



435-437 N VARNEY ST, BURBANK CA 91502

OFFICE SPACE

FOR LEASE

OFFERING MEMORANDUM





SITE DESCRIPTION

IKON Properties is proud to present an industrial opportunity at 435–437 N Varney St, Burbank, CA 91502, located within one of Burbank's well-established industrial and media-oriented corridors. The property offers functional industrial space with flexible layouts well-suited for a variety of uses, including warehouse, distribution, light manufacturing, creative industrial, or studio-related operations. The building features an efficient open floor plan, industrial clear heights, and practical loading capabilities that support a wide range of operational needs, allowing users to tailor the space to their business requirements.

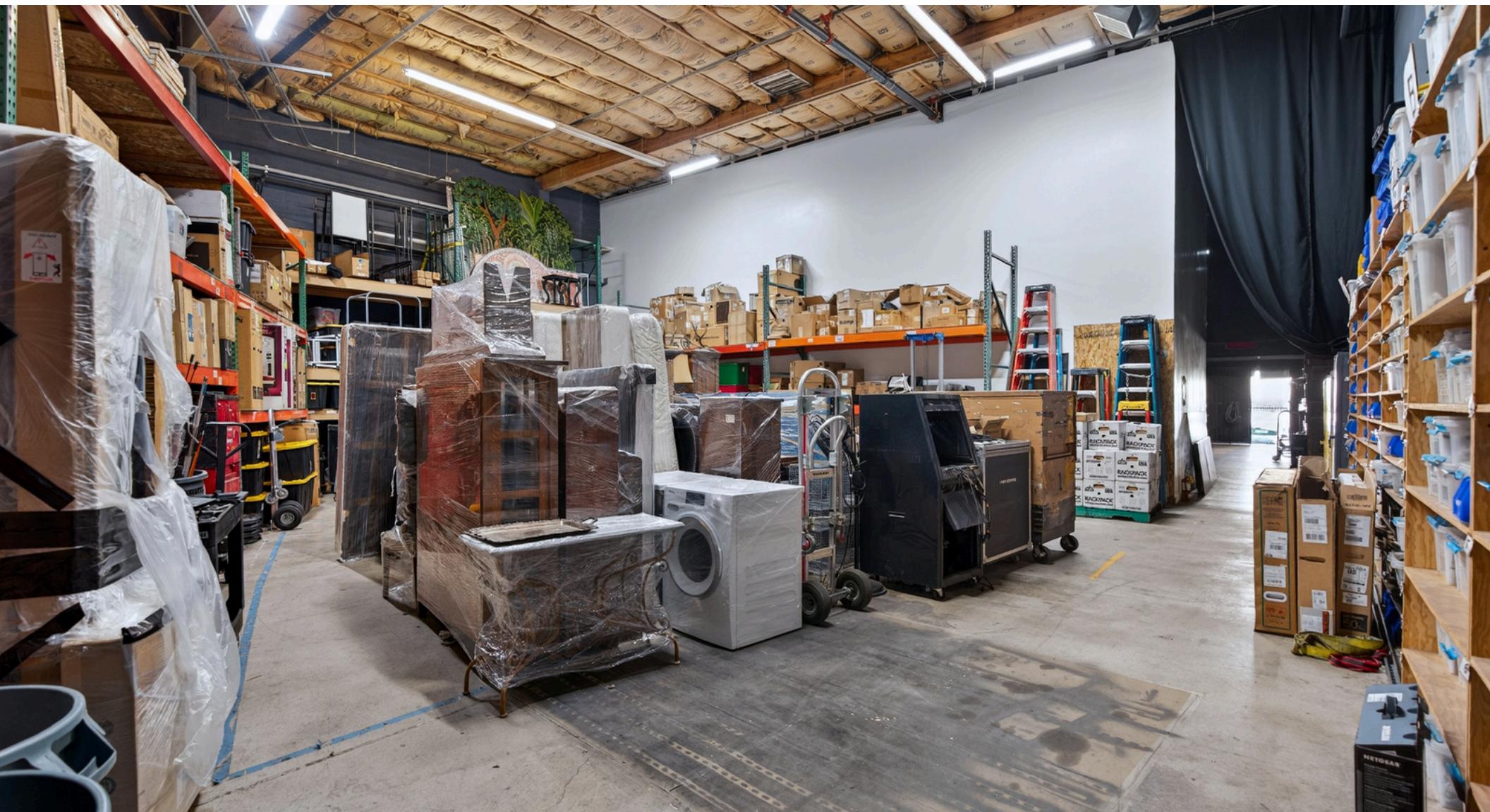
Situated on a secure industrial parcel, the property provides on-site parking and convenient access for employees and deliveries. Zoned for industrial use, 435–437 N Varney St accommodates a broad spectrum of commercial and production-oriented users. Its strategic Burbank location offers close proximity to major studios, downtown Burbank amenities, and key transportation routes, delivering excellent connectivity throughout the San Fernando Valley and greater Los Angeles area. Overall, this property represents a compelling opportunity for users seeking flexible industrial space in a highly desirable and supply-constrained Burbank submarket.

