



1419 N SAN FERNANDO BLVD

BURBANK, CA 91504

OFFICE SUITES FOR LEASE



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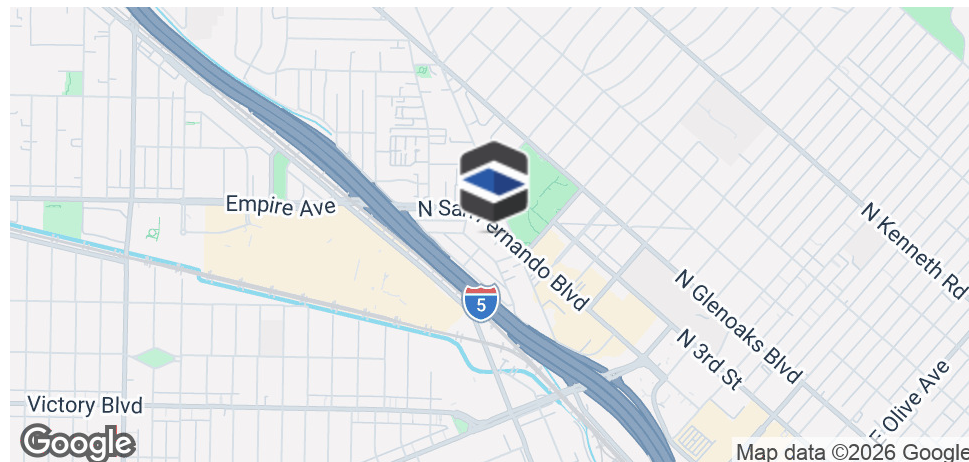
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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALESTATE.COM



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OFFERING SUMMARY

Lease Rate:	\$2.45 SF/month (Full Service Gross)
Building Size:	12,750 SF
Available SF:	536 - 3,340 SF
Lot Size:	18,914 SF
Year Built:	1981
Zoning:	NSFC

PROPERTY OVERVIEW

Multiple second-floor office suites ranging from approximately 536 to 3,340 SF are available within this professionally maintained, elevator-served office building. The property offers flexible options for both small and established businesses, abundant natural light in select suites, and convenient on-site covered and surface parking, with suites offered at \$2.45/SF per month on a full-service gross basis.

PROPERTY HIGHLIGHTS

- Elevator-served building
- Approximately 39 on-site parking spaces; approximately 3:1,000 ratio
- Covered and surface parking
- Select suites feature abundant natural light
- Flexible suite sizes for a variety of professional users
- Convenient N. San Fernando Boulevard location

