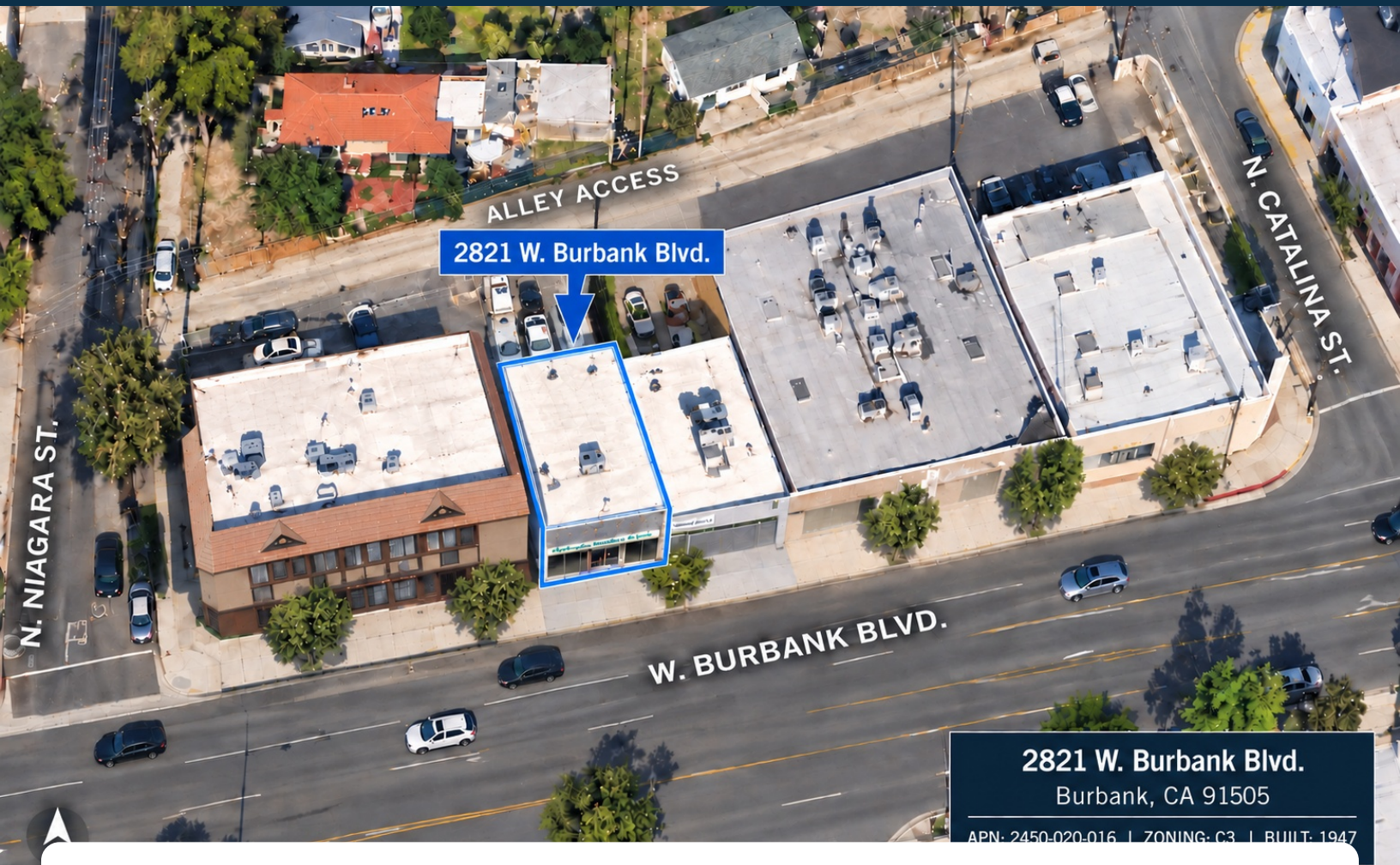


2821 W. BURBANK BOULEVARD

OFFERED AT \$1,295,000

BURBANK, CALIFORNIA 91505



OWN YOUR PLACE ON BURBANK BOULEVARD

Rare owner-user storefront with visibility, rear parking, alley access and flexible commercial space

1,680 SF

BUILDING

3,013 SF

LOT

C-3

ZONING

3

PARKING

WHY THIS PROPERTY STANDS OUT

- High-visibility Burbank Boulevard storefront
- Open retail / office layout with two restrooms + kitchenette
- Roof-mounted package HVAC serving the building
- Seismic retrofit completed (City approved)
- Connected to public sewer
- Rear parking, gated yard and vehicle access from alley
- Free street parking directly in front along Burbank Boulevard

THE OWNER-USER STORY

Put your business on a major Burbank commercial corridor in a compact fee-simple property with a recognizable storefront, usable open interior, on-site parking and rear alley access.

A compelling alternative to continuing to lease - with flexibility for retail, office, showroom or service uses, subject to buyer verification of intended use and zoning.

SCHEDULE A PRIVATE TOUR

ROBERT THOMAS | TIME REALTORS | (818) 247-9000

BRE#00667435 | RLT3210@sbcglobal.net | 2910 Foothill Blvd., La Crescenta, CA 91214

SEE THE SPACE. SEE THE POSSIBILITIES.

