

10949
PENDLETON STREET
CREATIVE OFFICE/STUDIO SPACE IN
SHADOW MOUNTAIN
INDUSTRIAL BUSINESS PARK



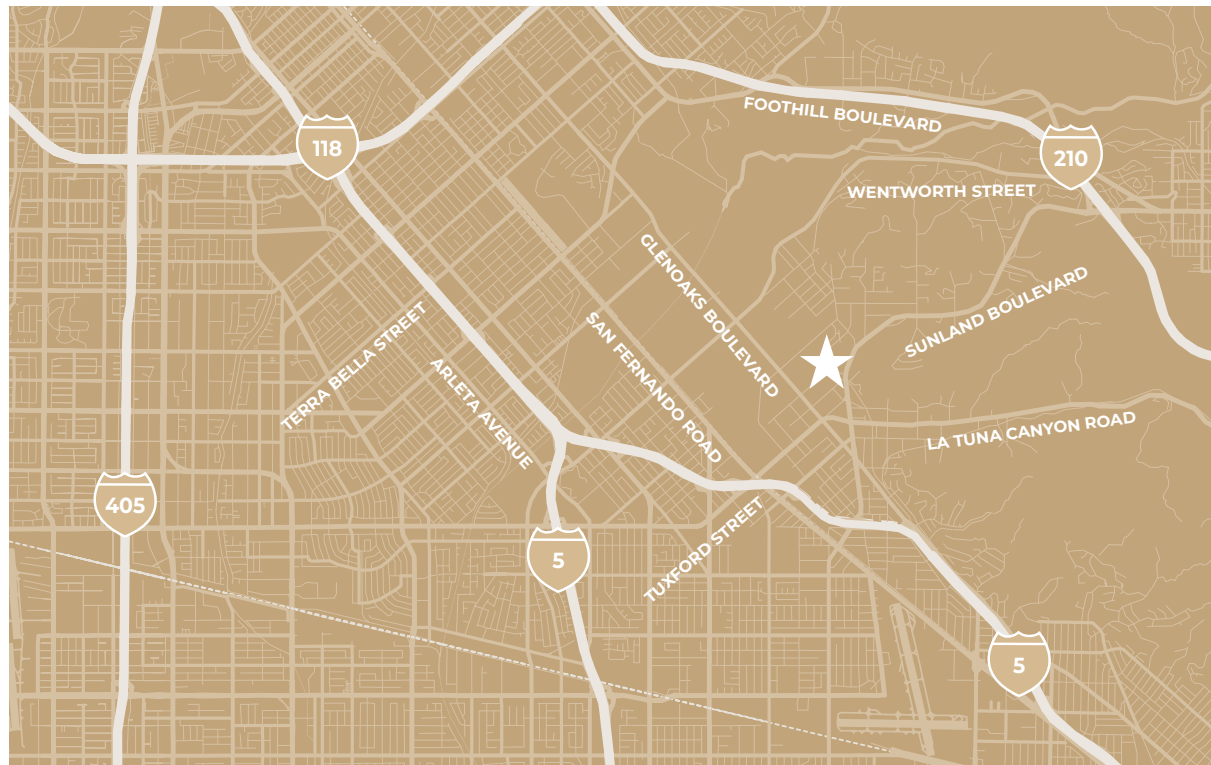
10949 PENDLETON STREET

WELCOME TO 10949 PENDLETON STREET, A DISTINCTIVE CREATIVE OFFICE/STUDIO OPPORTUNITY STRATEGICALLY LOCATED IN SHADOW MOUNTAIN INDUSTRIAL BUSINESS PARK

WHY CHOOSE 10949 PENDELTON STREET FOR YOUR NEXT LOCATION

KEY FEATURES

- 21'-22' clear heights with turnkey office buildout
- Modern open floor plan with natural light and industrial functionality
- Cost-effective creative space with high-end finishes at competitive rates
- Technology-ready infrastructure with robust power capabilities
- Strategic location with immediate access to 5 and 210 Freeways
- Secure campus environment with 1.90/1,000 SF parking ratio

