

HIGHLY DESIRABLE BURBANK OWNER-USER/INVESTMENT PURCHASE OPPORTUNITY

1516

W. MAGNOLIA BLVD.

BURBANK * CA 91506



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Alliance **P**artners

COMMERCIAL REAL ESTATE ADVISORS
AlliancePartnersco.com

KELLER WILLIAMS REAL ESTATE SERVICES: 889 Americana Way, #408 Glendale, CA 91210

Emil Akopian, CCIM
818.339.8115
Emil@alliancepartnersco.com
DRE# 01449462



BUILDING DESCRIPTION

Site Address: 1516 W. Magnolia Blvd., Burbank Ca 91506
 Site APN: 2446-013-002
 Site Size: +/-9,583
 Building Size: +/-7,250
 Year Built: 1952 (Renovated 2012, 2016)
 Zoning: BUC3

PROPERTY HIGHLIGHTS

- Multi-unit commercial building
- Suitable for Investors OR Owner-Users seeking to occupy and lease out the balance of the space (51% occupancy can be available at the close of escrow)
- Anchored by Fleet Feet, a 180+ store retailer of running shoes, fitness apparel, and similar gear
- Corner location
- Amazing signage opportunities and visibility
- Strong local demographics
- Hard to find sized building
- Excellent rental history commanding superb rents
- Versatile building with possibility for a variety of desirable uses in line with market demand
- Historically leased on NNN basis
- Adequate on-site parking compared to similar assets in the area

NEARBY NEIGHBORS INCLUDE:

- Walt Disney Studios
- Warner Brothers
- ABC Television
- Dreamworks Animation

BUILDING UPGRADES

- Seismic retrofit
- Recently Painted Interiors
- Parking lot recently redone
- All new electric service and all interior wiring, Each address separately metered with 200 amp single phase and 100 amp three phase
- All title 24 compliant lighting and glass installed
- All new copper plumbing front to back of building
- Fiber optic drop to building
- ADA compliant
- CASP inspected
- High visibility signage
- 3 X five ton, 1 X three ton HVAC

CURRENT TENANCY STATUS

- **1516 W Magnolia**
LEASED TO FLEET FEET with 3% increases annually and a 5 year Option in 2022
- **1518 W Magnolia**
Recently vacated 1,500 sq ft, last rent \$5,536.00
- **1520 W Magnolia**
Partially vacated, now partially owner-occupied (owner can vacate or lease back a portion)

