



**COMMERCIAL**  
REAL ESTATE

*the sign of a profitable property*

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## AUTO DEALERSHIP FOR LEASE: PRIME BURBANK

2220 N. Hollywood Way, Burbank, CA 91505



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# PROPERTY FEATURES

2220 N. Hollywood Way, Burbank, CA 91505







## APPROX. 1,400 SF

### RETAIL SPACE AVAILABLE

- ✓ ±1,400 SF building on 0.46 AC land
- ✓ Potential drive-thru site
- ✓ Currently a car dealership
- ✓ 98' frontage on Hollywood Way
- ✓ M2 Zoning
- ✓ Ground Lease available \$225k/year NNN

## AREA AMENITIES

- ✓ Proximal to Bob Hope Airport + area hotels and amenities
- ✓ Close access to 5 and 170 Freeways
- ✓ 3 schools and 3 parks within a 6 block radius
- ✓ 33,901 cars @ N Hollywood Way & Pacific Ave S
- ✓ Nearby Developments:
  - 2311 N. Hollywood Way - 862 residential units/9,700-square-foot of retail space
  - 2500 N. Hollywood Way - Aloft + Residence Inn Hotel

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	18,773	242,085	462,860
 Avg. HH Income	\$103,964	\$96,730	\$105,363
 Daytime Pop	15,608	202,152	386,932
 Traffic Count	± 33,901 CPD ON HOLLYWOOD WAY		

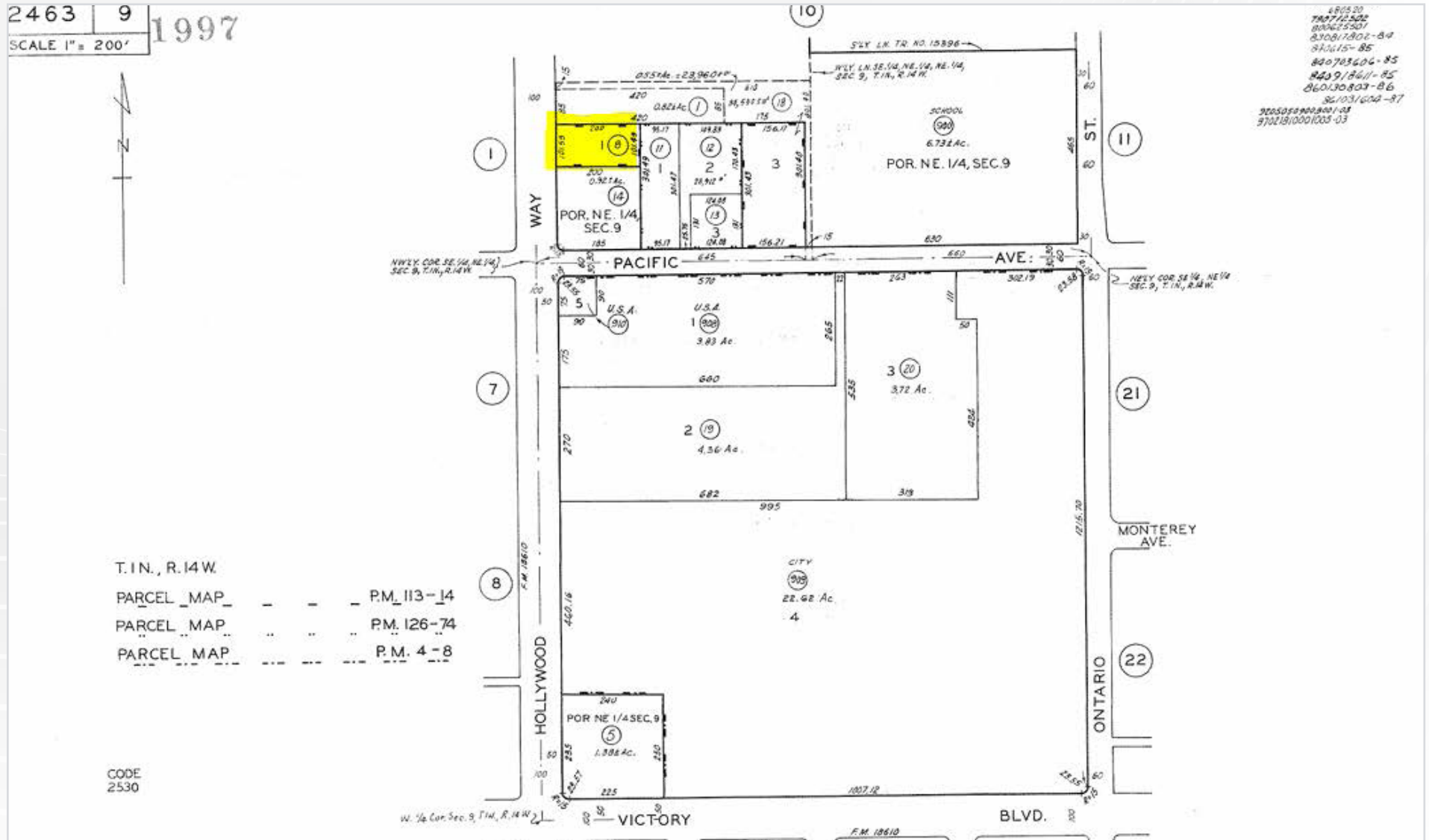


RETAIL SPACE  
BURBANK

# EXTERIOR PHOTOS

2220 N. Hollywood Way, Burbank, CA 91505





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N. HOLLYWOOD WAY  
VANDOWEN ST



AVAILABLE



TRADER JOE'S



AERIAL MAP





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