



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Retail Property
For Sale

2320 W Magnolia Blvd, Burbank, CA 91506



OLE OLSON

SALES ASSOCIATE

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CALDRE #01973001

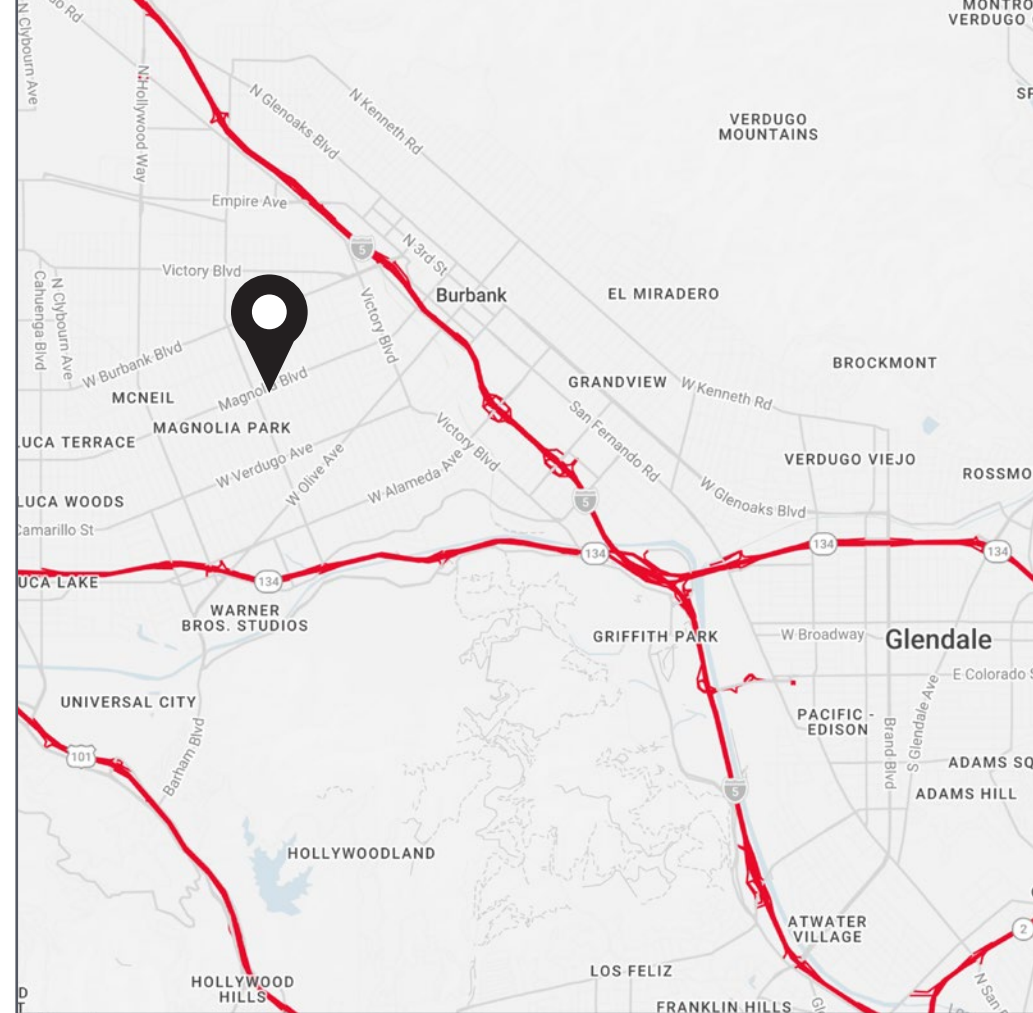
1111 NORTH BRAND BOULEVARD, SUITE 250
GLENDALE, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

SALE PRICE	\$3,450,000
AVAILABLE SPACE	3,850 RSF
LOT SIZE	7,820 SF



Property Overview

Newly built/remodeled retail property for sale. This property offers high-end finishes, abundant HVAC throughout, showers, a total of 800 AMPs of 3 phase power, and plenty of on-site parking providing a new owner with a turn-key option for their business to thrive on day one.

