

# EAST MAGNOLIA OFFICE/RETAIL SPACE(S) FOR LEASE IN DOWNTOWN BURBANK



361 EAST MAGNOLIA BLVD  
BURBANK, CA 91506



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**SIZE**

361A: ±1,300 SF RETAIL/OFFICE  
361B: ±1,000 SF RETAIL/OFFICE

**RATE**

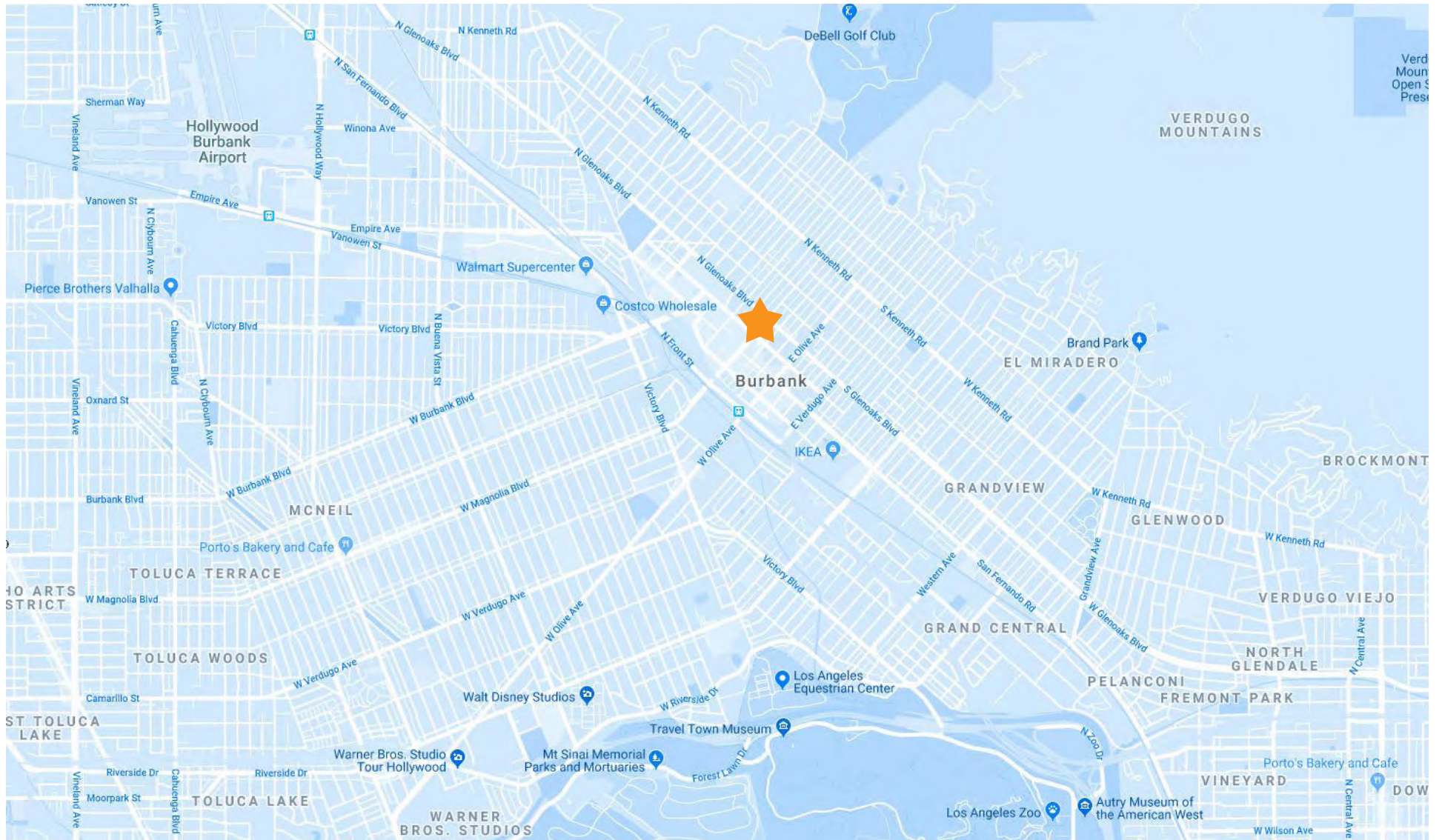
361A: \$3,300/MONTH, MG  
361B: \$2,500/MONTH, MG

