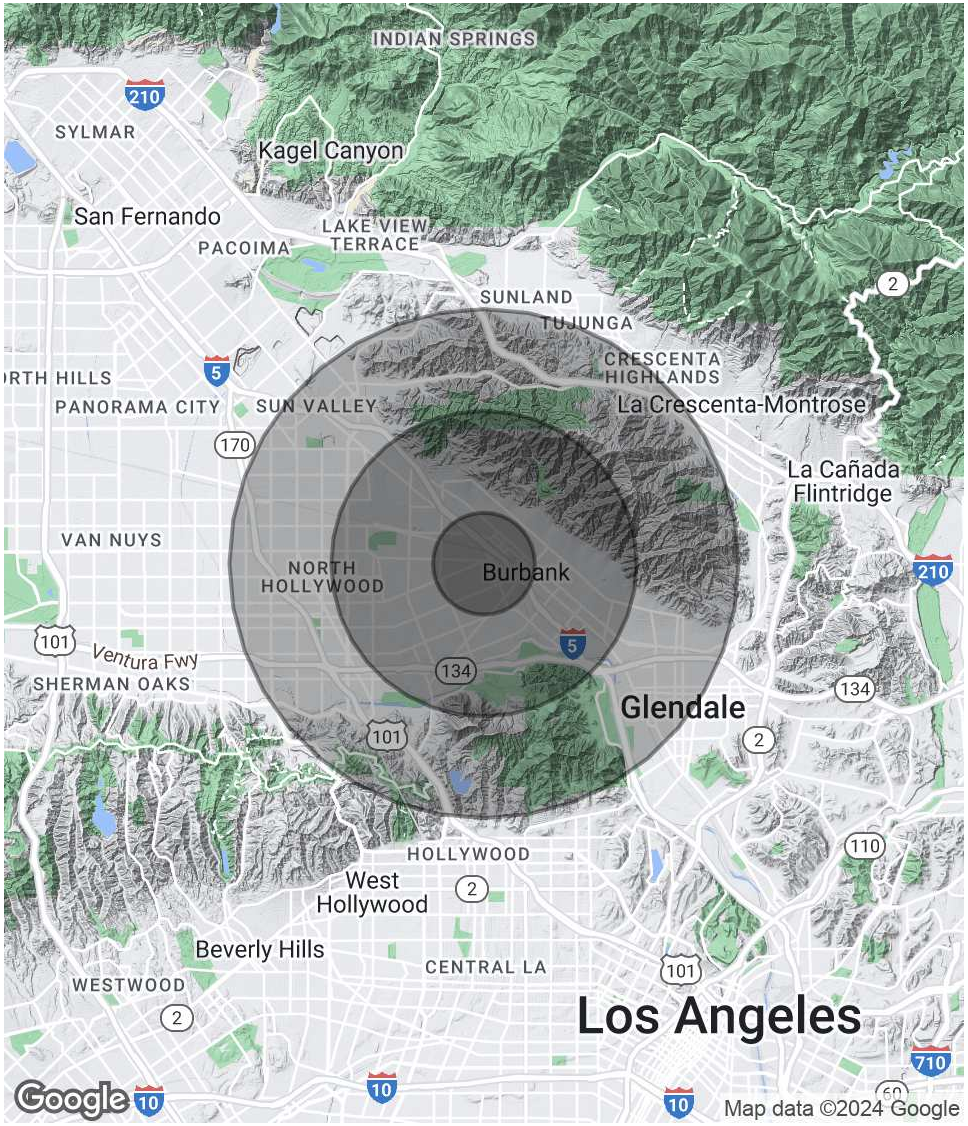
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,851	171,084	443,181
Average Age	40.4	40.4	39.6
Average Age (Male)	37.7	39.1	38.3
Average Age (Female)	42.2	41.4	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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