

1610 W.
BURBANK
BLVD.

Burbank, California



**FOR LEASE | 3,726 SF | FREE STANDING BUILDING
DEDICATED FRONT & REAR PARKING LOTS**

BLVD Real Estate
Investment
Co. _____

1610 W. BURBANK BLVD.

Burbank, CA 91506

HIGHLIGHTS

- Fully air conditioned in a free standing building
- Just south from the Golden State (5) Fwy
- Surrounded by several national media companies such as: Universal Studios, Warner Bros Studios, ABC Studios, Warner Bros, Walt Disney, and many more.

PROPERTY SPECIFICATIONS

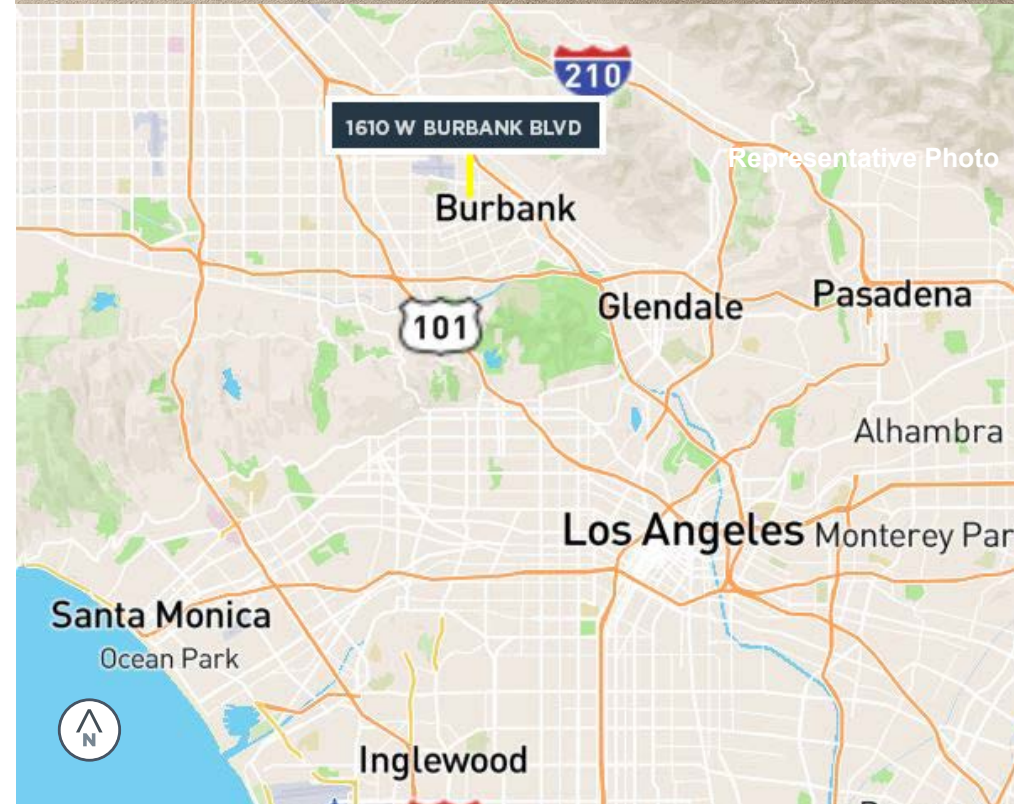
Building Size (approx.):	3,726 SF
Demisable:	1,864 SF Spaces
Zoning:	C3
Parking:	15
Parking Ratio:	4.03
Thoroughly Renovated:	2007/2010
Land Area (approx.):	0.19 Acres (8,249 SF)
Parcel Number:	2449-003-003

LOCATION SUMMARY

The subject property is ideally situated on the prominent street of Burbank Blvd and adjacent to Interstate-5, the major north/south corridor running through Los Angeles. The property is also located near downtown Burbank which is home to several Universal media companies such as Warner Bros Studios, Universal Studios, and Walt Disney Studios. The property benefits from being in a high infill trade area with several national credit retailers such as Walmart Supercenter, Costco, Ikea, Target, and many more. Strong demographics further enhance the value of this location with an AHHI of over \$130,000 within 1 mile of the subject property.

