214 E Providencia Ave Burbank, CA 91502

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Property Summary



PROPERTY CHARACTERISTICS

- Near Downtown Burbank
- Signage & Private Parking
- Easy Access to the 5 Freeway
- Zoned for Medical, Retail & Office use
- Safe Neighborhood
- Gated Side Entrance
- Vacant

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OFFERING SUMMARY

Square Feet Available:	2,400
Year Built:	1949
Lot Size:	8,385 SF
Zoning:	BCC-3



Property Description



PROPERTY DESCRIPTION

MIG Commercial Real Estate Services, Inc & Leo K. are proud to present 214 E. Providencia Ave in Burbank. This commercial property is available for lease with a 2,400 square foot structure at \$5,250 per month. The interior includes a private bathroom, workspace and warehouse. The subject property features high ceilings, excess storage space and grea t signage. Access is convenient with a side yard alley entrance. Located near the I-5 freeway making access an ease.

Zoned C3 it offers versatility for various businesses. Ideal for medical or office related businesses. However, it is permitted for specialized operations Including but not limited to Art Gallery, An tique Shop, Appliance Store, Clothing Store, Florist Shop, Laboratory Medical, Pet Shop, Private Gymnasium, Personal or Physical Arts Studio, Print Shop, & Wholesale Distribution Business. Explore the potential of thi s commercial space, feel free to Contact Leo 747-273-8927 for additiona I details or to arrange a viewing.

P lease note that no guarantee, warranty, or representation of any kind is made regarding the accuracy of descriptions or measureme nts. Buyers and their agents are encouraged to conduct their own d ue diligence and independently verify square footage, property condition, measurements, zoning use, building configuration, and components.

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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	41,016	471,245	2,296,615
Average Age	39.3	40.2	38.2
Average Age (Male)	37.8	38.8	37.4
Average Age (Female)	42.0	41.2	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 17,761	5 MILES 201,540	10 MILES 961,169
Total Households	17,761	201,540	961,169

* Demographic data derived from 2020 ACS - US Census



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Parcel Map



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Zoning Map

Zone Legend

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City Boundary
R-1 Single Family Residential
NSFC
R-1-H Single Family Residential Horsekeeping
R-2 Low Density Residential
R-3 Medium Density Residential
R-4 High Density Residential
MDR-3 Media District R-3
MDR-4 Media District R-4
C-2 Commercial Limited Business
C-3 Commercial General Business
C-4 Commercial Unlimited Business
M-1 Limited Industrial
M-2 General Industrial
MDC-2 Media District Limited Commercial
MDC-3 Media District General Business
MDC-4 Media District Commercial/Media Production
MDM-1 Media District Industrial
NB Neighborhood Business
GO Garden Office
RC Rancho Commercial
C-R Commercial Recreation
RBP Rancho Business Park
BCC-1 Burbank Center Commercial Retail-Professional
BCC-2 Burbank Center Commercial Limited Business
BCC-3 Burbank Center Commercial General Business
BCCM Burbank Center Commercial Manufacturing
AD Auto Dealership
MPC-1 Magnolia Park Commercial Retail-Professional
MPC-2 Magnolia Park Limited Business
MPC-3 Magnolia Park General Business
CEM Cemetery
AP Airport
RR Railroad
OS Open Space
PD Planned Development



Leo Khechumyan

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Additional Photos



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Floorplan



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Regional Map



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