



OFFERING MEMORANDUM

COMMERCIAL MIXED - USE

2114 W. MAGNOLIA BLVD,
BURBANK, CA 91506

EXCLUSIVE LISTING BY:

MIG | COMMERCIAL
REAL ESTATE
SERVICES, INC

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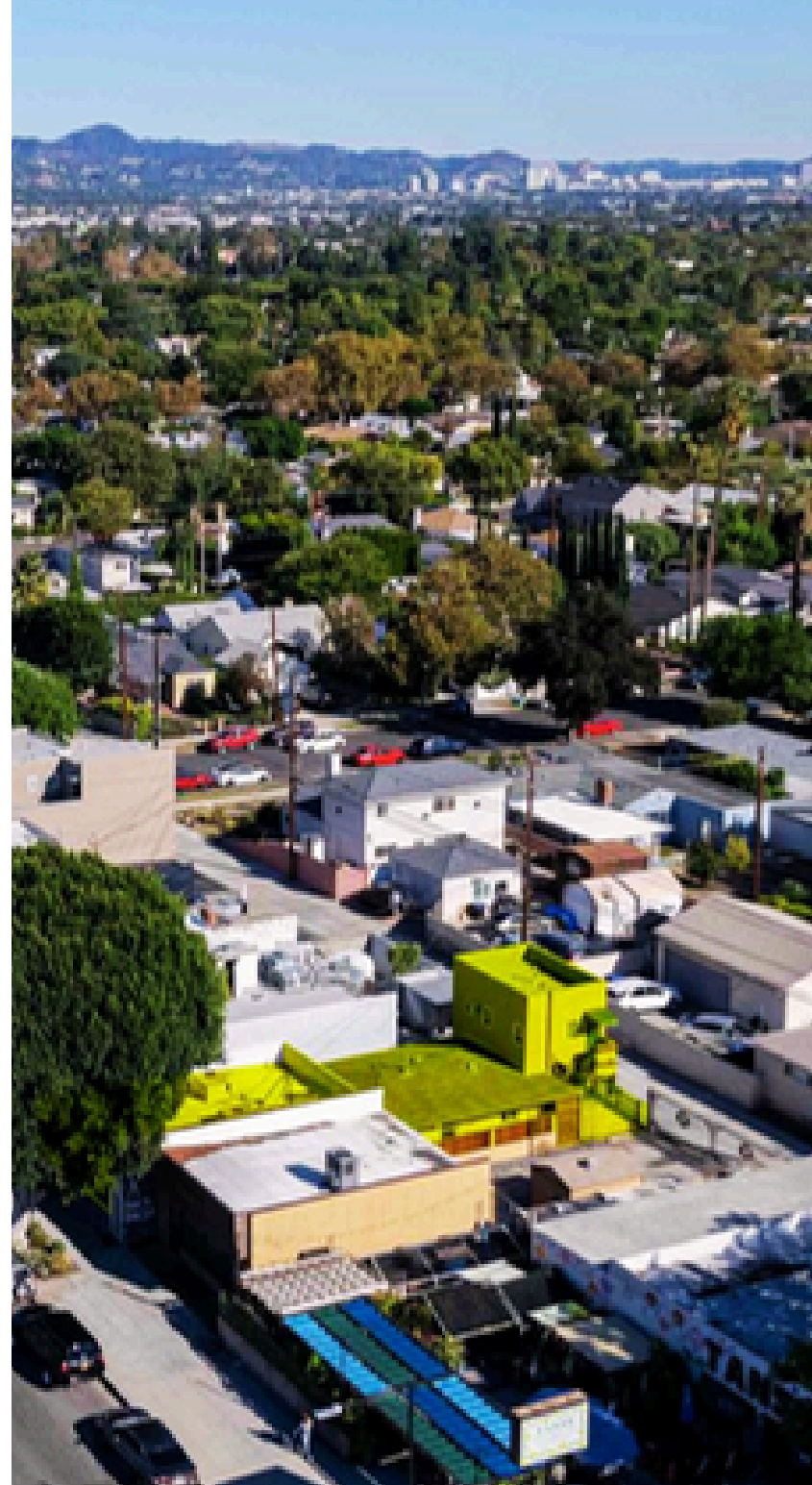
OFFER MEMORANDUM

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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

MIG Commercial presents a ±1,591 SF mixed-use property located in Burbank's Magnolia Park district. Built in 1955 with wood frame stucco construction, it features two ground-floor retail units and two residential apartments above, offering excellent visibility and income potential. Its strategic location and versatility make this property a great investment opportunity.