DEMOGRAPHICS

Source: Costar	1 Mile	3 Miles	5 Miles
Population	23,220	193,094	444,388
Average HHI	\$130,265	\$116,933	\$116,907
Employees	20,739	127,832	247,900



PROPERTY PHOTOS - INTERIOR AND REAR PARKING LOT



ABC STUDIOS

WARNER BROS STUDIOS

WALT DISNEY STUDIOS

THE BURBANK STUDIOS

1610 W BURBANK BLVD

VICTORY BOULEVARD

INTERSECTION: 46,900 VPD

BURBANK BOULEVARD

Walmart

COSTCO
WHOLESALE

BEST
BUY

TARGET

LOWE'S

INTERSTATE 5 (204,000 VPD)

INTERSTATE
5

SITE PLAN



W. BURBANK BOULEVARD

15 TOTAL PARKING
STALLS
7 IN FRONT LOT

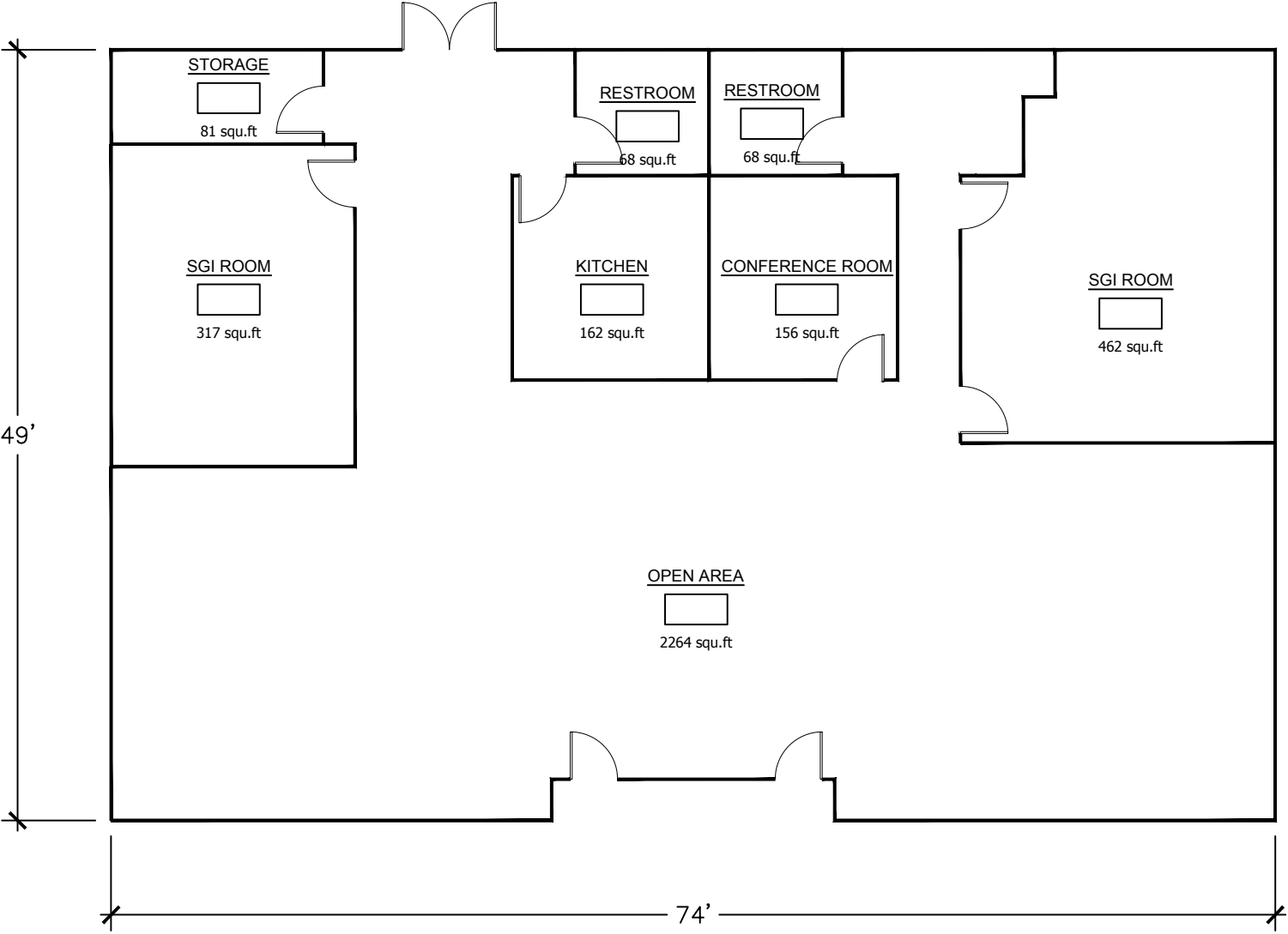
N. SPARKS STREET

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8 PARKING STALLS
(1 COVERED)

N. DOSS DRIVE

FLOOR PLAN



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