

AVAILABLE GROUND LEASE OPPORTUNITIES



Northwest Corner Burbank & Sepulveda, Van Nuys 1.69± Acres (Aggregate Site Area)

Prime Freeway Adjacent Commercial Site

Traffic Counts (ADT):

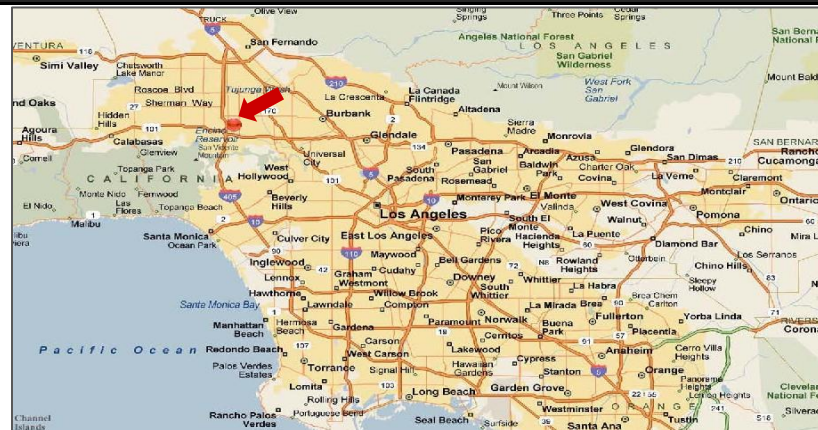
Sepulveda Boulevard	44,595
Burbank Boulevard	52,415
San Diego Freeway	215,000

Demographics (2016):

	1-Mile	3-Mile	5-Mile
Population	21,540	244,247	651,208
Daytime Population	10,530	128,096	244,312
HH Income - Average	\$80,005	\$84,506	\$81,182
HH Income - Median	\$57,240	\$55,013	\$53,772

* Please do not disturb current occupants

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