SQUARE FEET

1,591 SF

LOT SIZE

2,500 SF

PARCEL NUMBER

2447-007-004

PRICE/PSF

\$1,300,000 (\$817/PSF)

YEAR BUILT

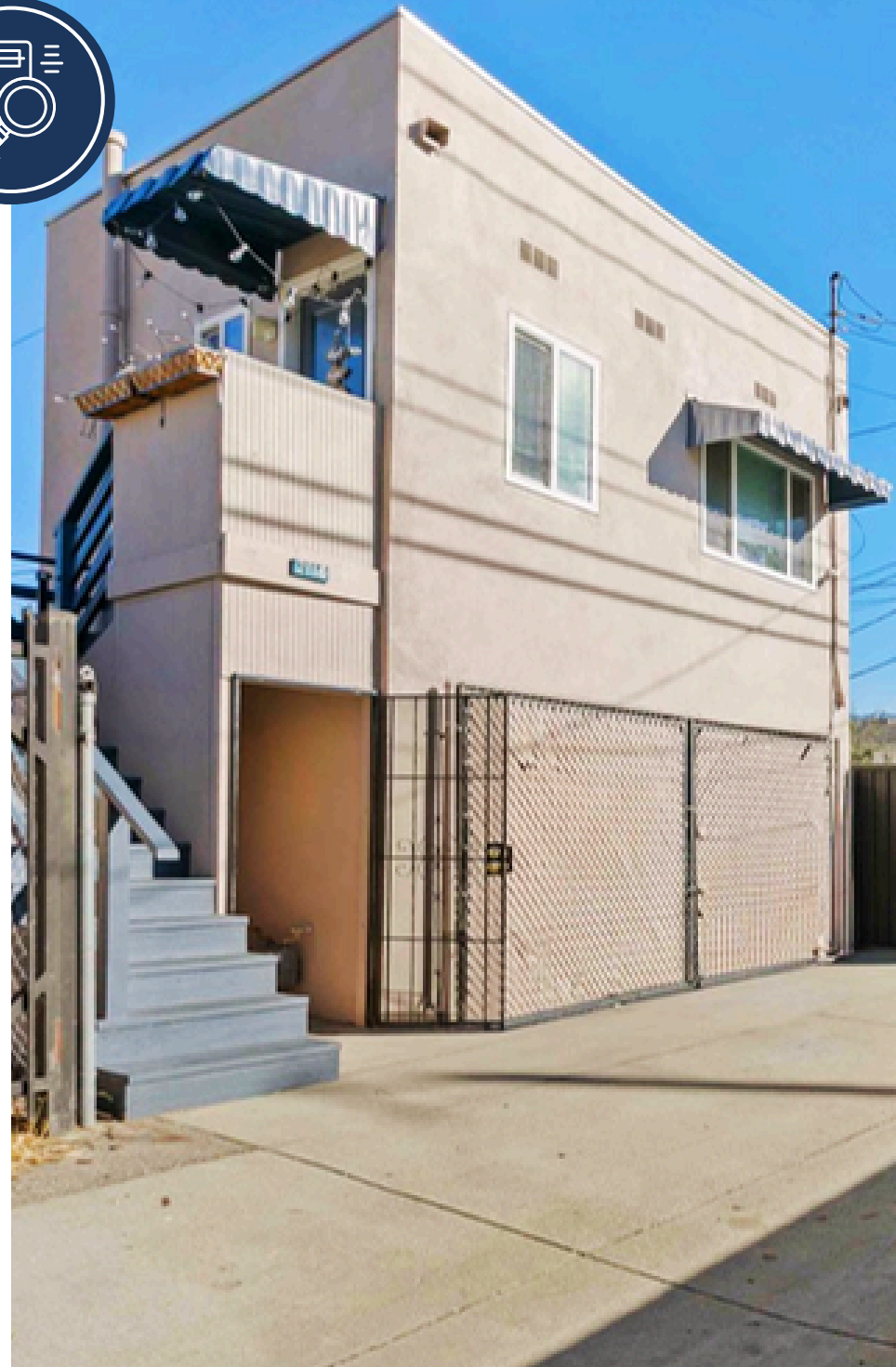
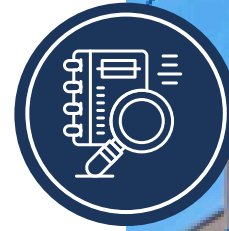
1955

