

425 S FLOWER ST, BURBANK, CA 91502

FOR LEASE



PROPERTY SUMMARY

425 S FLOWER ST,
BURBANK, CA 91502

Property Type: Office

Year Built: 1987

Parcel Number: 2451-005-060

Available for Lease: 1,937 SF

Lot: 6,028/.14 SF

Zoning: BUM2*



LOCAL COMMUNITY MAP



TRADER JOE'S



SUBJECT
PROPERTY

S Flower St

PROPERTY HIGHLIGHTS

- ✓ Newly Remodeled
- ✓ Flexible Office Space
- ✓ Entire Second Floor
- ✓ Furnished
- ✓ Located in the Heart of Burbank
- ✓ Easy access to the 5 & 134 Freeway

SUBJECT
PROPERTY

S Flower St

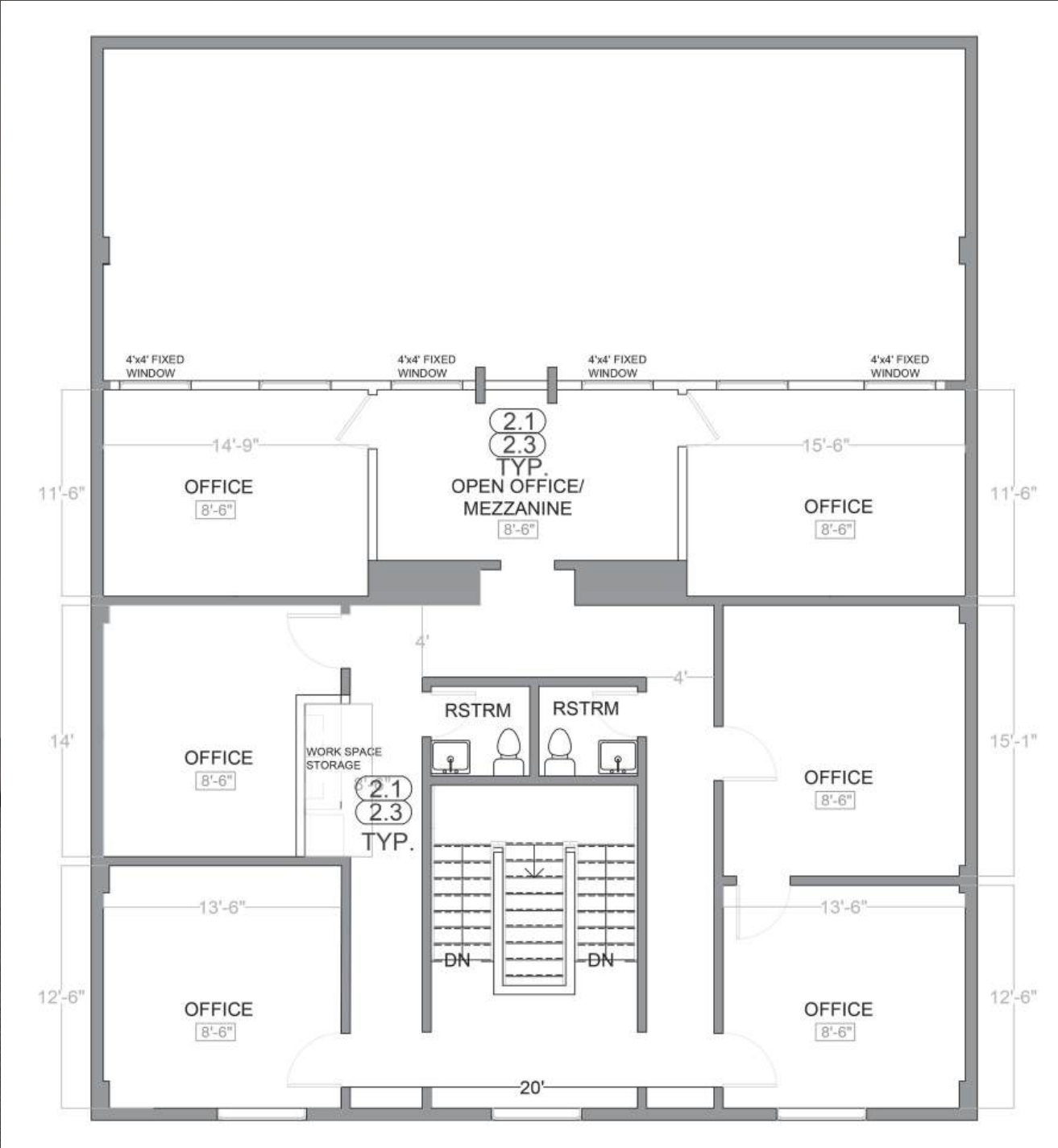
PROPERTY PHOTOS