**AVAILABLE**

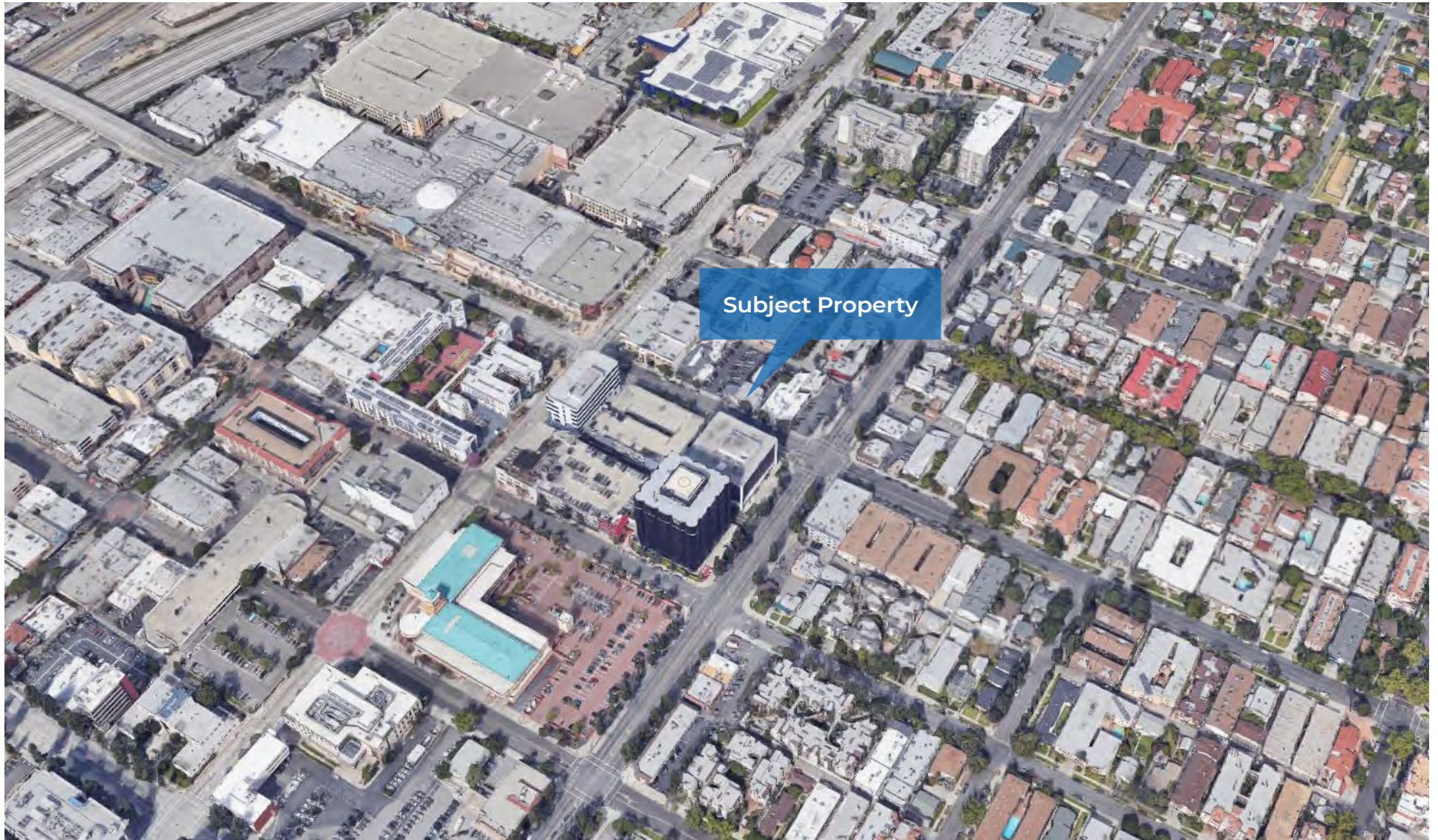
IMMEDIATELY

- PRIME DOWNTOWN BURBANK LOCATION WITHIN CLOSE PROXIMITY TO THE BURBANK MALL, CITY HALL AND JUST DOWN THE HILL FROM BURBANK'S MOST AFFLUENT RESIDENTIAL AREA
- 361 A & B FACE MAGNOLIA BLVD AND COULD BE USED AS EITHER OFFICE OR RETAIL
- THERE ARE NUMEROUS FOOD OPTIONS SURROUNDING THE PROPERTY
- EACH SPACE COMES WITH ONE (1) PARKING SPACE, BUT STREET PARKING IS EXCELLENT AND FREE AND ADDITIONAL PARKING CAN BE PURCHASED FROM NEIGHBORING BUILDINGS

