



PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Office/Retail



SIZE

Suite A - 5,000 SF
Suite B - 2,000 SF



RATE

\$1.75 per sqft



PARKING

2 Parking Space



TERM

1 year



YEAR BUILT

1950



ZONING

LAC2

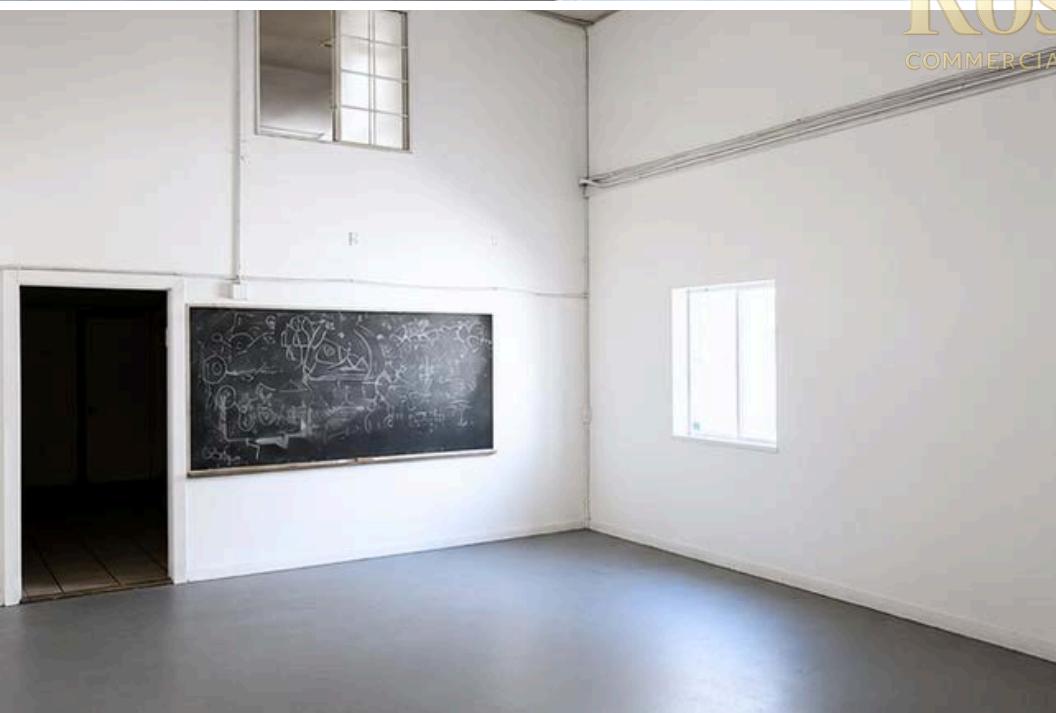


PROPERTY PHOTOS

SUITE A



Rose & Co.
COMMERCIAL GROUP



PROPERTY SHOWCASE



±20-FOOT CLEAR CEILING HEIGHT

Open warehouse layout with impressive vertical clearance, providing flexibility for storage, manufacturing, creative workspace, showroom, or light industrial uses



GROUND-LEVEL ROLL-UP DOOR ACCESS

Large roll-up loading door allows for efficient loading, unloading, deliveries, and operational functionality.



FLEXIBLE OPEN FLOOR PLAN

Spacious warehouse area with minimal obstructions, offering a highly adaptable layout suitable for a variety of commercial and industrial users

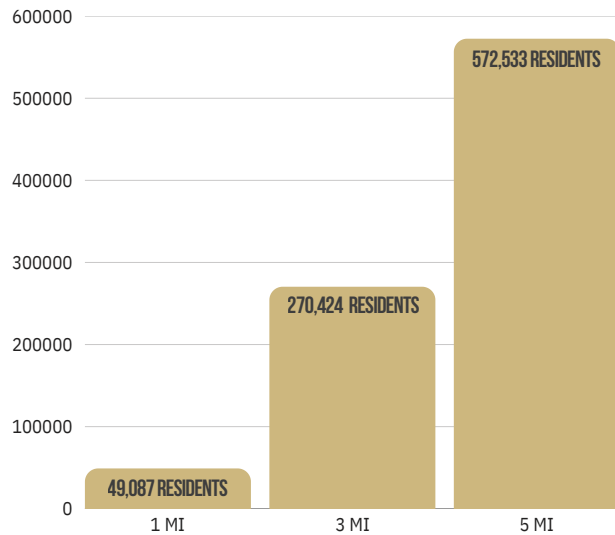


DEDICATED OFFICE / BREAK AREA

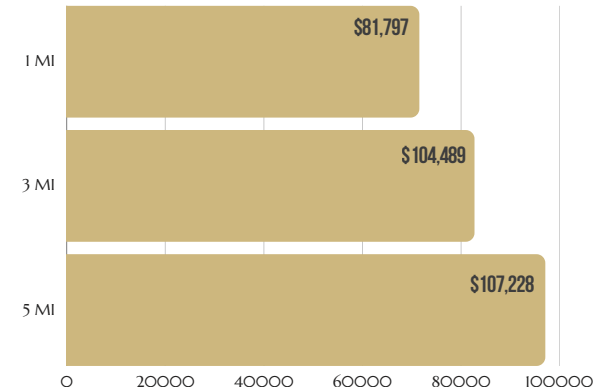
Includes a private office, kitchenette, and restroom facilities, providing a functional workspace for employees and management.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Elmer Ave	Burbank Blvd	832 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	840 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,897 vehicles/day	.04 miles
Burbank Blvd	Elmer Ave	21,591 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	23,011 vehicles/day	.04 miles
Burbank Blvd	Bakman Ave	22,721 vehicles/day	.04 miles
Elmer Ave	Burbank Blvd	786 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	793 vehicles/day	.07 miles
Elmer Ave	Burbank Blvd	1,600 vehicles/day	.08 miles
Klump Ave	Burbank Blvd	1,618 vehicles/day	.08 miles



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