ZONING

BUC3YY

LAND USE

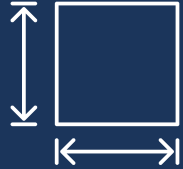
MIXED USE





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PROPERTY CHARACTERISTICS



1,591 TOTAL SQUARE
FOOTAGE



SBA FINANCING
AVAILABLE



24,202 TRAFFIC COUNT
ON MAGNOLIA BLVD



OWNER USER OR
INVESTMENT



NEAR 134 & I-5
FREEWAYS



2 PARKING SPACES

ADDITIONAL DETAILS:

- ✓ Multi-Tenant Income Potential
- ✓ Near 134 & I-5 Freeways
- ✓ Burbank's Magnolia Park District
- ✓ Retail & Residential Mix
- ✓ Pedestrian Friendly Corridor
- ✓ Near by landmarks - Warner Bros, Disney & Universal Studios.



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EXECUTIVE SUMMARY

MIG Commercial presents a $\pm 1,591$ SF mixed-use property located in Burbank's Magnolia Park district, offering strong street visibility and flexible income potential. Built in 1955, it features two ground-floor retail units and two residential apartments above (a one-bedroom and a studio), ideal for both investors and owner-users.

Its prime location near Warner Bros., Disney, and Universal Studios ensures steady foot traffic and long-term demand. With easy access to the 134 and I-5 freeways, this property combines commercial exposure, residential stability, and lasting value in one of Burbank's most sought-after corridors.

