

Medical Space - For Lease

6/1,000 FREE Parking
2211 W Magnolia Blvd., Burbank, Ca



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Building Highlights

- Parking: FREE Visitor and Tenant Parking in Dedicated Structure & Subterranean Garage
- 1.3 miles from Providence St. Joseph Medical Center
- Easy Access to 134 (via Buena Vista) and 5 (via Burbank Blvd) Freeways
- Close Proximity to Burbank Mall
- Flexible Tenant Improvement Allowance
- Pharmacy On-Site

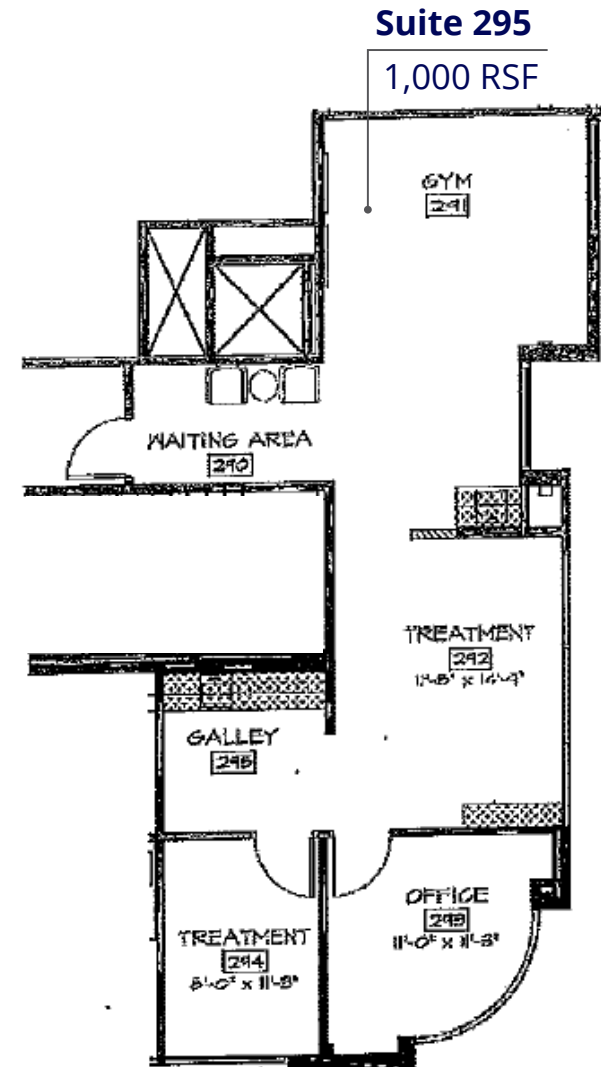
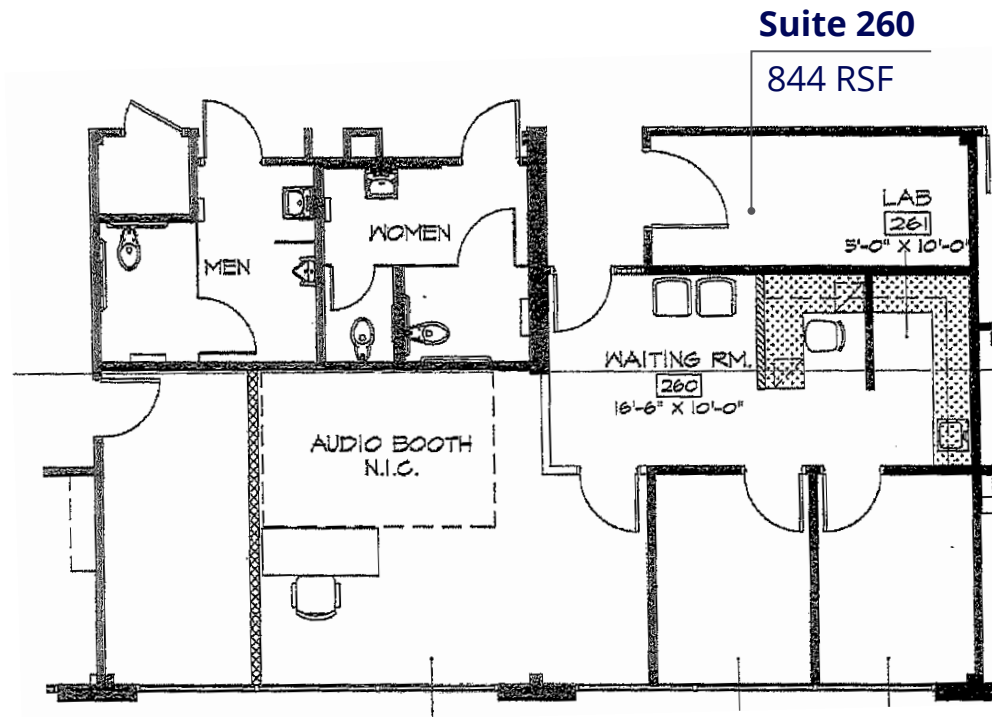