CALL BROKER FOR PRIVATE SHOWING AND FURTHER DETAILS

ASKING PRICE: \$4,795,000

4544
 SAN FERNANDO ROAD
 GLENDALE CA 91204



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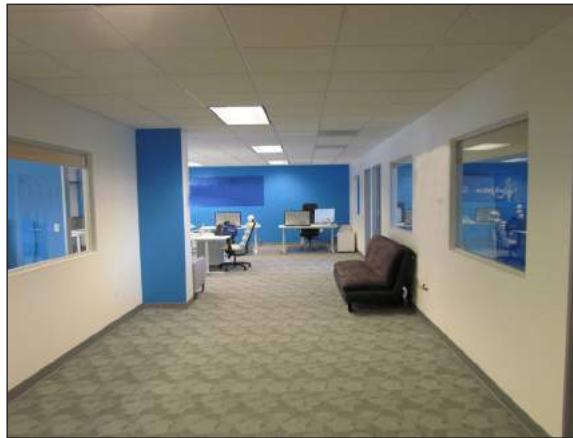
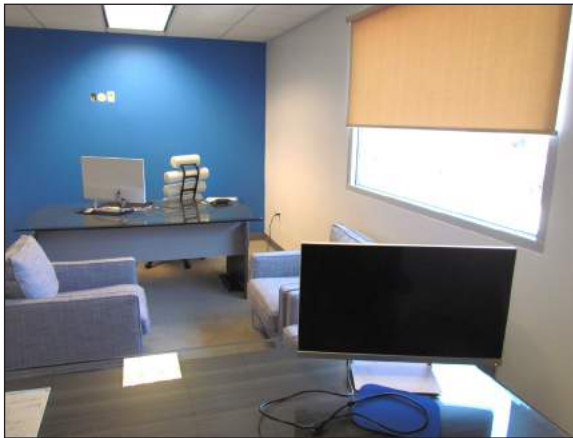
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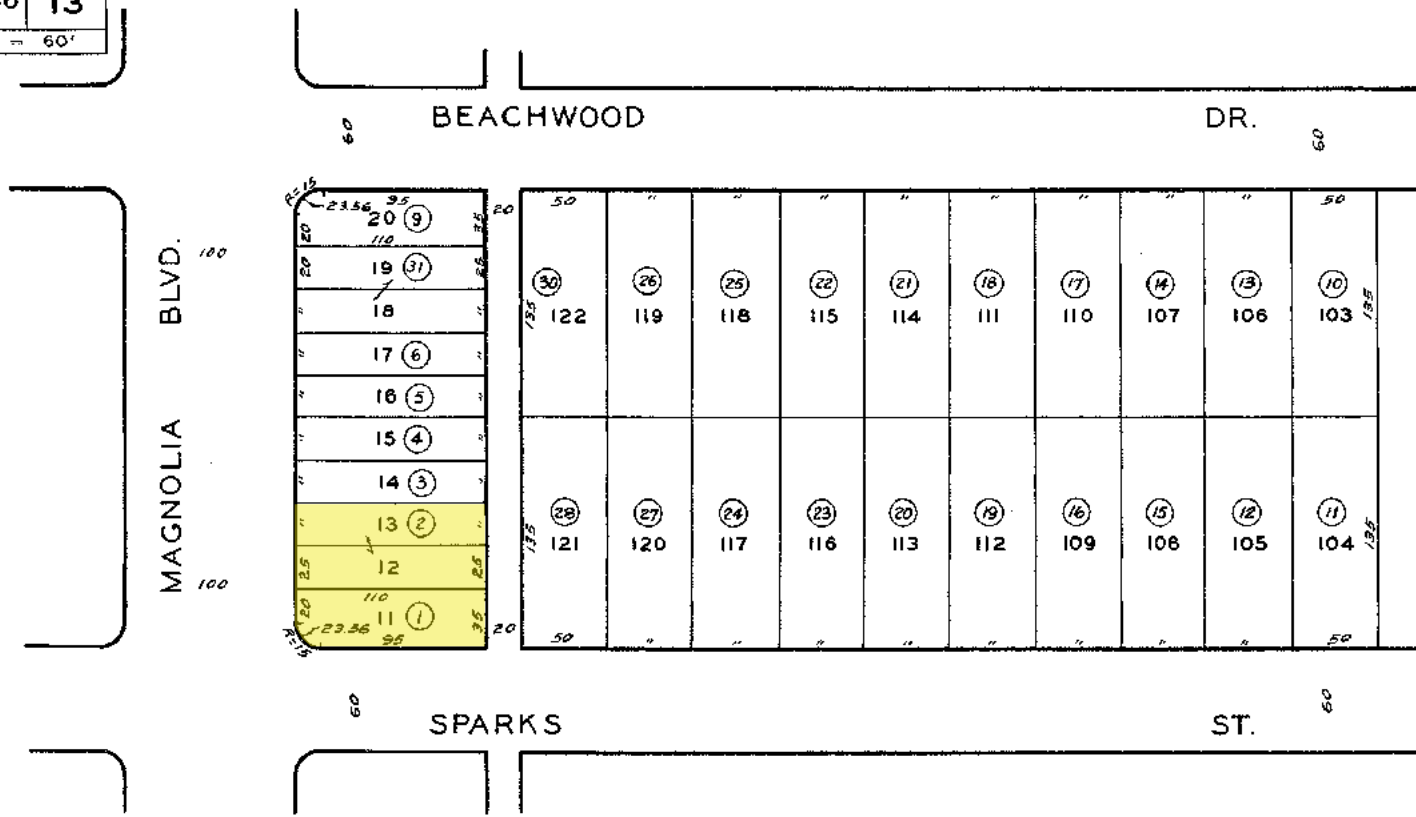
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2446 13

