



## WAREHOUSE LOCATED IN PRIME AREA NEAR BURBANK EMPIRE CENTER

2301 Empire Ave, Burbank, CA 91504



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WHAREHOUSE SPACE  
BURBANK, CA

# PROPERTY FEATURES

2301 Empire Ave, Burbank, CA 91504







## APPROX. 2,915 SF

WHAREHOUSE SPACE AVAILABLE

- ✓ Sublease available
- ✓ Highly visible space
- ✓ Gated parking
- ✓ Roll up door
- ✓ High ceilings

## AREA AMENITIES

- ✓ Located at one of the busiest signalized intersection
- ✓ On the corner of Lincoln St and Empire Ave in Burbank
- ✓ Major bus stop on corner
- ✓ Walking distance to Burbank Empire Center, variety of retailers and restaurants
- ✓ Close to Hollywood Burbank Airport
- ✓ Close to 5 and 134 freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	23,875	205,955	446,203
 Avg. HH Income	\$124,708	\$112,537	\$115,725
 Daytime Pop	23,110	200,494	436,387
 Traffic Count	± 19,856 CPD ON EMPIRE AVE		

WHAREHOUSE SPACE  
BURBANK, CA

# INTERIOR PHOTOS

2301 Empire Ave, Burbank, CA 91504





**WOODBURY UNIVERSITY**  
FOUNDED IN 1884



**Hollywood Burbank Airport**

SAN FERNANDO ROAD

N. GLENOAKS BLVD



**AVAILABLE**

**Staples**



**Walmart**



**SPROUTS FARMERS MARKET**

**BURBANK TOWN CENTER**

AMC THEATRES ★ macy's H&M

Bath & Body Works BARNES & NOBLE california pizza kitchen



**BEST BUY**



**CVS pharmacy**

Sleep



H&M

**SUBWAY**

**Staples**

**HOBBY LOBBY**



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**BEST BUY**

**Smart & Final.**

**WOODBURY UNIVERSITY**  
FOUNDED IN 1884



Hollywood Burbank Airport

CVS pharmacy



**99c only STORES.**



**SPROUTS FARMERS MARKET**



*Walgreens*

**Walmart**

**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

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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.