



1112 W MAGNOLIA BLVD, BURBANK, CA 91506

Retail



FOR SALE

OFFERING MEMORANDUM



● SITE DESCRIPTION

IKON Properties is proud to present this investment opportunity located at 1112 W Magnolia Blvd in Burbank, positioned along a well-established stretch of West Magnolia Boulevard in one of the city's most desirable and active neighborhoods. The property benefits from strong street frontage along Magnolia Boulevard, offering excellent visibility and accessibility within a vibrant, pedestrian-friendly corridor. The surrounding area is supported by a diverse mix of boutique retail, restaurants, creative office, and neighborhood-serving businesses, contributing to consistent foot traffic and consumer demand.

The asset offers on-site parking, providing added convenience for tenants and visitors—an important feature in this high-demand submarket. With its versatile layout and prime location, the property presents an opportunity for both owner-users and investors seeking stable income potential with future upside through repositioning or rental growth. Its strategic location provides convenient access to major thoroughfares and nearby freeways, including Interstate 5, enhancing connectivity throughout the San Fernando Valley and the greater Los Angeles area. Combining a prime Burbank location, strong exposure, and long-term investment potential, this offering represents a compelling opportunity to acquire a well-located commercial asset in a highly sought-after corridor.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Retail

PRICE
\$1,650,000

PARCEL NUMBER
2446-003-005

BUILDING
1,615 SF

LOT
2,668 SF

YEAR BUILT
1982

ZONING
BUC3



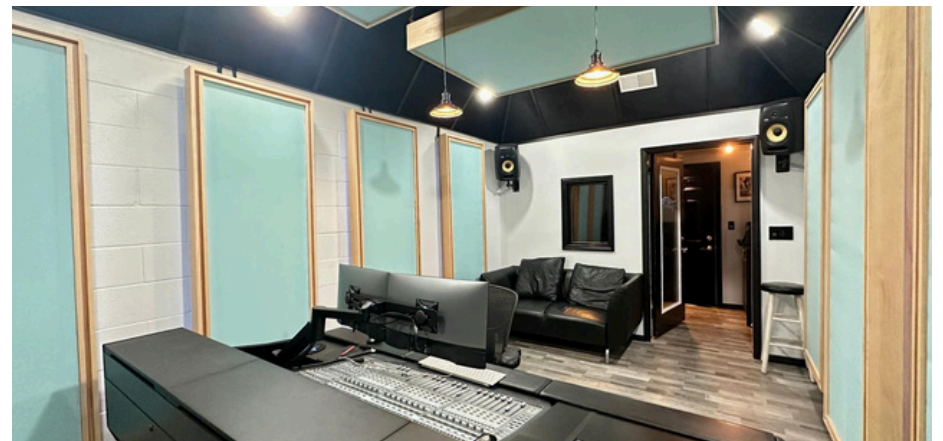
PROPERTY HIGHLIGHTS

- **Prime location along West Magnolia Boulevard**, a highly sought-after retail and dining destination in Burbank
- **Excellent street frontage** with strong visibility and consistent exposure to daily vehicular and pedestrian traffic
- **Positioned within a vibrant corridor** featuring boutique retail, restaurants, and creative office users
- **On-site parking** providing convenience for tenants, customers, and visitors
- **Ideal for owner-user or investment**, with potential for rental upside or repositioning
- **Convenient access to major thoroughfares and nearby freeways**, including Interstate 5, offering strong regional connectivity



