

INDUSTRIAL PROPERTY
FOR SALE

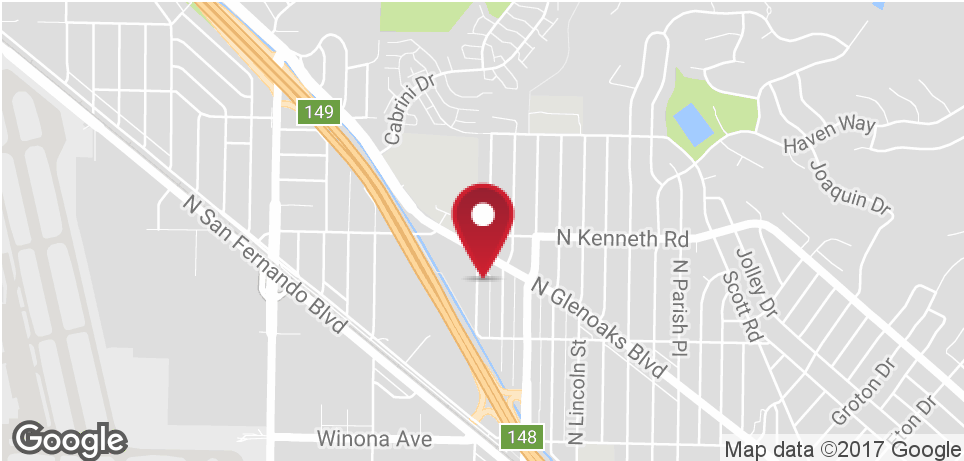


2940-2950 NORTH NAOMI STREET

BURBANK, CA 91504

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OFFERING SUMMARY

Price:	\$2,350,000
Lot Size:	13,538 SF
Year Built:	1955
Building Size:	7,050 SF
Zoning:	M-1
Submarket:	Tri-Cities
Price / SF:	\$333.33
APNs:	2473-014-012 2473-014-013

PROPERTY OVERVIEW

Industrial property available for an owner/user; the site is comprised of two (2) parcels with multiple structures and alley access from multiple sides; room for approximately 15 parking spaces (the site is not striped per code)

2940 N Naomi: deemed to be 6,160 sf (concrete block + wood frame addition); minimum clearance of 12' with an arched steel beam structural roof system with higher clearance at the center of the main structure; one (1) 400 amp 3 phase service and one (1) 200 amp single phase service; one (1) ground level loading door (10'x10'); approximately 950 square feet of office area with reception, three (3) offices and two (2) restrooms (one (1) of which contains a shower); the building is fully air conditioned; there are eleven (11) skylights

2950 N Naomi: deemed to be 890 square feet (wood frame and stucco); 12' minimum clearance; one (1) 10'x10' loading door

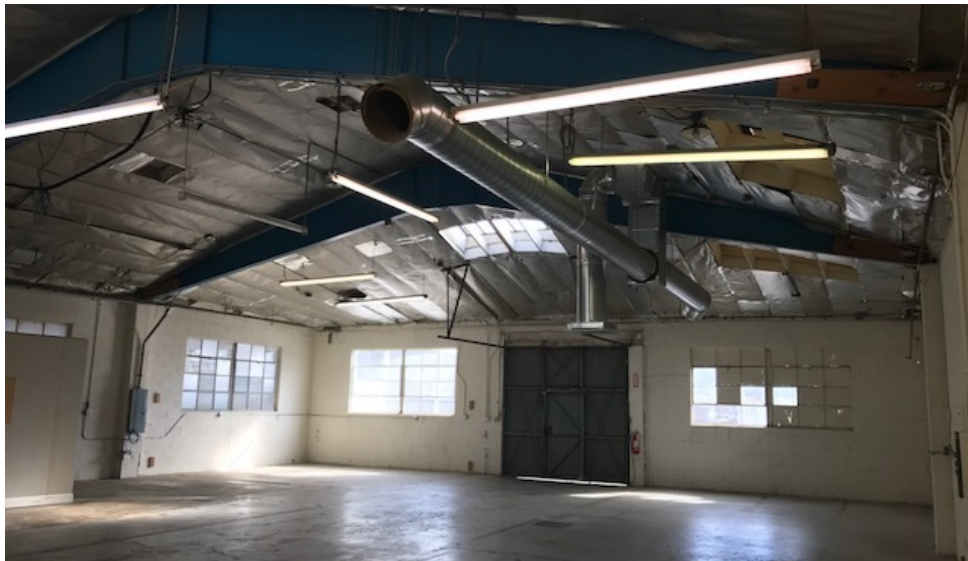
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LOCATION OVERVIEW

