

**FARM FRESH
PRODUCE**

Smart & Final
extra!

FRESH MEAT

For Lease

Burbank Towne Center | 521 North Hollywood Way, Burbank, CA

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For Lease

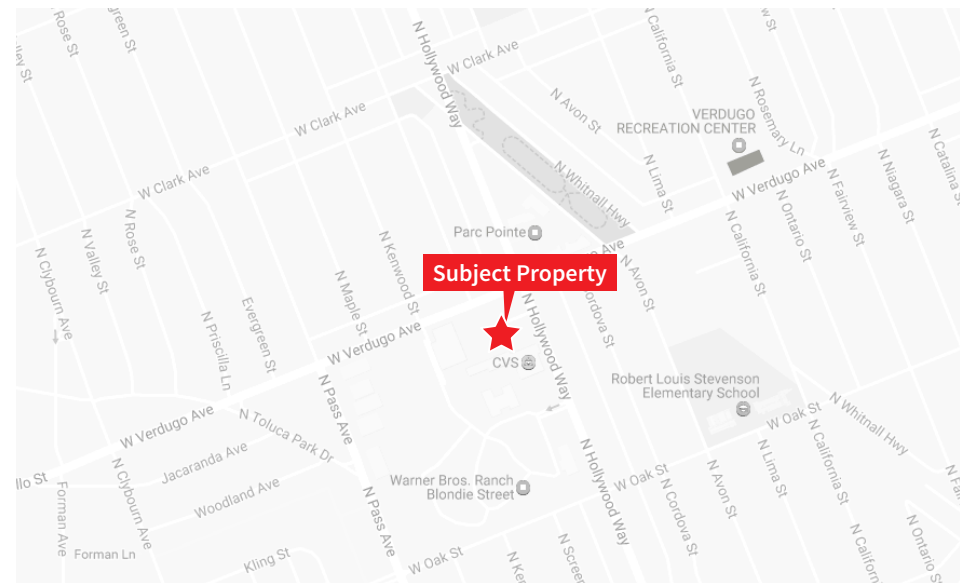
SWC of Verdugo Ave & Hollywood Way

Property Highlights

- Premier shop spaces available in strong, Smart & Final Extra and CVS anchored center
- Highly desirable and well-established trade area with very little vacancy & excellent demographics
- Close proximity to major entertainment employers including Warner Brothers Studios, NBC, ABC, Walt Disney Studios, Warner Brothers Music & Universal Studios
- S.C. remodel planned which will include facade remodel, landscaping improvements, signage upgrades & common area improvements
- Easy access to the Ventura Freeway (CA-134) over 212,000 CPD

Demographics

	1 Mile	2 Miles	3 Miles
 TOTAL POPULATION	24,720	97,045	205,449
 AVG. HOUSEHOLD SIZE	2.97	3.05	3.12
 AVERAGE HH INCOME	\$100,124	\$89,812	\$88,451
 MEDIAN HOME VALUE	\$634,743	\$602,975	\$621,985



Traffic Counts

- ±47,900 CPD (Verdugo Ave & Hollywood Way)

Site Plan

unit #	Tenant	SF
3714	Del Taco	2,160
3800	Menchie's Frozen Yogurt	1,525
3808	Kumon Math And Reading	1,526
3810	Victors Shoe Repair	546
3820	C & C Pet Food	5,414
3830	Smart & Final	27,381
509	Popeyes Chicken	1,200
511	CVS	25,500
513	Western Bagel	2,450
515	Available	1,050
521-A	Vacant	2,100
521-B	Kuru Sushi	1,260
521-C	Nail Design Center	1,050
521-D	Wok To Go	1,050
521-E	Premier America Credit Union	2,240
531-A	A Express Copy	1,100
531-B	Subway	1,100
531-C	Supercuts	1,155
531-D	Citywide Uniforms	825
531-E	Discount Health Foods	1,540
531-F	Vacant	1,100
551	Carl's Jr	2,558

