

STRATTON
INTERNATIONAL
COMMERCIAL REAL ESTATE SERVICES



726

AVISO
CONDOMINIO DE VENTURA

726
S. FLOWER ST

BURBANK, CA 91502

FOR SALE
OR LEASE

STRATTONINTERNATIONAL.COM



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PROPERTY SUMMARY

726 SOUTH FLOWER ST

POST-PRODUCTION INDUSTRIAL BLDG

Stratton International is pleased to present the opportunity to purchase 726 S Flower St, a 10,272± square feet owner occupied industrial property configured as post-production studio space. The property consists of a single M2 zoned parcel (2453-042-007) totaling approximately 23,518 square feet of land area with two industrial freestanding buildings totaling 10,272± of usable square feet. Each building features it's own 10'x10' ground-level truck door.

The property features excellent ingress/egress with two separate gated curb-cuts, making this an excellent owner/user, multi-tenant, or single-tenant investment opportunity. Located at the rear of the property is approximately 267 square feet of freestanding bonus space currently built-out as a private employee lounge with attached covered deck. The property features extensive improvements and was recently renovated with a brand new roof.

Industrial
PROPERTY TYPE

1943
YEAR BUILT

10,272± SF
BUILDING SIZE

23,518 SF
LOT SIZE

1
STORIES

14'
CEILING HT

M2
ZONING

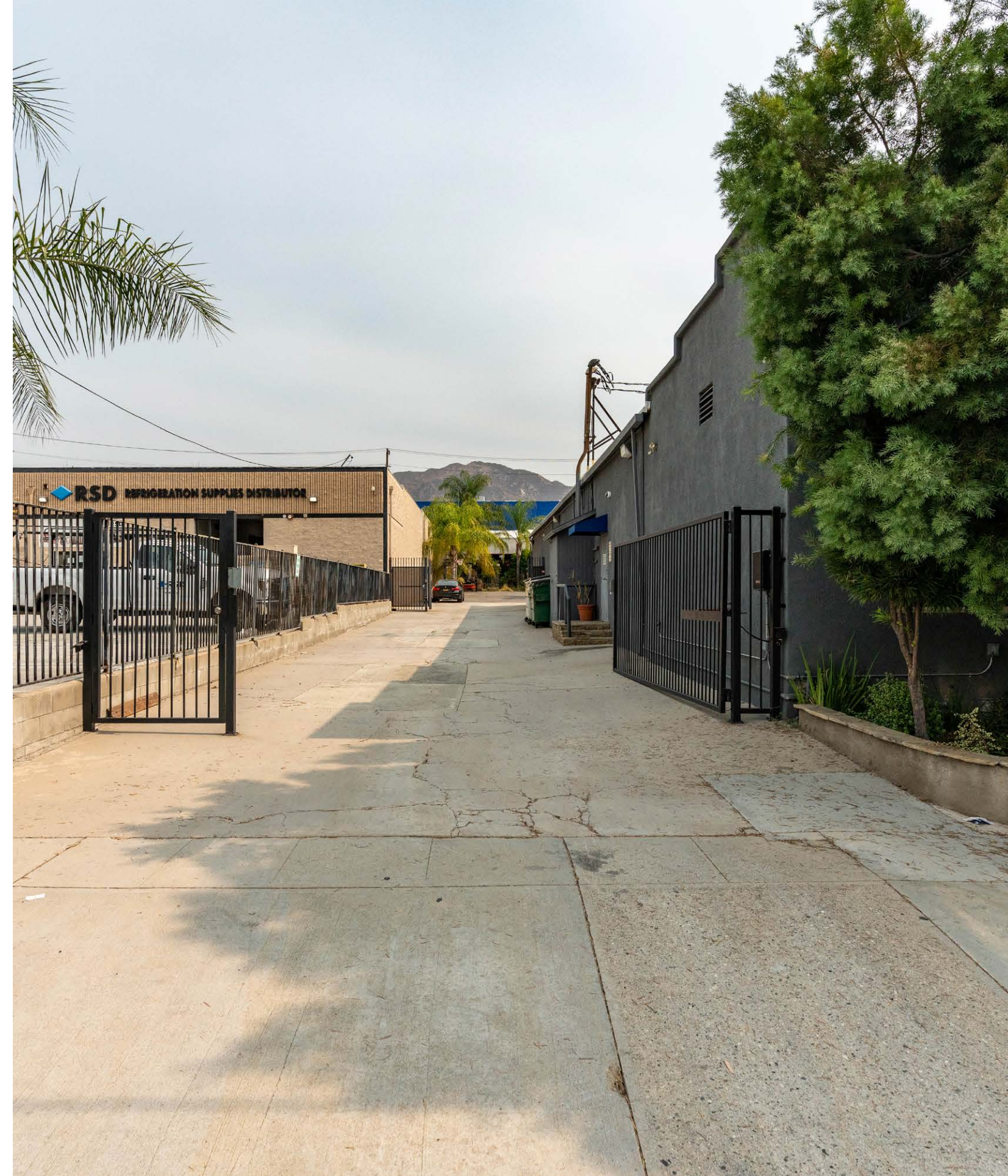
100%
OCCUPANCY

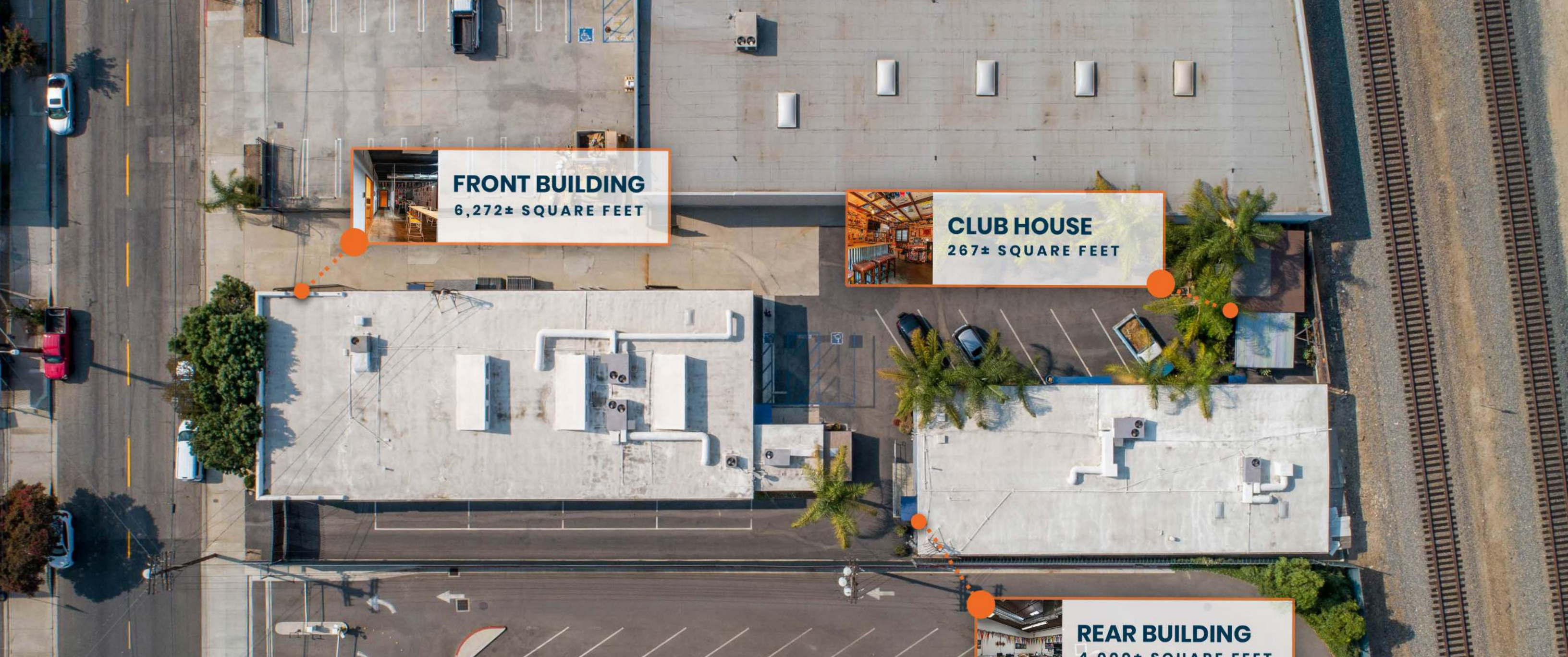
1.85/1,000 SF
PARKING

19 SPACES
PARKING

1600A/240v 3P/3W
POWER

2453-042-007
PARCEL No.





