

For Lease



OFFICE/WAREHOUSE PROPERTY IN PRIME LOCATION
AVAILABLE ±3,626 SF COMMERCIAL/INDUSTRIAL SPACE IN BURBANK CA
509 South Flower Street | Burbank, CA 91502-2107

Lease Rate:

\$1.65
PSF MG

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Accelerating success.

Colliers International

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Property Description

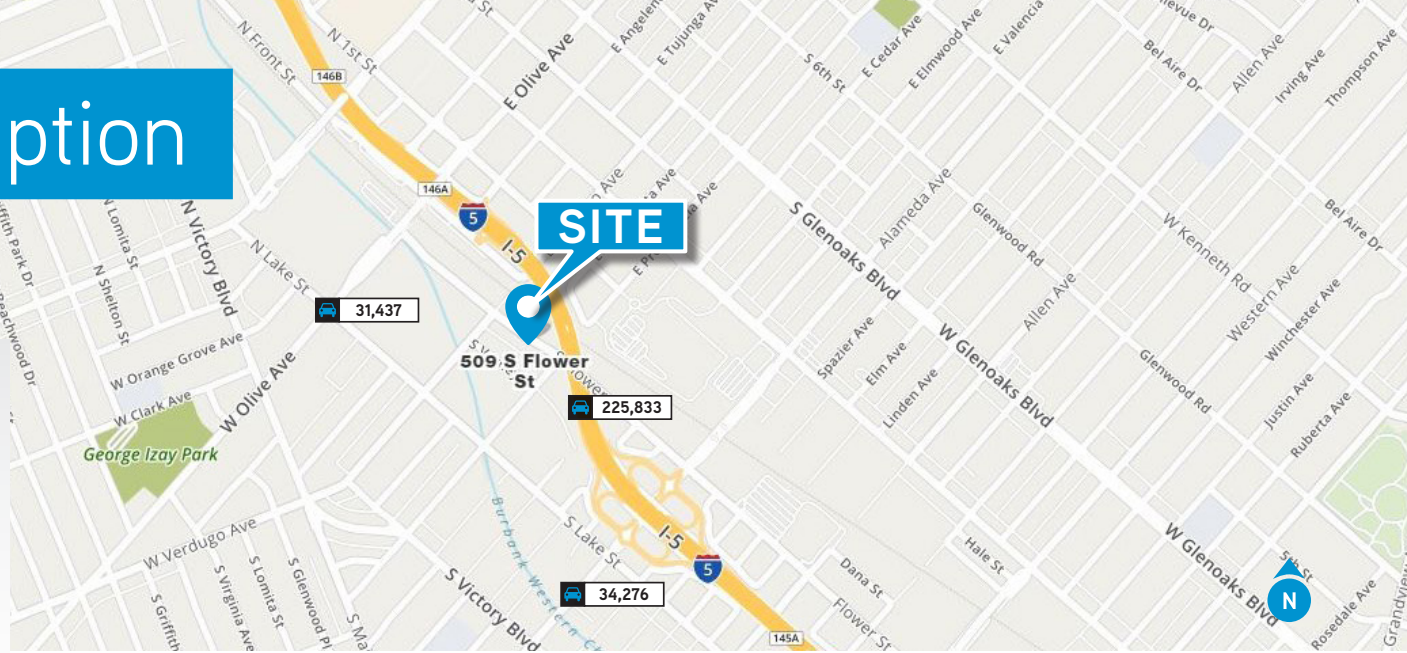
509 South Flower Street
 Burbank, CA 91502
 ±3,626 SF of Industrial Space Available

Specifications

Building Size:	±3,626 SF
Office Size:	±900 SF
Rental Rate:	\$1.65 PSF MG
Property Type:	Industrial /Manufacturing
Year Built:	1975
Parking:	8 Surface Spaces (2.6/1,000)

Features

- 8 Free Parking Spaces
- 2 Minute drive to Downtown Burbank Commuter Rail (Ventura County, Antelope Valley Lines)
- 12 Minute drive to Bob Hope Burbank Airport
- Fenced Lot
- Adjacent to I-5 Santa Ana Freeway, On/Off ramp at Alameda Ave



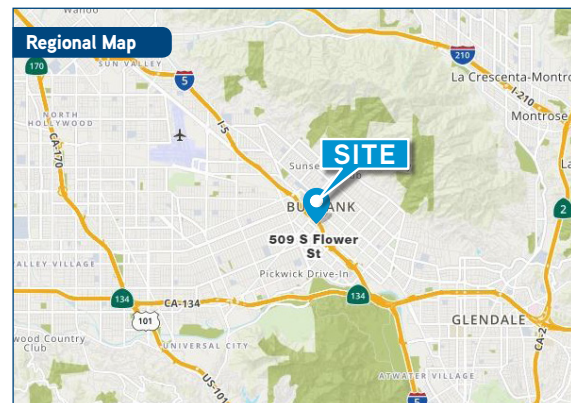
Walk Score®
www.walkscore.com

Walk Score
68
Somewhat Walkable
 Some errands can be accomplished on foot.