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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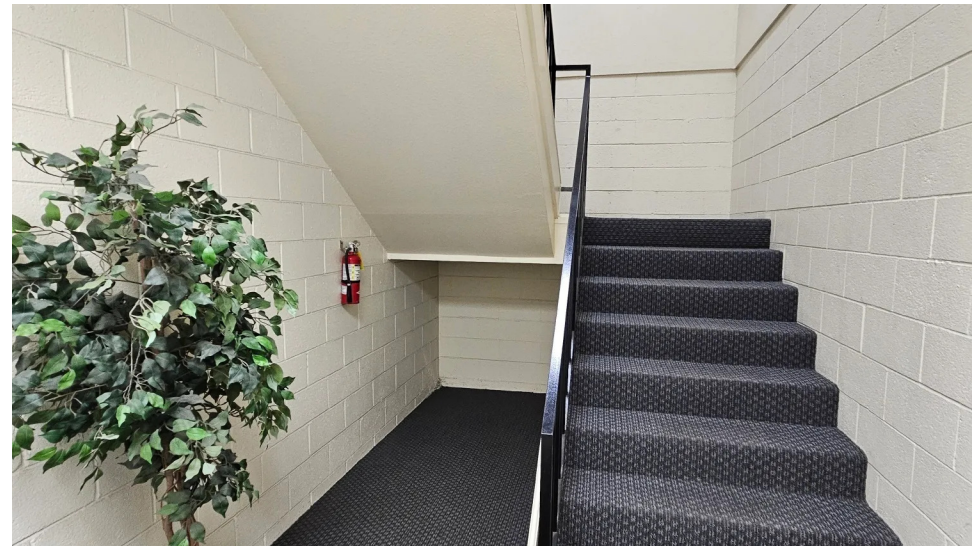
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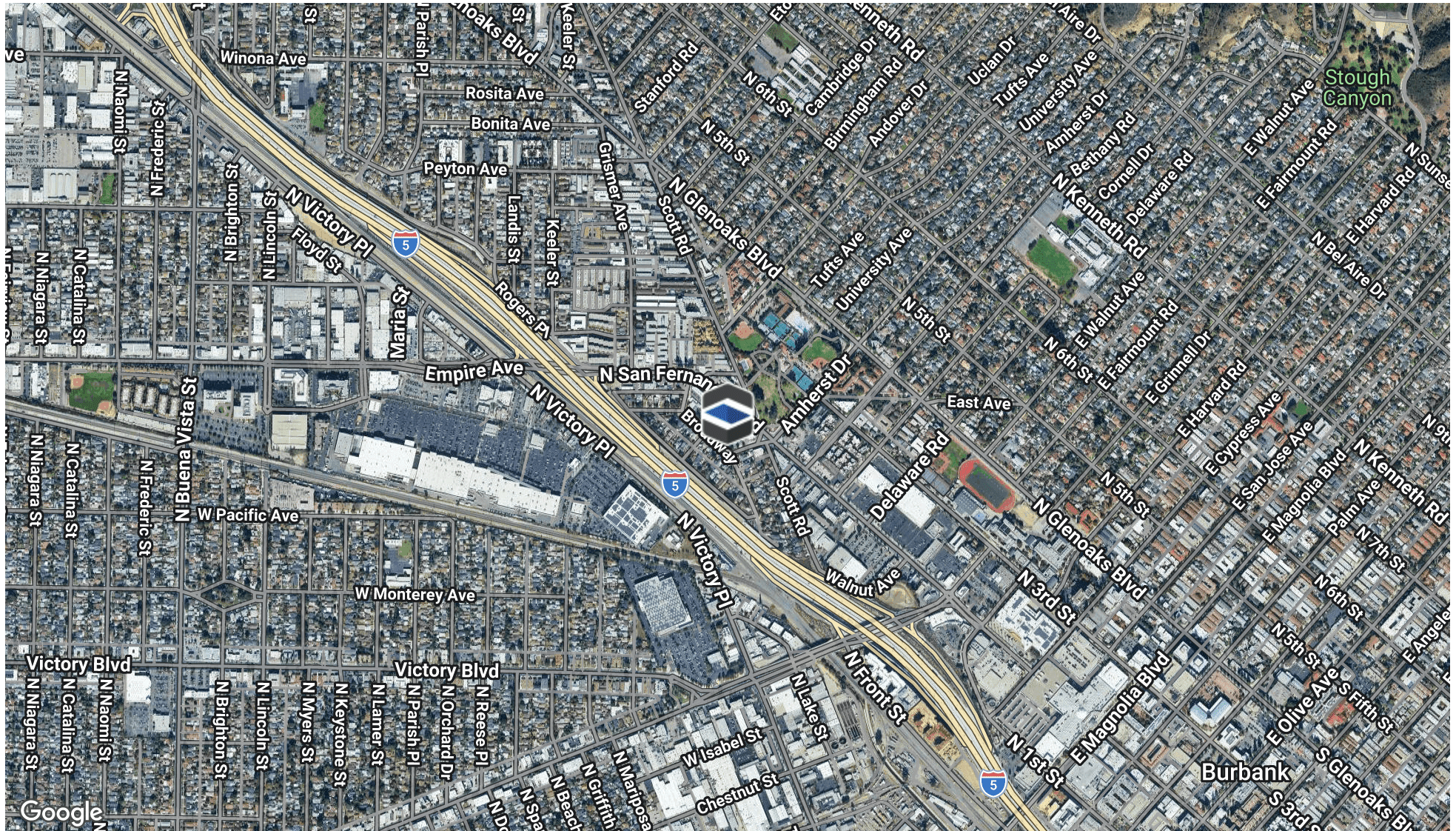
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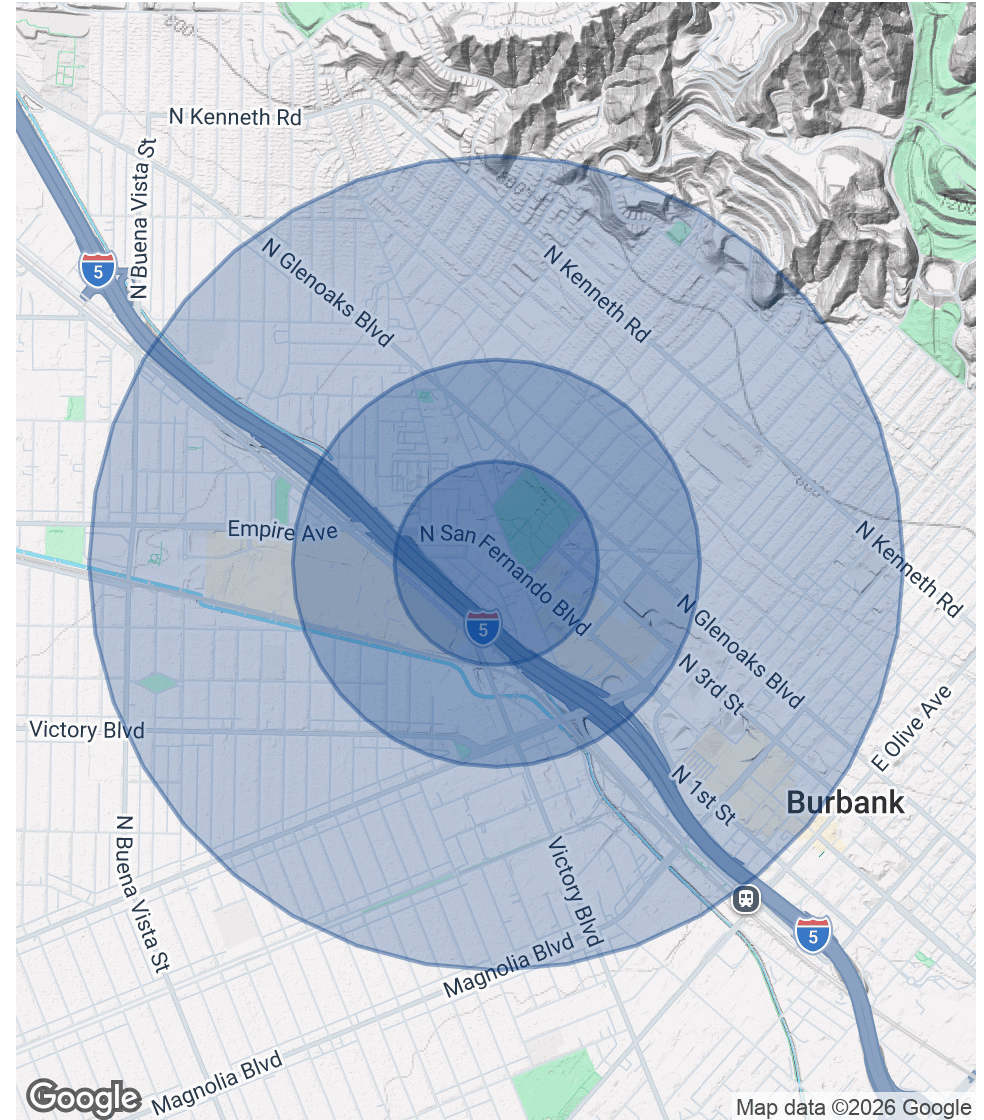
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,353	8,885	27,251
Average Age	35.9	36.3	39.2
Average Age (Male)	35.2	33.4	37.4
Average Age (Female)	36.4	39.7	42.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	967	3,528	10,949
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$110,699	\$116,717	\$121,206
Average House Value	\$721,054	\$833,001	\$1,038,032

2023 American Community Survey (ACS)



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