

**331 N SAN FERNANDO BLVD
BURBANK, CA 90031**

**BC BRANDON COHAN
REAL ESTATE // BCRE.LA**



**BRANDON COHAN
BRANDON@BCRE.LA | 310.654.0200 | LIC. 01903949**

**SHEELA SHOUHED
SHEELA@BCRE.LA | 310.801.6488 | LIC. 02043384**



Prime retail in the heart of burbank.
Ready for any type of business to come and take over.
Open white-box layout.
Large windows for maximum visibility.
Parking in the front and in the back.



ZAMBA



EXIT

BOOKS
PIZZA CEZAR
BLINDAOT BLUMBERG
FLANDERS THE SUN

MOVIE NIGHT
MOVIE NIGHT
MOVIE NIGHT
MOVIE NIGHT
MOVIE NIGHT
MOVIE NIGHT
MOVIE NIGHT
MOVIE NIGHT
MOVIE NIGHT
MOVIE NIGHT

Julia Child





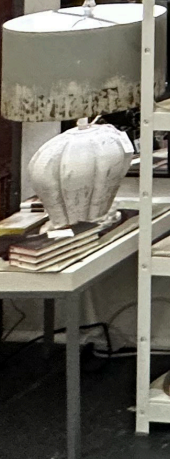
EXIT

INCREIBLE ANIMALS

How to Make Your #fan

THE TWO FRIDAS

9 & LOOK AT OPPOSITES





BAZAR

Wooden bookshelves filled with books and decorative items. A vase with flowers sits on top of the shelves. A silver figurine is visible on a lower shelf.

Metal rolling carts filled with books and small decorative items. A table with a white tablecloth is visible in the background.

Tables covered with green cloths displaying stacks of books. Titles like 'Remodelista' and 'Jungalow' are visible. A black stool with a patterned seat is in the foreground.

Black metal shelving units displaying various decorative objects, including framed art and small figurines.



ULTIMATE
TAE KWON DO
Learn From The Best!
(818) 567-1234
www.5671234.com

ACCESS
IMPROVED

WARNING
24 HOURS
SECURITY

ES



331

WARNING





ZAMBA

ZAMBA



TAE KWON DO
(818) 567-1234

ROSS DRESS FOR LESS

7JOB106

**331 N SAN FERNANDO BLVD
BURBANK, CA 90031**

**BC BRANDON COHAN
REAL ESTATE // BCRE.LA**



**BRANDON COHAN
BRANDON@BCRE.LA | 310.654.0200 | LIC. 01903949**

**SHEELA SHOURED
SHEELA@BCRE.LA | 310.801.6488 | LIC. 02043384**

CONFIDENTIALITY & DISCLAIMER

The information contained in this marketing brochure ("Materials") is proprietary and confidential. It is intended to be re-viewed only by the person or entity receiving it from Brandon Cohan Real Estate. The Materials are intended to be used for the sole purpose of preliminary evaluation of the subject property ("Property") for potential lease. The Materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers to enable them to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property. The information contained in the Materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the Materials. Agent makes no representation or warranty regarding the Property, including but not limited to income, expenses, or financial performance (past, present, or future), size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating sub-stances (PCB's, asbestos, mold, etc.); Compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenant's intentions regarding continued occupancy, payment of rent, etc). Any prospective buyer must independently investigate and verify all of