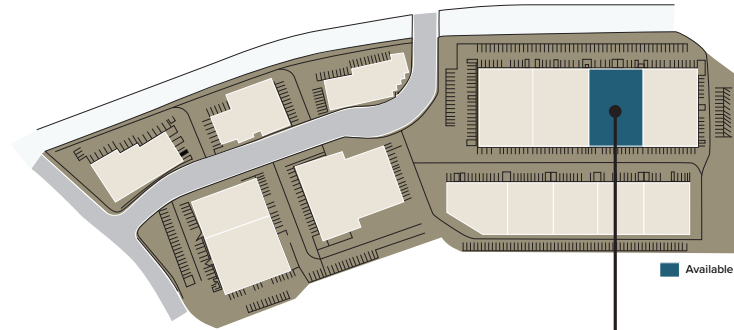


FLOOR PLAN/DETAILS

FLOOR PLANS

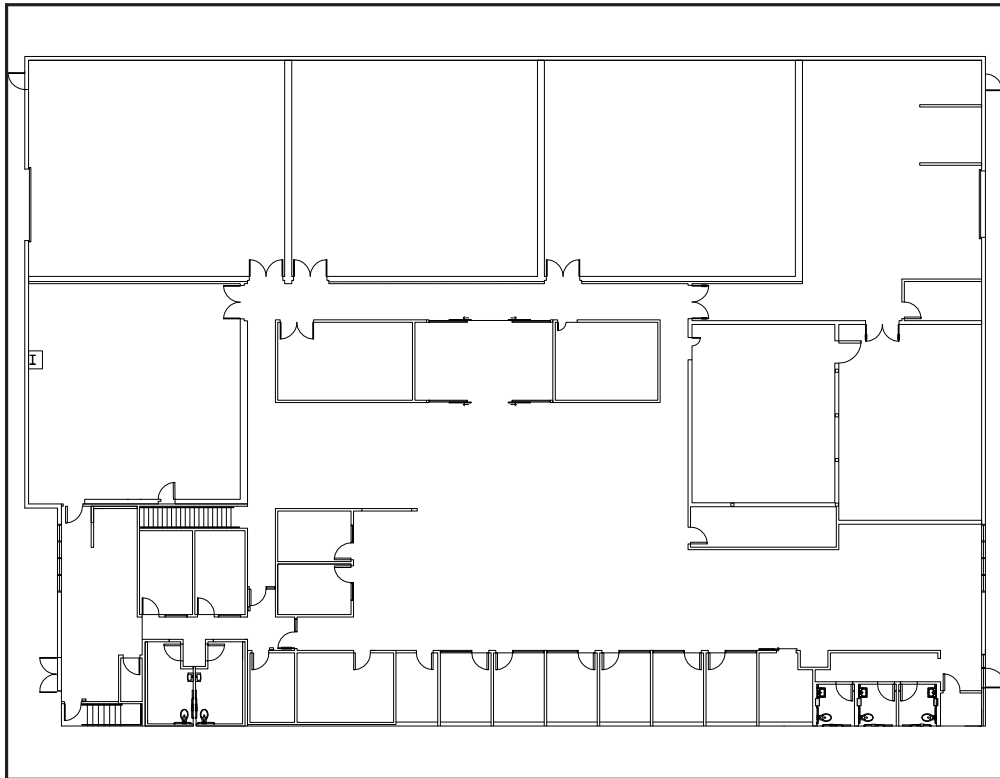
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This 22,068 SF space showcases an impressive creative office conversion with soaring 21'-22' clear heights, featuring four large training rooms, multiple teleconference areas, collaborative team spaces, private offices, and open workstations, all thoughtfully arranged with a staff lounge, support areas, and convenient flow throughout the space.