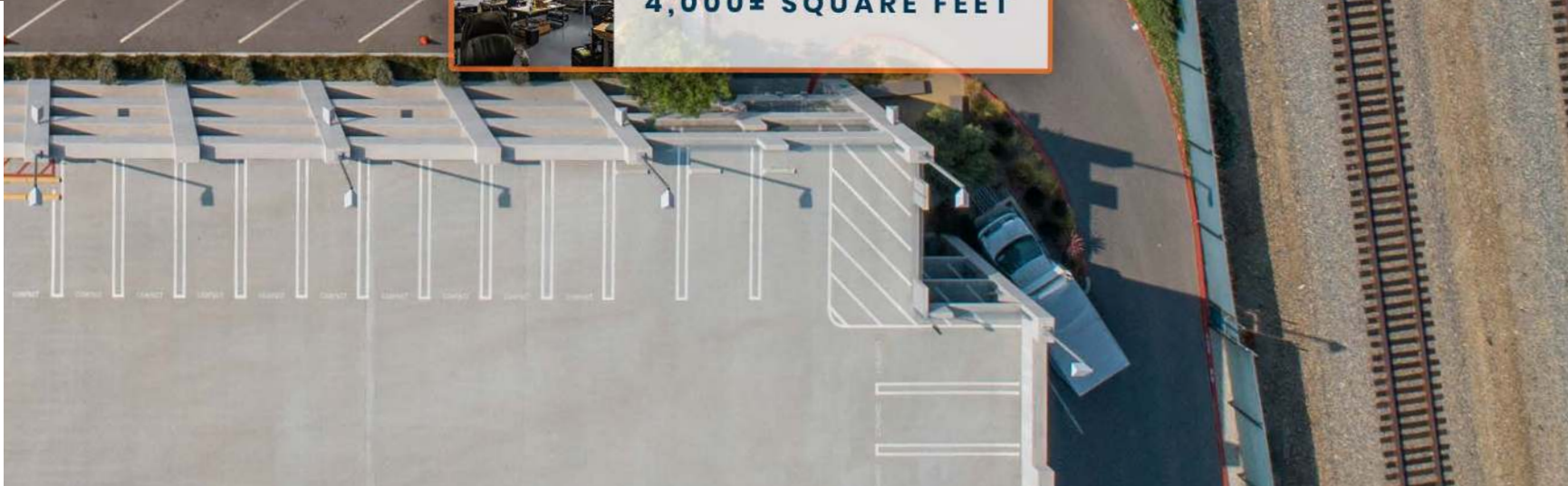
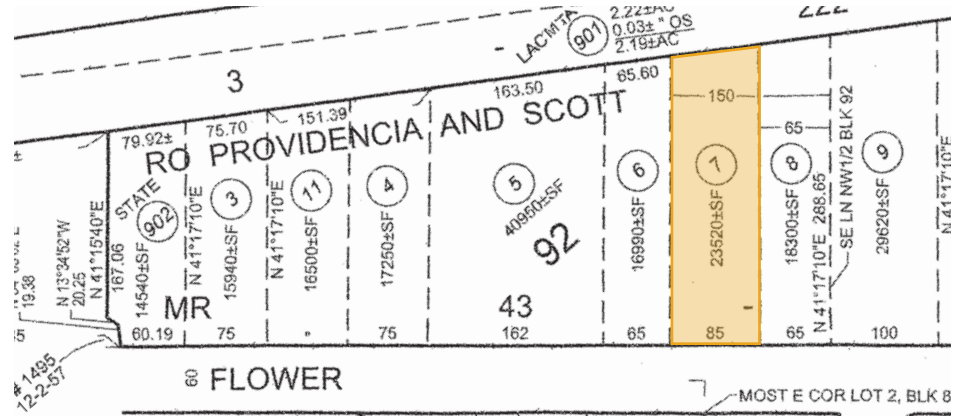
FRONT BUILDING
6,272± SQUARE FEET