425 S FLOWER ST, BURBANK, CA 91502

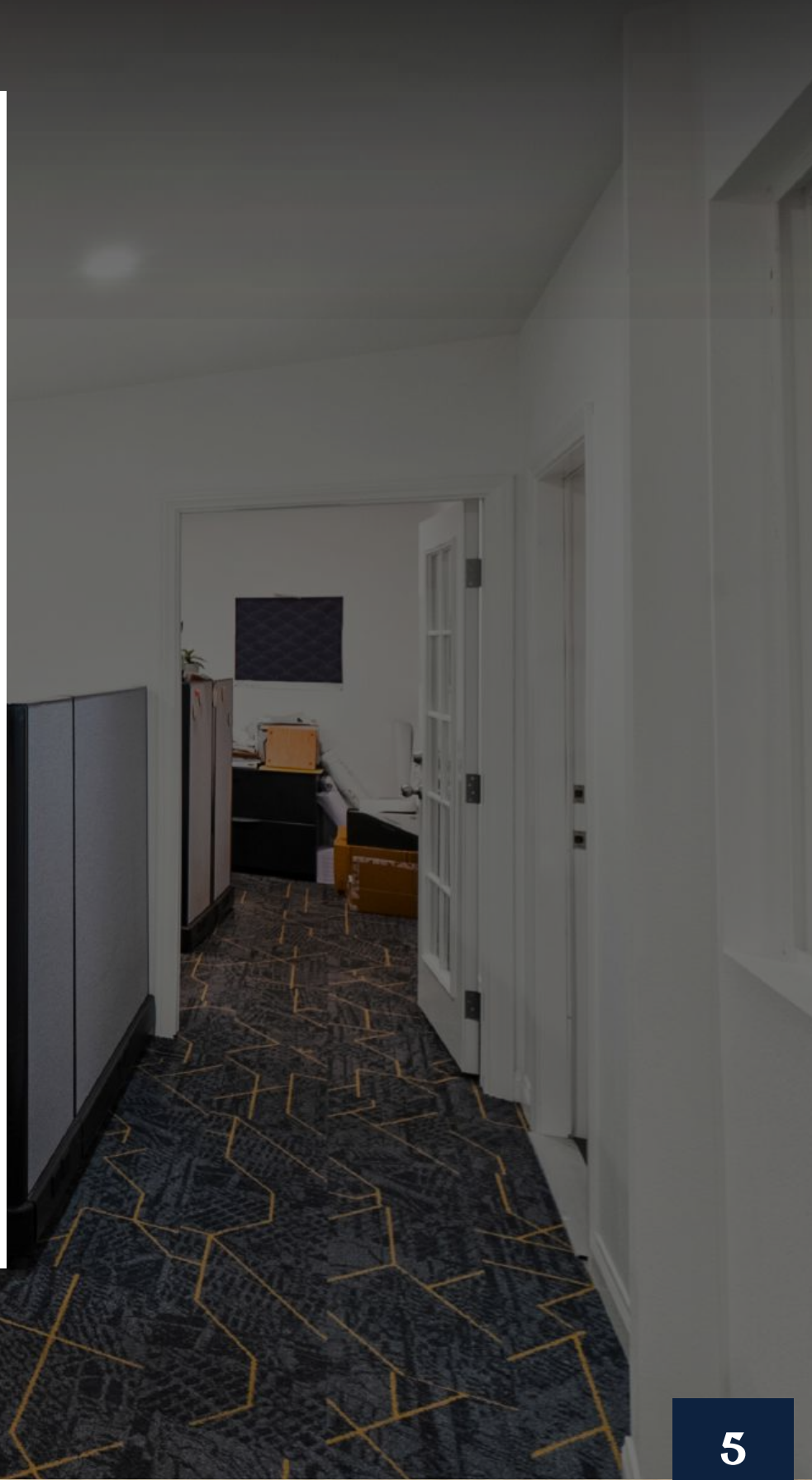


FLOOR PLAN

425 S FLOWER ST, BURBANK, CA 91502



SECOND FLOOR



DEMOGRAPHICS

425 S FLOWER ST, BURBANK, CA 91502

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	36,260	146,994	468,025
2023 Estimate	37,585	152,249	482,956
2010 Census	39,692	160,227	499,412
Growth 2023 - 2028	-3.53%	-3.45%	-3.09%
Growth 2010 - 2023	-5.31%	-4.98%	-3.30%

2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	22,225	59.13%	92,142	60.52%	263,336	54.53%
Black	1,289	3.43%	3,896	2.56%	16,700	3.46%
Am. Indian & Alaskan	259	0.69%	977	0.64%	3,996	0.83%
Asian	3,946	10.50%	17,906	11.76%	54,892	11.37%
Hawaiian & Pacific Island	36	0.10%	144	0.09%	585	0.12%
Other	9,830	26.15%	37,183	24.42%	143,445	29.70%
U.S. Armed Forces	36		57		194	

HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	15,373		58,166		192,258	
2023 Estimate	15,978		60,400		198,749	
2010 Census	17,035		64,162		206,731	
Growth 2023 - 2028	-3.79%		-3.70%		-3.27%	
Growth 2010 - 2023	-6.20%		-5.86%		-3.86%	
Owner Occupied	3,297	20.63%	24,106	39.91%	65,487	32.95%
Renter Occupied	12,681	79.37%	36,294	60.09%	133,262	67.05%