PROPERTY TYPE
Industrial

AVAILABLE SPACE
6,200 SF

YEAR BUILT
1961/2003

ZONING
BUM2

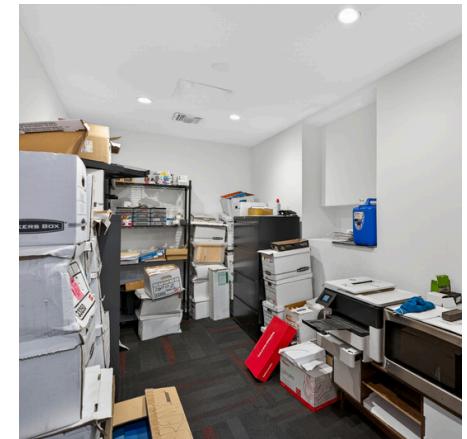
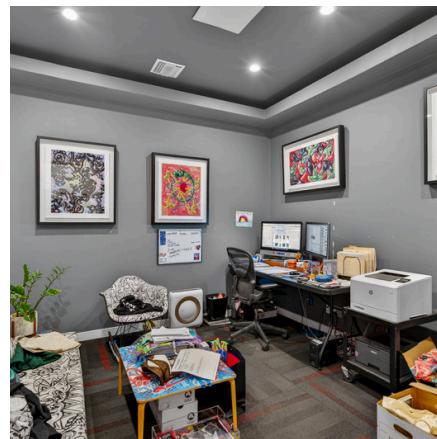
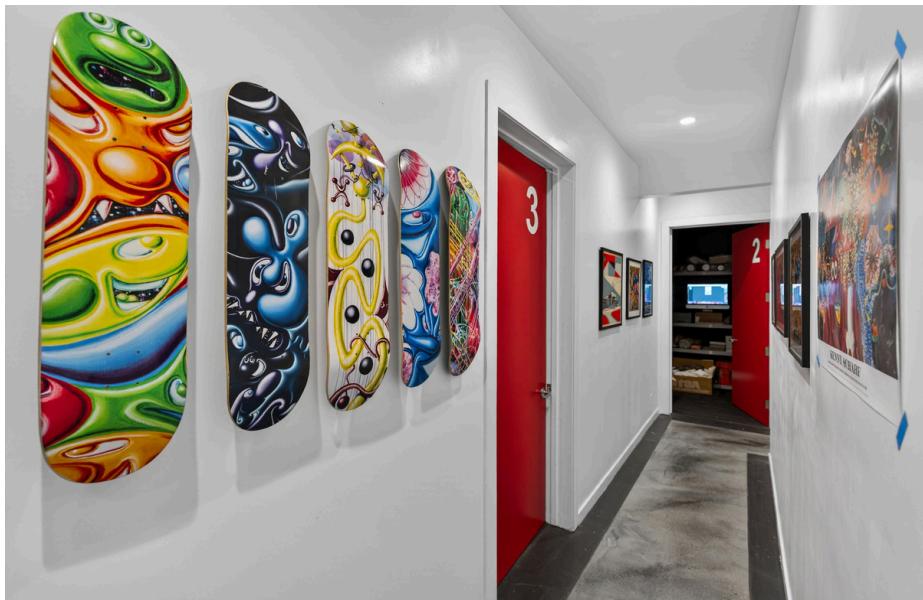
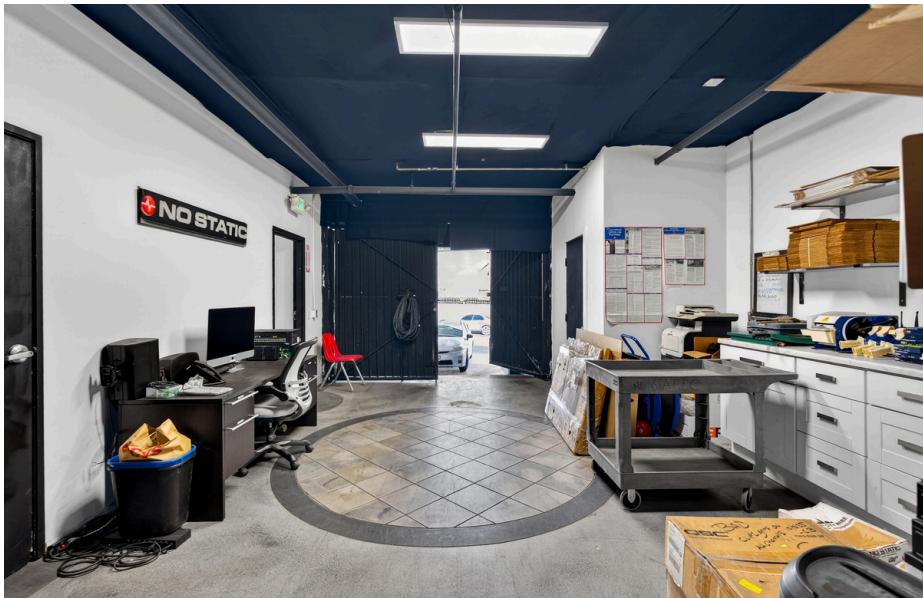