Transit Score
54
Good Transit
 Many nearby public transportation options.

TRAFFIC COUNTS			
by CoStar			
Street	Cross Street	Year	Volume
I-5 Fwy	S Flower St	2018	225,833
W Alameda Ave	Omer Ln	2014	34,276
W Olive Ave	N Lake St	2018	31,437

DEMOGRAPHICS			
by CoStar			
POPULATION	1 MILE	3 MILE	5 MILE
2024 Projection	40,012	164,234	517,762
2019 Estimate	39,708	162,487	509,923
2010 Census	39,349	158,324	484,207
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Avg HH Income	\$69,306	\$93,319	\$89,005
2019 Med HH Income	\$52,282	\$70,481	\$63,049
2019 Households by Size	2.40	2.50	2.50
HOME VALUE	1 MILE	3 MILE	5 MILE
2019 Median Home Value	\$675,836	\$734,104	\$735,450



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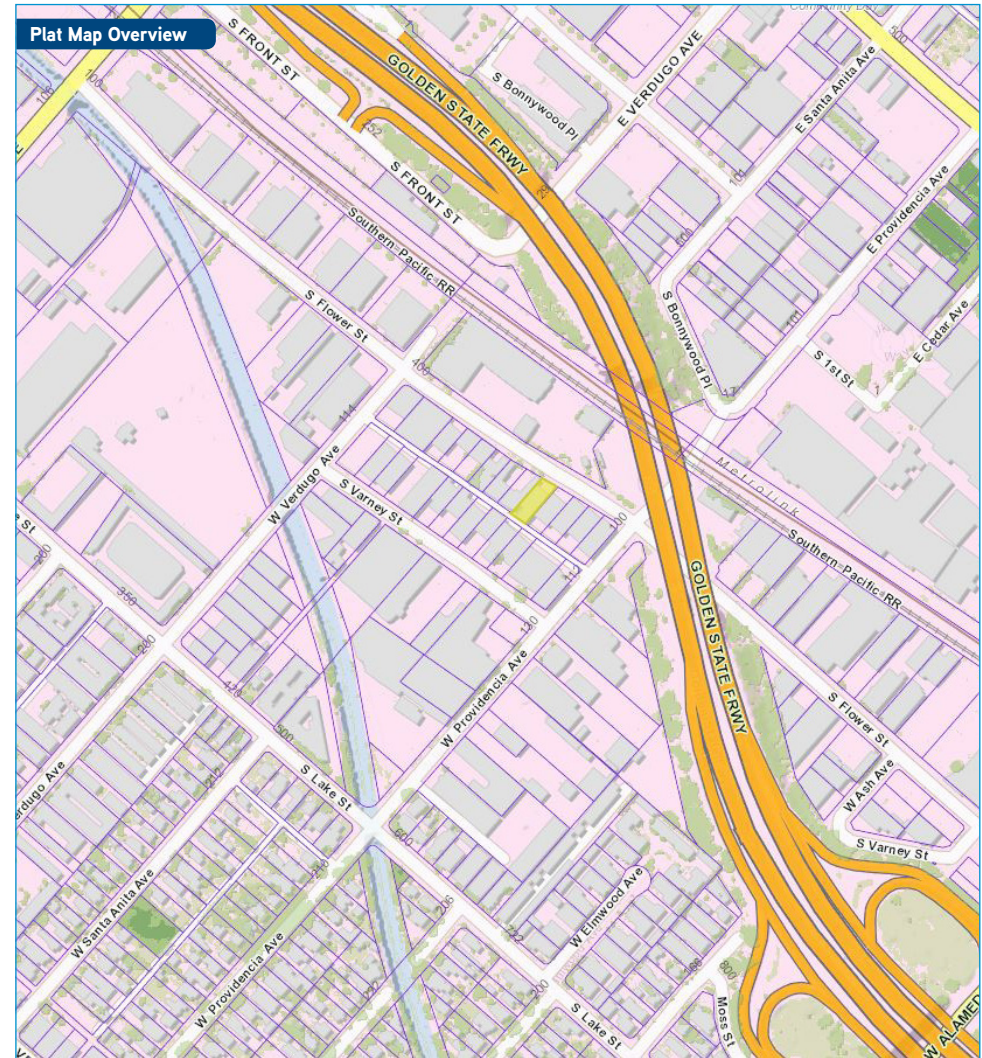
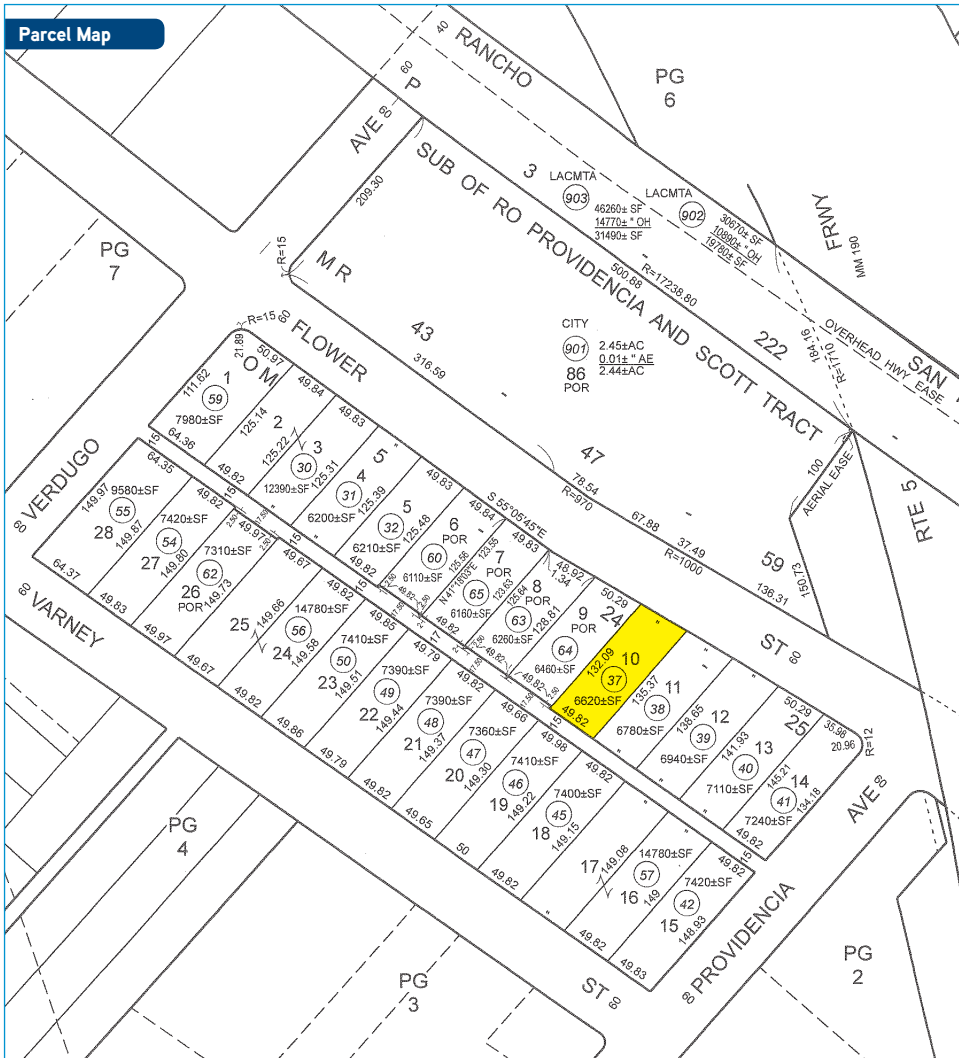


