



214 E Providencia Ave

Burbank, CA 91502

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REAL ESTATE**
SERVICES, INC

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

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

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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 great 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, Antique 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 this commercial space, feel free to Contact Leo 747-273-8927 for additional details or to arrange a viewing.

Please note that no guarantee, warranty, or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyers and their agents are encouraged to conduct their own due 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
Total Households	17,761	201,540	961,169
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$76,707	\$96,972	\$92,965
Average House Value	\$570,755	\$682,903	\$678,072

* Demographic data derived from 2020 ACS - US Census



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Parcel Map



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Additional Photos



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Floorplan



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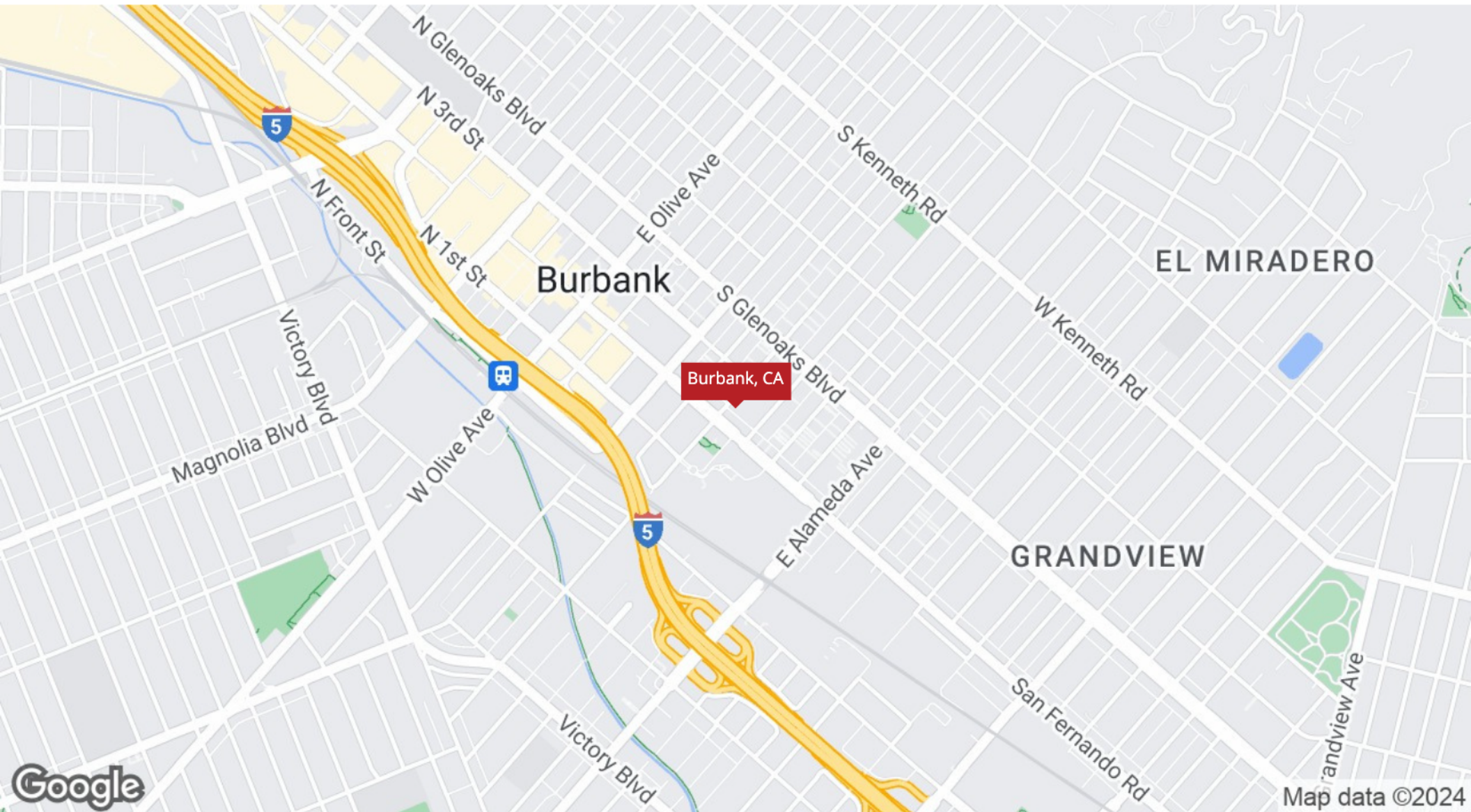
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THIS PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF THIS PLAN.

Regional Map



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