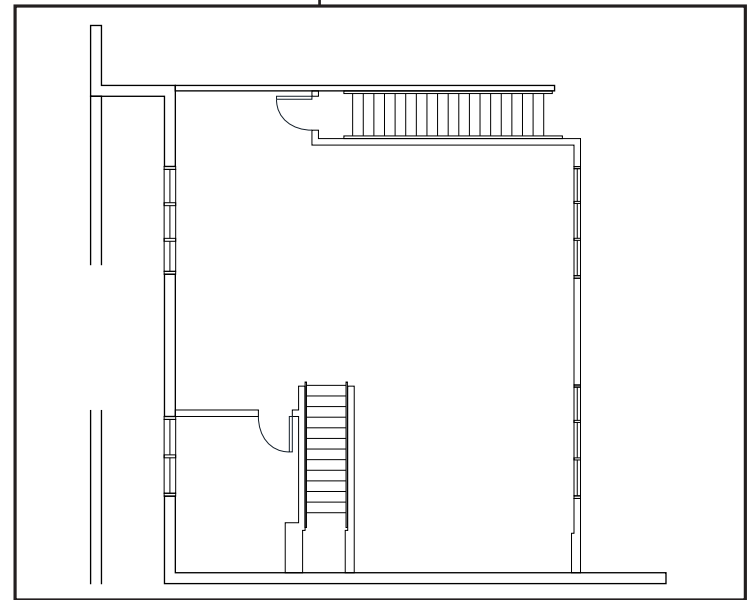
1ST FLOOR

10949 PENDLETON STREET

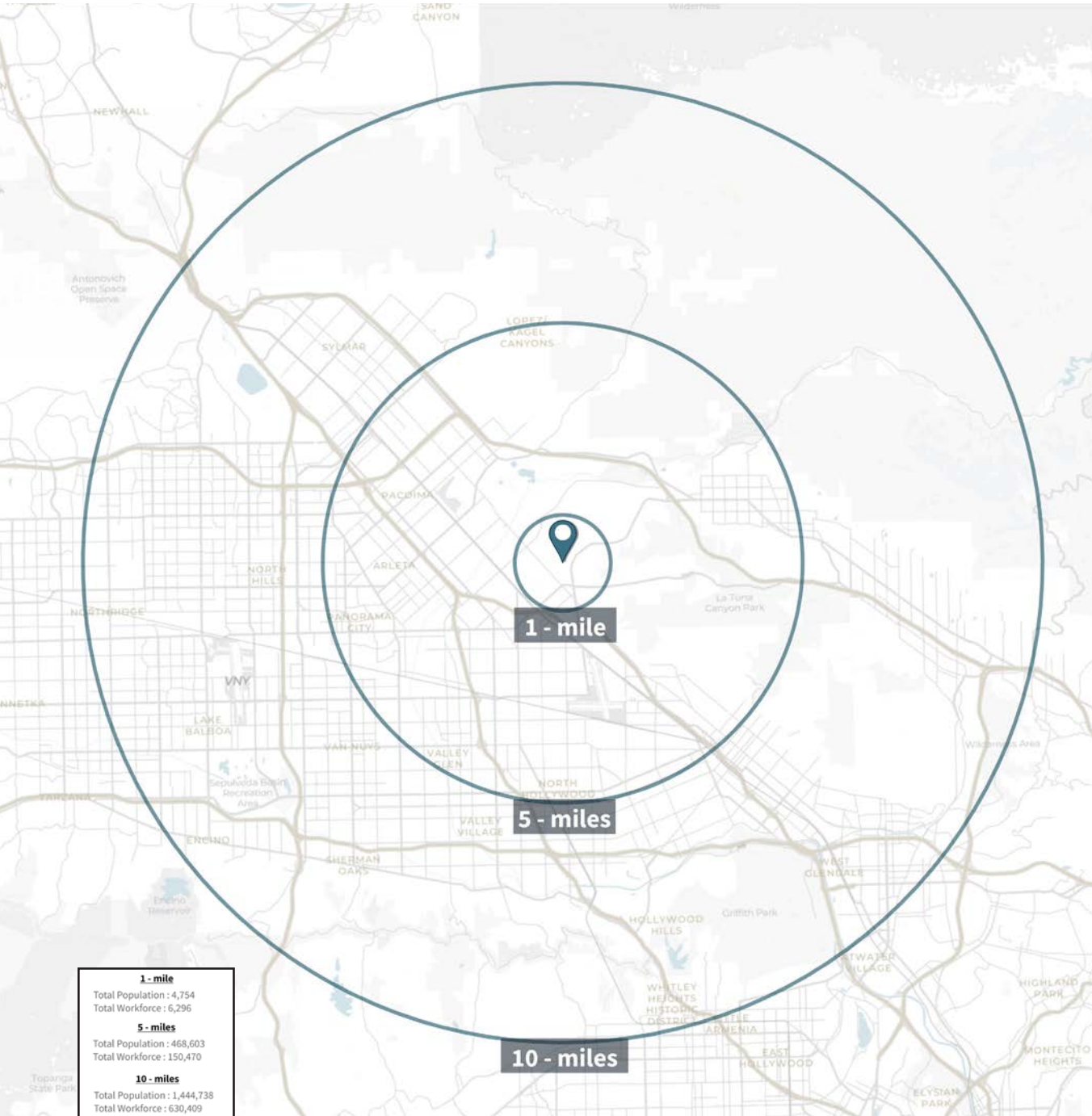


2ND FLOOR

10949 PENDLETON STREET



WORKFORCE AND DEMOS



10 - MILE DEMOGRAPHICS



Total Population-1,439,046



Total Households-509,532



Avg Household Income-\$106,078



Median Age-39.5



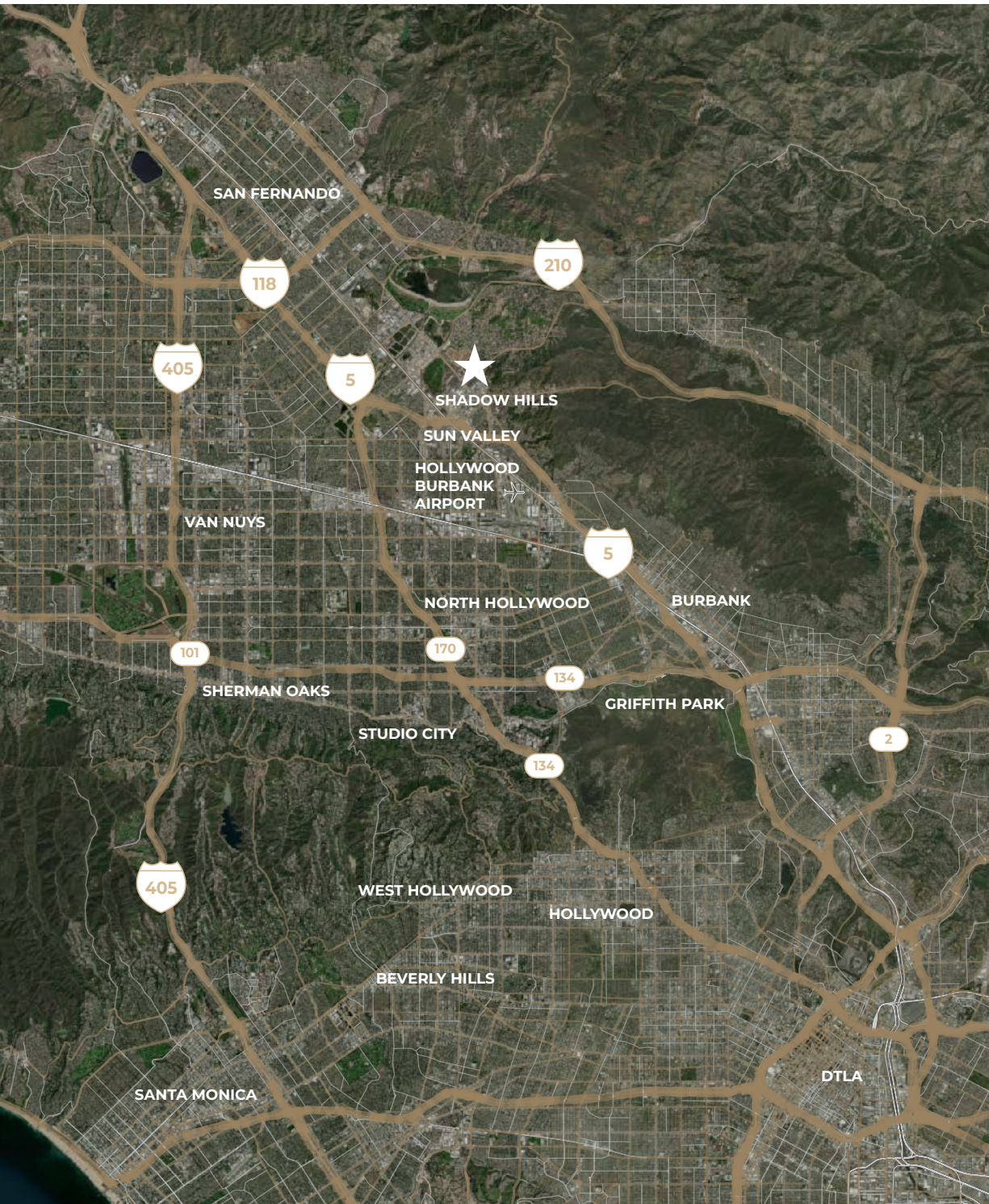
Bachelor's Degree or Higher-34%



Total Employees-648,767



AREA OVERVIEW



NOTABLE NEARBY TENANTS/BUSINESSES

- Bob Hope Airport (Burbank Airport)-approximately 3 miles south
- The Burbank Studios/Warner Bros. Studios-within 5 miles
- IKEA Burbank-approximately 4 miles south
- Empire Center shopping area-within 5 miles
- Providence Saint Joseph Medical Center-approximately 4 miles south
- Burbank Media District-within 5 miles



