

OFFICE BUILDING FOR SALE



2315 NORTH SAN FERNANDO BOULEVARD

BURBANK, CA 91504

TED TOMPKINS

VICE PRESIDENT

O: 818.956.7001 X152 C: 626.255.3506

TTOMPKINS@STEVENSONREALESTATE.COM

CALDRE #00982541



REAL ESTATE SERVICES
TRUSTED SINCE 1962

1111 NORTH BRAND BOULEVARD
SUITE 200
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

2315 NORTH SAN FERNANDO BOULEVARD

BURBANK, CA 91504

**OFFERING SUMMARY**

Sales Price:	\$625,000
Building Size:	858 SF
Office/Storage Space:	858 SF
Lot Size:	2,401 SF
Zoning:	M-1 Limited Industrial
Parking Spaces:	2
Price/SF:	\$728.44
Year Built:	1946
APN:	2464-013-005

PROPERTY OVERVIEW

Rare, 858 square foot office building with three private offices and bullpen area, one restroom, large storage area and rear fenced yard.

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.

**TED TOMPKINS**

O: 818.956.7001 X152

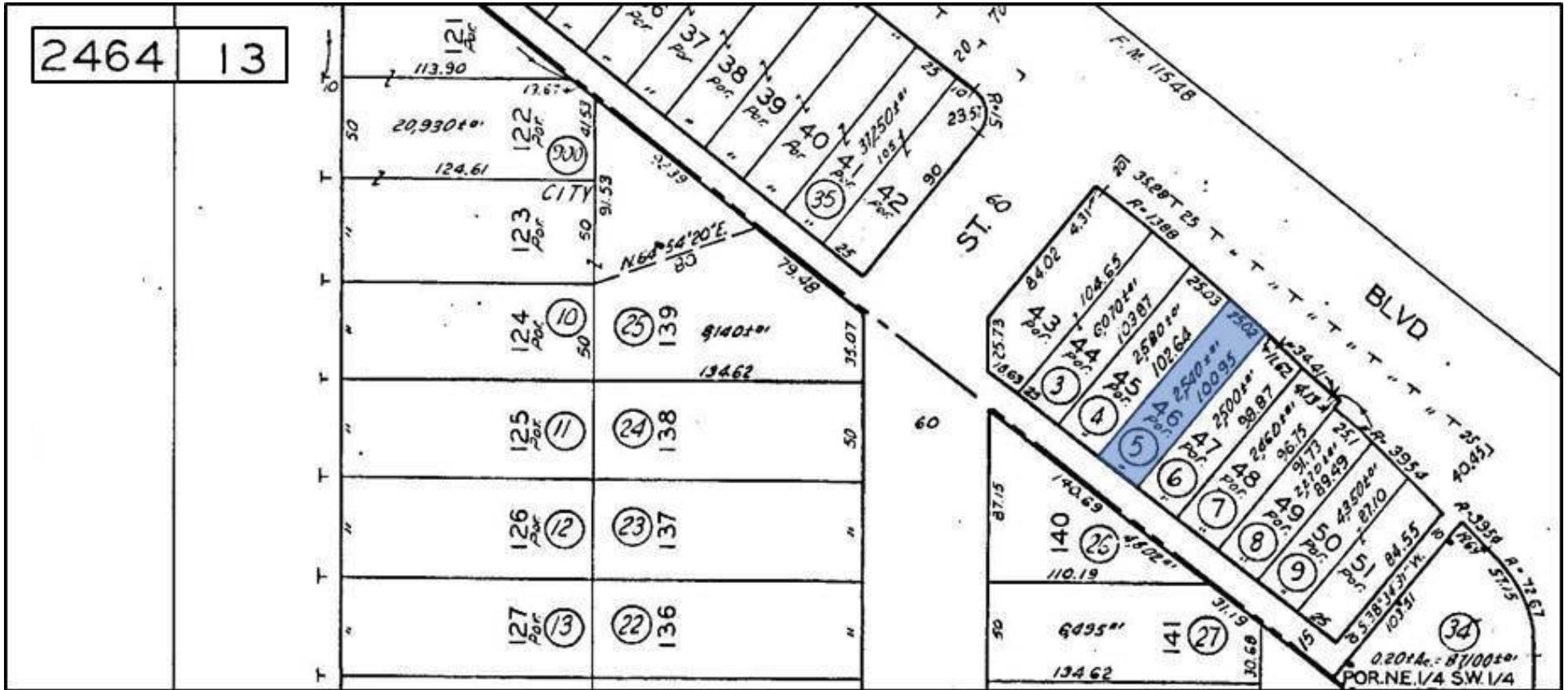
C: 626.255.3506

TTOMPKINS@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD
SUITE 200
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