CLUB HOUSE
267± SQUARE FEET

REAR BUILDING
4,000± SQUARE FEET

PARCEL MAP
FRONTAGES

85' FT
S FLOWER ST















LOCATION SUMMARY

BURBANK MEDIA DISTRICT

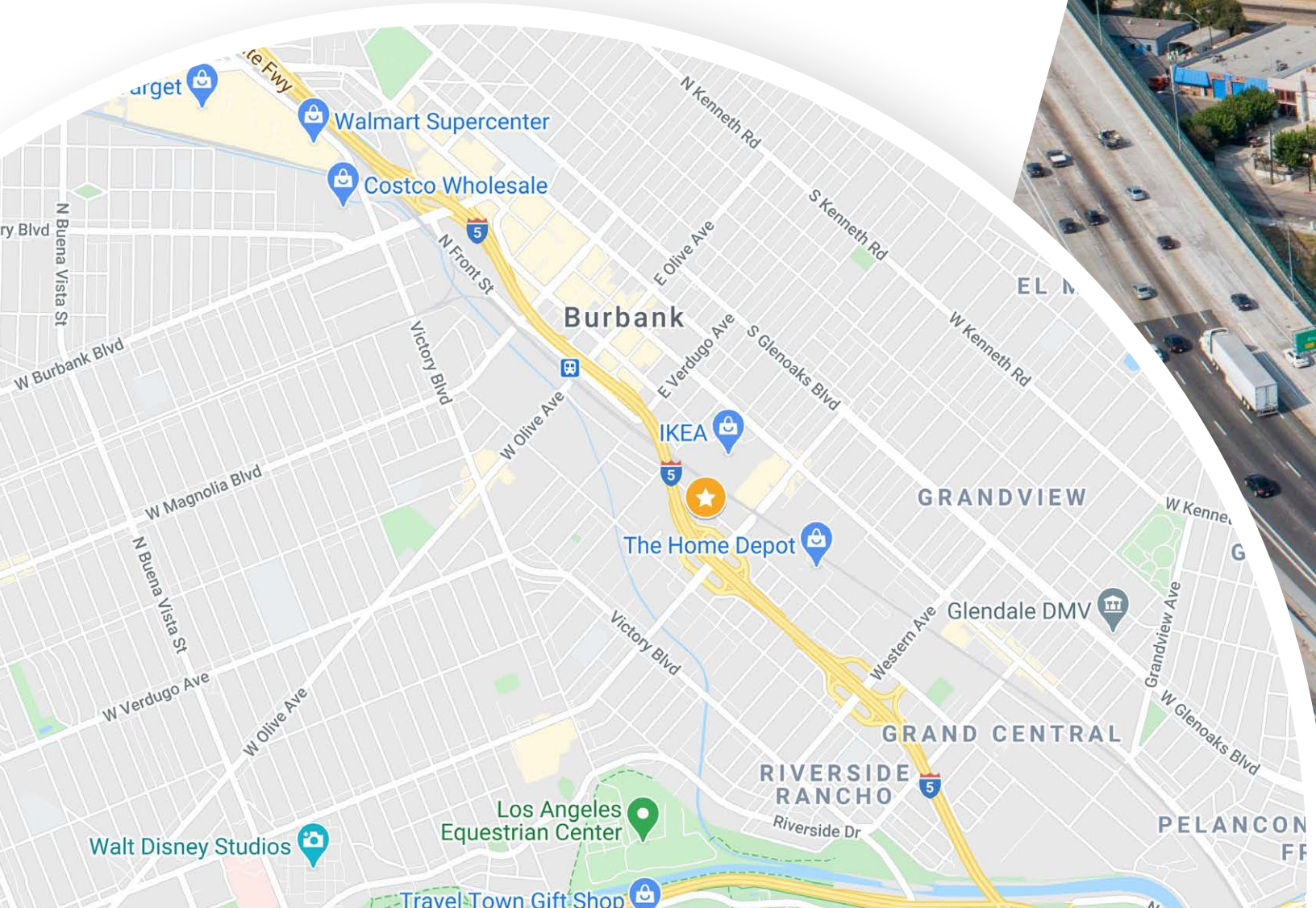
Located in the media capital of the world, Burbank is home to world-famous TV & movie studios including The Walt Disney Company, Warner Bros. Studios, ABC Television and many more. Burbank has positioned itself as a business friendly city with numerous tax incentives and free resources for businesses. Situated mid-block between Alameda and Providencia Ave, 726 South Flower Street is adjacent to IKEA, Ralphs and CarMax. Enjoy easy access to San Fernando Valley with only a few minutes drive from the 5, 134, 170 and 101 Freeways.

