



1112 W MAGNOLIA BLVD, BURBANK, CA 91506

Retail



FOR LEASE
OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties is pleased to present the leasing opportunity at 1112 W Magnolia Blvd, Burbank, ideally positioned along one of the city's most vibrant and highly sought-after commercial corridors. Located on the well-traveled West Magnolia Boulevard, the property offers outstanding street frontage, strong visibility, and excellent accessibility within a dynamic, pedestrian-friendly district known for its thriving mix of boutique retailers, restaurants, creative office users, and neighborhood-serving businesses.

The property features convenient on-site parking, providing a valuable amenity for both customers and employees in this high-demand submarket. Its versatile layout is well-suited for a variety of retail, office, showroom, medical, or service-oriented users seeking a premier Burbank location with exceptional exposure. Surrounded by an established business community and a strong local customer base, the space offers an excellent opportunity for tenants to establish or expand their presence in one of the San Fernando Valley's most desirable commercial markets. Convenient access to Interstate 5 and other major thoroughfares further enhances connectivity throughout Burbank, the San Fernando Valley, and the greater Los Angeles area.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Retail

RATE
\$3.00 SF MG

BUILDING
1,615 SF

YEAR BUILT
1982

ZONING
BUC3



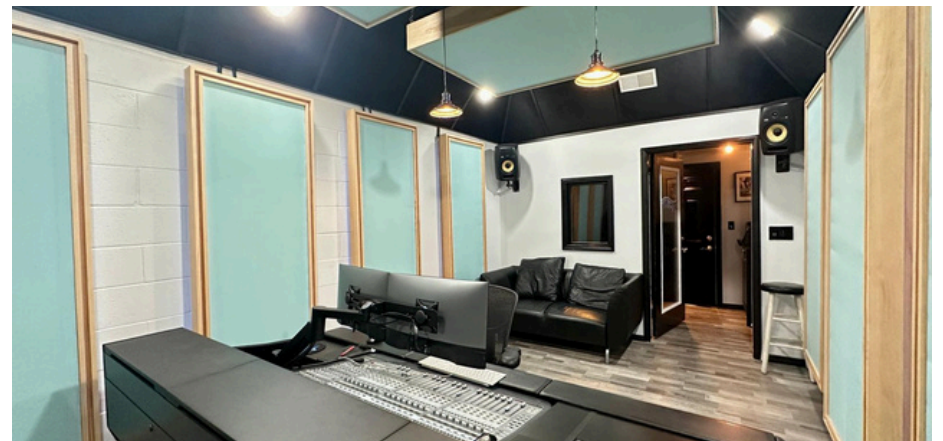
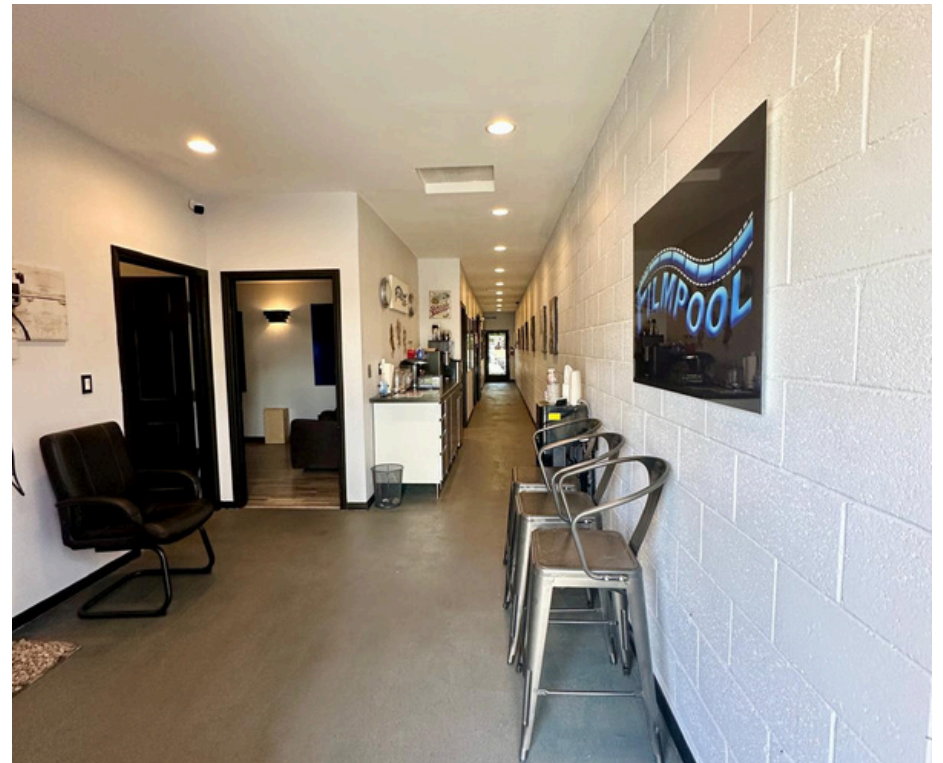
PROPERTY HIGHLIGHTS