In close proximity to Porto's and KAPPA Studios, this centralized property has great foot and vehicle traffic and benefits from Burbank's business friendly approach to service and commerce. Call to schedule a tour now, this property will not last long.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

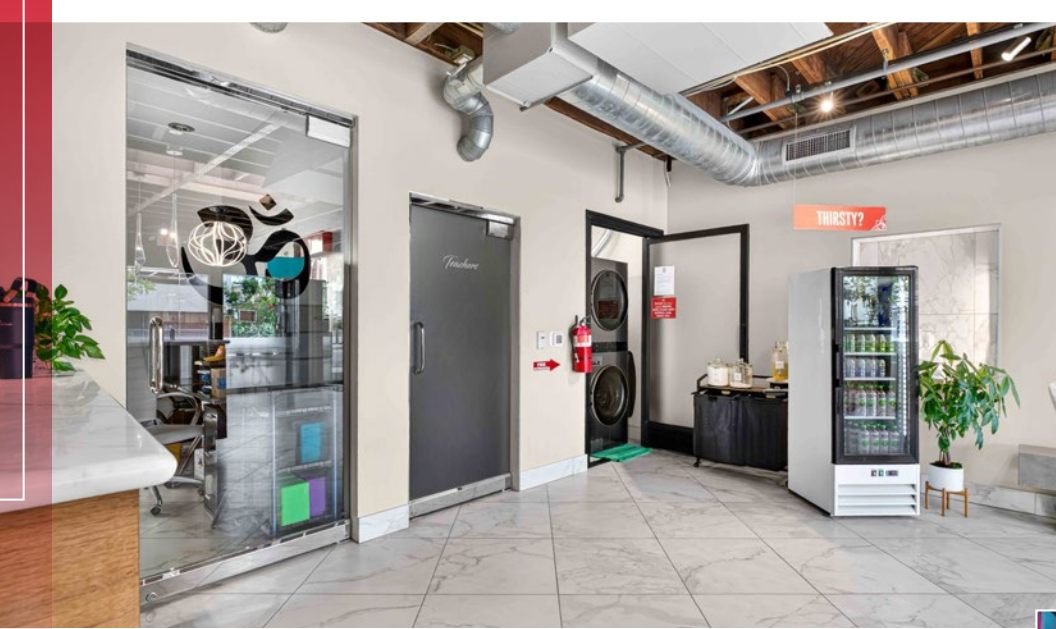
Property Photos



Property Photos



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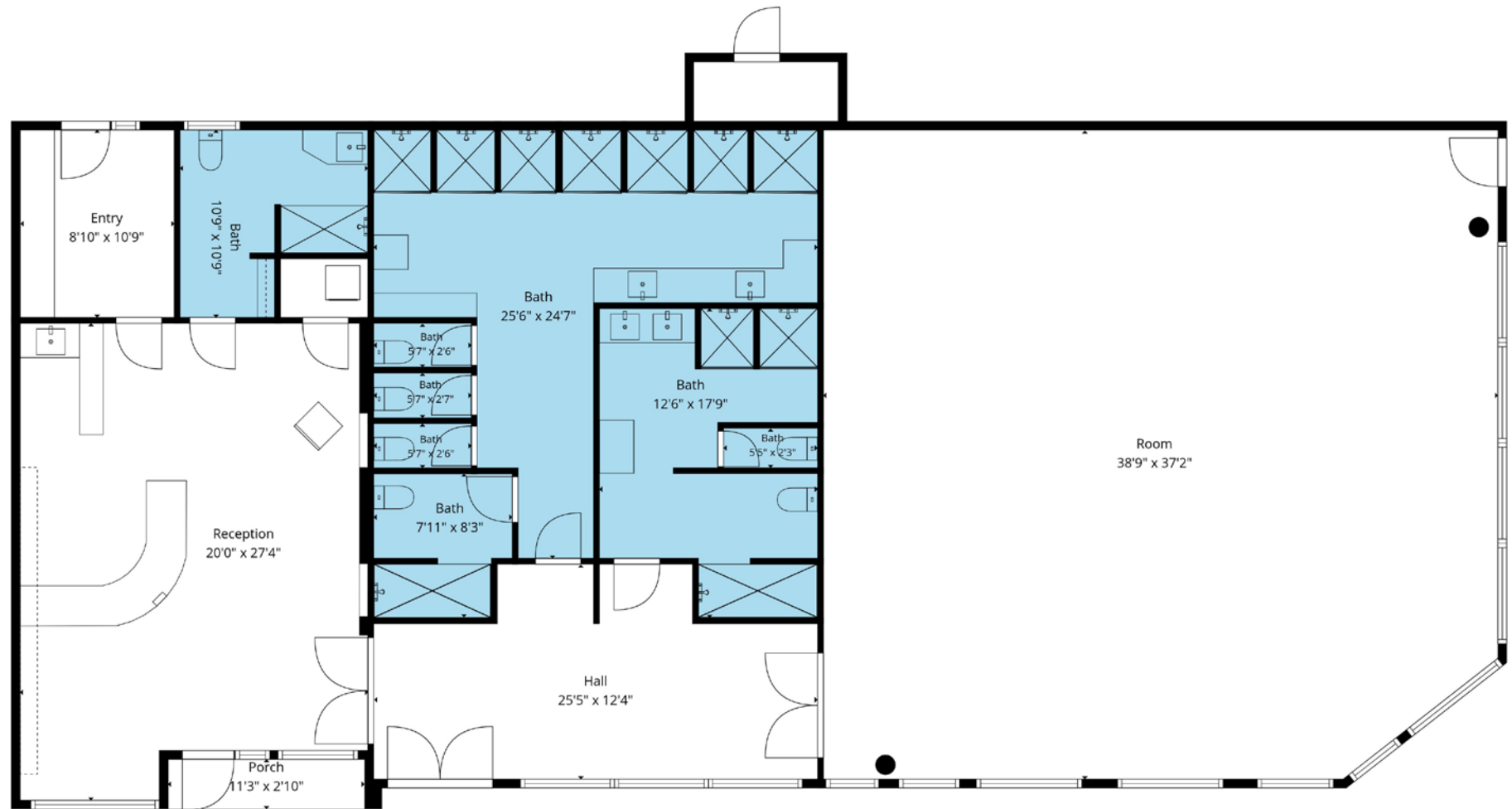
Property Photos