2315 NORTH SAN FERNANDO BOULEVARD

BURBANK, CA 91504



2315 NORTH SAN FERNANDO BOULEVARD

BURBANK, CA 91504



Map data ©2021



TED TOMPKINS

O: 818.956.7001 X152

C: 626.255.3506

TTOMPKINS@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD

SUITE 200

GLENDALE, CA 91202

STEVENSONREALESTATE.COM

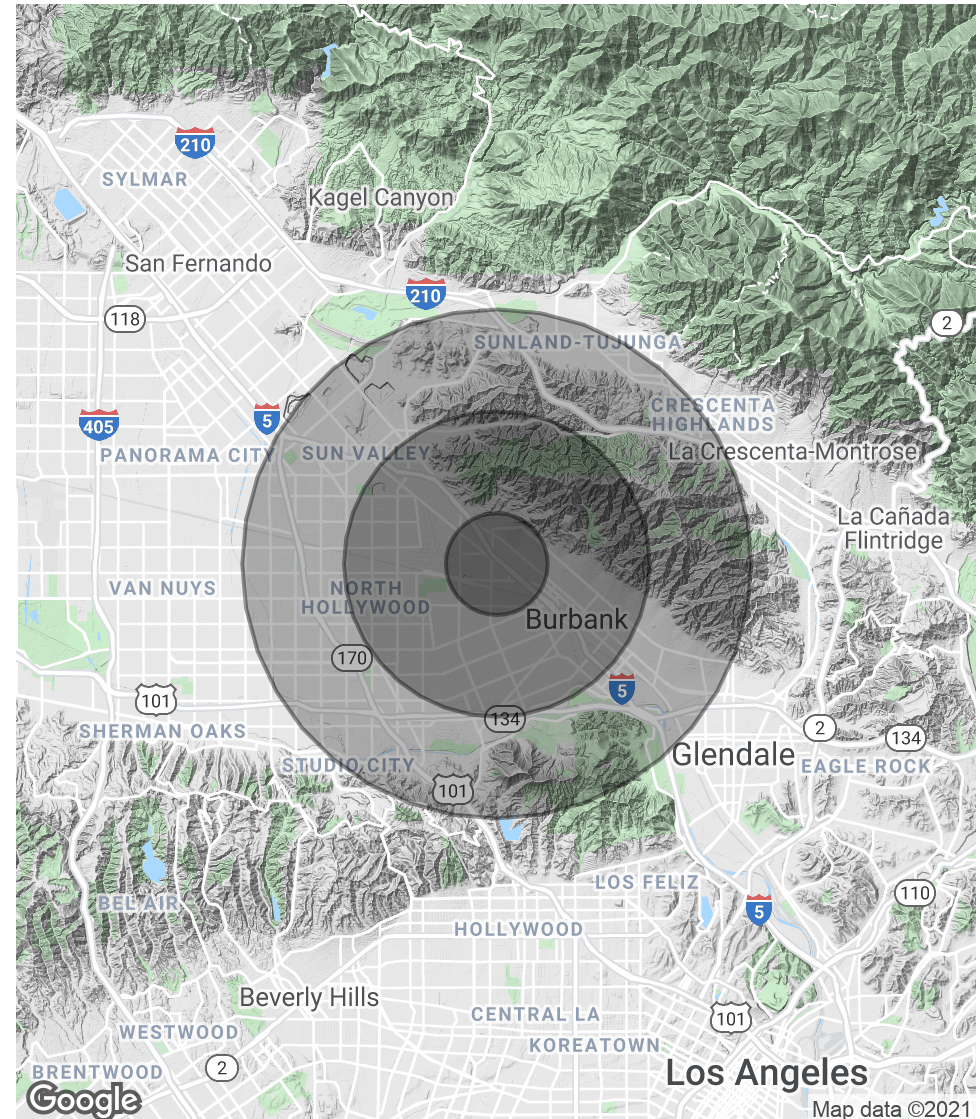
CALDRE #00983560

2315 NORTH SAN FERNANDO BOULEVARD

BURBANK, CA 91504

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,544	177,759	436,108
Average age	37.2	36.5	36.4
Average age (Male)	36.5	35.8	35.7
Average age (Female)	37.5	37.0	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,597	65,101	164,370
# of persons per HH	2.7	2.7	2.7
Average HH income	\$75,527	\$73,269	\$74,544
Average house value	\$603,569	\$601,947	\$616,788

* Demographic data derived from 2010 US Census



TED TOMPKINS

O: 818.956.7001 X152

C: 626.255.3506

TTOMPKINS@STEVENSONREALESTATE.COM

1111 NORTH BRAND BOULEVARD
SUITE 200
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560