

NEWLY RENOVATED STOREFRONT RETAIL SPACE

4106 W Magnolia Blvd., Burbank, CA 91505



EXCLUSIVE AGENTS
(818) 501-2212

Liam Winston (818) 697-9389, liam@illicre.com, DRE# 02118545

Please visit us at:



17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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 footage 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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FEATURES

- Brand New Construction
- State of the Art Alarm System & Cameras
- ADA Compliant
- High Ceilings
- Dual A/C Units



DEMOS

	Population	Avg. HH Income	Daytime Pop.
1 Mile	31,350	\$101,191	25,928
2 Miles	229,496	\$97,150	189,148
3 Miles	547,078	\$100,521	452,344

Traffic Count

±25,274 cars per day

AREA AMENITIES

- In the Heart of Burbank's Main Retail Strip
- Nearby Major Tenants such as Porto's Bakery, Taco Bell, Target and Rite Aid
- Nearby 101, 5, and 134 Freeways
- Near Hollywood Burbank Airport

