

CREATIVE SINGLE TENANT BUILDING FOR LEASE IN BURBANK



1634 N. SAN FERNANDO BLVD, BURBANK, CA



PROPERTY DETAILS

Available Space:	6,903 RSF (Divisible)
Rate:	Negotiable
Term:	5-10 Years
Parking:	Free
Tenant Improvements:	Negotiable
Traffic Counts:	19,073 CPD (N. San Fernando Blvd at East Avenue Counts taken in 2014.)

PROPERTY FEATURES

- ▶ Located in Heavy Residential Area
- ▶ Easy Access to the 5 Freeway
- ▶ Abundant On-Site Parking
- ▶ Direct access to the Residential Population and Burbank's Main Retail Districts
- ▶ Building to be Fully Renovated
- ▶ Great Opportunity for Single Tenant Medical, Retail, or Creative Office Use
- ▶ Signage Available
- ▶ NNN Estimated at \$0.75 PSF
- ▶ Walking distance to Metro Orange Line Direct access to 5 FWY.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	27,028	75,277	460,438
Average Household Income	\$85,650	\$82,143	\$81,753

Contact Information

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