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

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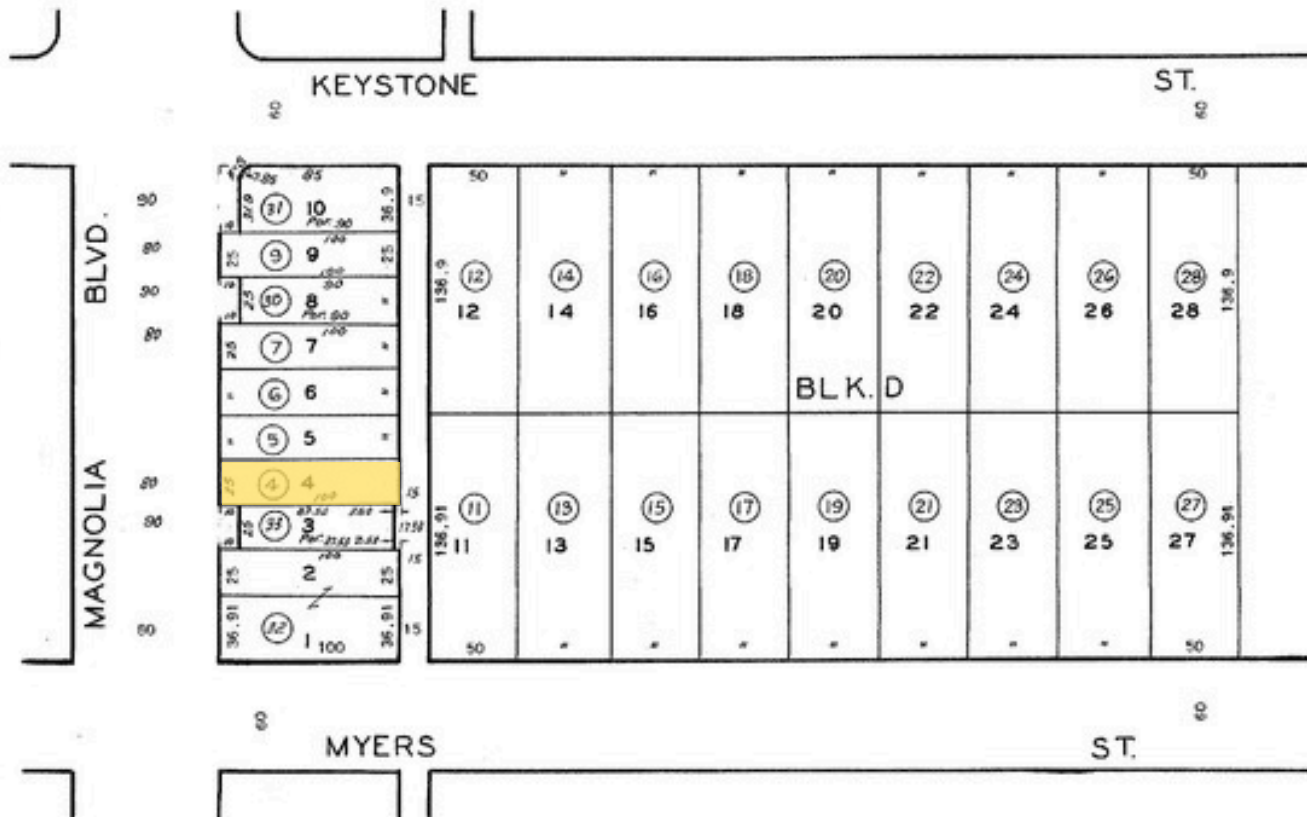
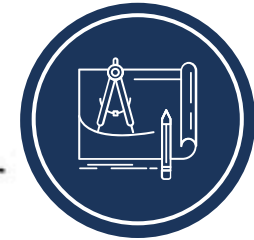
MAPS & ZONING

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PARCEL MAP

2447 7
SCALE 1" = 60'

