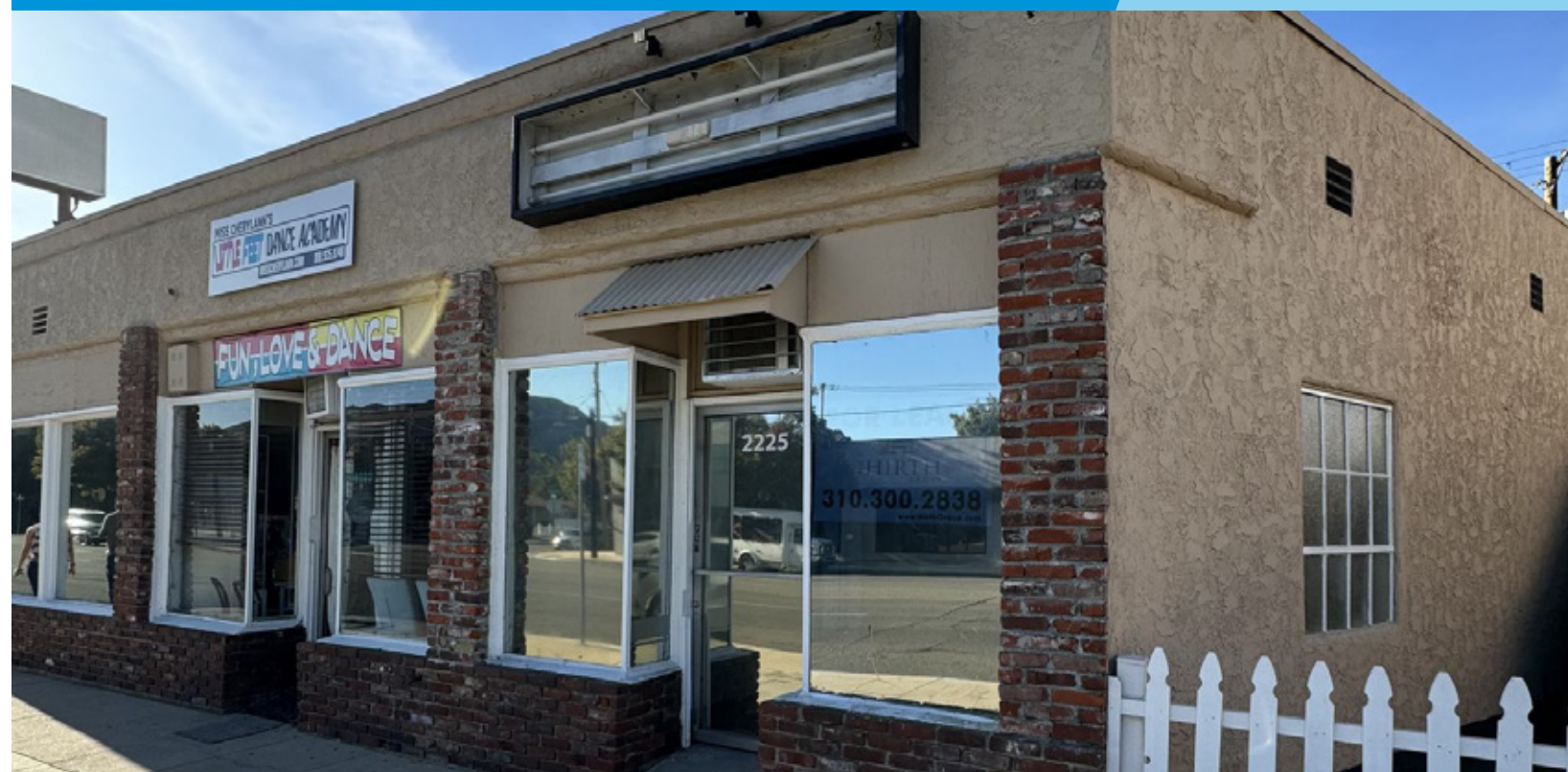


2225 W OLIVE AVE

Burbank, CA 91506

RETAIL/OFFICE
UNIT FOR
LEASE



PROPERTY DESCRIPTION

2225 W Olive Avenue is a retail storefront located on the corner of W. Olive Avenue and Lincoln Street. This \pm 480 SF unit was recently renovated with recess lighting, new flooring, and a private in-suite bathroom. Additionally, a lessee can benefit from irreplaceable exposure, visibility, and signage while traffic travels up and down Olive Avenue.

