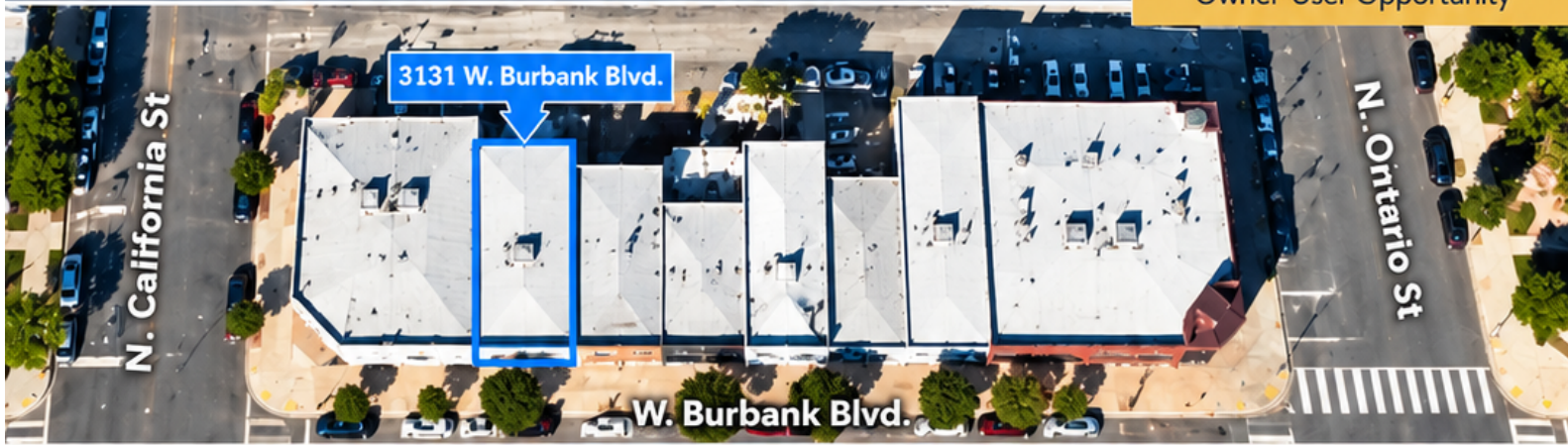


3131 W. BURBANK BOULEVARD

BURBANK, CALIFORNIA 91505

OFFERED AT
\$1,795,000
Owner-User Opportunity



PRIME BURBANK OWNER-USER OPPORTUNITY

3131 W. Burbank Blvd. is a 2,560 SF commercial building on a 3,456 SF lot, prominently located on Burbank Boulevard between N. California and N. Ontario Streets. The property features an attractive storefront with large display windows, excellent street visibility, alley access and convenient on-site parking. An excellent opportunity for a business owner seeking a well-located Burbank property with strong street presence and the advantage of owning rather than leasing. Tenant is currently on a Month to Month tenancy.

2,560 SF
BUILDING

3,456 SF
LOT

1953
YEAR BUILT

C-3
ZONING

3
PARKING SPACES

PROPERTY HIGHLIGHTS

- High-visibility Burbank Boulevard storefront
- Attractive facade with large display windows
- Alley access and on-site parking (3 spaces)
- Flexible layout for owner-user or investment
- Strong surrounding demographics and established businesses
- Tenant currently on a Month to Month tenancy

IDEAL FOR A VARIETY OF USES

- Owner-user opportunity – occupy your business and build equity
- Suitable for retail, showroom, office or creative uses
- C-3 Commercial General Business zoning
- Excellent access to the I-5, CA-134 and main Burbank corridor
- Benefit from Burbank's strong economy and desirable location

ROBERT THOMAS
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*Great Properties.
Strong Communities.
Lasting Value.*