Availability

Suite	SF	Available
260	844	Immediately
295	1,000	6/1/2026

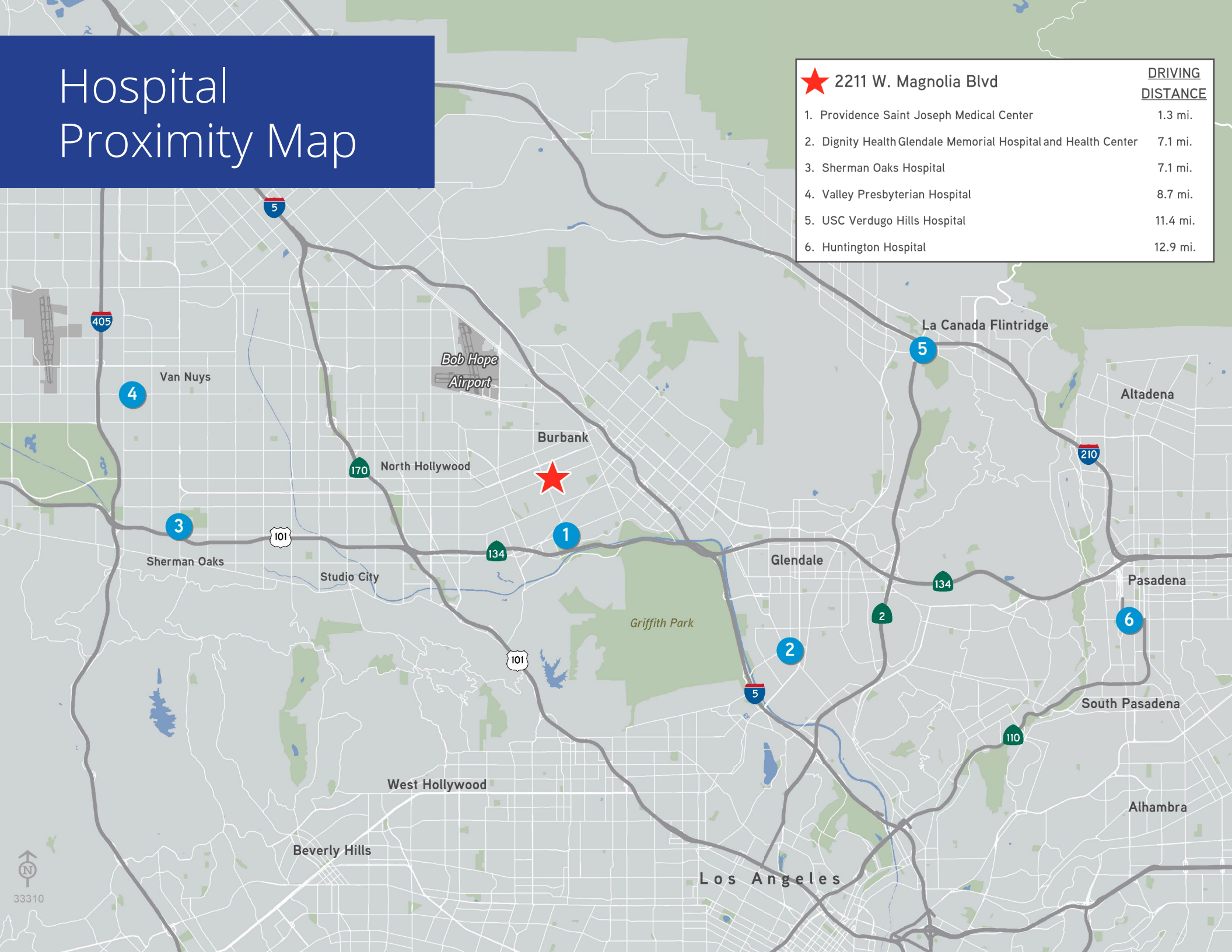


Floor Plan



Hospital Proximity Map

★ 2211 W. Magnolia Blvd	DRIVING DISTANCE
1. Providence Saint Joseph Medical Center	1.3 mi.
2. Dignity Health Glendale Memorial Hospital and Health Center	7.1 mi.
3. Sherman Oaks Hospital	7.1 mi.
4. Valley Presbyterian Hospital	8.7 mi.
5. USC Verdugo Hills Hospital	11.4 mi.
6. Huntington Hospital	12.9 mi.





Market Overview

2211 W Magnolia Blvd, Burbank, California, 91506
1 mile radius

Household & population characteristics



\$111,869

Median household income



\$950,812

Median home value



53.9%

Owner occupied housing units



42.8

Median age



50.4%

Female population



49.5%

% Married (age 15 or older)

Annual lifestyle spending



\$4,155

Travel



\$33

Tickets to Movies



\$109

Theatre/Operas/Concerts



\$83

Admission to Sports Events



\$13

Online Gaming Services

Households & population



25,611

Current total population



25,031

5 Year total population



10,367

Current total households



10,386

5 year total households

Education

5%

No high school diploma



13%

High school graduate



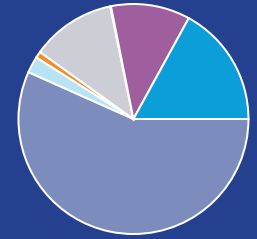
32%
Some college



49%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,306

Total businesses



18,018

Total employees

Annual household spending



\$3,017

Apparel & Services



\$367

Computers & Hardware



\$5,193

Eating Out



\$9,348

Groceries



\$8,793

Health Care

Employment



79%

White collar



11%

Blue collar



10%

Services

4.8%

Unemployment rate



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