

RESTAURANT SPACE
FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

3619 WEST MAGNOLIA BOULEVARD

BURBANK, CA 91505

PATRICK LONG

VICE PRESIDENT

O: 818.956.7001 X134 C: 818.535.9833

PATRICKL@STEVENSONREALESTATE.COM

CALDRE #01831830

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

3619 WEST MAGNOLIA BOULEVARD

BURBANK, CA 91505



OFFERING SUMMARY

Available Space:	1,665 SF
Lease Rate:	\$3.75/SF/MO, NNN
Term:	Negotiable
Zoning:	MPC-1
Parking:	5 Spaces

PROPERTY OVERVIEW

High image restaurant space located at the corner of Hollywood Way and Magnolia Boulevard! The site features indoor and outdoor dining at a key corner serving as the main artery to the Hollywood Burbank Airport and major studios to the south. There are 58,000 cars per day with high visibility frontage at the "gateway" to Magnolia Park and the Media District. The intersection is also home of the local landmark Porto's Bakery & Cafe as well as Rite Aid and Target as additional traffic drivers. Pedestrians account for 47%-50% of traffic and the space is surrounded by businesses, quaint shops and a live theater. Seasonal events are held during the year, and people in the surrounding neighborhoods frequent the area nights and weekends. Call for more information!

DISCLAIMER: All information provided herein together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct independent investigation and verification of all information including but not limited to condition of the property, compliance or lack of compliance with applicable governmental requirements, development potential or suitability, financial performance of the property, projected financial performance of the property, any party's intended use or any and all other matters.



PATRICK LONG

O: 818.956.7001 X134

C: 818.535.9833

PATRICKL@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD
 SUITE 250
 GLENDALE, CA 91202
 STEVENSONREALESTATE.COM
 CALDRE #00983560

