

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (NNN)
Building Size:	3,500 SF
Available SF:	1,750 SF
Lot Size:	5,663 SF

PROPERTY HIGHLIGHTS

- 1,750 SF of Prime Street Retail
- Two (2) Parking Spaces in the rear
- Current build-out: Retail/Office
- High Traffic Counts
- Walking Distance to Porto's Bakery in Burbank
- Minutes from NoHo Arts District /Warner Bros & Disney Studio
- Overhead Building Signage
- Exciting New Tenant Coming Next Door (Current Rite Aids)
- Showing by Appointment Only

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

ADDITIONAL PHOTOS



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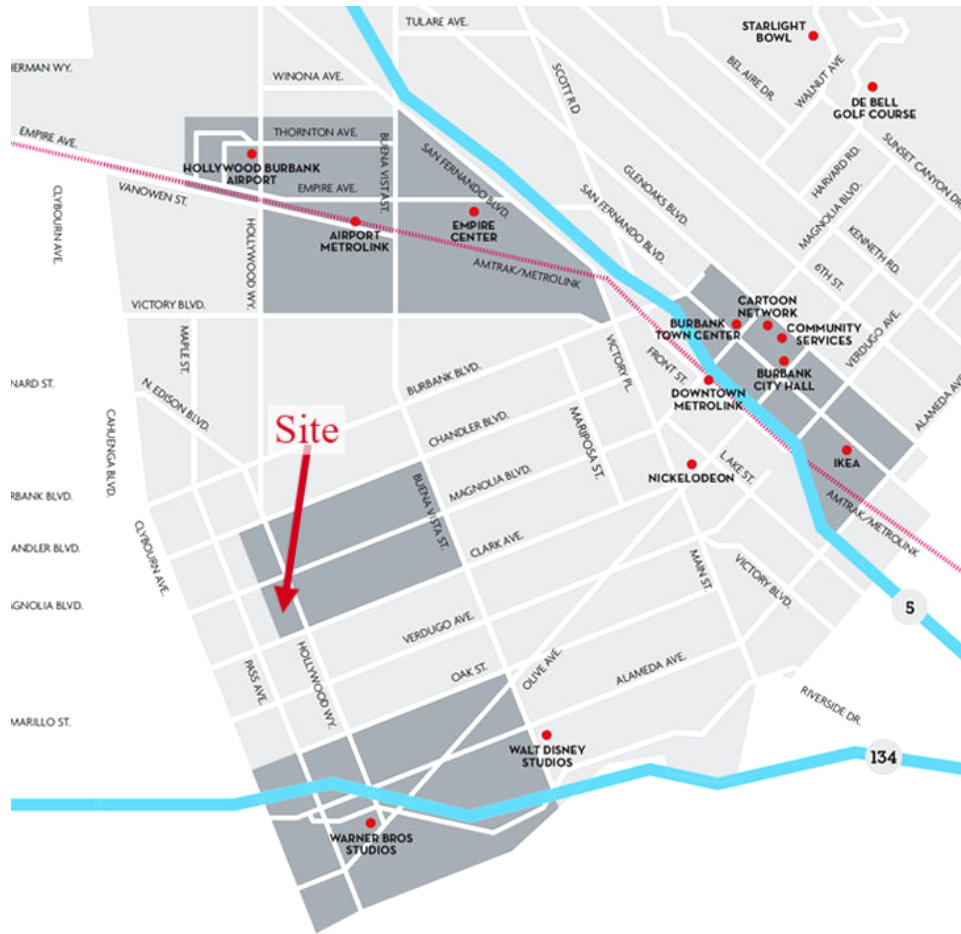
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BURBANK OVERVIEW



Nestled between the Hollywood Hills and the Verdugo Mountains in the heart of Los Angeles County, the City of Burbank covers 17.16 square miles and is part of the “Tri-Cities” area along with neighboring Glendale and Pasadena. The City is characterized by a strong sense of community and is home to 108,000 residents with a daytime population of up to 200,000.