- **Prime commercial leasing opportunity** along West Magnolia Boulevard, one of Burbank's most established shopping and dining corridors
- **Excellent storefront visibility** with prominent street frontage and consistent daily vehicular and pedestrian exposure
- **Flexible space** ideal for retail, showroom, office, medical, or other neighborhood-serving commercial uses (subject to zoning)
- **Convenient on-site parking** for customers and employees, a valuable amenity in this high-demand trade area
- **Surrounded by an established mix of boutique retailers, restaurants, creative businesses, and service-oriented tenants** that generate strong local activity
- **Strategic Burbank location** with convenient access to Interstate 5 and major arterial roadways, providing excellent connectivity throughout the San Fernando Valley and Greater Los Angeles area



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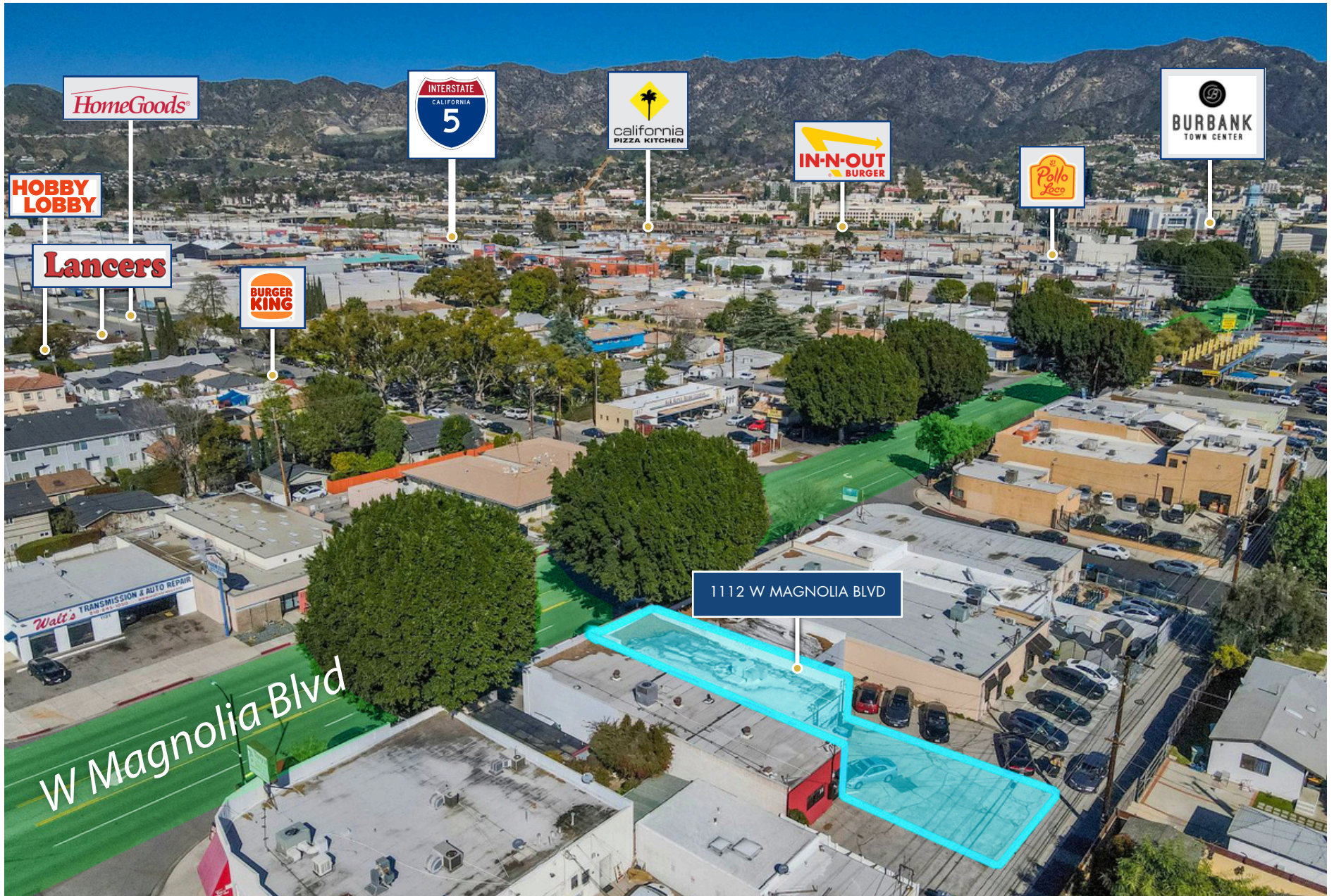
PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