DEMOGRAPHIC DATA

BURBANK DEMOGRAPHICS

Burbank is a community of ethnically diverse, college educated and tech-savvy people with higher than average income.

	1 MILE	3 MILE	5 MILE
POPULATION	41,231	163,992	504,842
GROWTH 2010-2020	+1.87%	+2.57%	+4.40%
HOUSEHOLDS	16,683	64,656	203,280
GROWTH 2010-2020	+1.92%	+2.27%	+3.79%
AVG HOUSEHOLD INCOME	\$75,946	\$99,795	\$96,283



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FRONT BUILDING

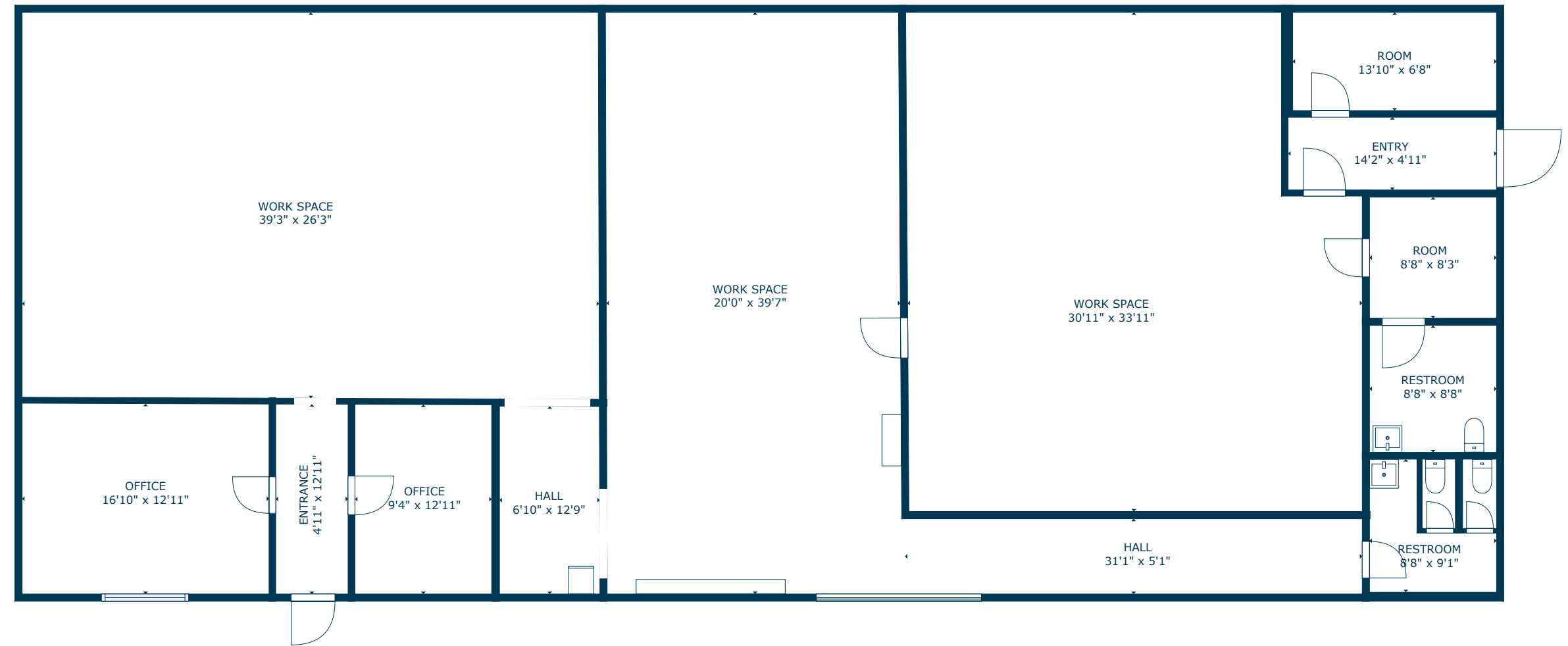
3D TOUR
SCAN, TAP or CLICK!