3619 WEST MAGNOLIA BOULEVARD

BURBANK, CA 91505



PATRICK LONG

O: 818.956.7001 X134

C: 818.535.9833

PATRICKL@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD

SUITE 250

GLENDAL, CA 91202

STEVENSONREALESTATE.COM

CALDRE #00983560

3619 WEST MAGNOLIA BOULEVARD

BURBANK, CA 91505



PATRICK LONG

O: 818.956.7001 X134

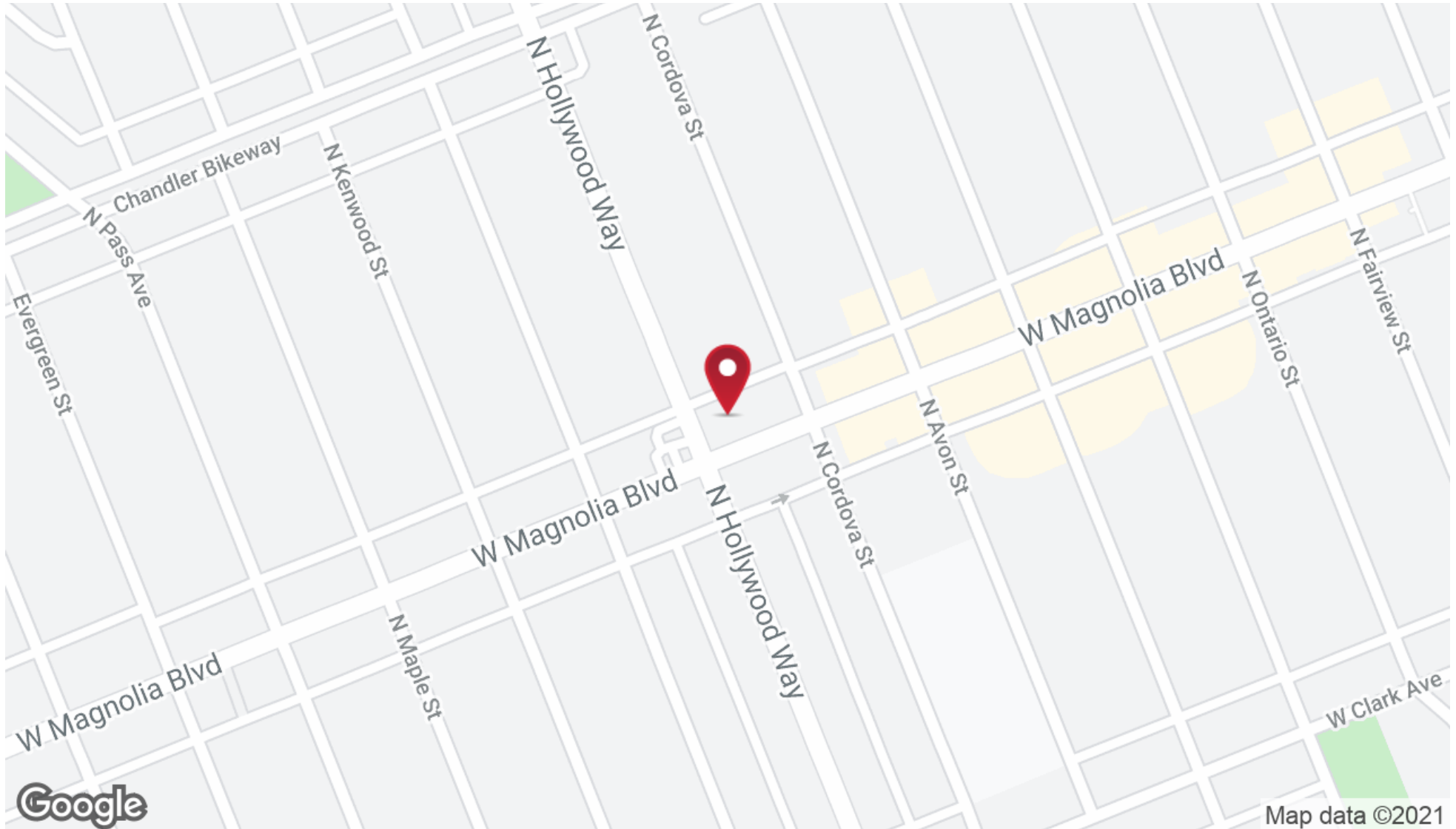
C: 818.535.9833

PATRICKL@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

3619 WEST MAGNOLIA BOULEVARD

BURBANK, CA 91505



PATRICK LONG

O: 818.956.7001 X134

C: 818.535.9833

PATRICKL@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD

SUITE 250

GLENDAL, CA 91202

STEVENSONREALESTATE.COM

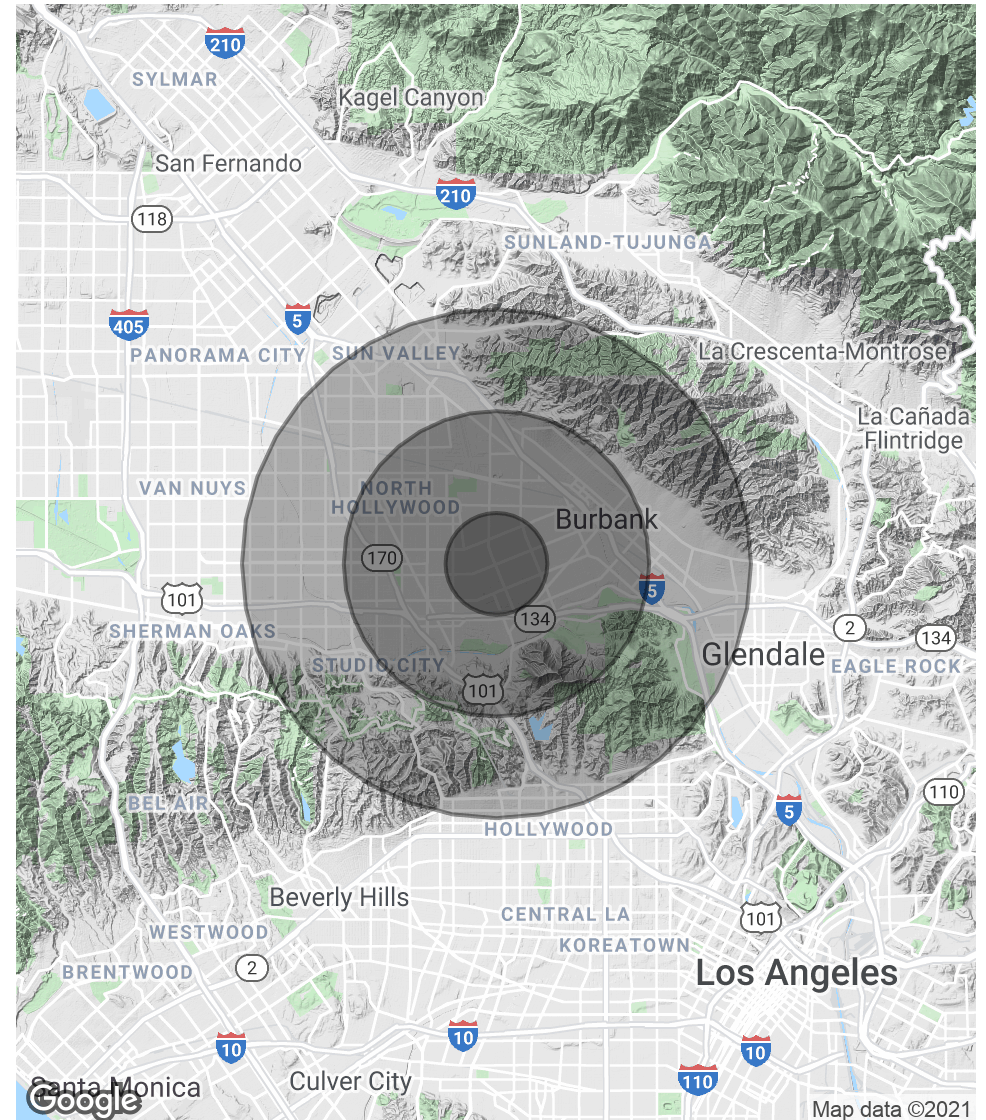
CALDRE #00983560

3619 WEST MAGNOLIA BOULEVARD

BURBANK, CA 91505

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,535	210,868	509,824
Average age	38.6	36.0	36.6
Average age (Male)	36.8	35.5	36.2
Average age (Female)	40.3	36.4	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,066	87,982	209,378
# of persons per HH	2.4	2.4	2.4
Average HH income	\$85,164	\$76,719	\$81,265
Average house value	\$621,750	\$639,957	\$731,084

* Demographic data derived from 2010 US Census



PATRICK LONG

O: 818.956.7001 X134

C: 818.535.9833

PATRICKL@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560