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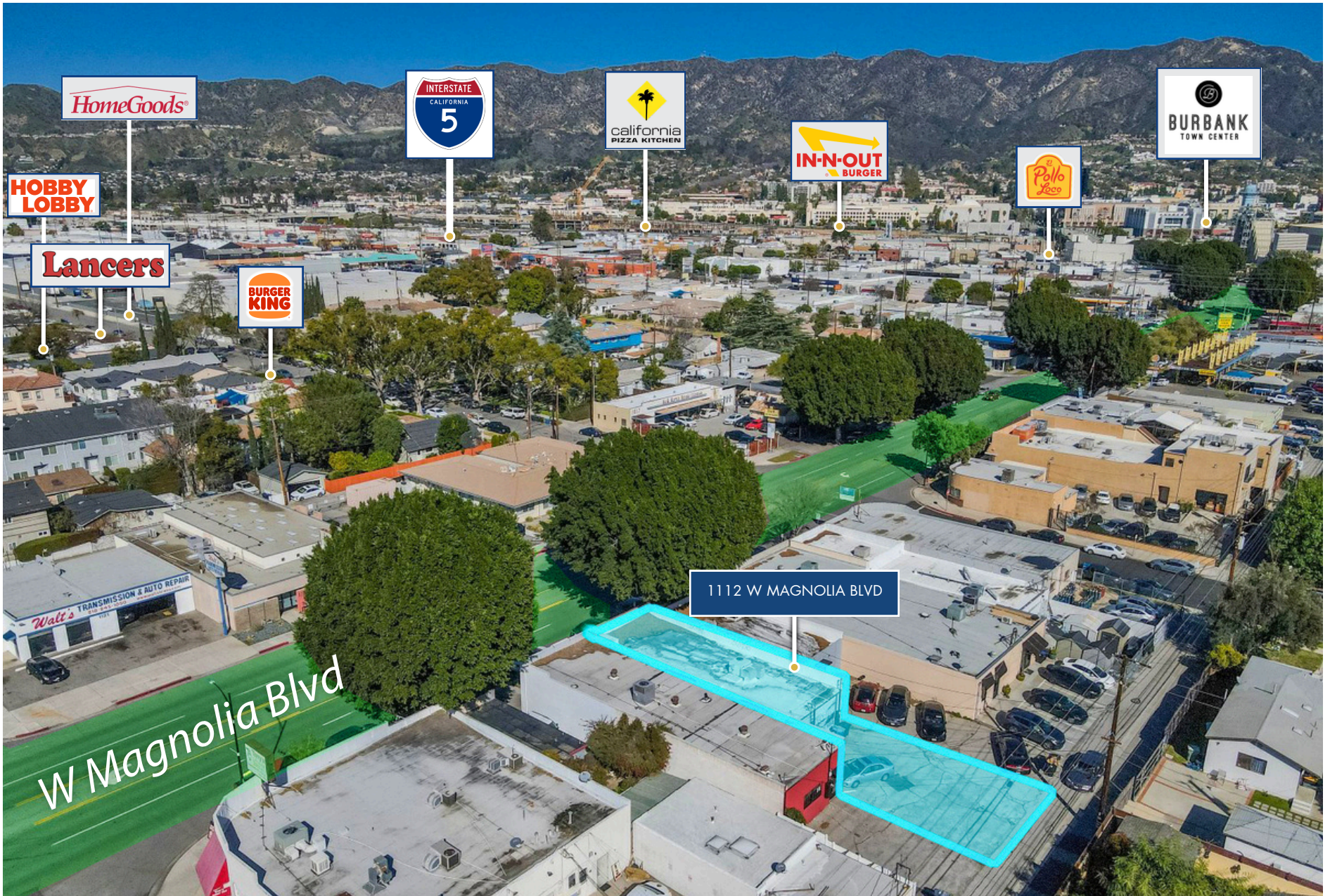
PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP



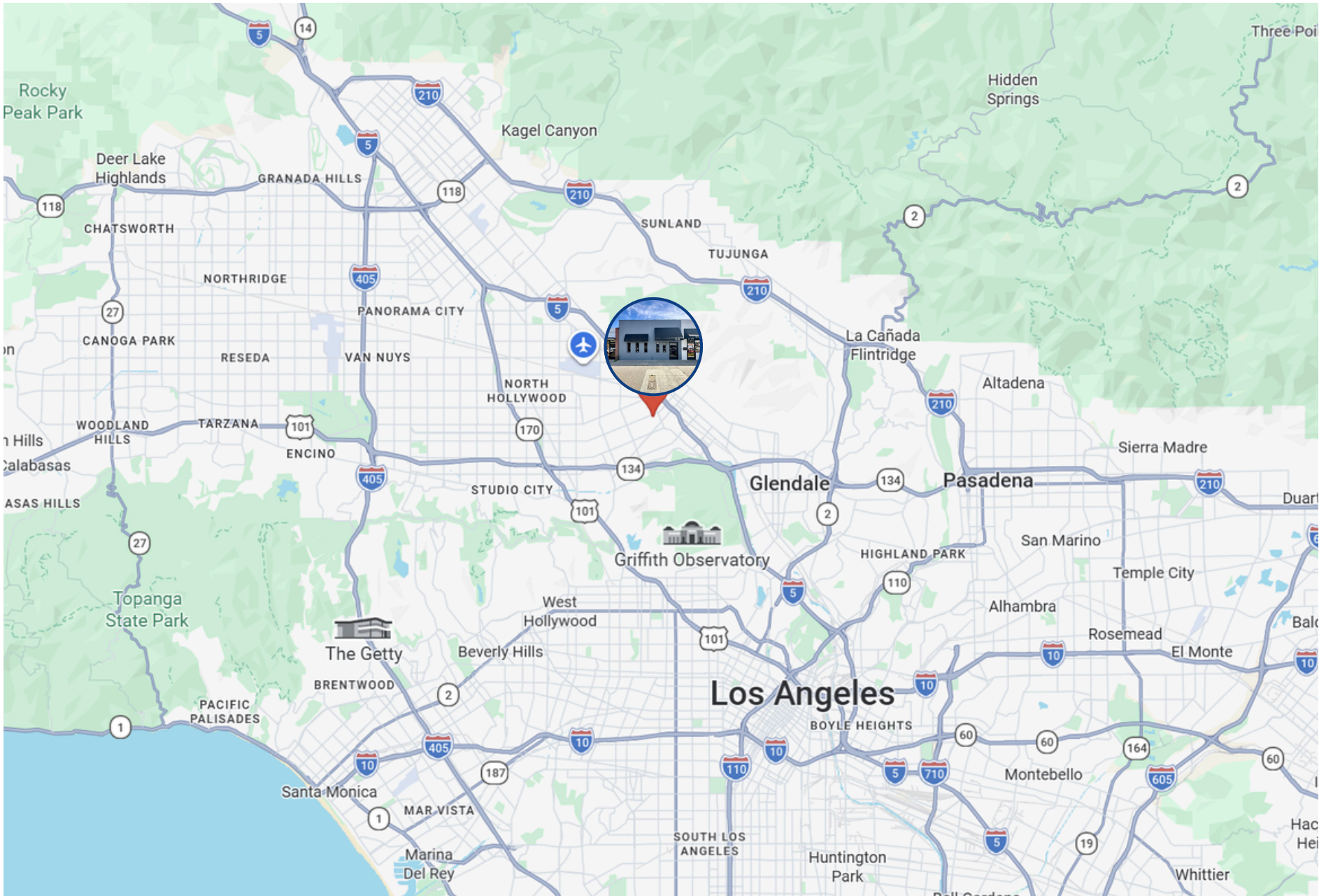
AERIAL MAP



LOCATED ALONG WEST MAGNOLIA BOULEVARD IN BURBANK, 1112 W MAGNOLIA BLVD SITS WITHIN A WELL-ESTABLISHED AND HIGHLY DESIRABLE RETAIL CORRIDOR KNOWN FOR ITS VIBRANT MIX OF BOUTIQUE SHOPS, RESTAURANTS, AND CREATIVE OFFICE SPACES. THE PROPERTY OFFERS STRONG VISIBILITY AND FRONTAGE ALONG A HEAVILY TRAVELED THOROUGHFARE, PROVIDING CONSISTENT DAILY EXPOSURE TO BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. THE LOCATION PROVIDES CONVENIENT ACCESS TO INTERSTATE 5 AND OTHER MAJOR ARTERIALS, ALLOWING FOR EFFICIENT CONNECTIVITY THROUGHOUT THE SAN FERNANDO VALLEY AND THE GREATER LOS ANGELES AREA.

1112 W MAGNOLIA BLVD

LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2025 Total Population	24,373	167,513	468,071
2030 Population	24,205	165,891	465,194
Pop Growth 2025-2030	-0.69%	-0.97%	-0.61%
Average Age	42.40	41.80	41.30
2025 Total Households	10,038	67,267	190,977
HH Growth 2025-2029	-0.96%	-1.22%	-0.81%
Median Household Income	\$94,444	\$92,526	\$86,403
Avg Household Size	2.40	2.40	2.40
2025 Avg HH Vehicles	2	2	2
Median Home Value	\$1,045,796	\$1,030,279	\$1,025,778
Median Year Built	1961	1960	1965



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