



**COMMERCIAL  
REAL ESTATE**  
*the smartest, most profitable property*



## 2ND GENERATION OFFICE AND RECORDING STUDIO SPACE!

105 - 107 S. Sparks Street, Burbank, CA 91506



**ARMEN TCHAPANIAN**  
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DRE#02041876

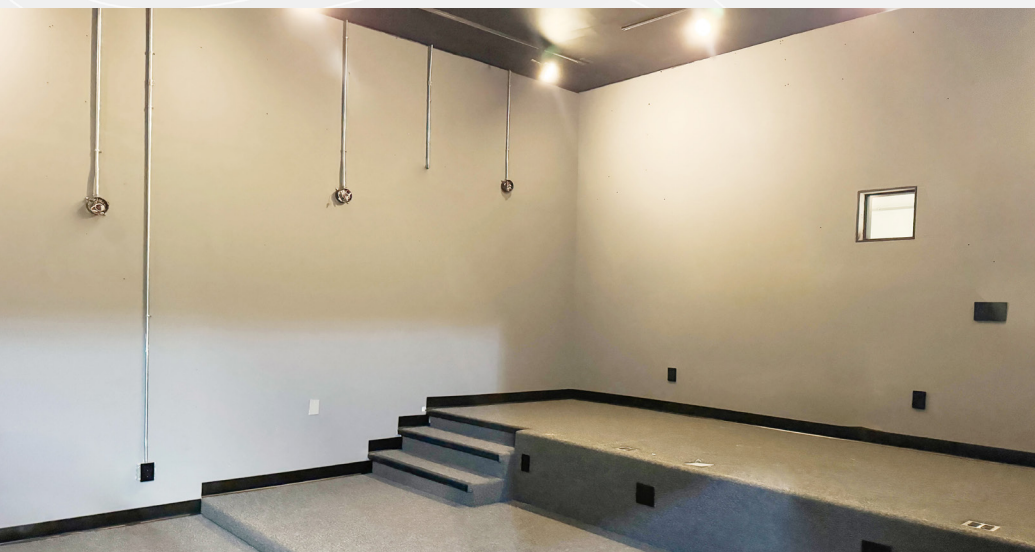
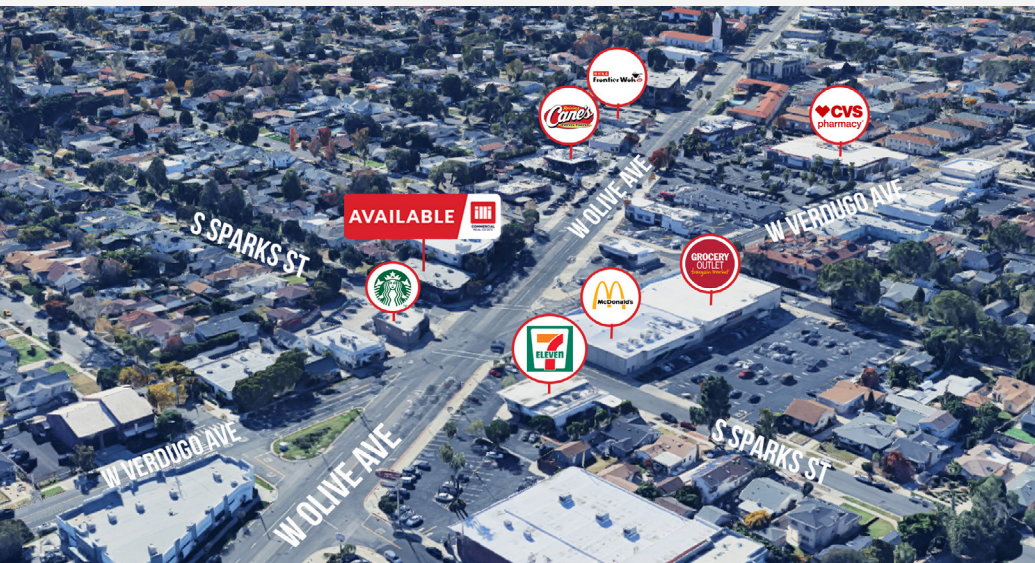


5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124



# PROPERTY FEATURES

105 - 107 S. Sparks Street, Burbank, CA 91506







## APPROX. 2,634 SF

### RETAIL SPACE AVAILABLE

- ✓ Beautifully designed creative office space
- ✓ Previously used as a recording studio
- ✓ Has 4 private rooms, reception area and viewing room with 2 private restrooms
- ✓ Signage and visibility along S Sparks Street

