

For Sale or Lease



Generational Real Estate Opportunity –

Hard Corner @ S San Fernando Blvd & E Cedar Ave in Downtown Burbank

14,400 square feet (Divisible up to 6,450 SF for Lease, possible at \$3.50 Net)

Full HVAC double-barrel bow-truss brick [retail/flex/office/warehouse] space in the heart of Burbank

633 South San Fernando Boulevard | Burbank, CA 91502

Rental Rate Reduction



Sale Price: \$10,950,000

Rental Rate: ~~\$3.50~~ \$2.55 / SF per month, NNN

- 14,400 SF building on 27,500 SF land (Divisible up to 6,450 SF for Lease, possible at \$3.50 Net)
- Approx. 2.5/1,000 SF parking in private, gated & secure yard
- Fully Renovated 2022
- Exposed brick, bow-truss, sealed concrete floors, full HVAC (43 tons), truck-high & ramped loading access
- Suitable for a variety of uses
- Zoning: BCC-3

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Property Description

633 South San Fernando Boulevard
Burbank, CA 91502

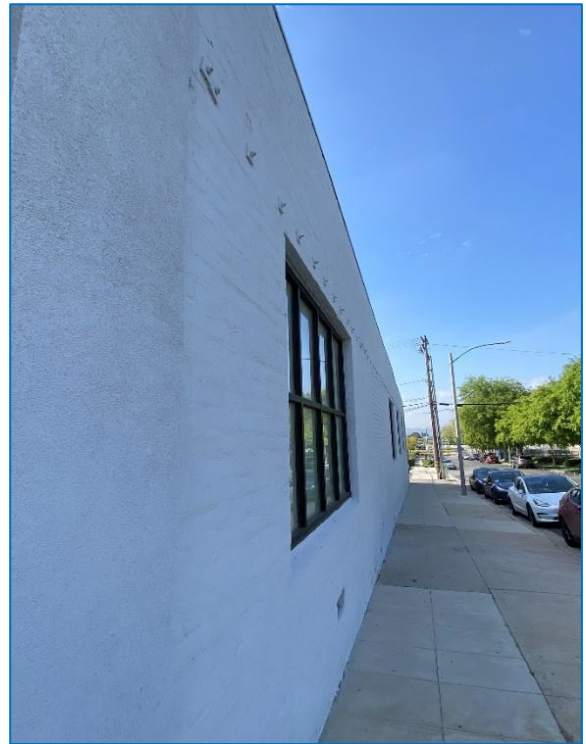


- Generational Real Estate Opportunity
- Striking brick freestanding double-barrel bow-truss building situated on the corner of South San Fernando Boulevard and Cedar Avenue
- Dock High + ground level (ramp) doors in warehouse
- Great location with abundant on-site and street parking
- Close proximity to the 5 & 134 freeways
- Fully refurbished, full HVAC (43 tons), sealed concrete floors, new lighting, restrooms, etc.
- Power: 400A 240V 3Phase & 200A 120/240V 1 Phase (2 meters, verify)
- Hard corner in front of the largest IKEA in California, neighbor to Tesla, Ralphs, CVS, Starbucks, The Habit, Walgreens, etc.
- Suitable for a multitude of uses (retail, flex, office, warehouse, etc.)
- Retail redevelopment/long-term ground lease potential for approx. 27,500 SF of pad-ready land
- Terrific window line/natural light