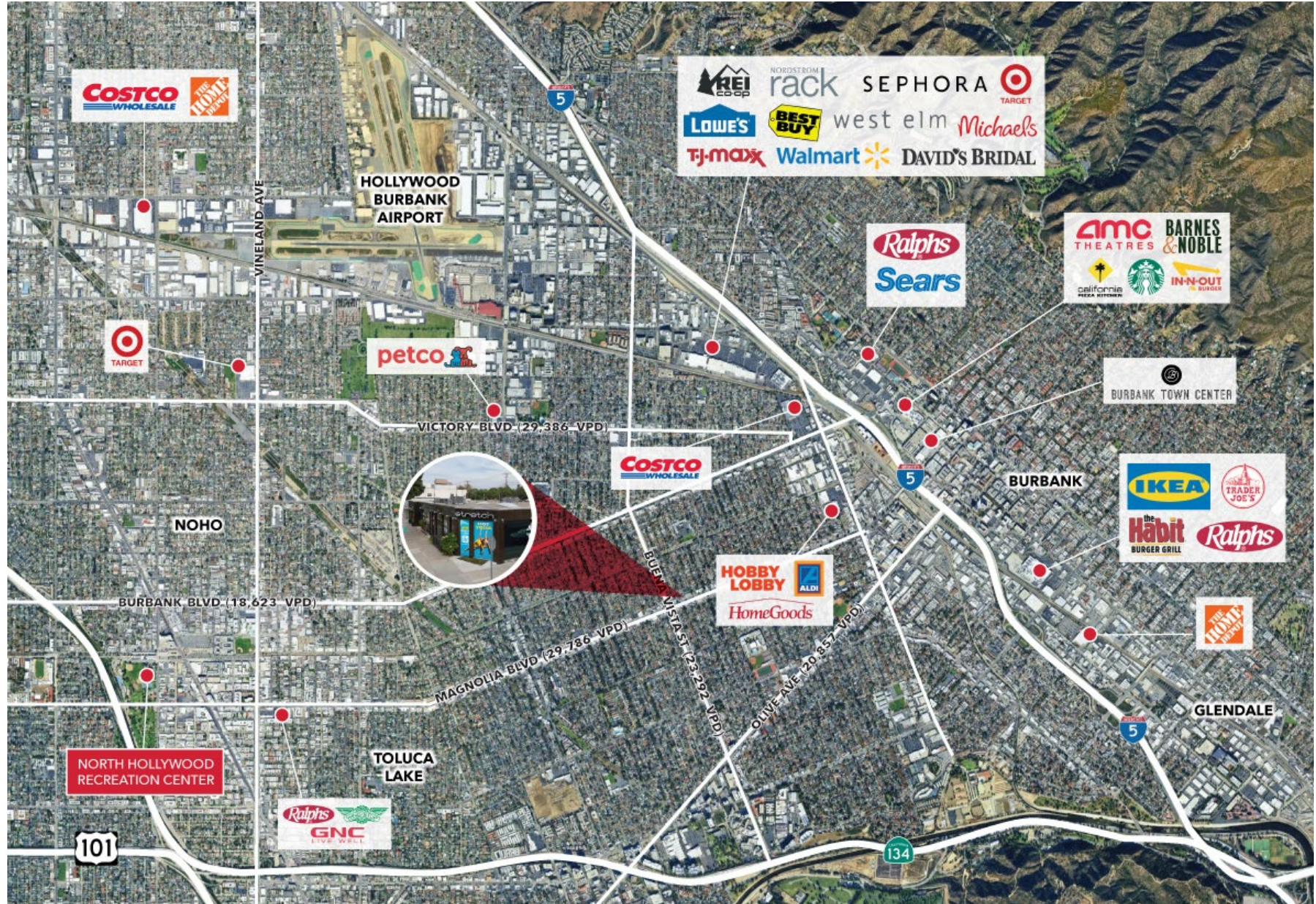
Property Photos



Floor Plan

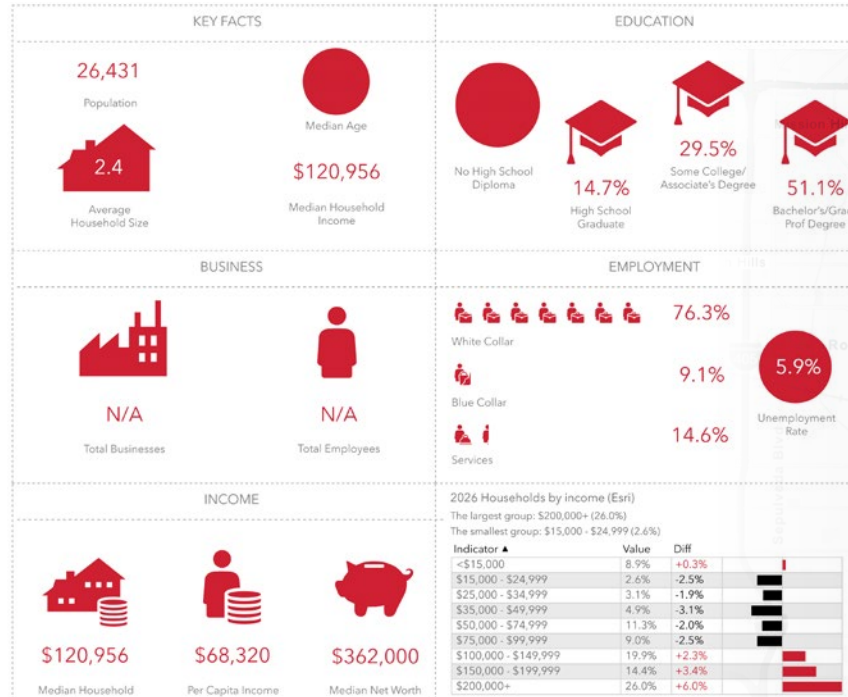


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	26,431	209,277	497,393
Households	10,936	91,410	215,513
Families	6,683	48,714	113,647
Average Household Size	2.41	2.27	2.27
Owner Occupied Housing Units	5,812	29,992	71,912
Renter Occupied Housing Units	5,124	61,418	143,601
Median Age	43.6	39.8	39.9
Median Household Income	\$120,956	\$93,167	\$92,342
Average Household Income	\$164,844	\$134,774	\$141,954

For more information, please contact:

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