SCALE 1" = 60'

REVISED
12-17-24



TRACT NO. 9507
M.B. 130-64-65

CODE
2530
FOR PREV. ASSMT. SEE: 1874-13

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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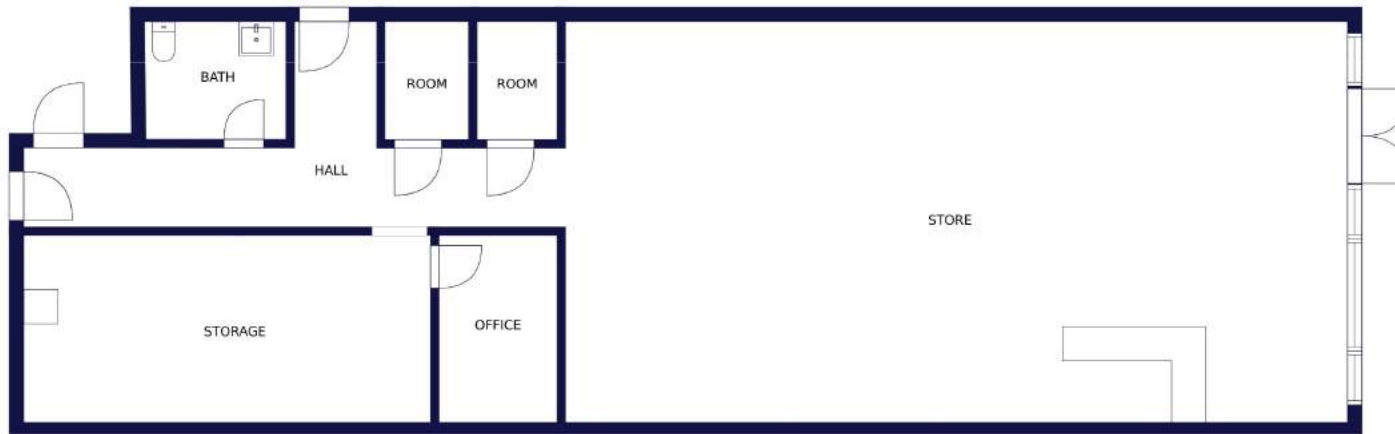
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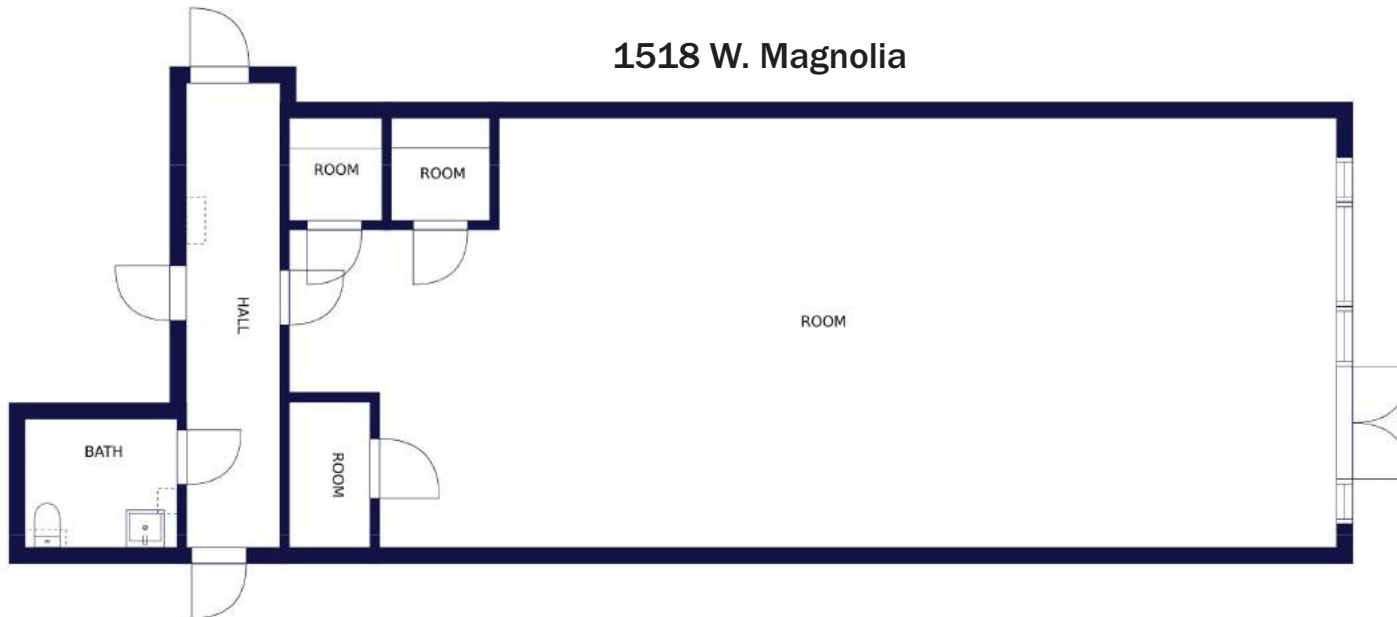