Burbank’s strong entertainment base is anchored by some of the biggest names in the business, including, among others, Walt Disney Studios, Disney Channel, Warner Bros., ABC, iHeart Radio, Nickelodeon Animation, Dick Clark Productions, and the Cartoon Network. While this City has earned its nickname as “Media Capital of the World,” other businesses and industries including manufacturing, retail, banking/finance, and hospital/medical facilities also have a notable presence here. Together, approximately 12,400 business firms and public agencies located within the City provide an average of 120,000 jobs.

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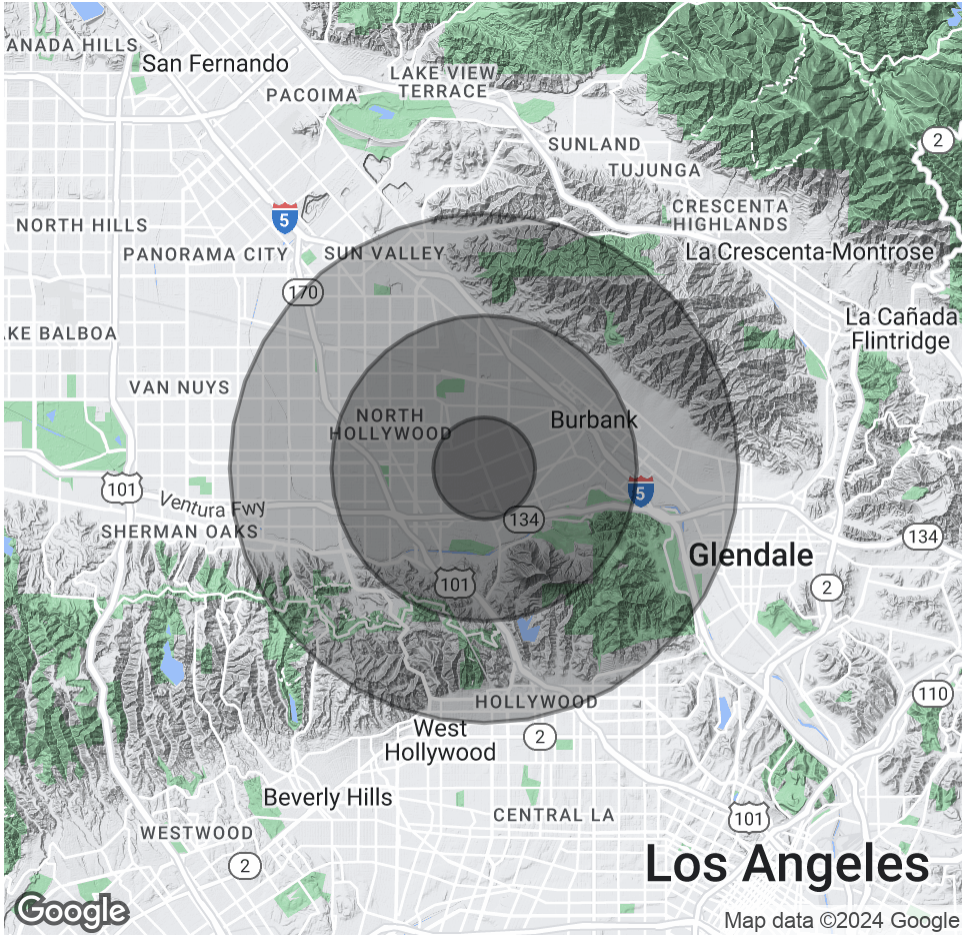
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,955	220,730	522,789
Average Age	38.8	38.8	39.2
Average Age (Male)	36.5	37.7	38.2
Average Age (Female)	40.2	39.8	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,565	101,155	235,656
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$107,695	\$95,095	\$99,195
Average House Value	\$736,055	\$678,227	\$704,840

* Demographic data derived from 2020 ACS - US Census



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