

MULTI-BUILDING COMMERCIAL/INDUSTRIAL PROPERTY FOR SALE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1022-1024 W. BURBANK BLVD.
BURBANK, CA 91506

ANTE TRINIDAD, MRED

COMMERCIAL INVESTMENT BROKER
O: 818.956.7001 X130 C: 818.371.1127
ATRINIDAD@STEVENSONREALESTATE.COM
CALDRE #00704267

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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OFFERING SUMMARY

Sales Price:	\$3,350,000
Building Size (Aggregate):	7,315 SF
Lot Size:	17,500 SF
Price/BSF:	\$458
Parking Spaces (Estimated):	22
Zoning:	BCCM/M1
APN:	2449-011-017

PROPERTY OVERVIEW

4-building property consisting of street-front retail (3,150 SF at 1022 address, rented at \$5,500/MO, MG) plus three auxiliary structures (1,954 SF & 1,356 SF & 855 SF, total of 4,165 SF at 1024 address, rented at \$6,841/MO, MG), lending itself for a variety of flexi/combination uses, on a 180-foot West Burbank Boulevard frontage, across from Costco. 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/?

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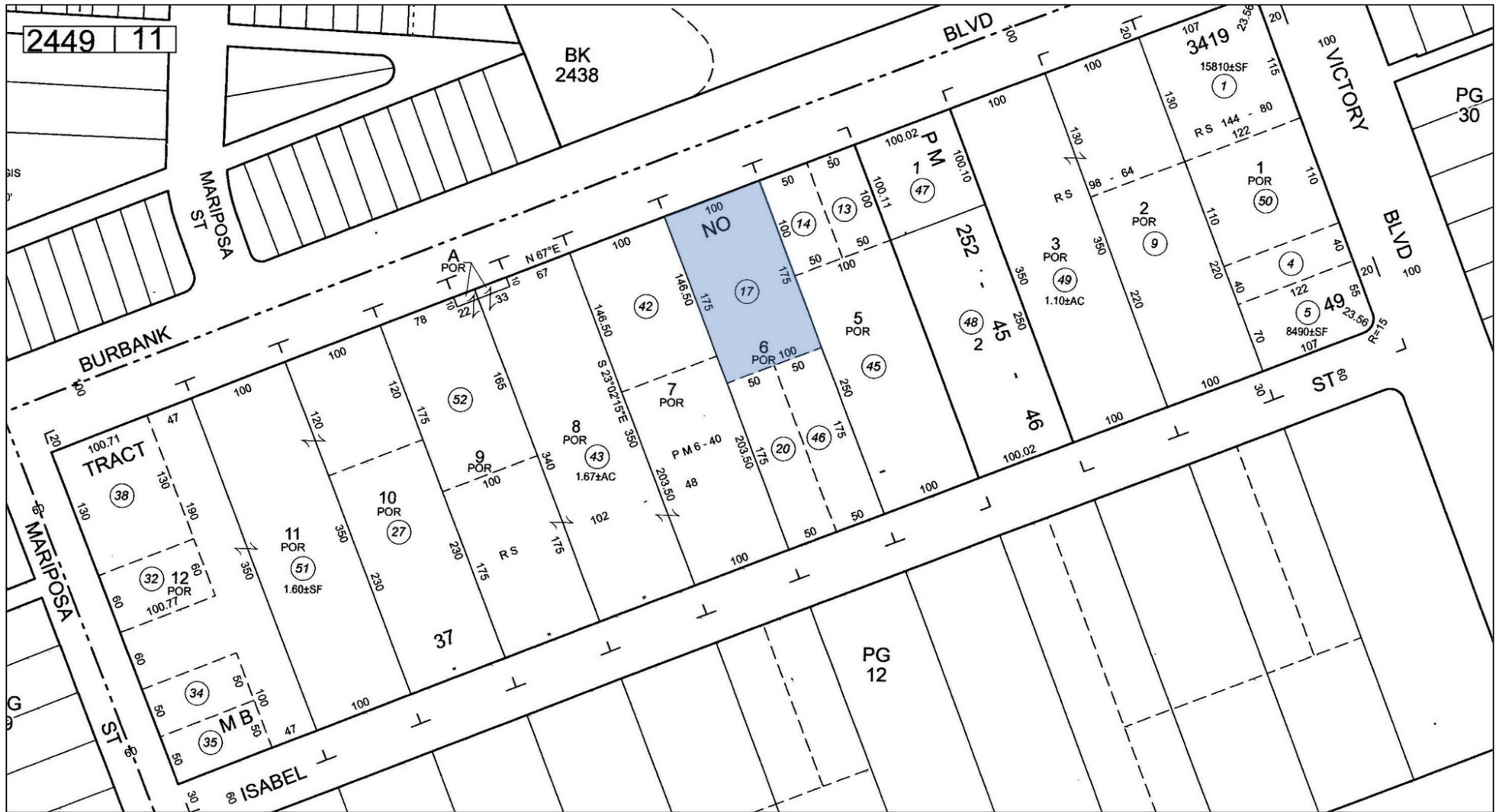
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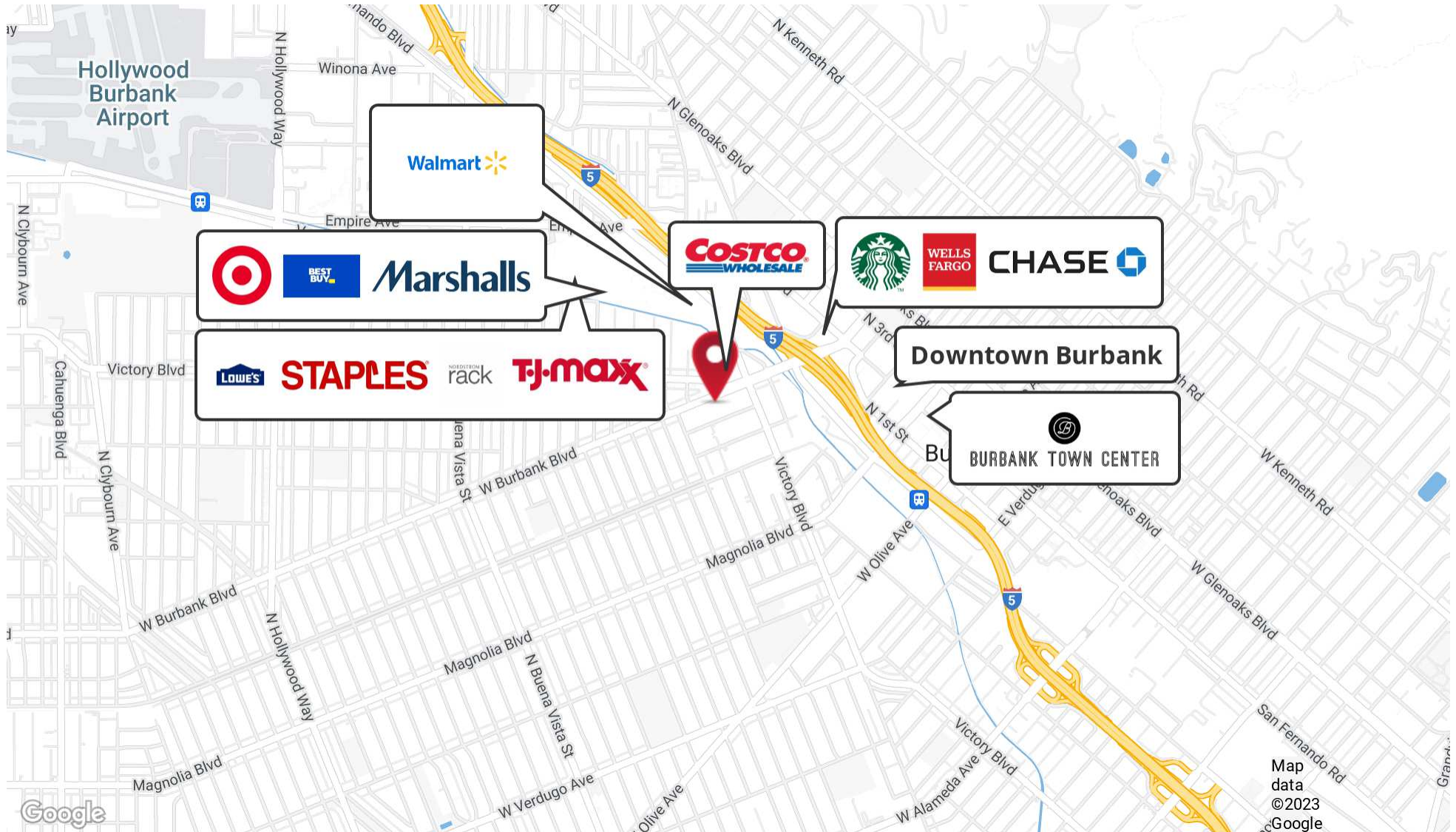
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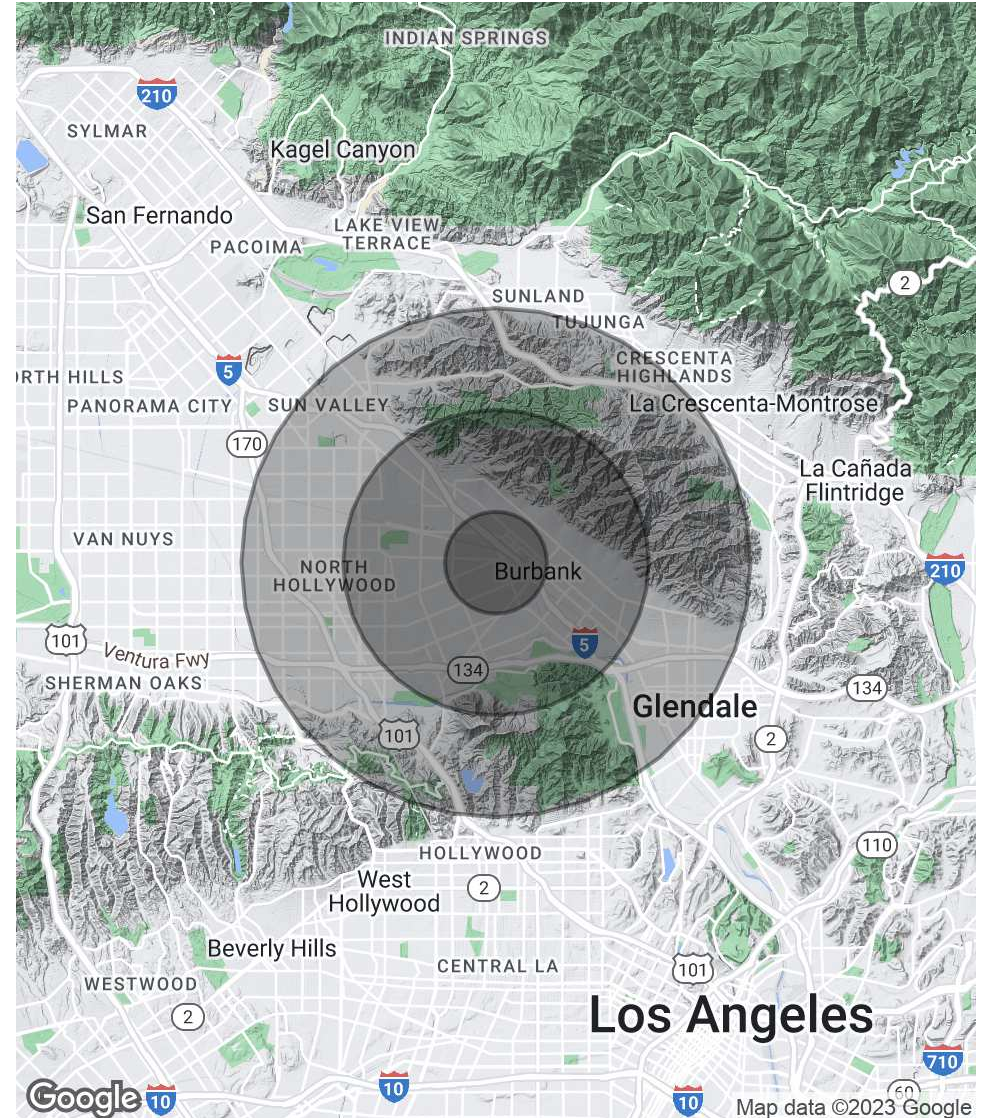
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,851	171,084	443,181
Average Age	40.4	40.4	39.6
Average Age (Male)	37.7	39.1	38.3
Average Age (Female)	42.2	41.4	40.7

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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