The property is located just south of Glenoaks Boulevard and west of Buena Vista Street; excellent access to the 5 Freeway

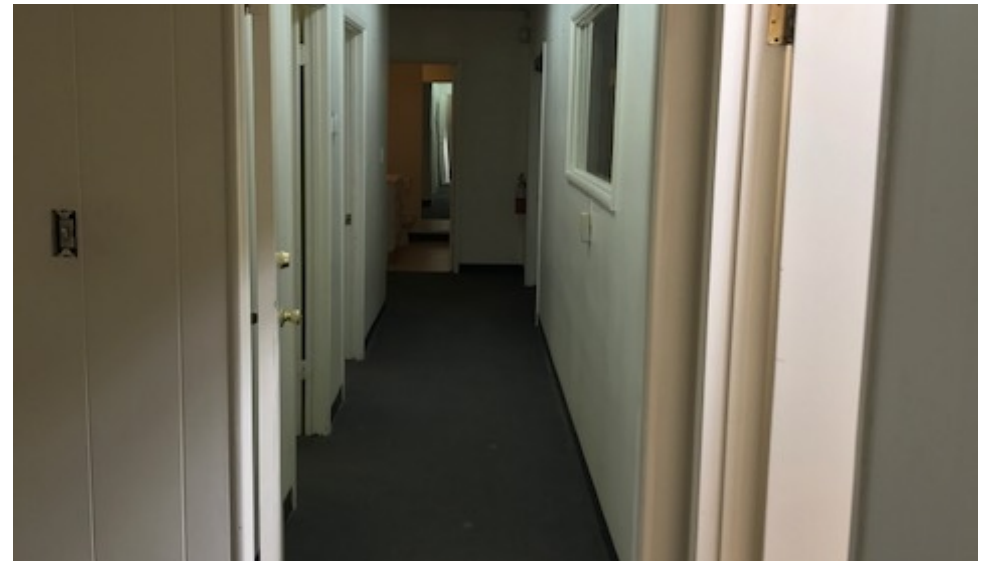
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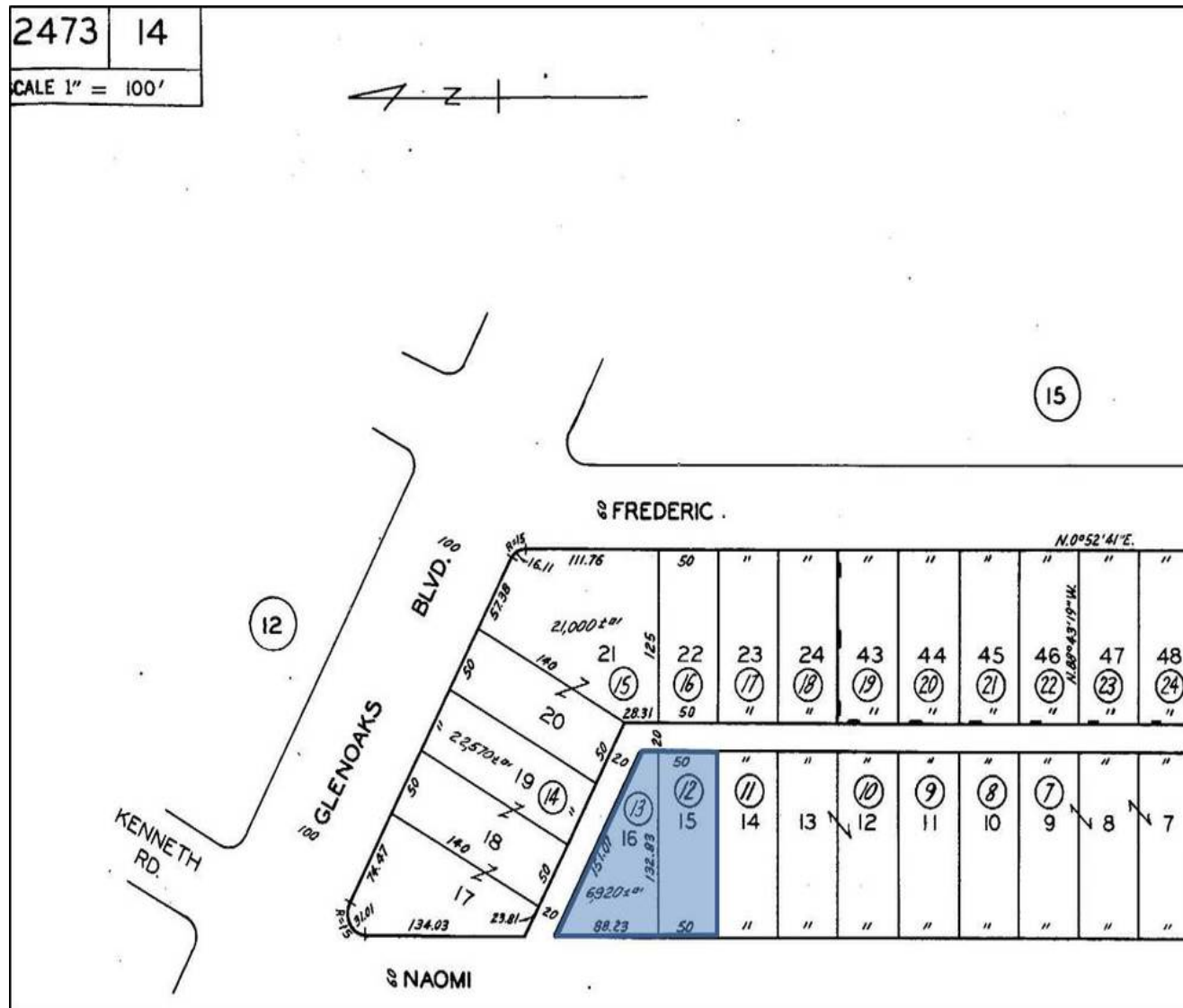