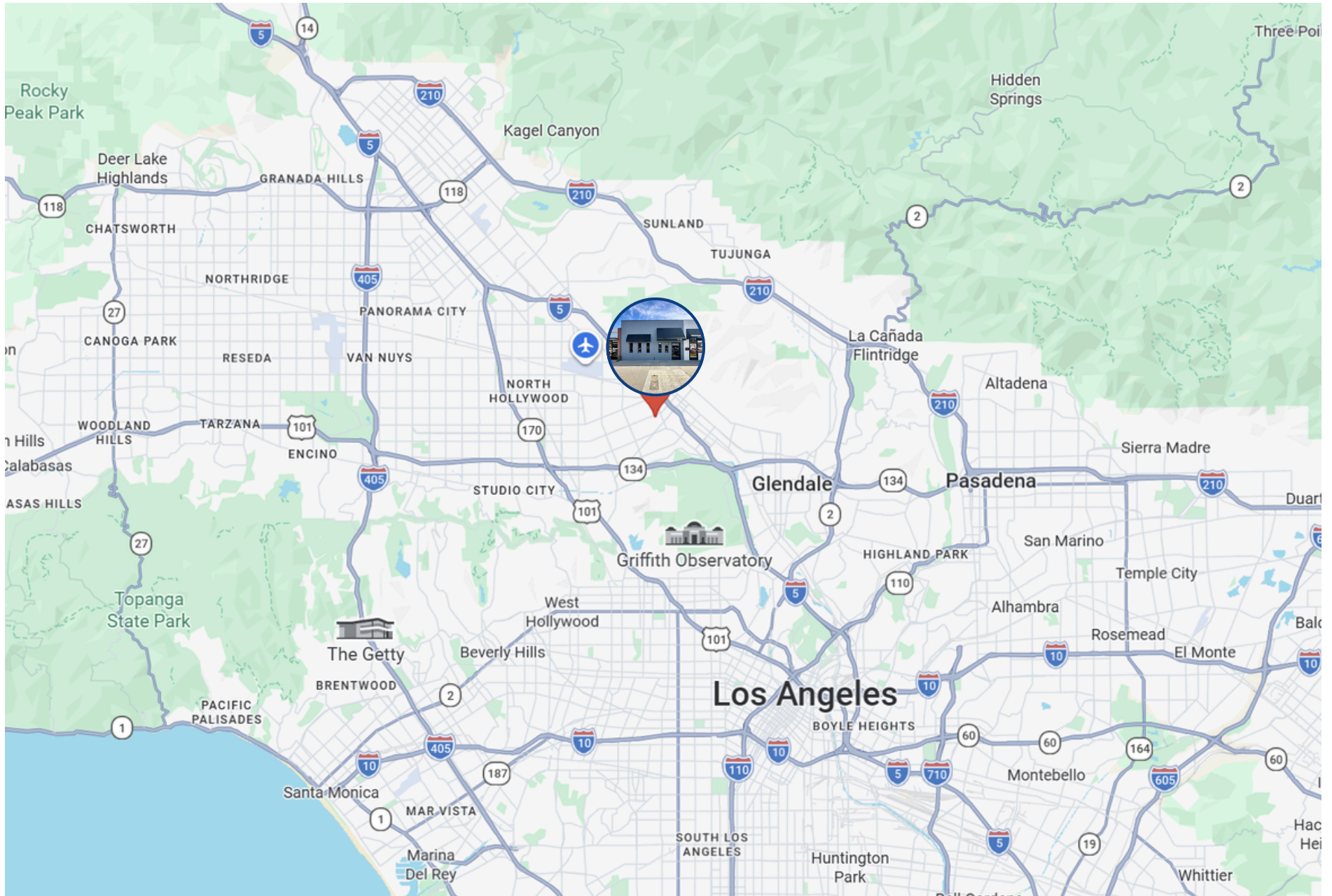


AERIAL MAP

LOCATED ALONG WEST MAGNOLIA BOULEVARD IN BURBANK, 1112 W MAGNOLIA BLVD SITS WITHIN A WELL-ESTABLISHED AND HIGHLY DESIRABLE RETAIL CORRIDOR KNOWN FOR ITS VIBRANT MIX OF BOUTIQUE SHOPS, RESTAURANTS, AND CREATIVE OFFICE SPACES. THE PROPERTY OFFERS STRONG VISIBILITY AND FRONTAGE ALONG A HEAVILY TRAVELED THOROUGHFARE, PROVIDING CONSISTENT DAILY EXPOSURE TO BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. THE LOCATION PROVIDES CONVENIENT ACCESS TO INTERSTATE 5 AND OTHER MAJOR ARTERIALS, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND THE GREATER LOS ANGELES AREA.



LOCATION MAP





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