## AREA AMENITIES

- ✓ Strategically located with direct access to the 5, 134, and 118 freeways, it's minutes from Burbank Airport, Major Studios, and downtown Burbank's vibrant retail and dining scene
- ✓ Densely populated neighborhood
- ✓ Strong neighborhood tenant mix
- ✓ Excellent street exposure

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	22,727	167,580	525,660
 Avg. HH Income	\$120,280	\$106,552	\$102,097
 Daytime Pop	24,246	173,343	548,579
 Traffic Count	± 1,227 CPD ON S SPARKS ST		



OFFICE SPACE  
BURBANK, CA

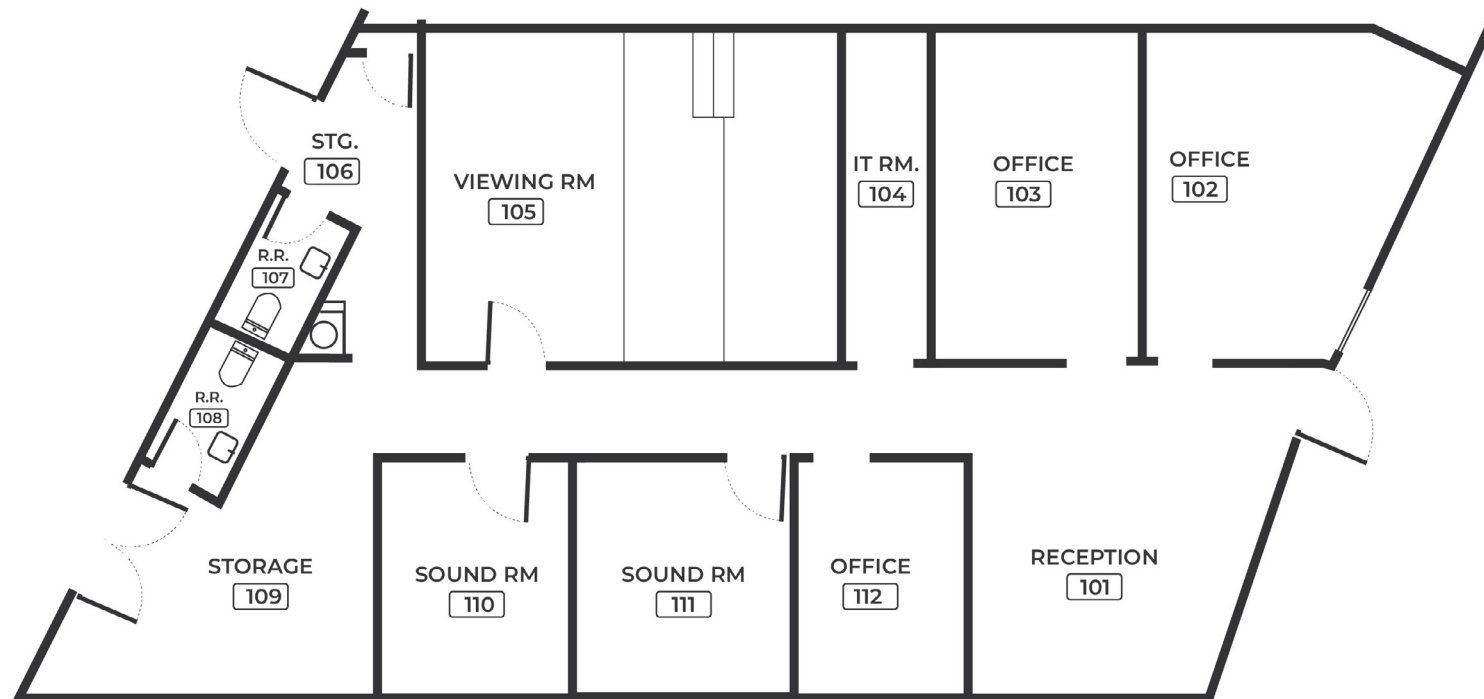
# INTERIOR PHOTOS

105 - 107 S. Sparks Street, Burbank, CA 91506



# FLOOR PLAN

105 - 107 S. Sparks Street, Burbank, CA 91506



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.





**AERIAL MAP**





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ASSOCIATE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.