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REAR BUILDING

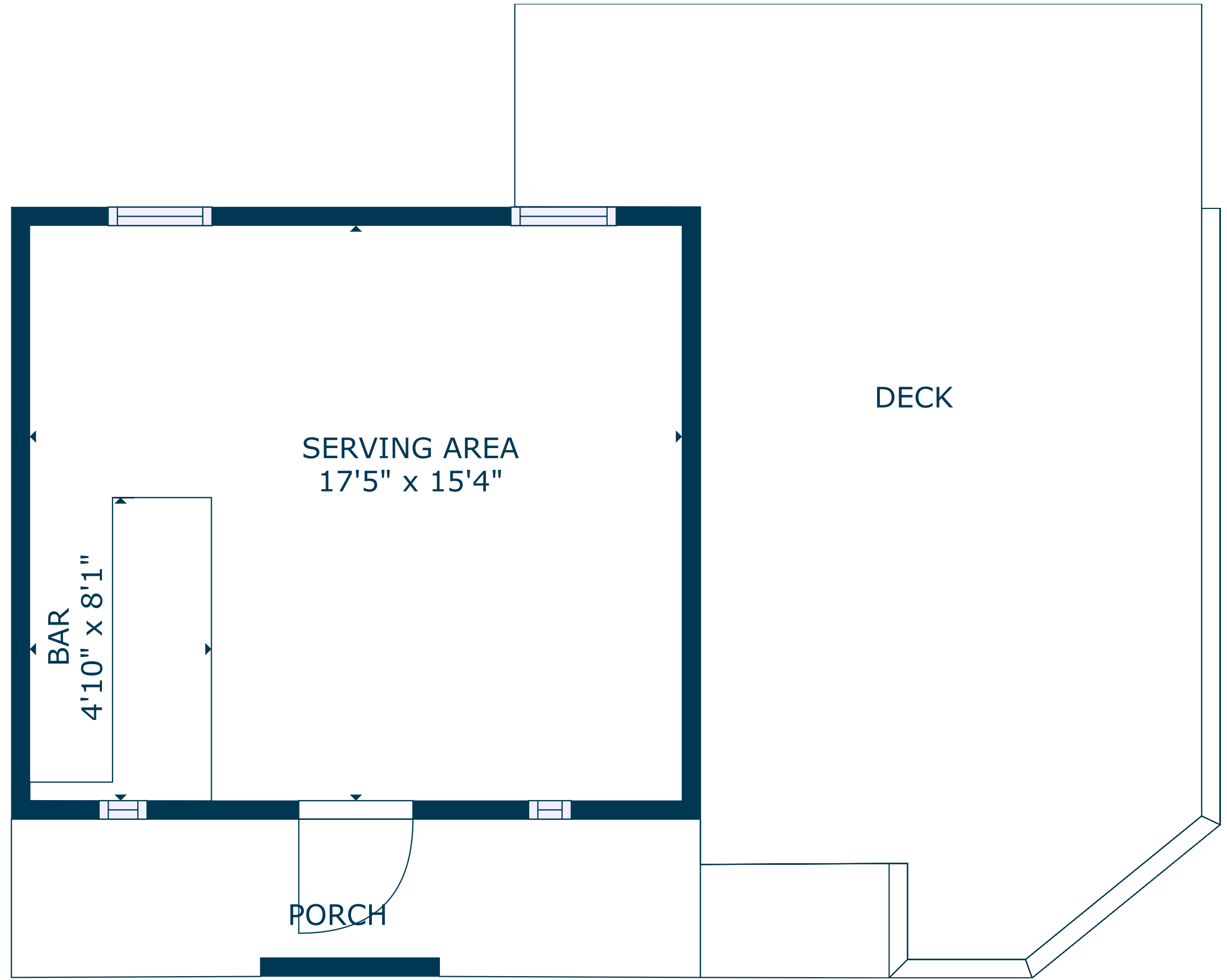
3D TOUR
SCAN, TAP or CLICK!



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CLUB HOUSE

3D TOUR
SCAN, TAP or CLICK!





Grove Ave
Right Turn

IKEA

IKEA

RAM BOARD

RSO

NOW HIRING
ROOFING
WORKERS

SBR
SBR ROOFING

STOP

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FOR SALE
10,272 SQ.FT
INDUSTRIAL POST-PRODUCTION OFFICE

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