



COMMERCIAL  
REAL ESTATE  
The sign of a profitable property



## 2ND GENERATION OFFICE AND RECORDING STUDIO SPACE!

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



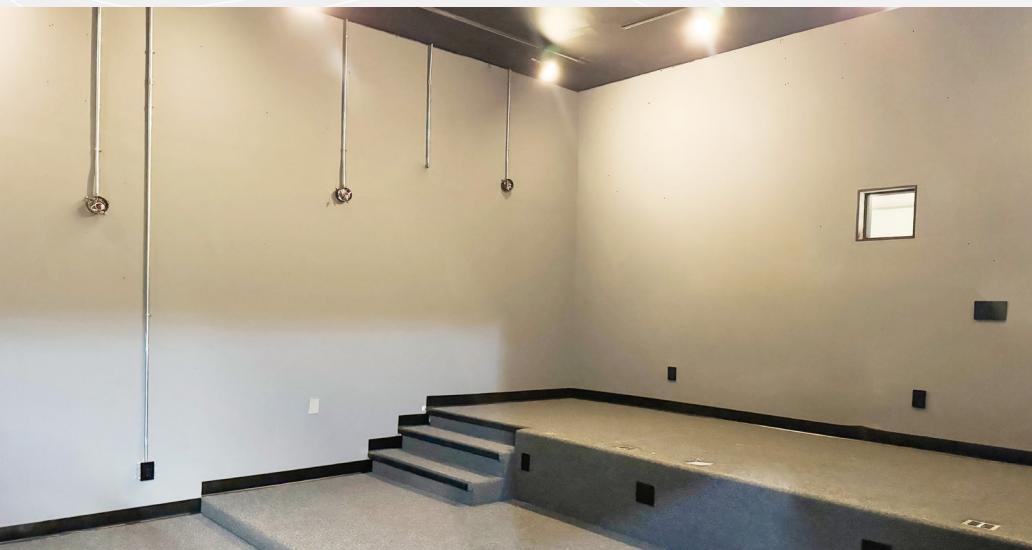
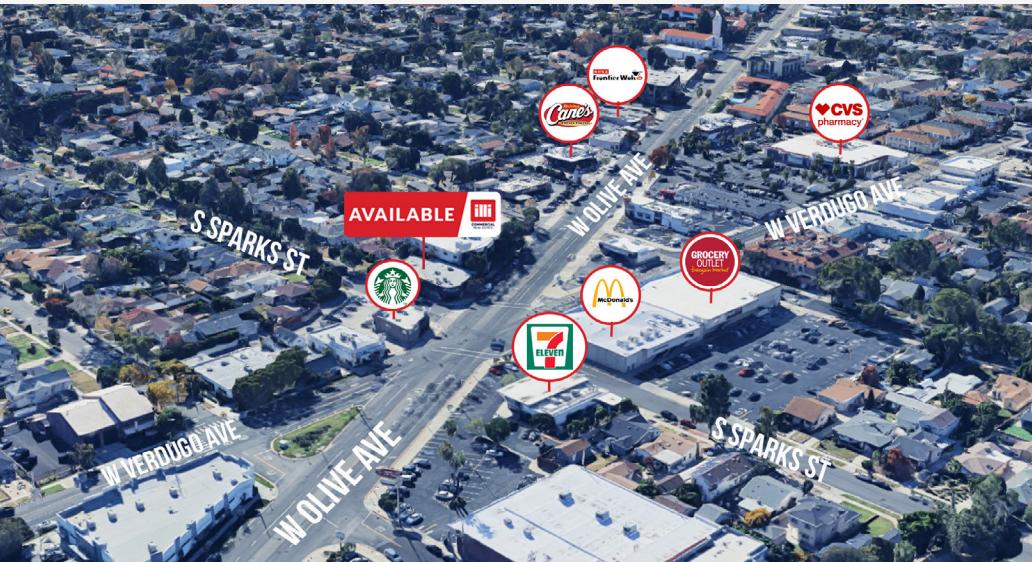
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OFFICE SPACE  
BURBANK, CA

# PROPERTY FEATURES

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## 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		

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# INTERIOR PHOTOS

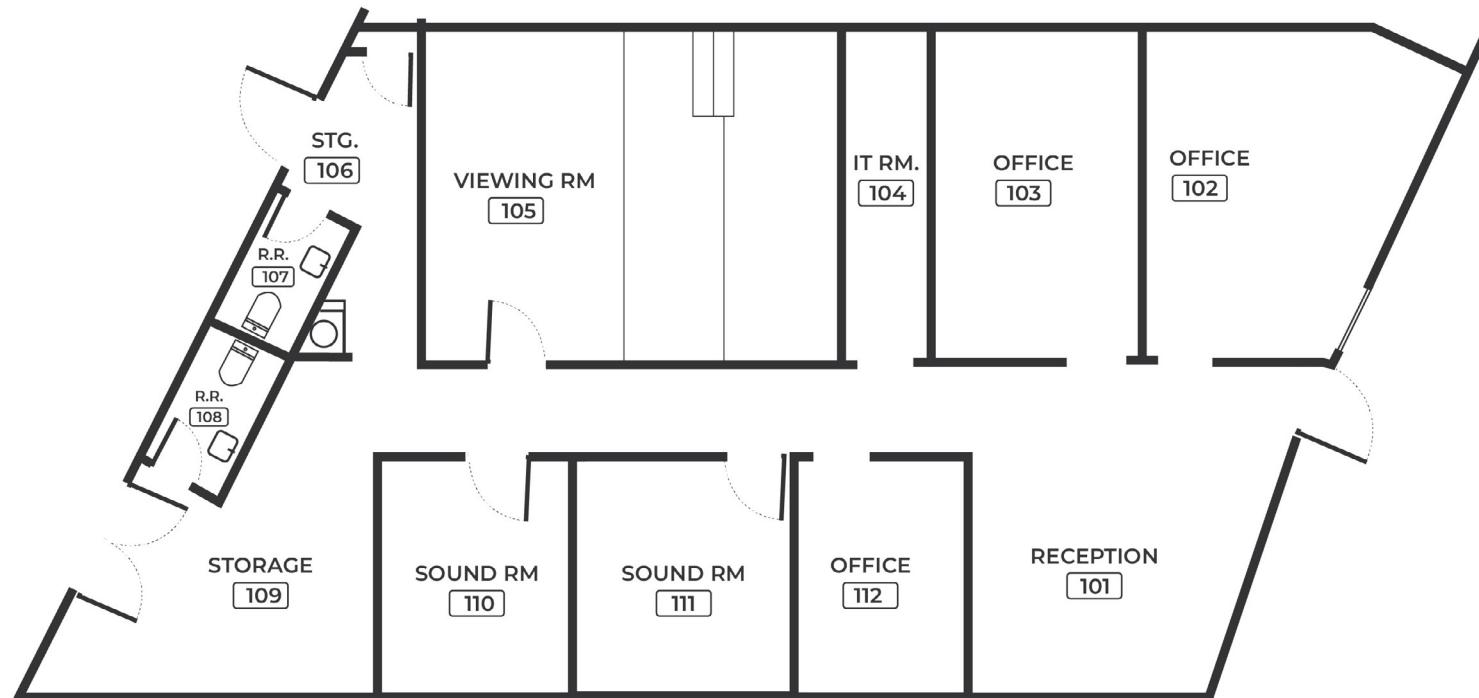
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# FLOOR PLAN

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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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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.