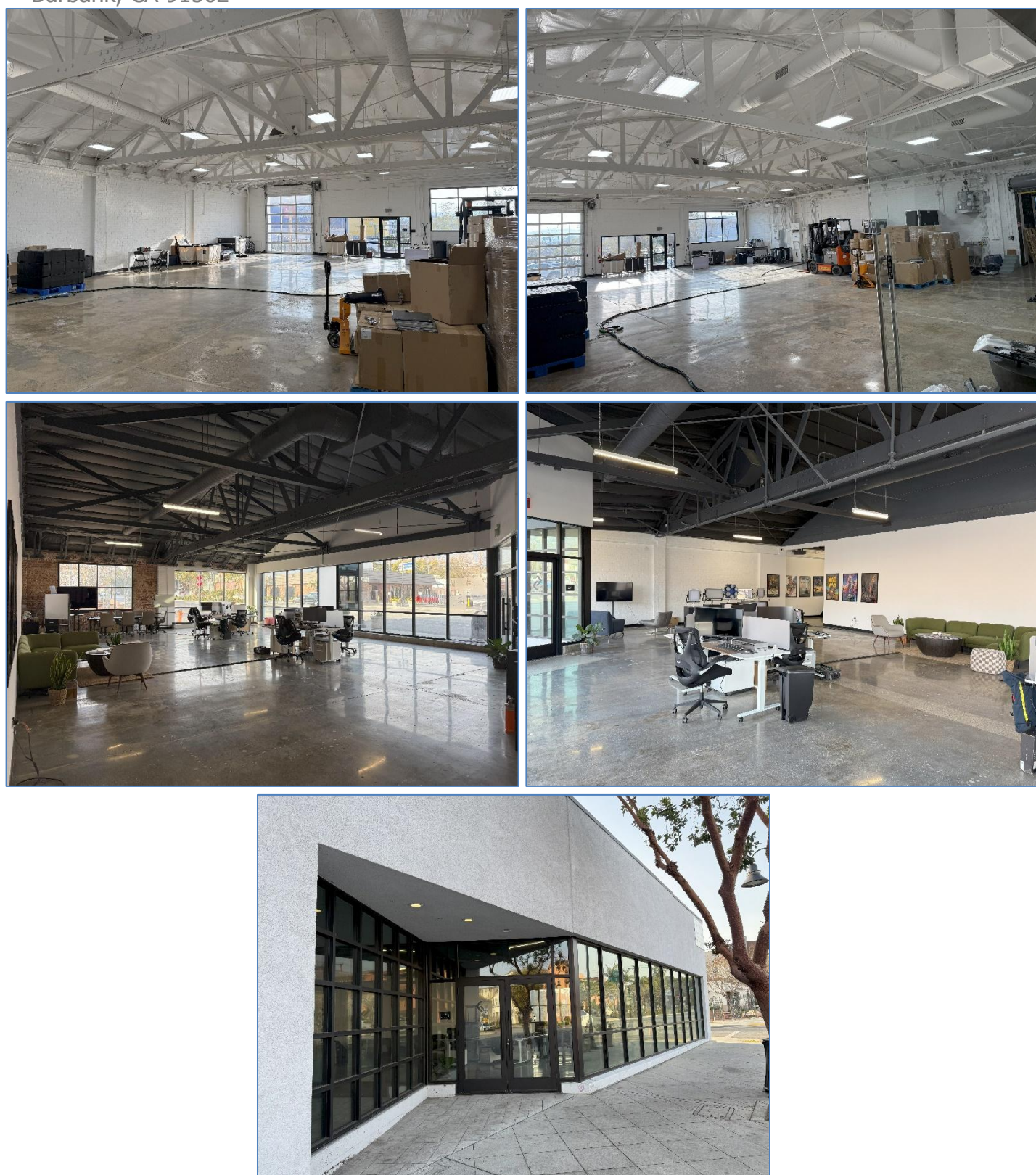
Photos

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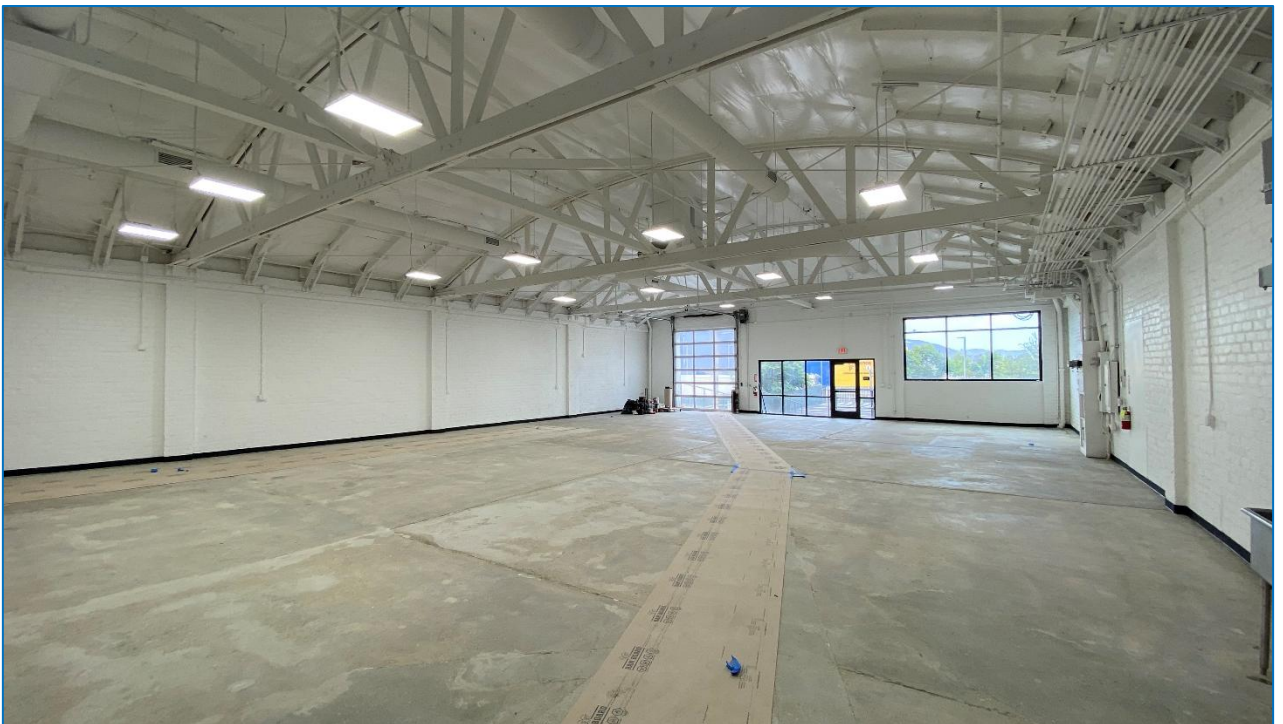
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