PROPERTY HIGHLIGHTS

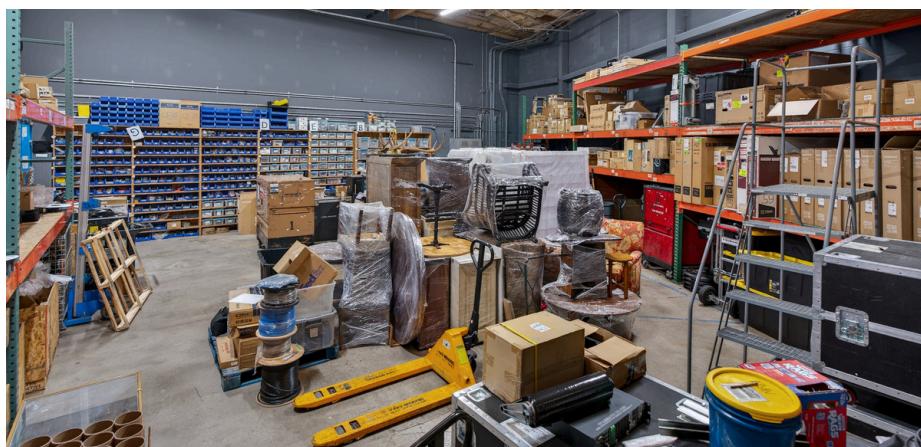
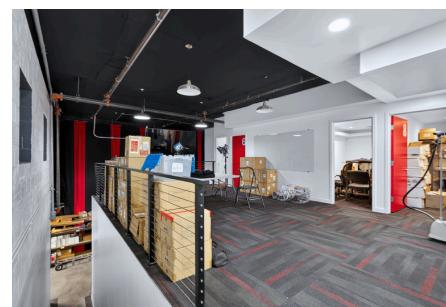
- Prime Burbank Location – Situated in the heart of Burbank's industrial corridor with close proximity to major studios, media hubs, and local amenities.
- Excellent Freeway Access – Convenient access to the I-5, SR-134, and SR-170 freeways for efficient regional connectivity.
- Flexible Industrial / Creative Use – Well-suited for warehouse, light manufacturing, studio support, or creative office uses (subject to zoning).
- Functional Building Layout – Efficient floor plan designed to accommodate a variety of operational needs.
- On-Site Parking & Loading – Practical parking and loading configuration to support daily operations.
- Strong Local Workforce & Amenities – Located near a skilled labor pool, dining, and services within Burbank.



PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP



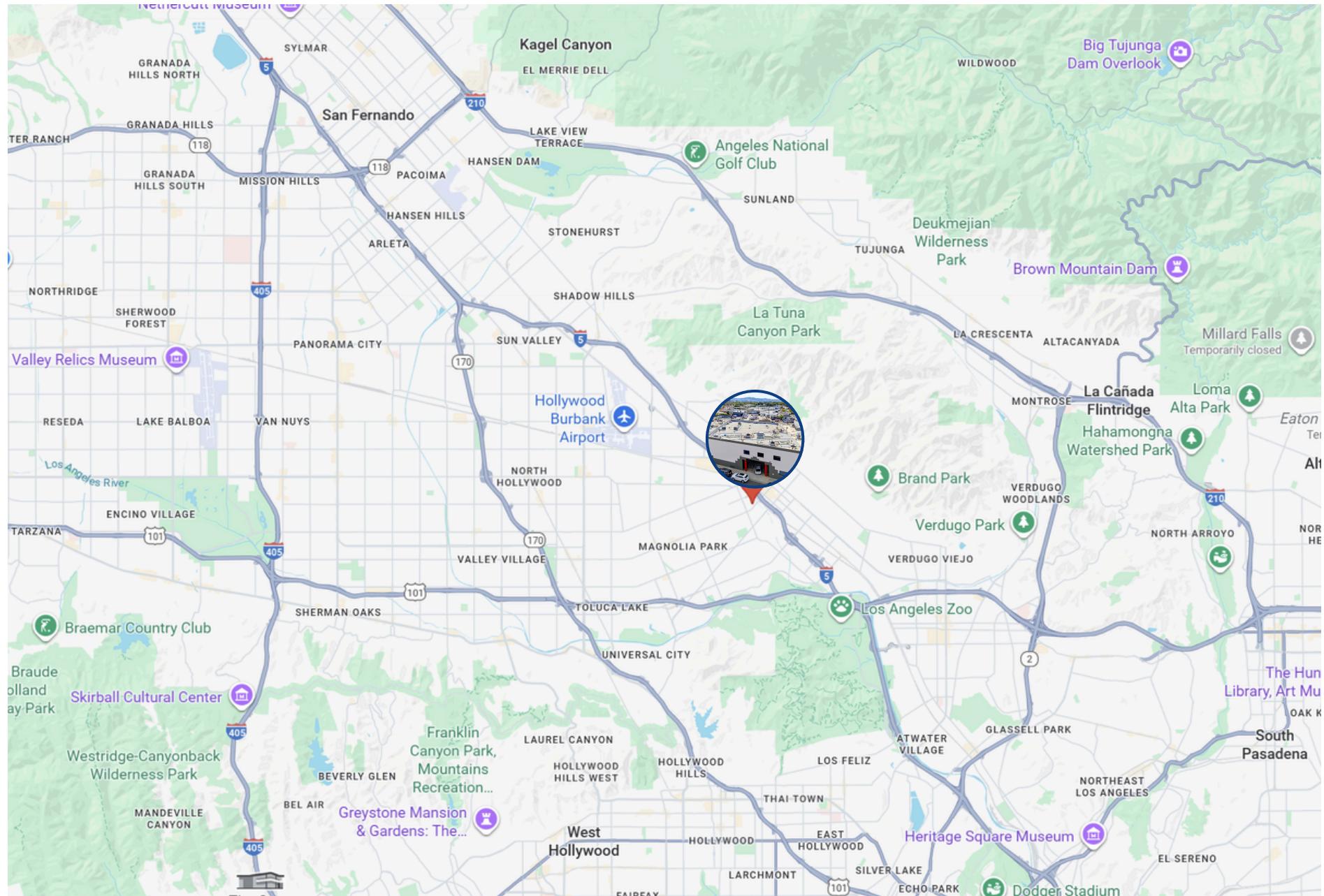
AERIAL MAP



LOCATED JUST NORTH OF BURBANK BOULEVARD AND EAST OF VICTORY PLACE, THIS PROPERTY IS SITUATED WITHIN BURBANK'S ESTABLISHED INDUSTRIAL AND MEDIA-ORIENTED CORRIDOR. THE SITE OFFERS CONVENIENT ACCESS TO INTERSTATE 5, STATE ROUTE 134, AND MAJOR SURFACE STREETS, PROVIDING STRONG CONNECTIVITY THROUGHOUT BURBANK, THE SAN FERNANDO VALLEY, AND THE GREATER LOS ANGELES REGION. THE SURROUNDING AREA IS CHARACTERIZED BY A MIX OF INDUSTRIAL, WAREHOUSE, FLEX, AND STUDIO-RELATED USERS, CREATING A WELL-ESTABLISHED COMMERCIAL ENVIRONMENT IDEAL FOR A WIDE RANGE OF INDUSTRIAL AND CREATIVE FLEX USES.



LOCATION MAP



DEMOGRAPHICS



| Category | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|-----------|-----------|
| 2024 Total Population | 32,426 | 153,729 | 448,546 |
| 2029 Population | 31,349 | 148,544 | 434,895 |
| Pop Growth 2024-2029 | -3.32% | -3.37% | -3.04% |
| Average Age | 41.50 | 41.70 | 40.90 |
| 2024 Total Households | 13,728 | 60,597 | 180,208 |
| HH Growth 2024-2029 | -3.58% | -3.62% | -3.24% |
| Median Household Income | \$69,384 | \$81,934 | \$76,958 |
| Avg Household Size | 2.30 | 2.50 | 2.40 |
| 2024 Avg HH Vehicles | 2 | 2 | 2 |
| Median Home Value | \$821,071 | \$877,829 | \$899,146 |
| Median Year Built | 1971 | 1958 | 1965 |



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