HOWARD
Realty Group Inc.

1610 W. Magnolia Blvd.
Burbank, CA 91506

$1,595,000
Retail / Office



Brett Howard
Howard Realty Group Inc.
Broker: 01120327
(818) 355-6017
(818) 671-3103 Fax
BHoward@HowardRealtyGroup.NET

Highlights

Property Address:	1610 W. Magnolia Blvd Burbank, CA 91506
Year of Construction:	1950
Building Size:	2,000 SF
Lot Size:	2,751 SF
Zoning:	BUC3YY
Parcel 1:	2446-015-006
Parking:	3 Parking in Rear
Price Per Sqft.	$797 PSF

2,000 SF Retail / Office on Magnolia Blvd., in the City of Burbank, CA. C3 Zone. 3 parking spaces off Alley. Consists of Large from Retail space in front, large back space for workshop / storage. Private Restroom, Storage room inside & Storage cage outside. Perfect for Owner / User.

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CITY OF BURBANK, CA

Burbank is home to many employees of the motion picture, digital cinema and television studios located in the area.

Entertainment has generally replaced the defense industry as the primary employer, who are attracted by the relative safety and security offered by its own police and fire departments, highly rated schools and hospital. Other reasons cited are its small town feel while located only 10 minutes away by car to the hip clubs and restaurants of Hollywood.



Intersection of Olive and San Fernando Blvd

The Bob's Big Boy Restaurant in Burbank (est. 1949) is the oldest remaining Bob's Big Boy in America, and in 1993 was designated aCalifornia Point of Historical Interest. Located at 4211 Riverside Drive, it was designed by Wayne McAllister. The eatery features a soaring pylon sign, an open kitchen and big picture windows, all of which are elements of Googie architecture. In 1992, the restaurant's new owner sought to raze the structure and replace it with an office building or shopping center, but the landmark designation made it legally more difficult to make significant changes.

Residents enjoy the music of the Burbank Philharmonic Orchestra, the Los Angeles Equestrian Center, the Starlight Bowl, fine restaurants, the city's Downtown Burbank Mall, a burgeoning "Burbank Village" shopping district, and many theatres, parks, and libraries. Visitors to Burbank are attracted to the Warner Bros. Studio VIP tour and close proximity to all other entertainments and attractions that Los Angeles offers.

Burbank became the first American city in 1991 to pass an ordinance requiring new buildings to ensure adequate first responder communications. Since then municipalities nationwide have copied Burbank's action. Burbank's ordinance allows for spot field-testing by police or fire department personnel. The ordinance required an in-building coverage system, adding expense but increasing safety for building occupants.

Burbank is considered a trailblazer of sorts in the anti-smoking area. In late 2010, Burbank passed an ordinance prohibiting smoking in multi-family residences sharing ventilation systems. The rule went into effect in mid-2011. The new anti-smoking ordinance, which also prohibits smoking on private balconies and patios in multi-family residences, is considered the first of its kind in California. Since 2007, Burbank has prohibited smoking at all city-owned properties, downtown Burbank, the Chandler Bikeway, and sidewalk and pedestrian areas.[69]

The murder of Burbank police officer Matthew Pavelka in 2003 by a local gang known as the Vineland Boys sparked an intensive investigation in conjunction with several other cities and resulted in the arrest of a number of gang members and other citizens in and around Burbank. Among those arrested was Burbank councilwoman Stacey Murphy, implicated in trading guns in exchange for drugs.[70][71] Pavelka was the first Burbank police officer to be fatally shot in the line of duty in the department's history, according to the California Police Association officials.

The city's namesake street, Burbank Boulevard, started getting a makeover in 2007. The city spent upwards of $10 million to put in palm trees and colorful flowers, a median, new lights, benches and bike racks.

Today, an estimated 100,000 people work in Burbank every day. The physical imprints of the city's aviation industry remain. In late 2001, the Burbank Empire Center opened with aviation as the theme. The center, built at a cost of $250 million by Zelman Development Company, sits on Empire Avenue, former site of Lockheed's top secret "Skunk Works", and other Lockheed properties. By 2003, many of the center's retailers and restaurants were among the top national performers in their franchise, if not the top. The Burbank Empire Center now comprises over 11% of Burbank's sales tax revenue, not including nearby Costco, a part of the Empire Center development.

Work started in summer 2015 to open a Walmart Supercenter on the site of the former Great Indoors store.[72] The project had been halted since 2011 due to lawsuits.[73] Walmart officials have maintained the store should be opened and cited its economic benefits to the city. For example, Walmart has said Burbank residents are currently spending "close to $7 million" at Walmarts in other nearby communities, cheating Burbank out of sales tax revenue.[74]

Burbank also is scheduled to get its first Whole Foods Market near the former NBC studio lot. The mixed-use development will include apartment units above the store.[75] The project has faced controversy due to traffic concerns and street barriers in the adjacent neighborhood.[76]


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