

3512 W Victory, Burbank 91505

610 - Burbank

STATUS: Active

LIST CONTRACT DATE: 08/24/26

LISTING ID: GD26185615

LIST PRICE: \$1,299,000

SELLER WILL CONSIDER CONCESSIONS IN OFFER:

PROP TYPE: Commercial Sale

PROP SUB TYPE: Office

PARCEL #: 2436009016



SQFT(SRC): 1,700

SQFT LOT: 2,645 (A)

ACRES: 0.061

BUSINESS NAME:

BUSINESS TYPE:

YEAR ESTABLISHED:

YEAR BUILT: 1953

SLC: Standard

LEVELS: 1

CURRENT USE:

ACTUAL RENT:

RENT MIN - MAX \$/SF/YR:

NUMBER OF UNITS:

ENTRY LEVEL: 1

BUILDING STATUS: Existing

OCCUPANCY:

BUILDING \$/PER SQFT: \$764.12

LAND \$/PER SQFT:

DAYS ACTIVE IN MLS: 8

COUNTY: Los Angeles

PARCEL MASTER:

INVEST?: A/C?:

FENCE?: HEAT?:

Rece08/24/2026 : NEW

DESCRIPTION

3512 W Victory Blvd, Burbank, CA 91505, is a 1,700-square-foot commercial property located along West Victory Boulevard in an established commercial area of Burbank. The property offers a functional space suitable for professional, office, medical, healthcare, or service-related use. The property includes 6 on-site parking spaces, providing convenient parking for employees, clients, and visitors. Its location along Victory Boulevard offers visibility and accessibility, with convenient access to surrounding residential and commercial areas, local amenities, and major transportation routes.

BUSINESS URL:

BUILDING DETAILS

FEATURES:

HEATING:

LAUNDRY: None

CLEARANCE:

INDUSTRIAL TYPE:

PROBATE AUTHORITY:

OFFICE CLASS:

ROOFING:

SECURITY:

CONSTRUCTION:

LOT: 0-1 Unit/Acre

ELECTRICITY:

AMPERAGE:

VOLTS:

UTILITIES:

WATER: Public

BUSINESS DETAILS

OWNERSHIP:

DAYS / HOURS OPEN:

FULLTIME EMPLOYEES:

LEASE EXPIRES:

EQUIPMENT VALUE:

SPECIAL LICENSES:

PART TIME EMPLOYEES:

ACTUAL RENT:

INVENTORY VALUE:

YEARS CURRENT OWNER:

HOURS OWNER WORKS:

LEASABLE SQFT:

MONTHLY NNN:

PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:

HIGH TECH FLEX SQFT:

RETAIL SQFT:

TOTAL SQFT:

INDUSTRIAL SQFT:

INDUSTRIAL MIN/MAX:

DIVISIBLE SQFT:

LAND \$/PER ACRE:

OFFICE SQFT:

OFFICE MIN/MAX:

RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:

UNCOVERED:

CARPORT:

PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: None

LAND USE:

LOT SIZE DIM:

TOPOGRAPHY:

PARCEL #: 2436009016

ADDITIONAL PARCEL(s): No

BUILDER NAME:

ZONING:

SURVEY TYPE:

PARK NAME:

PHASE:

WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:

LISTING TERMS:

CLOSE DATE:

INCLUSIONS:

EXCLUSIONS:

ASSIGNABLE:

FINANCING:

MIN. DOWN AMOUNT:

OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:

OWNER PHONE:

of UNITS LEASED:

ANCHORS/Co-TENANTS:

MOVE-IN:

OWNER PAYS:
TENANT PAYS:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LLEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: [Gevork Geogdzhyan](#)
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: [02047601](#)
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: [G165114795](#)
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **818-317-8682**
2.LA DIRECT: **818-572-1980**

OFFICE

LISTING OFFICE: [Strategic Estates Group](#)
LISTING OFFICE PHONE: **818-572-1980**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: [02138908](#)
LISTING OFFICE FAX: **818-736-5093**
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: [G8443](#)
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: **08/24/26**
START SHOWING DATE:
ON MARKET DATE: **08/24/26**
BAC REMARKS:
PRIVATE REMARKS: **Please send complete offers to ihomearealtyla@gmail.com**

DUAL/VARI COMP?: **Yes**
EXPIRATION DATE: **11/30/26**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE? **Yes/**
MOD TIMESTAMP: **08/24/26**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **PLEASE CALL/TEXT TINA AT (818)7267512**
DIRECTIONS: **N HOLLYWOOD WAY AND VICTORY BLVD**

PHOTOS

Agent Full - Commercial Sale

LISTING ID: **GD26185615**

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