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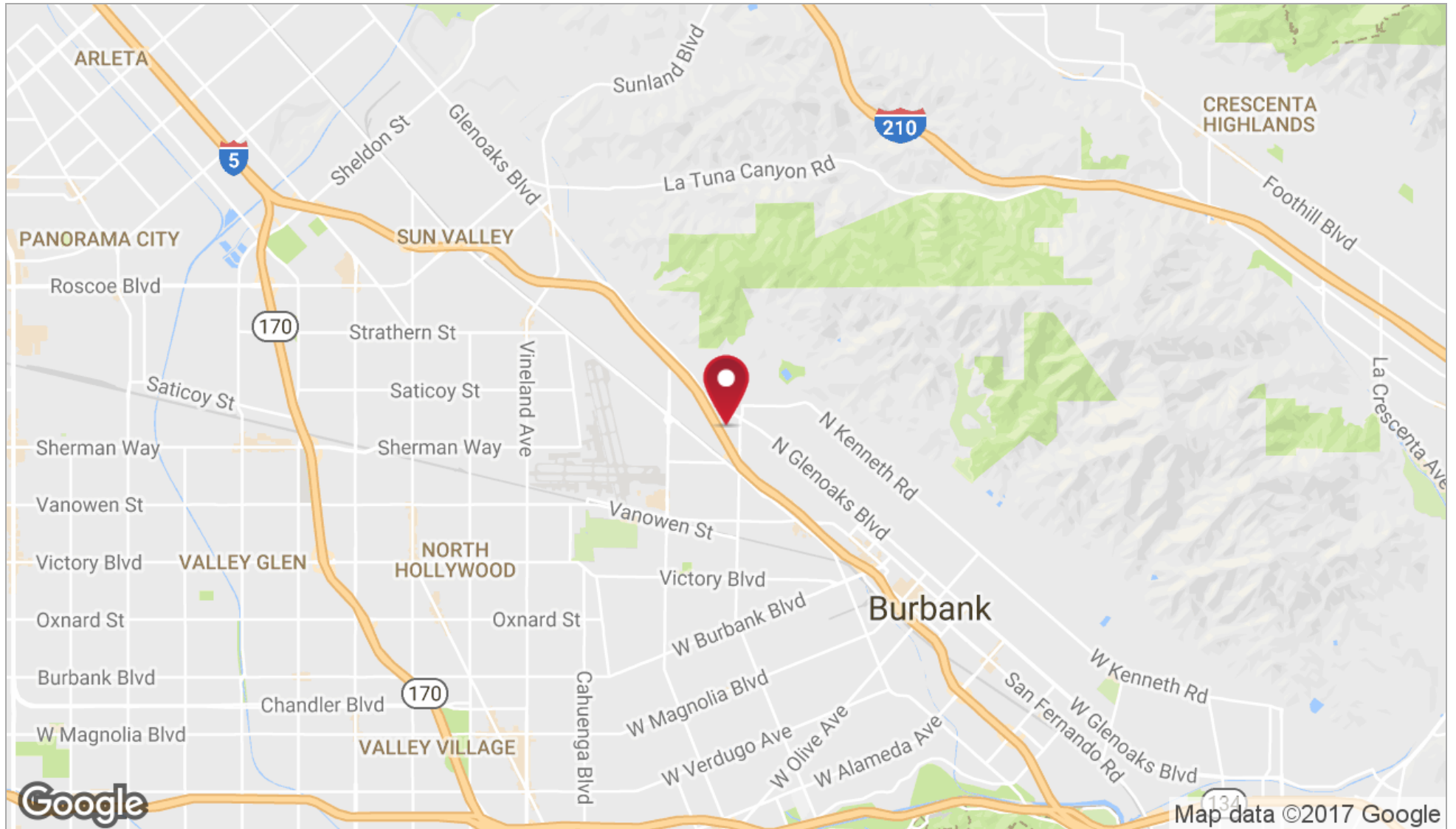
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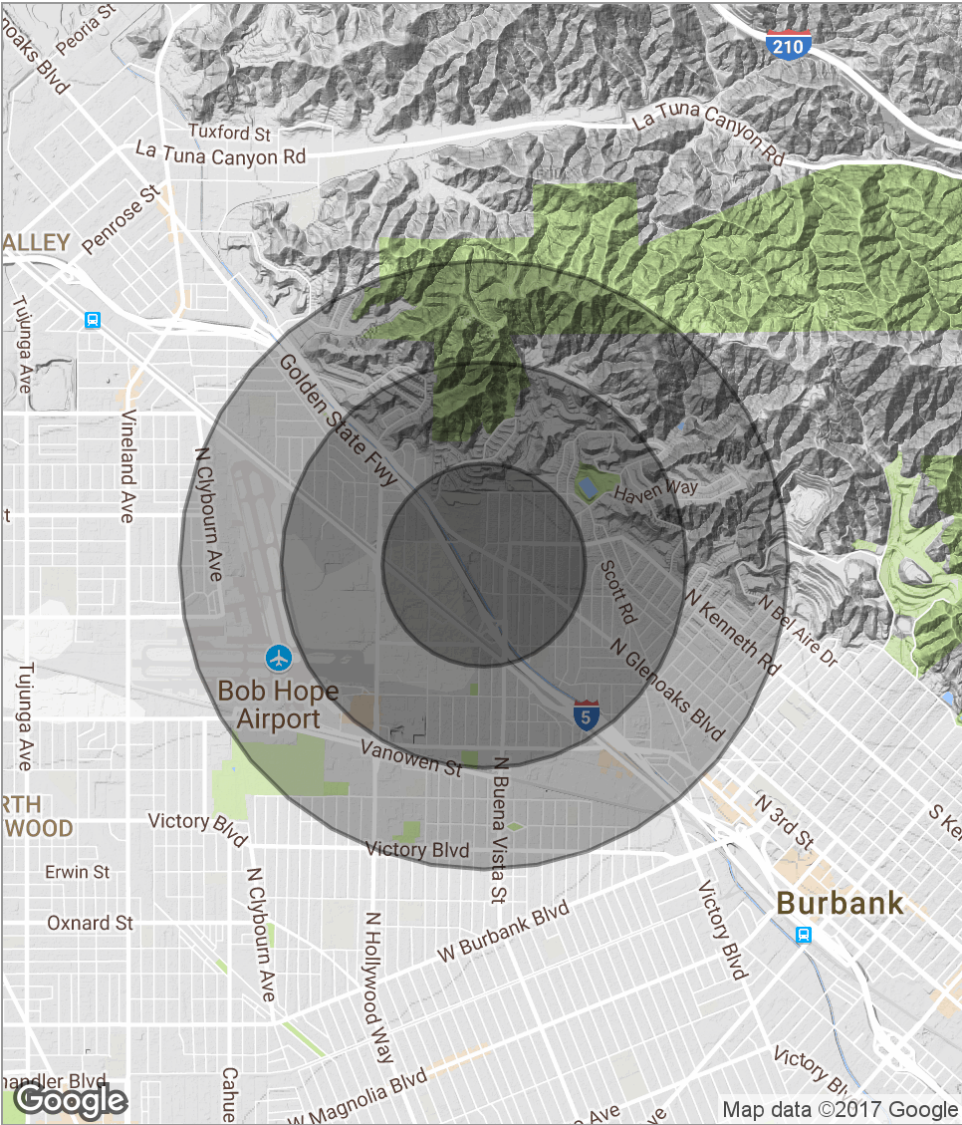
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	13,165	48,855	92,697
Median age	34.9	33.7	34.5
Median age (male)	34.2	33.1	34.1
Median age (Female)	36.2	34.5	34.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,656	13,936	28,112
# of persons per HH	3.6	3.5	3.3
Average HH income	\$59,408	\$60,901	\$67,282
Average house value	\$460,425	\$494,826	\$513,358

* Demographic data derived from 2010 US Census