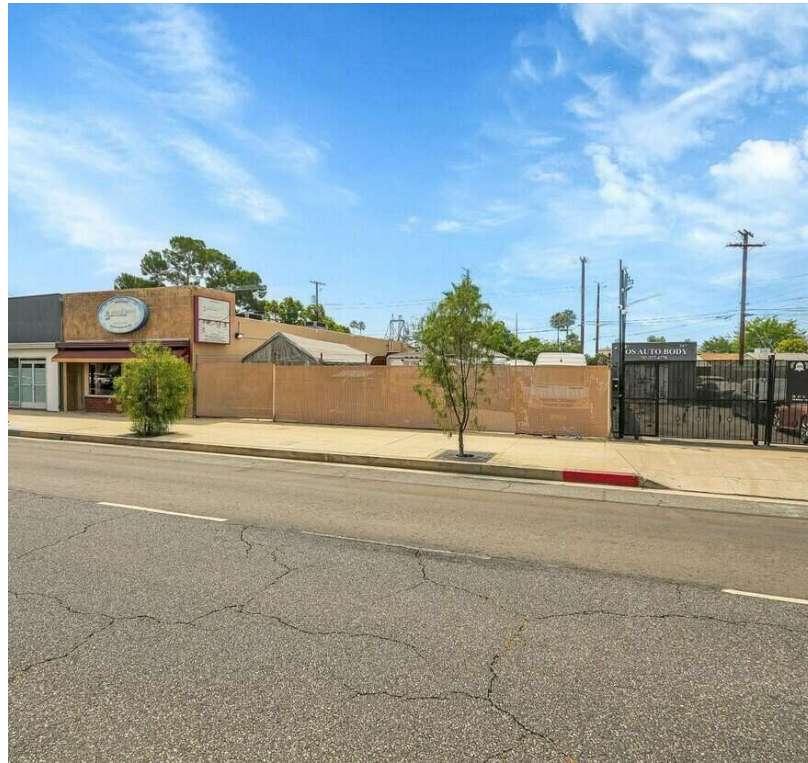
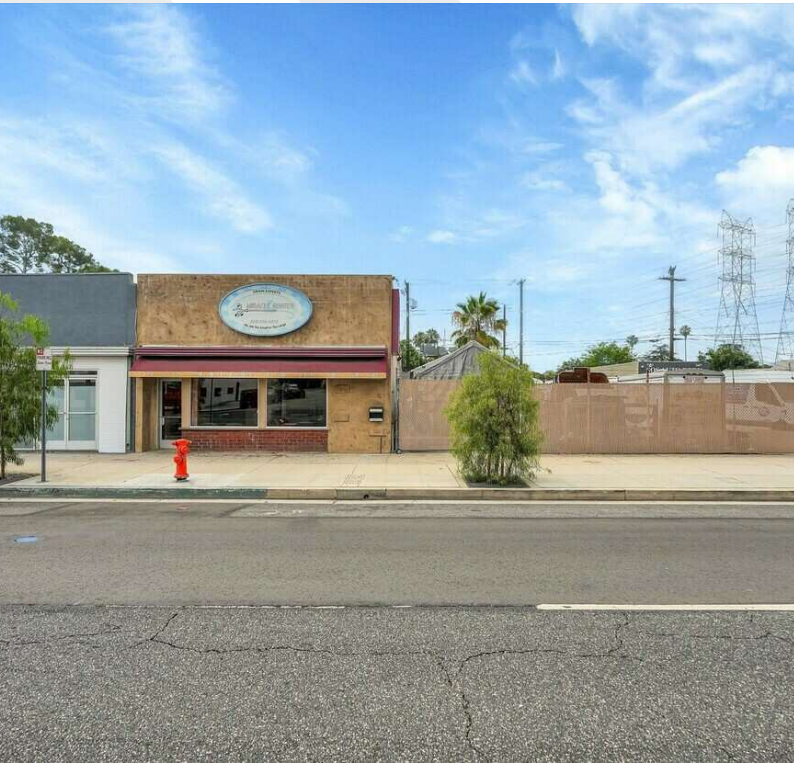


# FOR SALE - \$2,950,000

4204-4208 W Burbank Blvd , Burbank, CA 91505



## PROPERTY DESCRIPTION

Proud to present a rare three-parcel street-front property in the heart of Burbank, perfect for an owner-user or investor seeking flexibility, visibility, and long-term upside. With ±3000 SF of functional space, this asset offers a versatile layout that can accommodate retail, office, showroom, creative, or light industrial/flex uses.

Featuring gated on-site parking, alley access for deliveries, and prominent building signage, the property captures outstanding exposure along W Burbank Blvd, with high traffic count.

The C zoning provides a wide range of allowable uses, making this an adaptable property for multiple business types. Burbank also offers favorable city tax benefits compared to neighboring municipalities, creating additional value for both occupants and investors.

Situated in a prime corridor between Hollywood Way and Pass Ave, the property is surrounded by strong retail, service, and entertainment industry neighbors and is minutes from Warner Bros., Disney, NBC/Universal, and Downtown Burbank. Easy access to the 134, 101, and 5 Freeways ensures connectivity across the Greater Los Angeles area.

4204-4208 W Burbank Blvd combines location, visibility, and versatility—an ideal investment or occupancy play in one of Southern California's most business-friendly markets.

## PROPERTY HIGHLIGHTS

- Three Parcel Offering with combined improvements
- 3000SF of usable building space
- Alley access for loading/deliveries and additional circulation
- On-site gated parking for staff, tenants, or customers
- Building signage available – capitalize on exposure to high-traffic W Burbank Blvd .

## OFFERING SUMMARY

Sale Price:	\$2,950,000
Lot Size:	8,500 SF
Building Size:	3,000 SF

Karl Markarian

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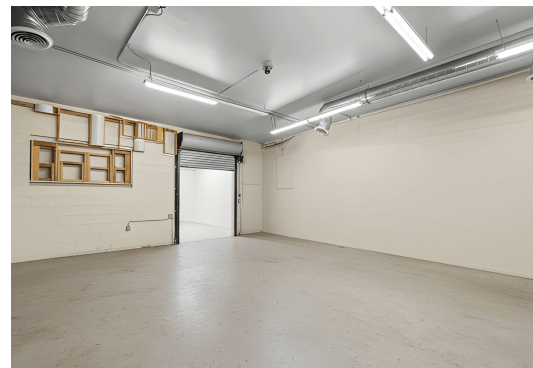
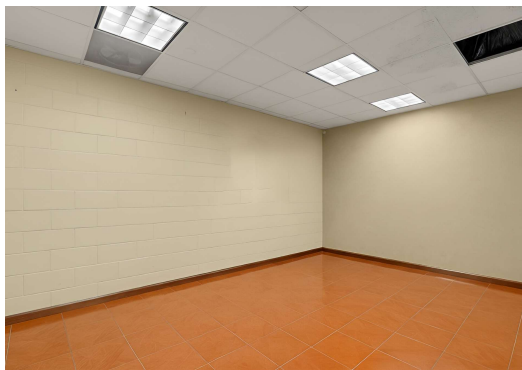
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# Additional Photos

4204-4208 W Burbank Blvd , Burbank, CA 91505

FOR SALE



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