



**COMMERCIAL  
REAL ESTATE**

*the sign of a profitable property*



## WAREHOUSE FOR LEASE ADJACENT TO BURBANK EMPIRE CENTER

2301 Empire Avenue, Burbank, CA 91504



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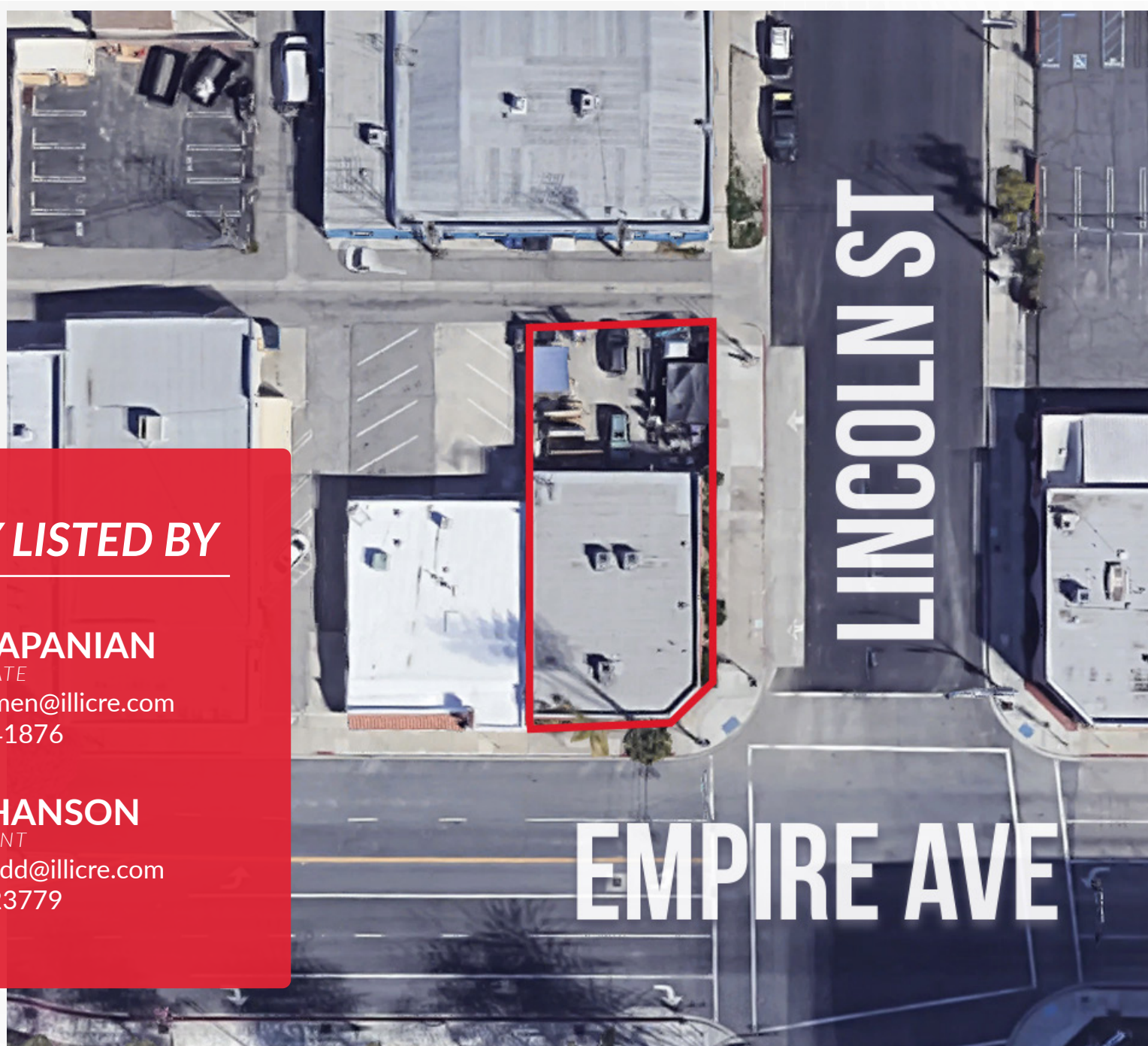
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5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

WAREHOUSE  
BURBANK, CA



***EXCLUSIVELY LISTED BY***

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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# PROPERTY FEATURES

2301 Empire Avenue, Burbank, CA 91504







## APPROX. 2,915 SF AVAILABLE

WAREHOUSE LOCATED IN PRIME AREA

- ✓ Highly visible space
- ✓ Roll up door
- ✓ High Ceilings
- ✓ Private parking lot for up to 6 cars

## AREA AMENITIES

- ✓ Located at one of the busiest signalized intersections in the San Fernando Valley
- ✓ On the corner of Lincoln St and Empire Ave in Burbank, CA
- ✓ Major bus stop on corner
- ✓ Walking distance to Burbank Empire Center, variety of retailers and restaurants
- ✓ Close to Hollywood Burbank Airport
- ✓ Near the 5 and 134 freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	23,846	209,262	444,697
 Avg. HH Income	\$107,410	\$98,252	\$102,028
 Daytime Pop	24,023	201,421	427,503
 Traffic Count	± 21,379 CPD ON EMPIRE AVE		



**WOODBURY UNIVERSITY**  
FOUNDED IN 1884



**Hollywood Burbank Airport**

**AVAILABLE**  
± 2,915 SF



**Walmart**

**Staples**

**BEST BUY**

**SPROUTS FARMERS MARKET**



**Ralphs**

**COSTCO WHOLESALE**

**BURBANK TOWN CENTER**  
**AMC THEATRES** ★ **macy's** **H&M**  
 Bath & Body Works **BARNES & NOBLE** **california pizza kitchen**

**CVS pharmacy**

- Sleep
- CHIPOTLE
- H&M
- SUBWAY
- Staples
- HOBBY LOBBY
- IN-N-OUT BURGER
- Starbucks
- citi
- ups
- Ralphs
- BEST BUY
- Smart & Final
- WOODBURY UNIVERSITY FOUNDED IN 1884
- Hollywood Burbank Airport
- CVS pharmacy
- target
- 99c only STORES
- COSTCO WHOLESALE
- SPROUTS FARMERS MARKET
- McDonald's
- Walgreens
- Walmart

**AERIAL MAP**



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