DEMOGRAPHICS DETAILED REPORT

425 S FLOWER ST, BURBANK, CA 91502

2023 POPULATION BY OCCUPATION

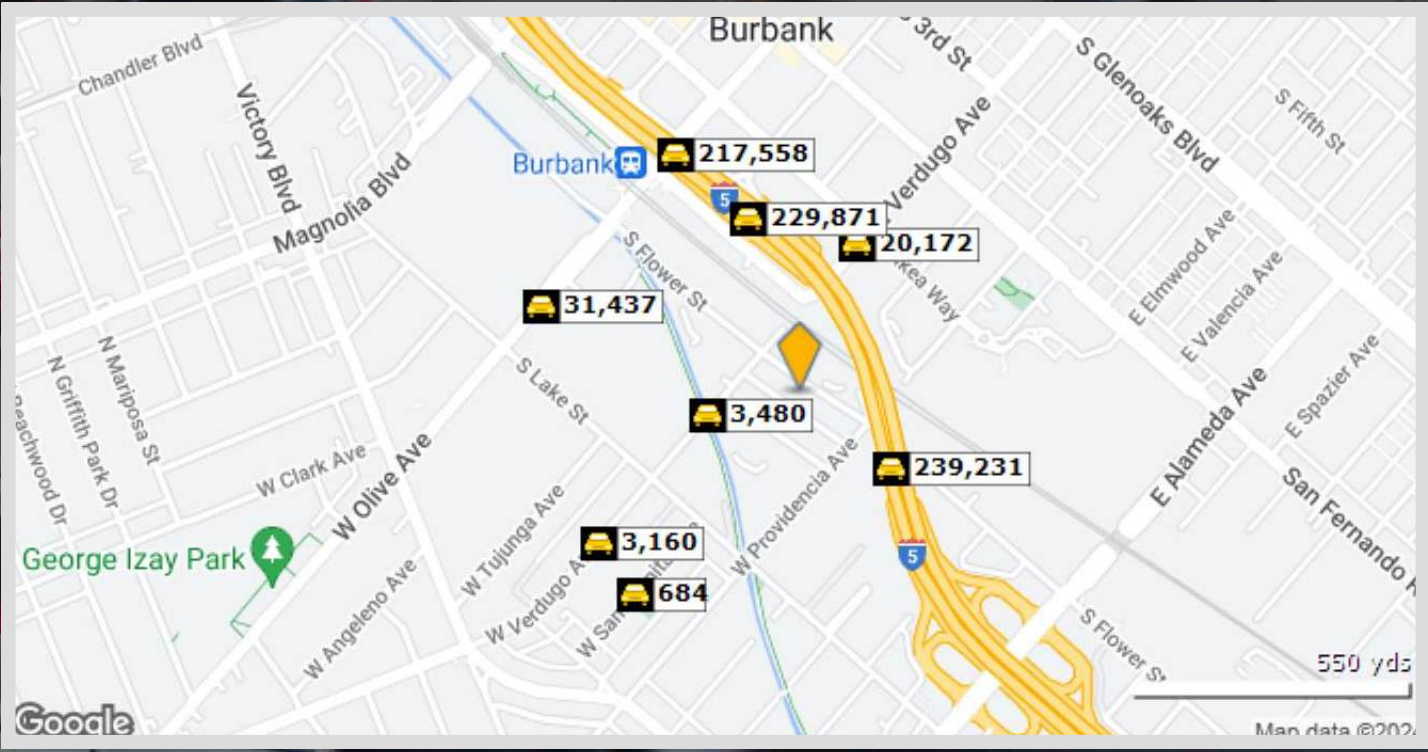
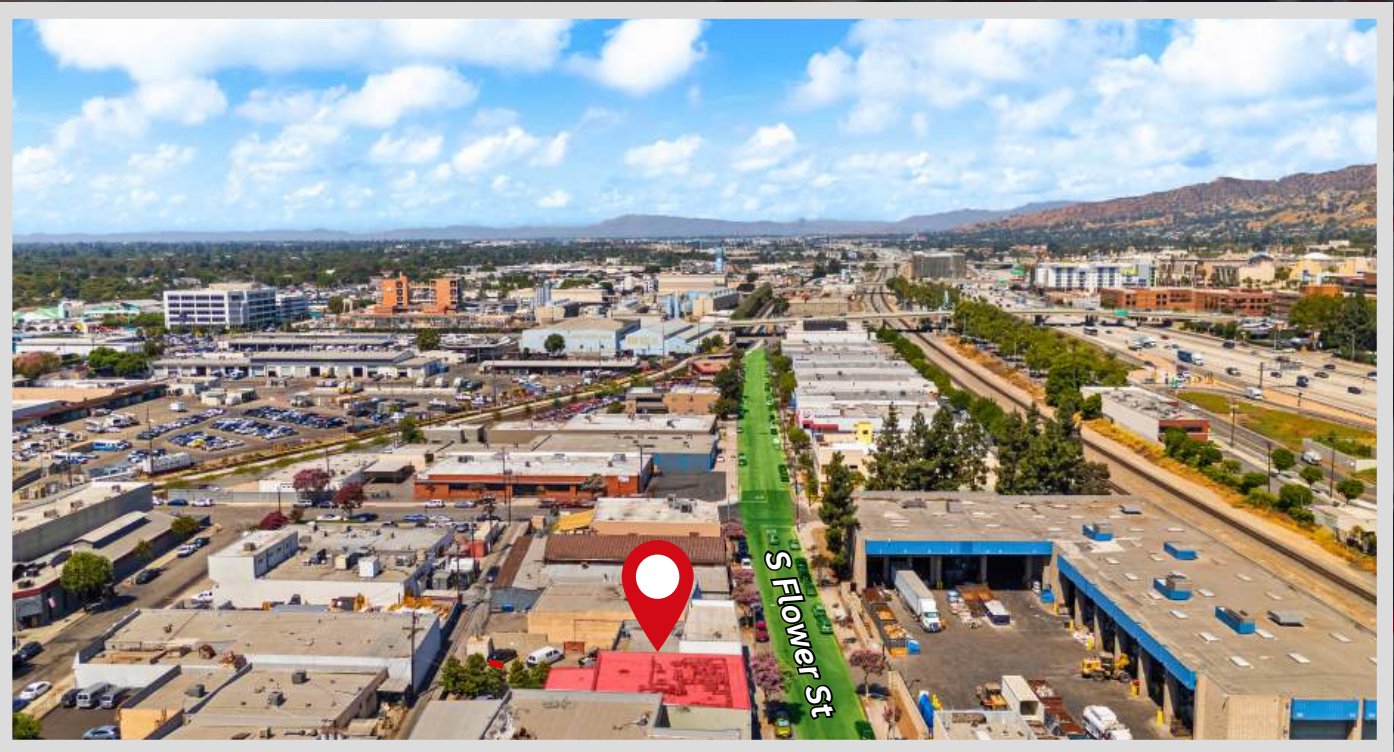
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	1,383	3.84%	5,633	3.79%	16,881	3.50%
Professional & Management	12,628	35.11%	53,167	35.78%	168,298	34.93%
Public Administration	369	1.03%	2,444	1.64%	7,088	1.47%
Education & Health	3,642	10.13%	16,795	11.30%	52,849	10.97%
Services	2,834	7.88%	11,111	7.48%	40,079	8.32%
Information	2,574	7.16%	10,201	6.86%	30,944	6.42%
Sales	4,176	11.61%	16,939	11.40%	52,336	10.86%
Transportation	406	1.13%	1,575	1.06%	9,705	2.01%
Retail	1,599	4.45%	6,250	4.21%	22,456	4.66%
Wholesale	386	1.07%	1,763	1.19%	5,168	1.07%
Manufacturing	1,000	2.78%	4,888	3.29%	14,856	3.08%
Production	1,893	5.26%	6,194	4.17%	21,615	4.49%
Construction	923	2.57%	3,542	2.38%	13,186	2.74%
Utilities	1,024	2.85%	3,771	2.54%	11,577	2.40%
Agriculture & Mining	62	0.17%	141	0.09%	732	0.15%
Farming, Fishing, Forestry	48	0.13%	63	0.04%	168	0.03%
Other Services	1,022	2.84%	4,119	2.77%	13,942	2.89%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	5,494	32.25%	17,866	27.85%	65,270	31.57%