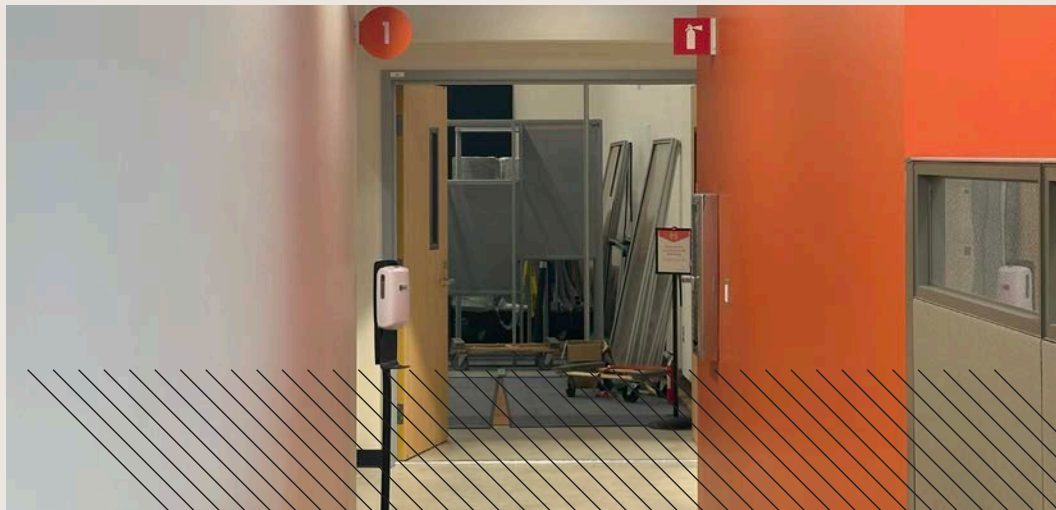
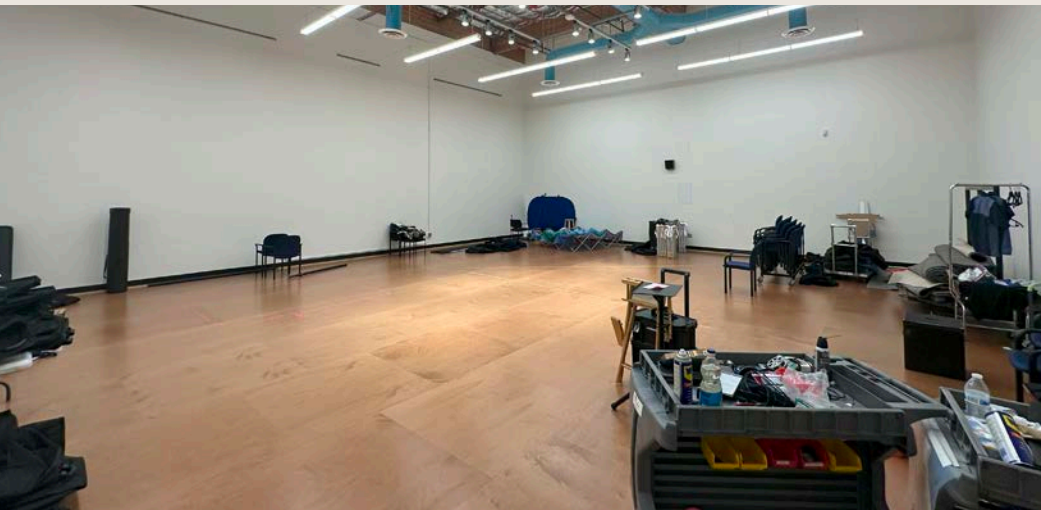
ATTRACTIVE NEARBY AREAS

- NoHo Arts District-approximately 5 miles south
- Downtown Burbank-approximately 4 miles south
- Magnolia Park shopping district-within 5 miles
- Olive Recreation Center-nearby recreational space
- Verdugo Mountains Open Space-scenic area to the northeast



MAJOR TRANSPORTATION ROUTES

- I-5 Freeway (Golden State Freeway)-major north-south corridor for SoCal
- I-170/CA-170 (Hollywood Freeway)-connecting to Hollywood/Los Angeles
- Sunland Boulevard
- San Fernando Road
- Glenoaks Boulevard
- Proximity to Metrolink Stations (Sun Valley and Burbank stations)



For leasing information, please contact:

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