1994



CODE 2530



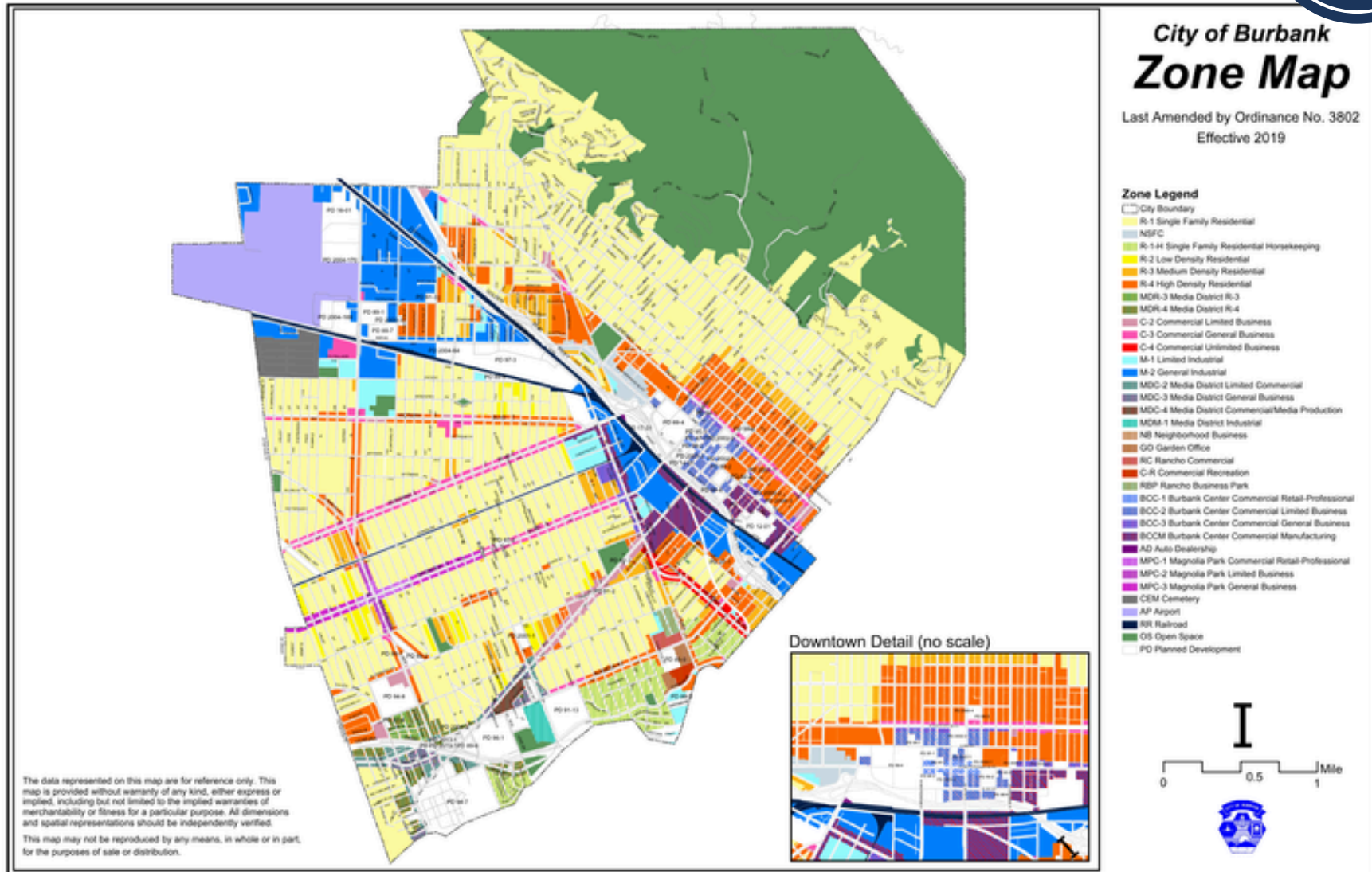
FOR PREV. ASSM'TY. SEE: 1873-7

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances,

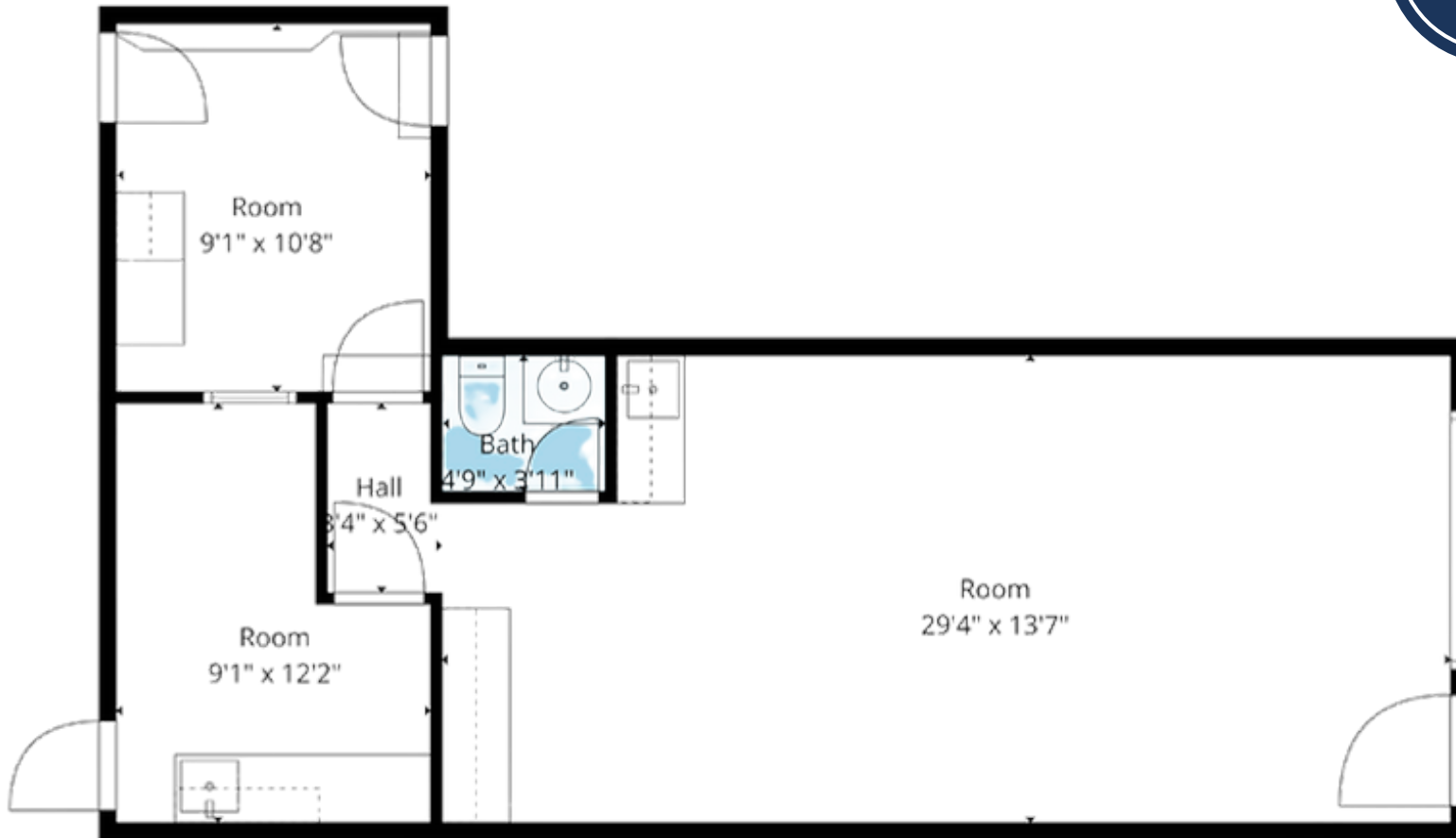
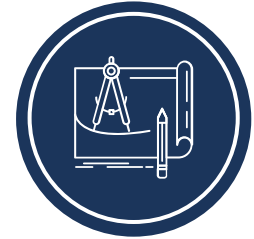
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ZONING MAP



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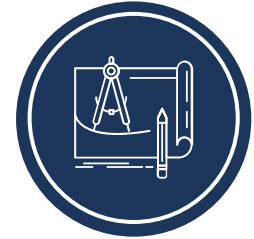
FLOOR PLAN - UNIT A



Floor Plan Created By TheListingaid.com | Measurements Deemed Reliable But Not Guaranteed.