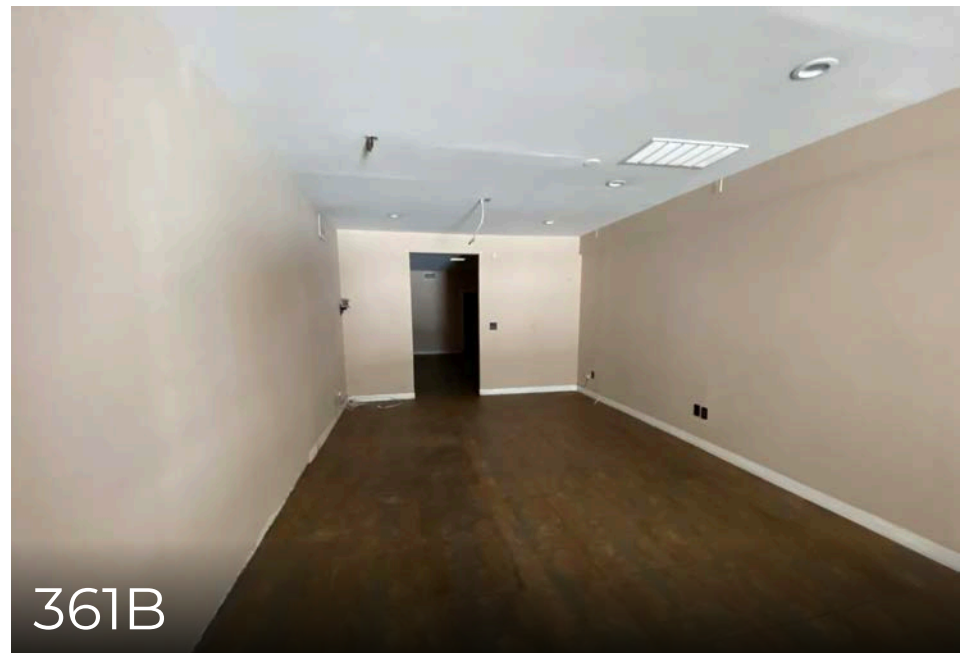
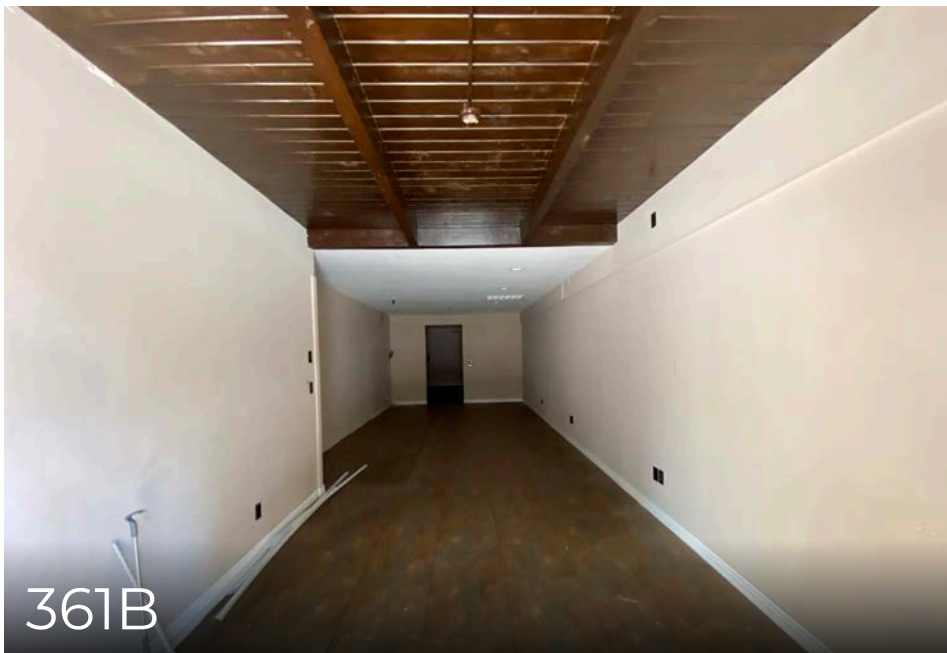
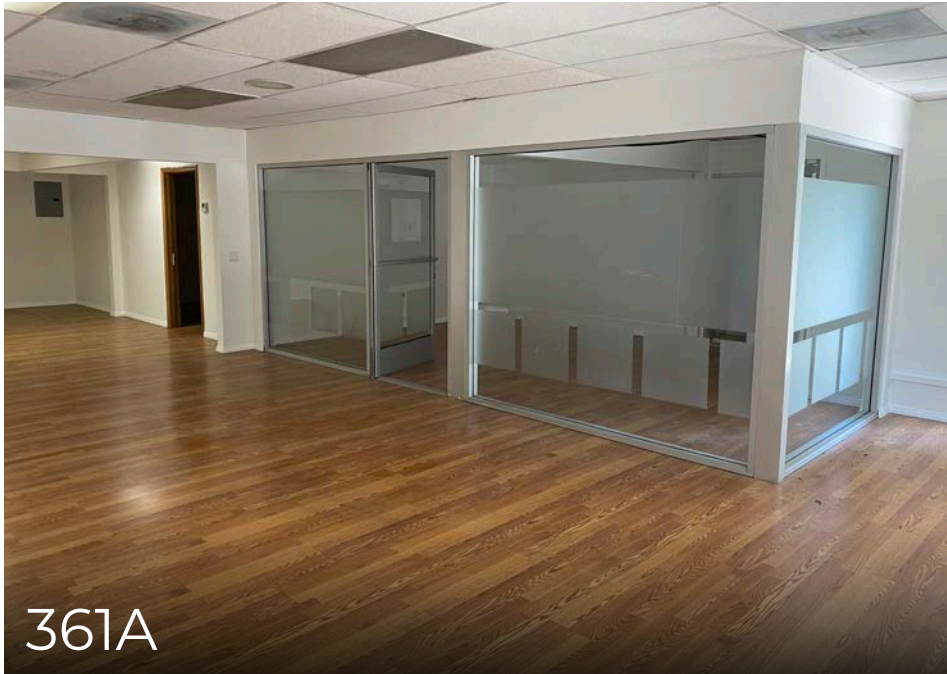
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MAP



AERIAL



# SPACE PHOTOS



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