2-Person Households	5,372	31.53%	20,042	31.24%	65,446	31.66%
3-Person Households	2,810	16.49%	11,364	17.71%	32,677	15.81%
4-Person Households	2,215	13.00%	9,757	15.21%	26,381	12.76%
5-Person Households	746	4.38%	3,298	5.14%	10,174	4.92%
6-Person Households	256	1.50%	1,128	1.76%	3,869	1.87%
7-or more Person Households	143	0.84%	707	1.10%	2,914	1.41%

TRAFFIC COUNT

425 S FLOWER ST, BURBANK, CA 91502



TRAFFIC COUNT

Street			Traffic Volume	Distance from Subject
W Verdugo Ave	S Varney St	0.03 NE	3,480	MPSI .10
I- 5	S Flower St	0.02 NE	235,230	MPSI .14
I- 5	S Flower St	0.02 NE	239,231	MPSI .14
E Verdugo Ave	S Bonnywood Pl	0.02 SW	20,172	MPSI .19
5		0.00	229,871	MPSI .21
W Verdugo Ave	S Lake St	0.10 NE	3,160	MPSI .28
W Santa Anita Ave	S Verdugo Dr	0.10 SW	682	MPSI .30
W Santa Anita Ave	S Verdugo Dr	0.10 SW	684	MPSI .30
Olive Avenue		0.00	217,558	MPSI .31
W Olive Ave	N Lake St	0.06 SW	31,437	MPSI .31

EXCLUSIVELY REPRESENTED BY



BLAS FERNANDEZ

FOUNDER

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IKON

PROPERTIES



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