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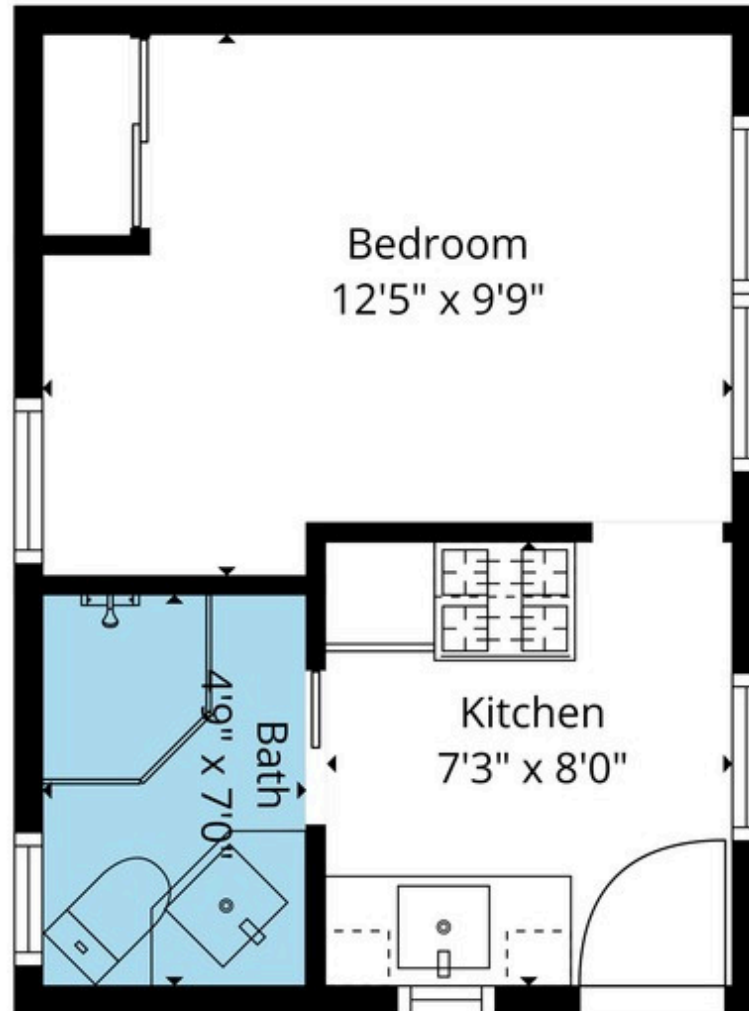
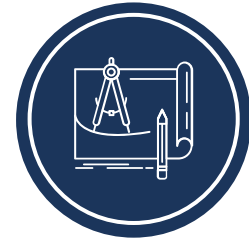
FLOOR PLAN - UNIT B



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FLOOR PLAN

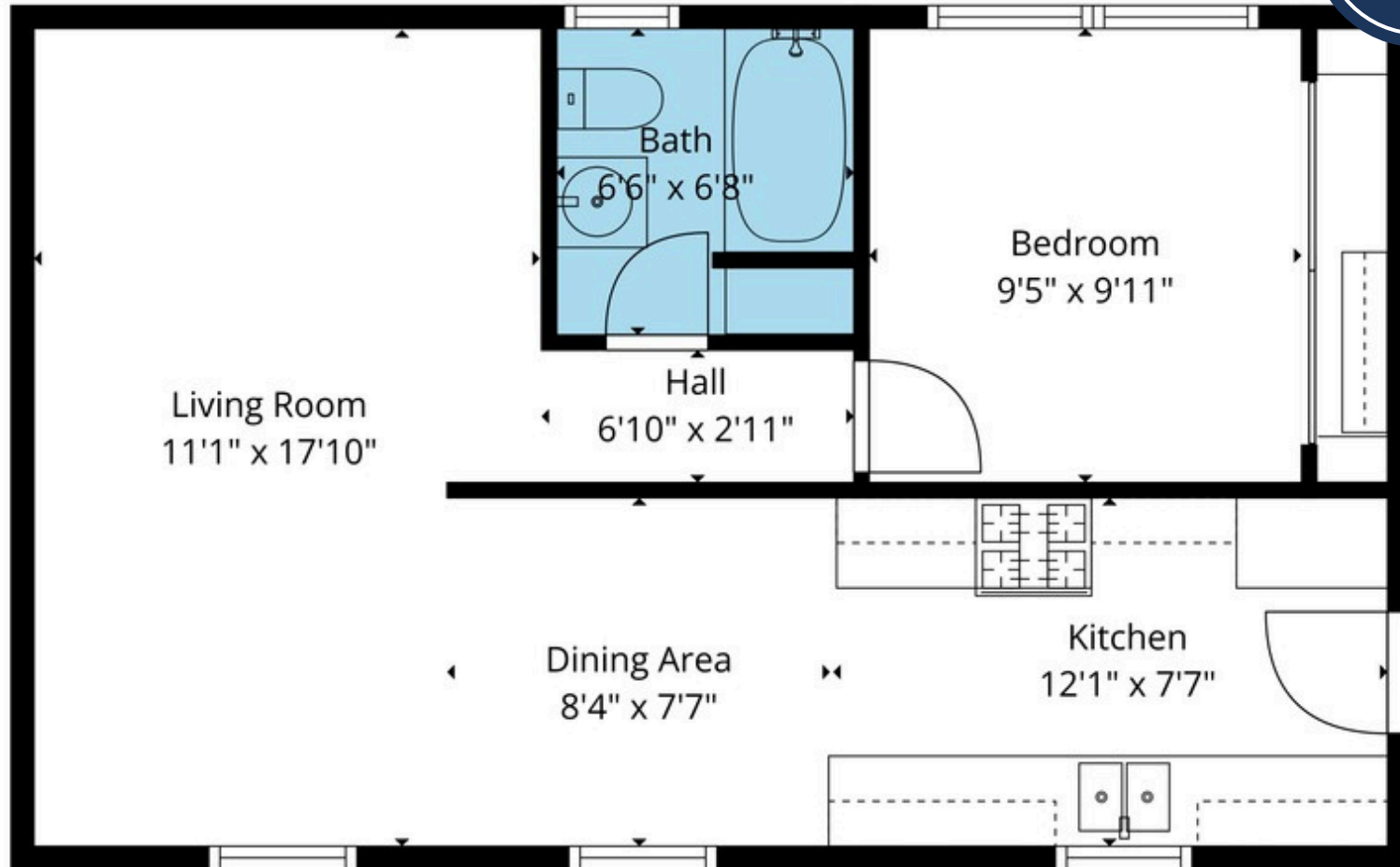
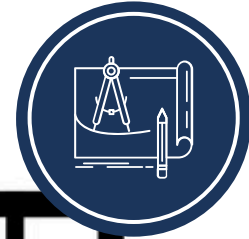