LOCATION DESCRIPTION

This property is nestled in the heart of the highly desired submarket of Burbank. Known as being the "Media Capital of the World" Burbank is home to many well-established media and entertainment companies such as The Walt Disney Company, Warner Brothers Entertainment/Music Group, Cartoon Network, Nickelodeon, Warner Music Group, NBC Universal, ABC, Arri Cameras, Cinelease, Entertainment Partners, JL Fisher and Matthews Studio equipment just to name a few. Surrounded by the 134 and 5 freeway makes Burbank very accessible to neighboring cities such as Glendale, Toluca Lake, North Hollywood and Hollywood.

* Lessee to verify all the following information.

PROPERTY HIGHLIGHTS

- Retail/Office Space of \pm 539 SF
- Recently Renovated | Corner Unit
- New Flooring / Lighting / Restroom
- Irreplaceable Exposure / Signage
- Close Proximity | Downtown Burbank, Magnolia Park District, Toluca Lake, 134 Freeway

OFFERING SUMMARY

Lease Rate:	\$2,500 + \pm \$300 (NNN)
Available SF:	\pm 539 SF
Lot Size:	\pm 10,100 SF
Year Built:	1934
Zoning:	BUC2YY

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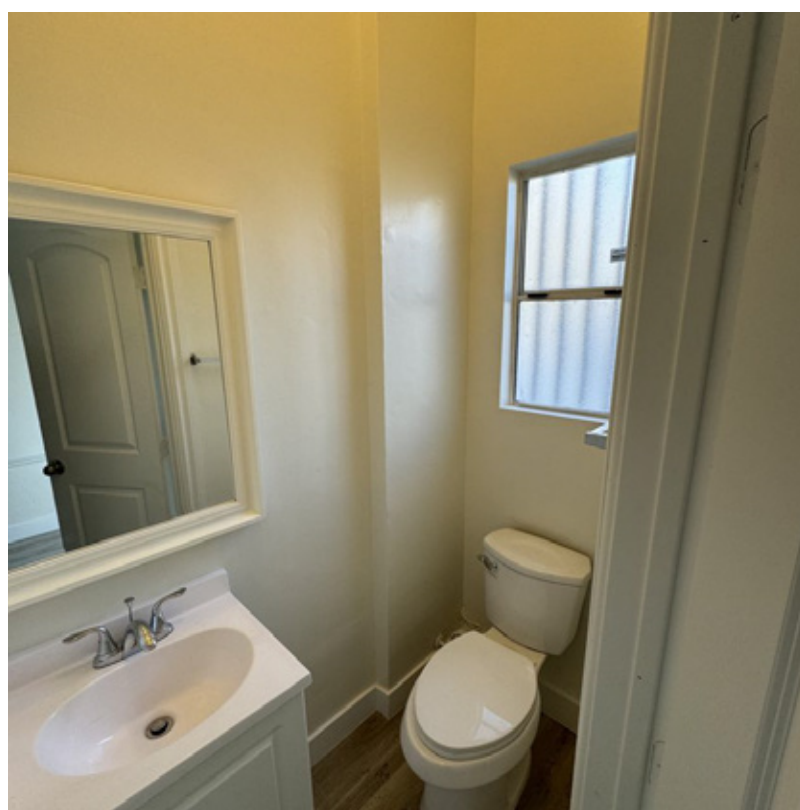
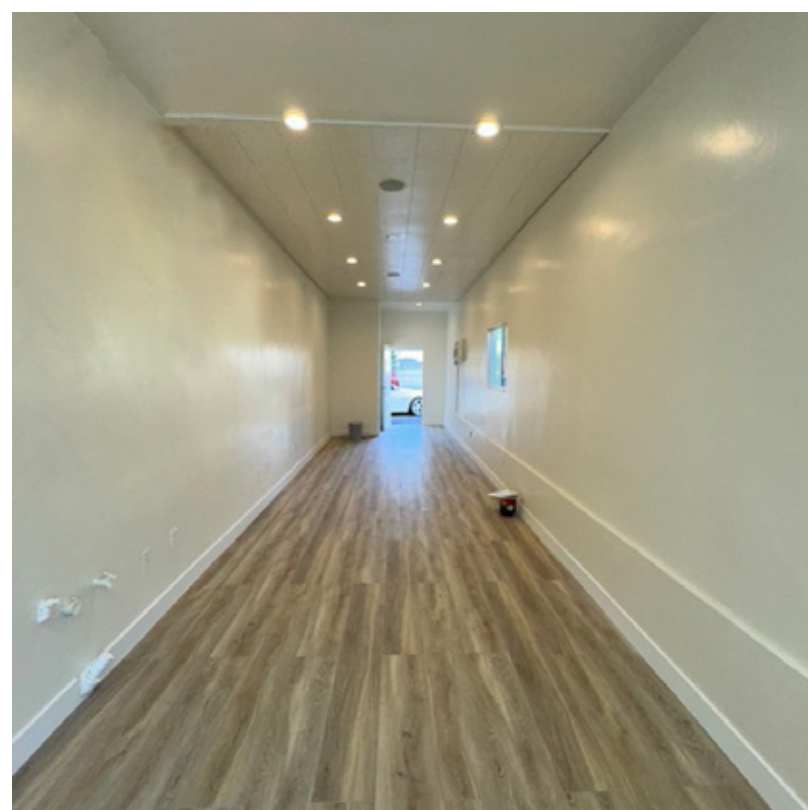
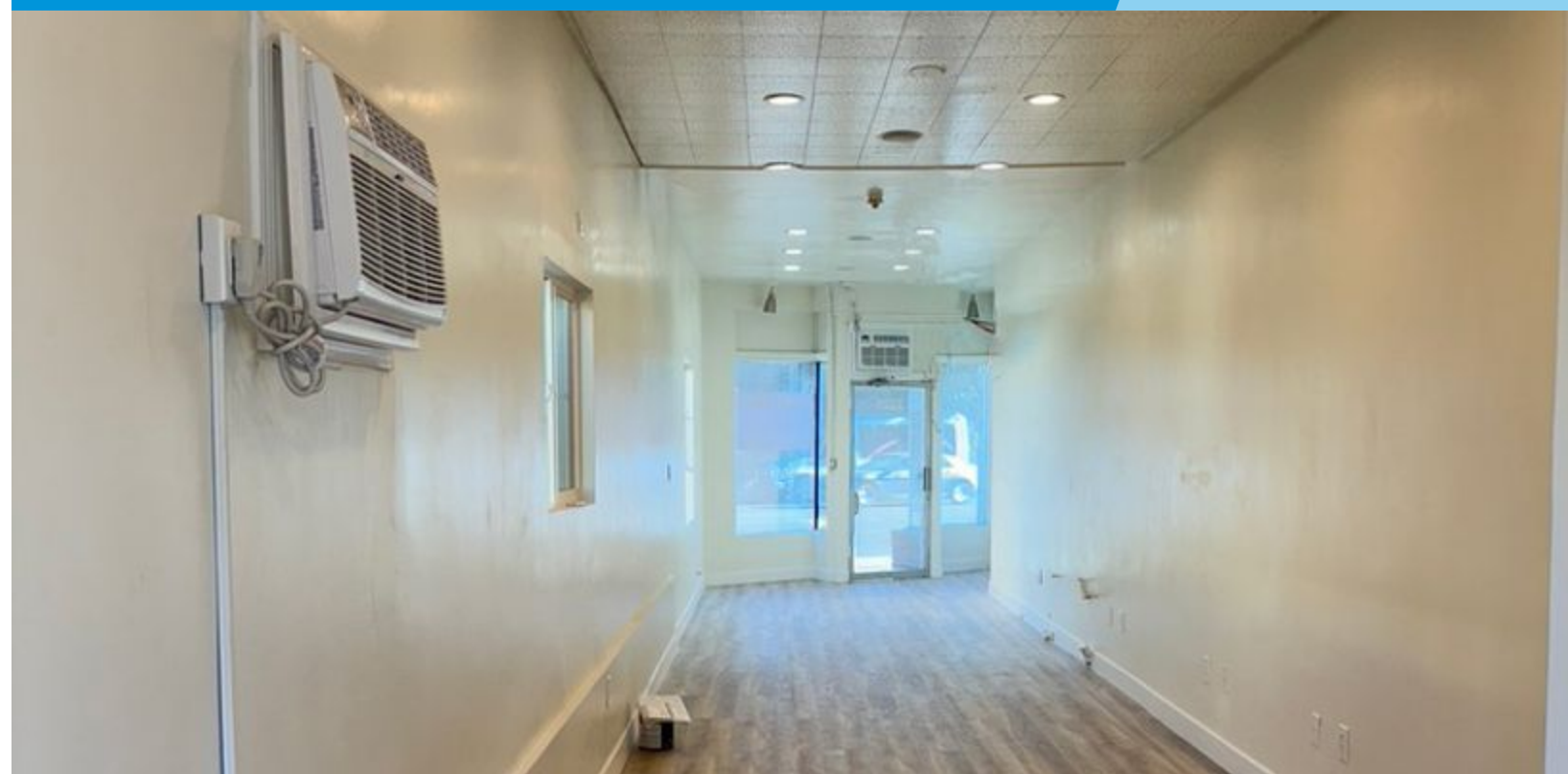
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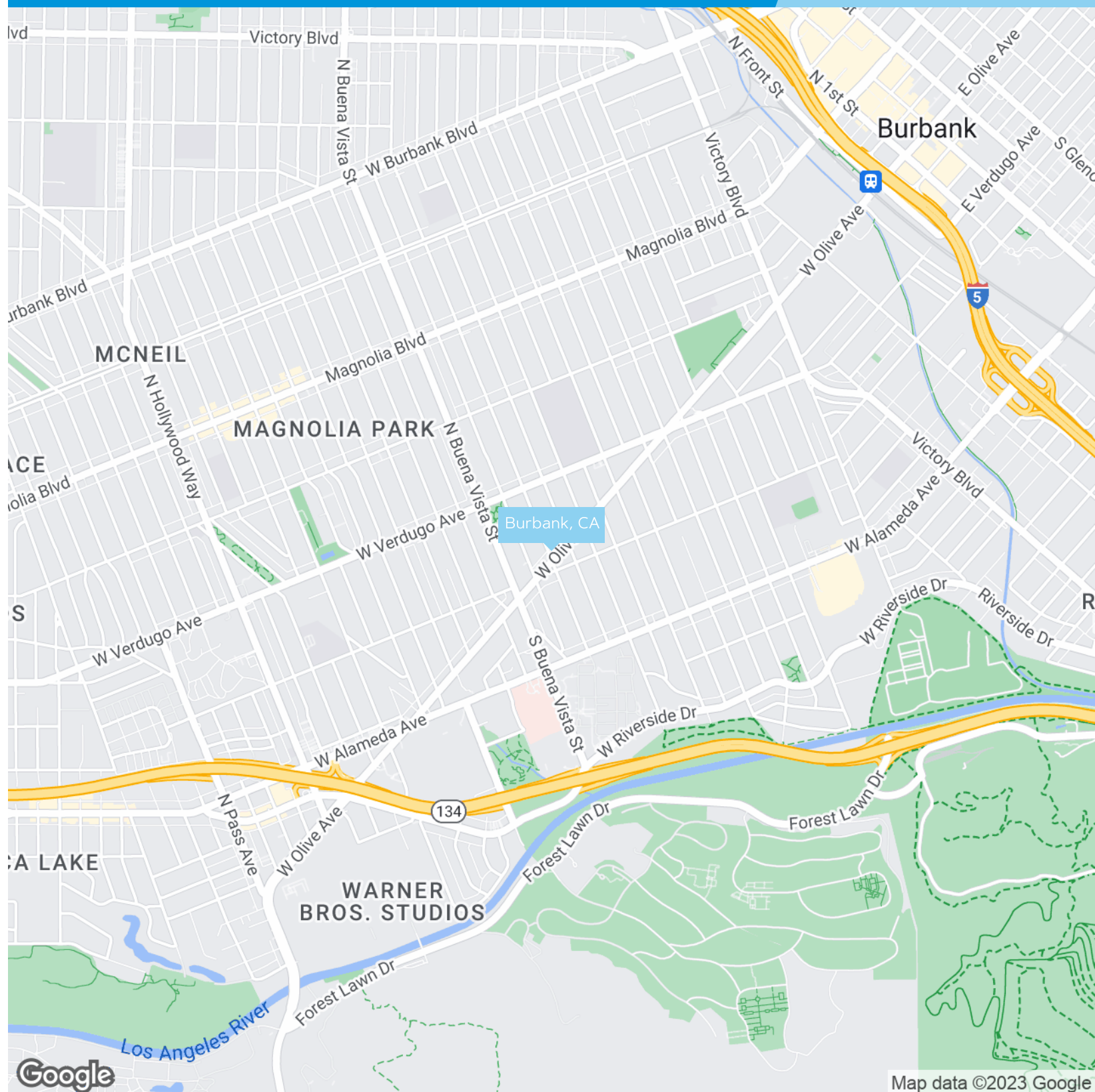
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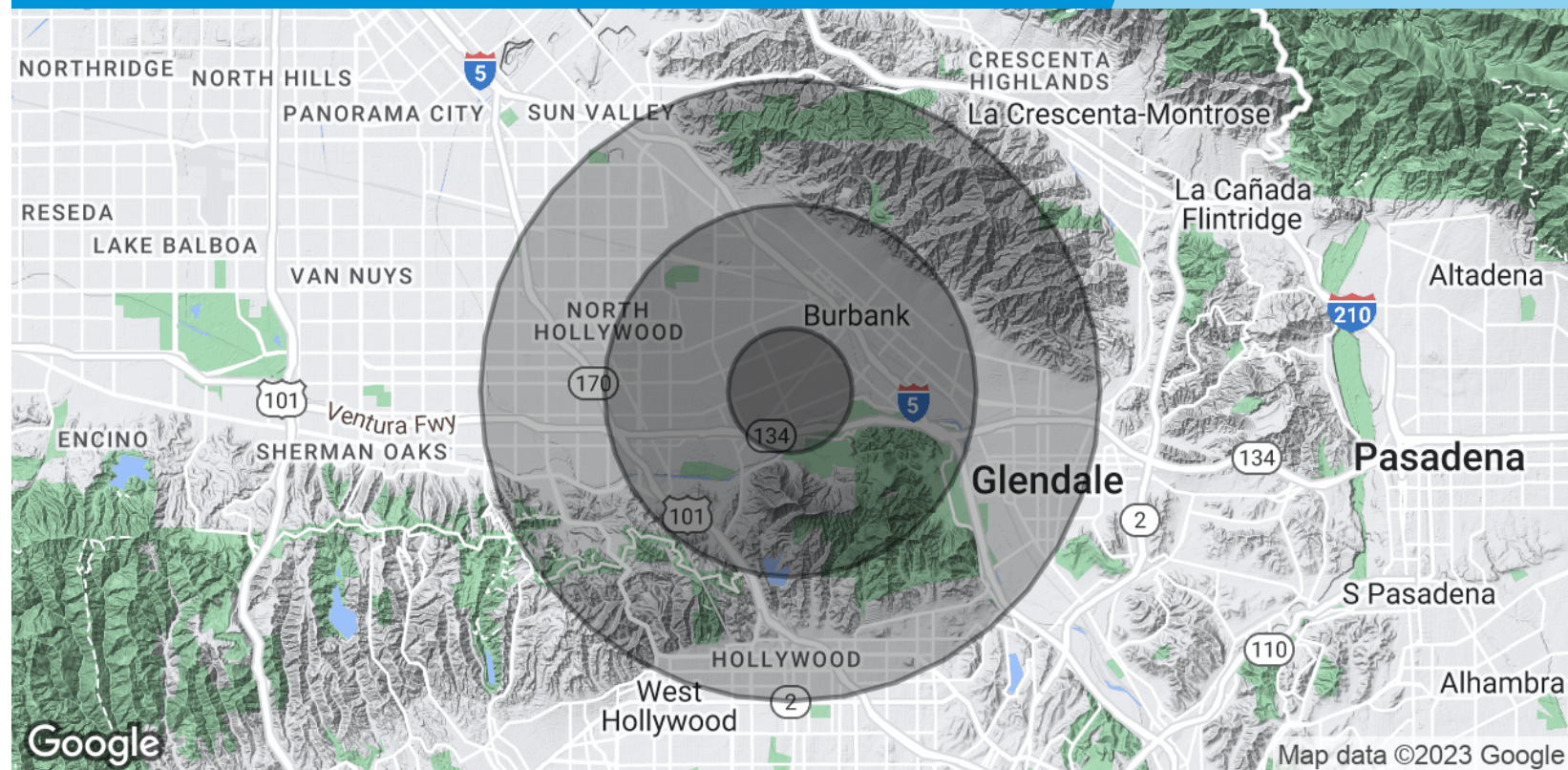
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RETAIL
PROPERTY
FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,081	185,999	574,146
Average Age	41.0	39.5	39.4
Average Age (Male)	39.8	38.3	38.6
Average Age (Female)	41.4	40.5	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,021	85,669	264,929
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$117,667	\$95,212	\$93,649
Average House Value	\$716,418	\$662,522	\$661,177

* Demographic data derived from 2020 ACS - US Census

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