



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RETAIL & OFFICE SPACES AVAILABLE IN BUSY NEIGHBORHOOD CENTER

401 S. Glenoaks Blvd, Burbank, CA 91502



CAROL MARMOR
(818) 697-9381 | cmarmor@illicre.com
DRE#01994635

GREG OFFSAY, CCIM
(818) 697-9387 | greg@illicre.com
DRE#01837719

ARMEN TCHAPANIAN
(818) 697-9362 | armen@illicre.com
DRE#02041876



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL/OFFICE SPACES
BURBANK, CA

EXCLUSIVELY LISTED BY

CAROL MARMOR

SENIOR ASSOCIATE

(818) 697-9381 | cmarmor@illicre.com
DRE#01994635

GREG OFFSAY, CCIM

EXECUTIVE VICE PRESIDENT

(818) 697-9387 | greg@illicre.com
DRE#01837719

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(818) 697-9362 | armen@illicre.com
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

401 S. Glenoaks Blvd, Burbank, CA 91502



APPROX. 1,586 - 7,000 SF

RETAIL SPACES AVAILABLE

- ✓ Abundant multi-level parking
- ✓ Strong neighborhood tenant mix
- ✓ First floor - unit 101: Former end-cap medical office | Reception area, waiting room, 2 restrooms and 8 offices with sinks
- ✓ Second floor - units 206-209: Office/retail space

AREA AMENITIES

- ✓ Located at busy signalized intersection
- ✓ Excellent street exposure
- ✓ Accessible from both main streets
- ✓ Convenient to the 5 Freeway, Major Studios, Burbank Town Center, and new IKEA
- ✓ Densely populated neighborhood

— DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	Population	40,351	149,128	460,442
	Avg. HH Income	\$86,423	\$108,129	\$103,740
	Daytime Pop	33,526	124,427	382,124
	Traffic Count	± 62,114 CPD ON GLEN Oaks BLVD & TUJUNGA AVE		

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UNIT 101

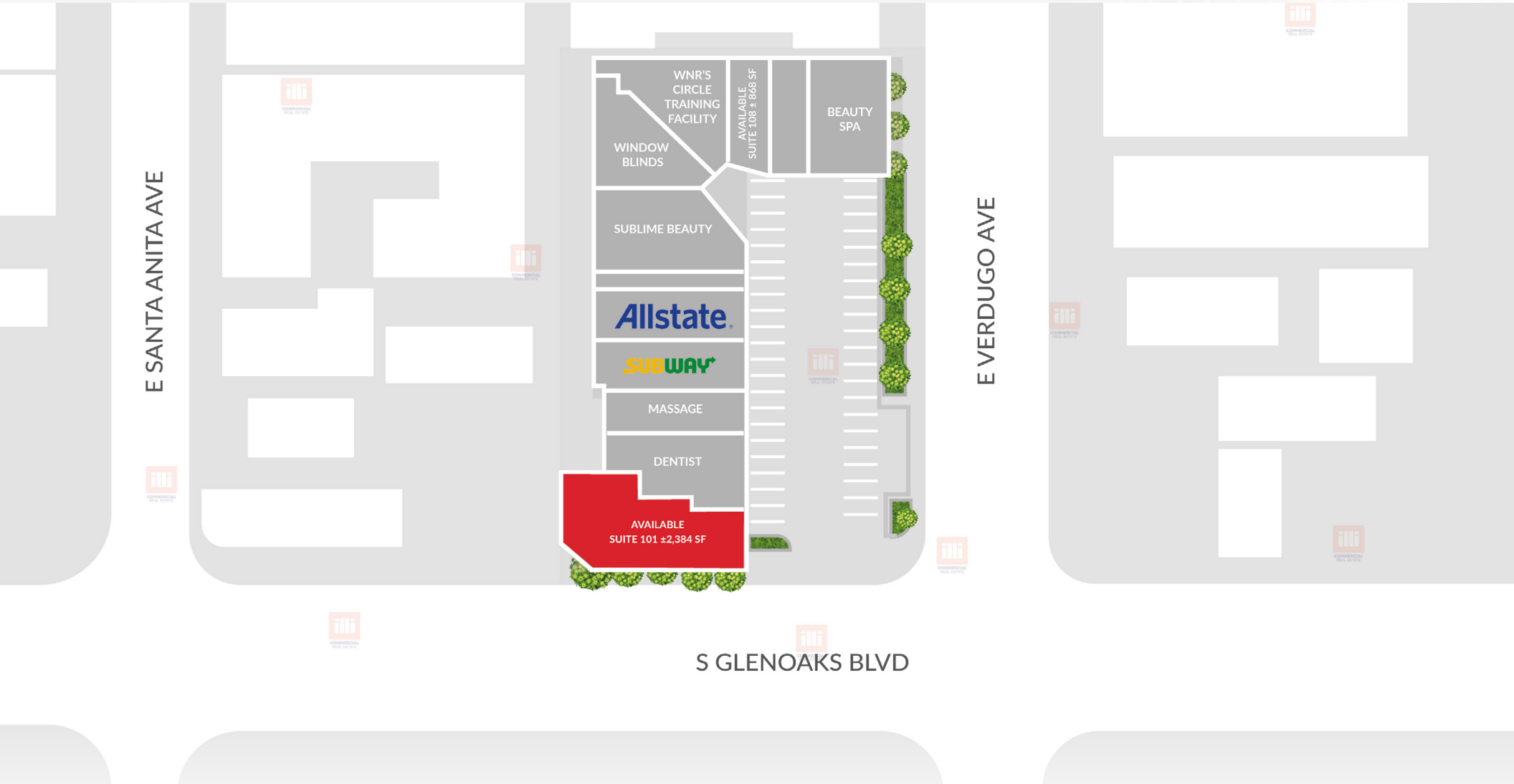
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RETAIL/OFFICE SPACES
BURBANK, CA

SITE PLAN | FIRST FLOOR

401 S. Glenoaks Blvd, Burbank, CA 91502



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RETAIL/OFFICE SPACES
BURBANK, CA

SITE PLAN | SECOND FLOOR

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AVAILABLE END OF SUMMER



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AERIAL MAP



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