Floor Plan Created By TheListingaid.com | Measurements Deemed Reliable But Not Guaranteed.



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FLOOR PLAN - 1 BED/1BATH



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AREA HIGHLIGHTS

Located within Burbank's Magnolia Park District, 2114 W. Magnolia Blvd sits in one of the most vibrant and walkable neighborhoods in the San Fernando Valley. The area is known for its unique blend of boutiques, cafés, vintage shops, and creative studios, attracting a steady flow of locals and visitors alike.

The property benefits from proximity to major entertainment studios such as Warner Bros., Disney, and Universal Studios, as well as local landmarks like Porto's Bakery and the Chandler Bikeway.

With excellent access to the 134 and I-5 freeways, Magnolia Park offers a dynamic environment that blends residential charm with commercial activity — a prime location for long-term investment and community-focused businesses.



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TRAFFIC REPORT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY (MI)
Magnolia Blvd	N Myers St NE	24,202	2025	0.06
N Keystone St	Chandler Blvd NW	2,104	2025	0.15
N Keystone St	W Clark Ave SE	2,307	2025	0.23
W Clark Ave	N Myers St SW	3,447	2025	0.24



MAIN ST.// SIDE ST. INTERSECTION



SIDE ST.// MAIN ST. INTERSECTION



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FINANCIAL ANALYSIS

RENT ROLL						
UNIT NUMBER	SF (APPROX)	UNIT TYPE	CURRENT RENT	LEASE TYPE	PRO-FORMA	STATUS
A	600 SF	Retail/Office	\$0.00	Gross	\$2,000.00	Owner Occupied
B	300 SF	Retail/Office	\$975.00	Gross	\$975.00	Occupied
C	466 SF	Residential (1+1)	\$0.00		\$2,000.00	Vacant
D	160 SF	Residential (Studio)	\$1,496.00		\$1,496.00	Occupied
TOTAL			\$2,471.00		\$6,471.00	



PHOTOS







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