



RETAIL SPACE AVAILABLE

2705 W Olive Ave, Burbank, CA 91505



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

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



RETAIL SPACE
BURBANK, CA

PROPERTY FEATURES

2705 W Olive Ave, Burbank, CA 91505



APPROX. 1,000 SF

RETAIL SPACE AVAILABLE

- ✓ Unit is sectioned into two areas, providing flexibility for a variety of business uses
- ✓ Suitable for retail, service, office, fitness and other commercial uses, subject to city approval
- ✓ Private restroom located in the rear of the unit
- ✓ Building signage/identity available
- ✓ Parking

AREA AMENITIES

- ✓ A well-located Burbank property on W Olive Avenue, offering convenient access to major studios, retail amenities, Providence Hospital, and key transportation corridors in the heart of the Media District
- ✓ Easy access to major surrounding streets and freeways near 134/101/5 freeway

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,949	193,316	594,154
 Avg. HH Income	\$145,854	\$118,777	\$114,203
 Daytime Pop	20,114	197,299	604,712
 Traffic Count	± 24,608 CPD ON W OLIVE AVE		

RETAIL SPACE
BURBANK, CA

INTERIOR PHOTOS

2705 W Olive Ave, Burbank, CA 91505





AERIAL MAP



**COMMERCIAL
REAL ESTATE**

ARMEN TCHAPANIAN

SENIOR ASSOCIATE

(818) 697-9362 | armen@illicre.com

DRE#02041876

TODD NATHANSON

PRESIDENT

(818) 514-2204 | todd@illicre.com

DRE#00923779



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

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.