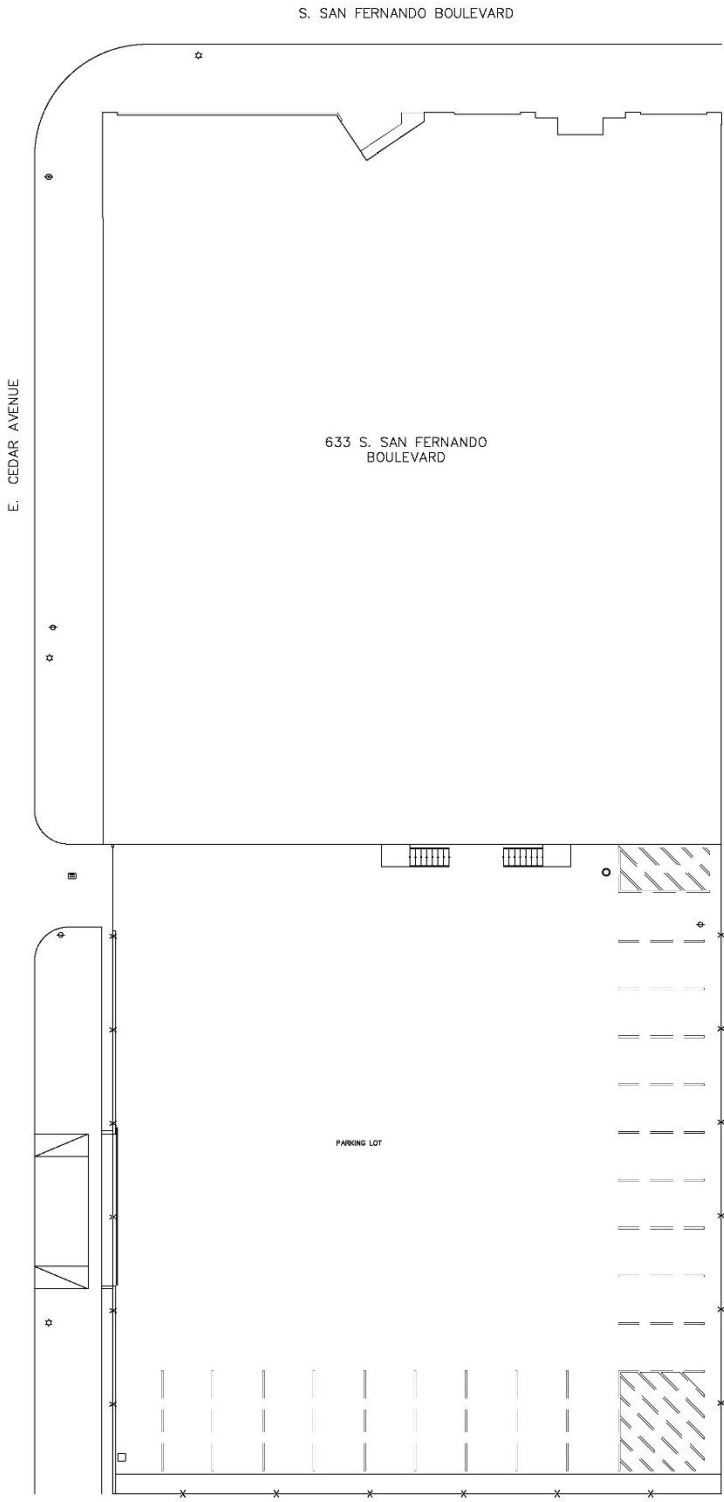
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Site Plan

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