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1516 W. Magnolia



1518 W. Magnolia



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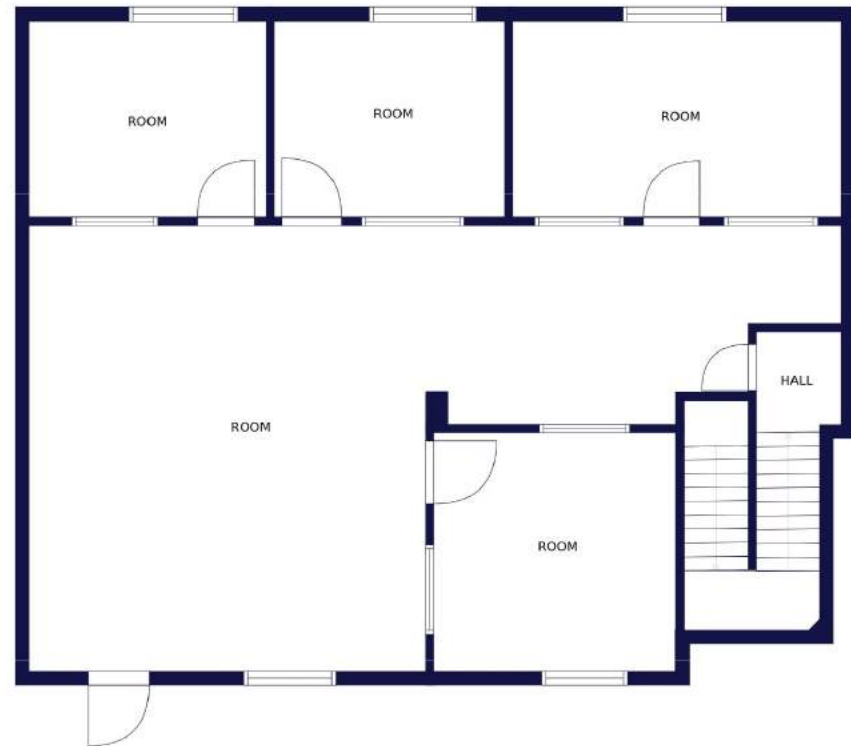