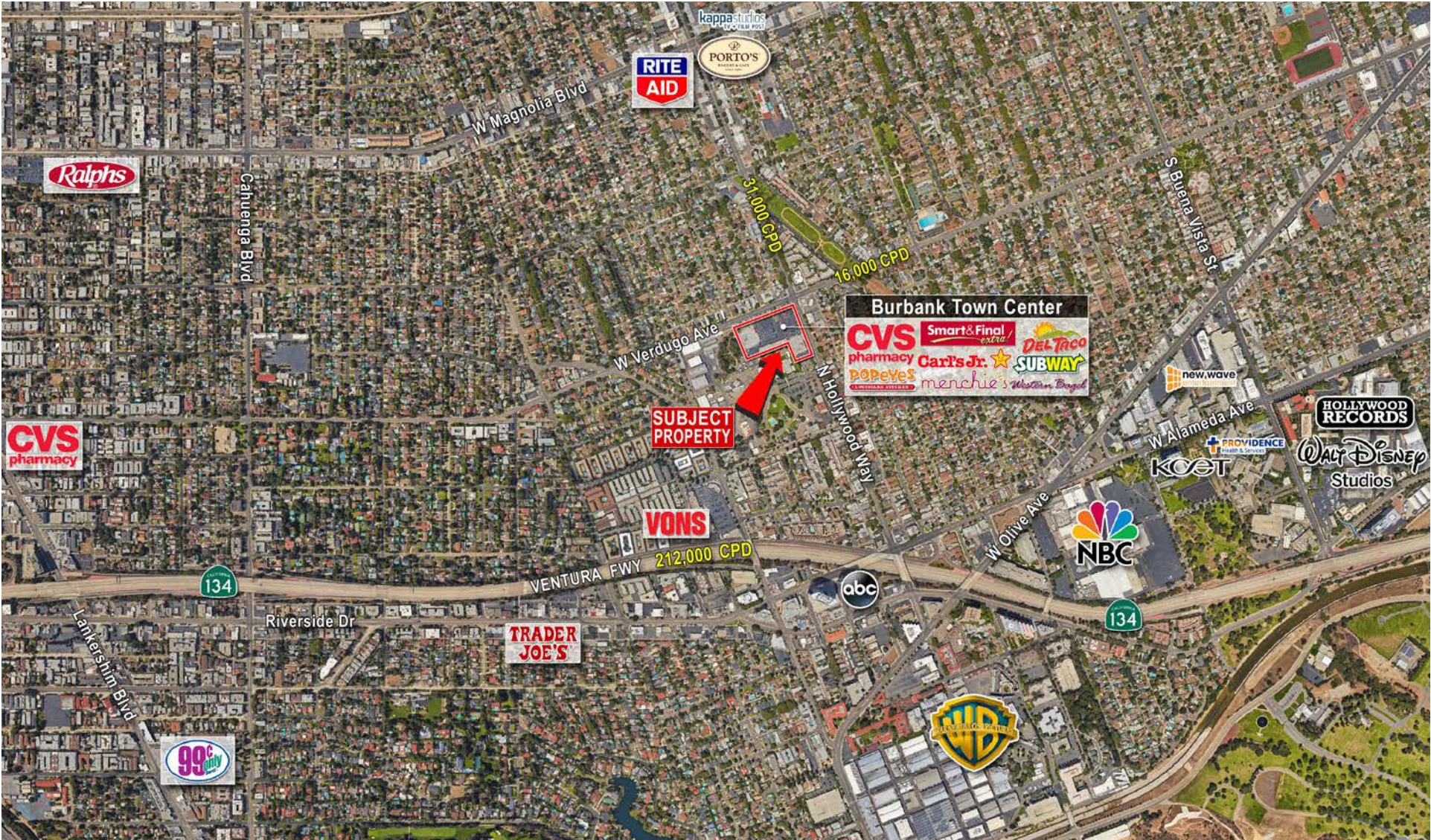
TOTAL GLA: 85,830 SF



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Aerial





*Achieve
Ambitions*

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