



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



RETAIL & OFFICE SPACES AVAILABLE IN BUSY NEIGHBORHOOD CENTER

401 S. Glenoaks Blvd, Burbank, CA 91502



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CoStar[®]
POWERBROKER[™]



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RETAIL SPACE
BURBANK, CA



EXCLUSIVELY LISTED BY

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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.

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PROPERTY FEATURES

401 S. Glenoaks Blvd, Burbank, CA 91502







APPROX. 1,074 SF

RETAIL SPACE AVAILABLE

- ✓ Abundant multi-level parking
- ✓ Strong neighborhood tenant mix

AREA AMENITIES

- ✓ Located at busy signalized intersection
- ✓ Excellent street exposure
- ✓ Accessible from both main streets
- ✓ Convenient to the 5 Freeway, Major Studios, Burbank Town Center, and new IKEA
- ✓ Densely populated neighborhood

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	40,351	149,128	460,442
 Avg. HH Income	\$86,423	\$108,129	\$103,740
 Daytime Pop	33,526	124,427	382,124
 Traffic Count	± 62,114 CPD ON GLENOAKS BLVD & TUJUNGA AVE		

SITE PLAN | FIRST FLOOR

401 S. Glenoaks Blvd, Burbank, CA 91502



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AVAILABLE

TRADER JOE'S



AERIAL MAP

AVAILABLE
(818) 501-2212



**COMMERCIAL
REAL ESTATE**

ALL FOR HEALTH
HEALTH FOR ALL

COMMUNITY HEALTH CENTER
NOOBAR JANOJIAN, M.D.

AIR DENTAL

WINN-DIXIE

TRAIL STUDIO

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