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Parcel and Floor Plan

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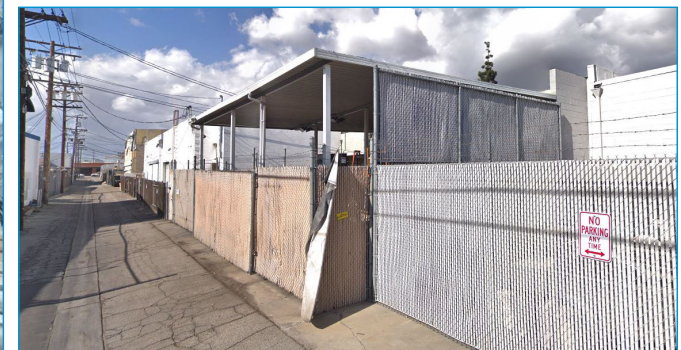
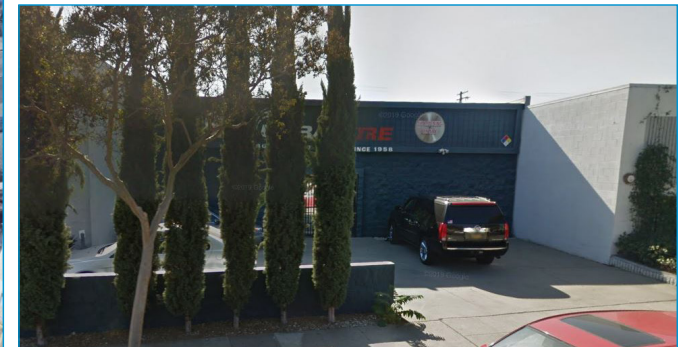
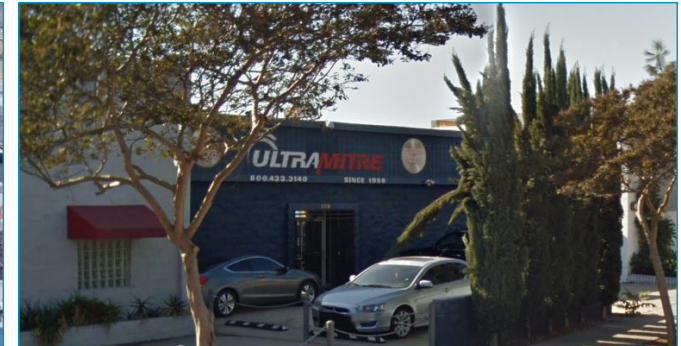
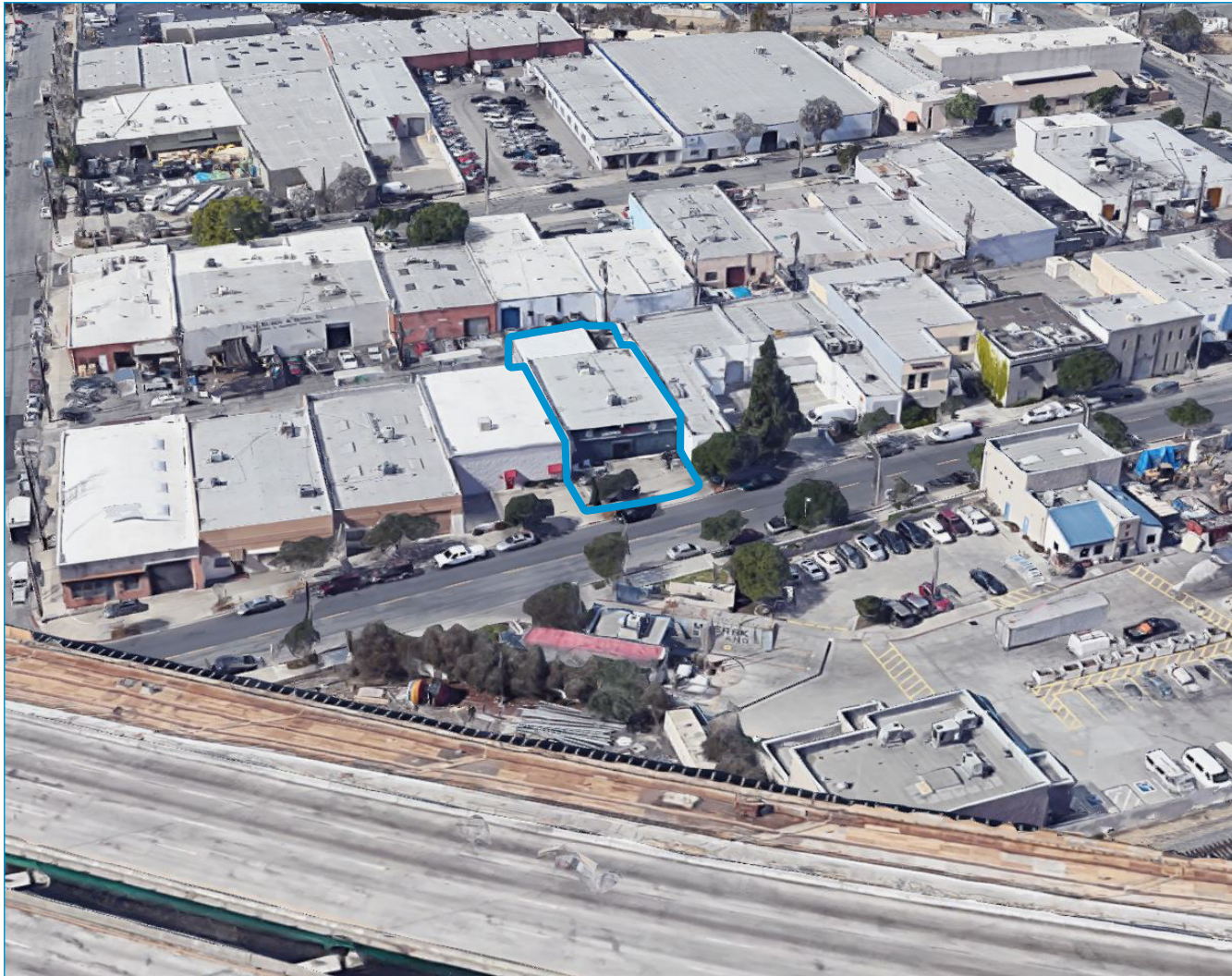


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Photos

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