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1520 W. Magnolia



Floor 1



Floor 2

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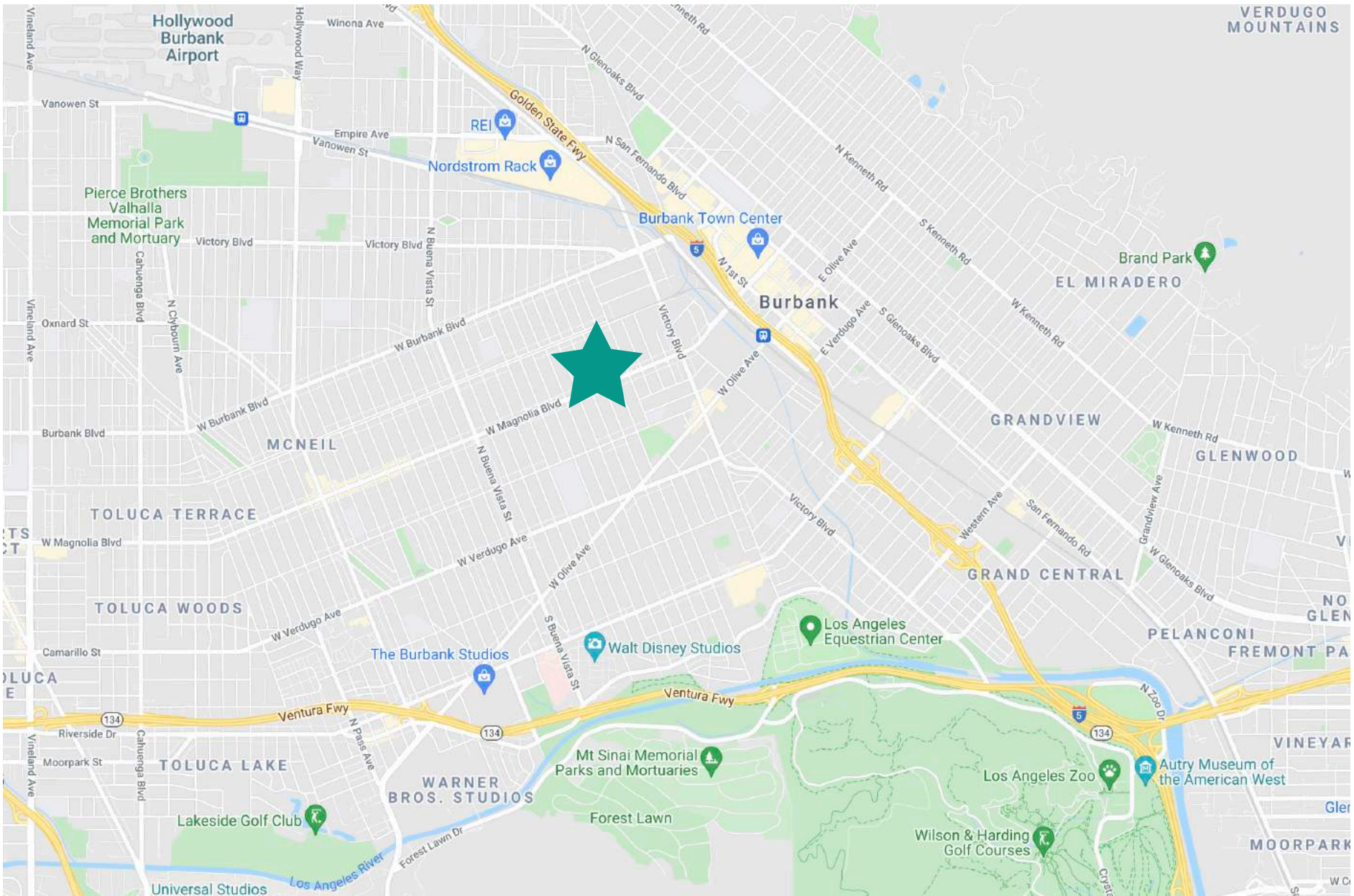
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VERDUGO MOUNTAINS

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