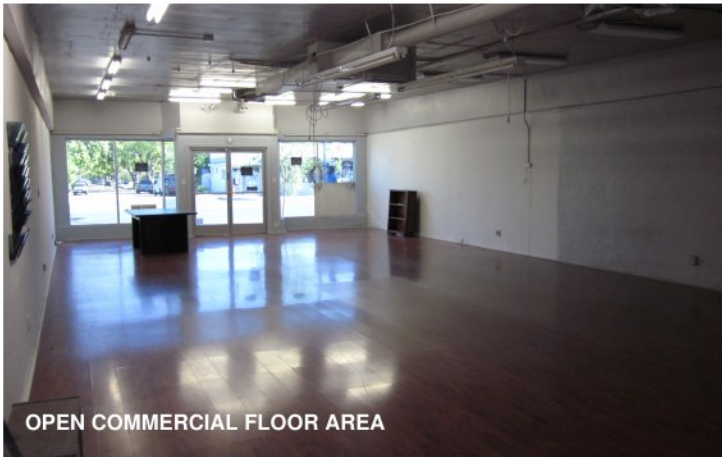
Flexible storefront + open interior + practical rear access



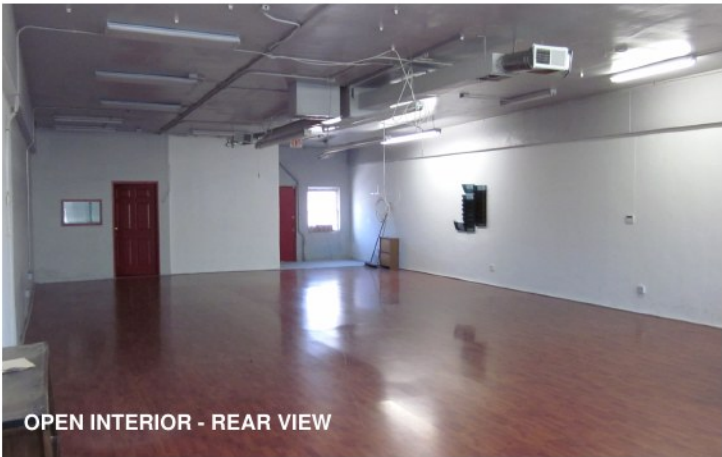
WEST / NIAGARA SIDE CONTEXT



EAST / CATALINA SIDE CONTEXT



OPEN COMMERCIAL FLOOR AREA

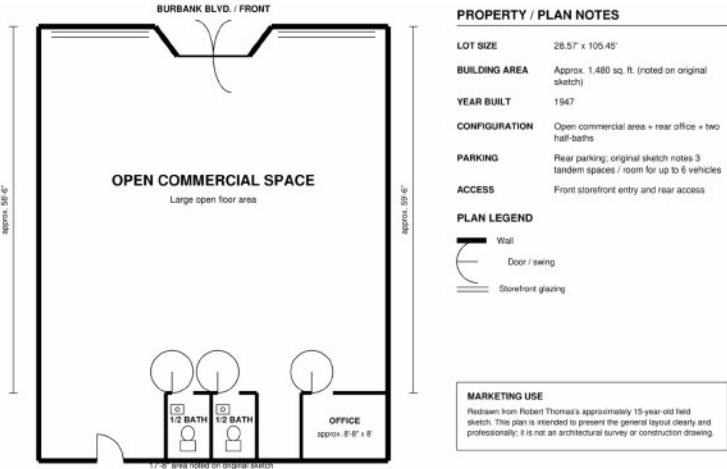


OPEN INTERIOR - REAR VIEW



REAR PARKING + ALLEY ACCESS

Vehicle access from the rear alley; gated yard/parking area.



MARKETING FLOOR PLAN

Conceptual - not to scale. Buyer to independently verify dimensions and improvements.

THE DETAILS THAT MAKE IT WORK

A straightforward Burbank commercial ownership opportunity

PROPERTY AT A GLANCE

PRICE	\$1,295,000
PROPERTY TYPE	Single-tenant commercial storefront
BUILDING	Approx. 1,680 SF Built 1947
LAND	Approx. 3,013 SF (0.069 acre)
LOT DIMENSIONS	Approx. 28.57' x 105.45'
APN	2437-032-004
ZONING	C-3 Commercial General Business
PARKING	3 spaces available + gated yard
ACCESS	Burbank Blvd. frontage + rear alley
CONSTRUCTION	Masonry; poured-concrete foundation
INTERIOR	Open retail/office, 2 restrooms, kitchenette
OCCUPANCY	Long-term tenant; month-to-month



PARCEL CONTEXT

Approximate lot dimensions shown on source parcel map; buyer to verify.

A SMALL BUILDING WITH A BIG ADVANTAGE

Ownership on Burbank Boulevard gives an owner-user something a lease cannot: control of the real estate beneath the business. With storefront identity, open interior space, parking and alley access, 2821 W. Burbank Boulevard is ready for the next chapter.

FOR SALE - PRIVATE SHOWINGS BY APPOINTMENT

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Square footage, dimensions, parking, zoning, improvements, permitted uses and other facts are approximate or from source materials and should be independently verified by Buyer. Information is believed reliable but is not guaranteed.