

BURBANK PLAZA

SWC W. RIVERSIDE DRIVE & N. PASS AVENUE | BURBANK, CALIFORNIA

For leasing information, contact:

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License #01071320

RamseyShillingCo

COMMERCIAL REAL ESTATE SERVICES, INC.

Ramsey-Shilling Co.
6711 Forest Lawn Drive
Los Angeles, CA 90068

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(323) 851-2022 fax

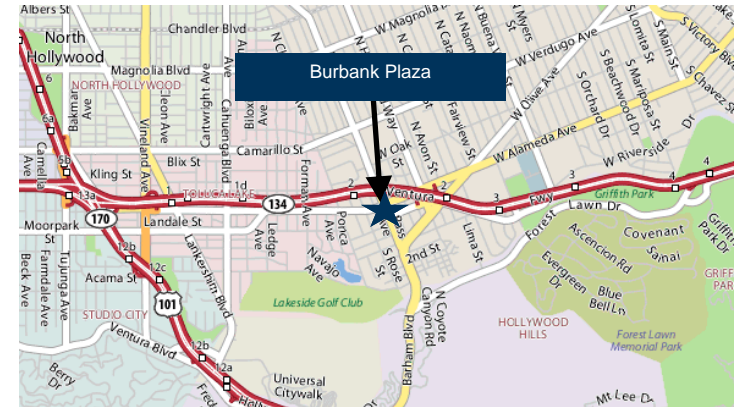
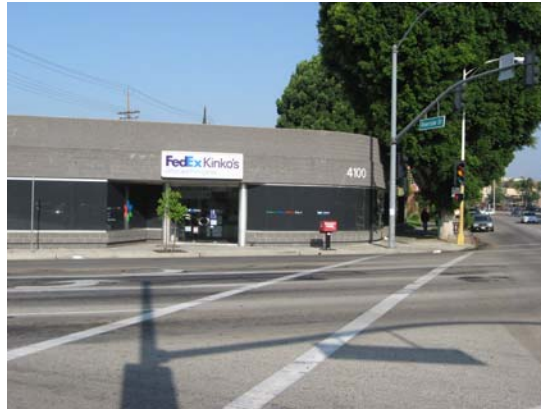
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Wilson Commercial
Real Estate
11601 Wilshire Boulevard
Suite 1650
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T 310.473.4424
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PROPERTY DETAILS:

- Two-tenant building in the heart of Burbank featuring FedEx-Kinko's and SAG/AFTRA Credit Union
- Dense trade area - over 600,000 in 5 miles

DEMOGRAPHIC HIGHLIGHTS:

Estimates	1 Mile	3 Miles	5 Miles
Population	17,410	172,124	660,923
Average Household Income	\$75,793	\$60,582	\$51,050

Source: ESRI 2007

TRAFFIC COUNTS:

Intersection	Cars Per Day
Riverside & Pass	37,000

Source: City of Burbank, 2004

Owned and Managed by:



The information herein has been secured from sources we believe to be reliable; however, Watt Companies makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to the sale or lease, or withdrawal without notice.

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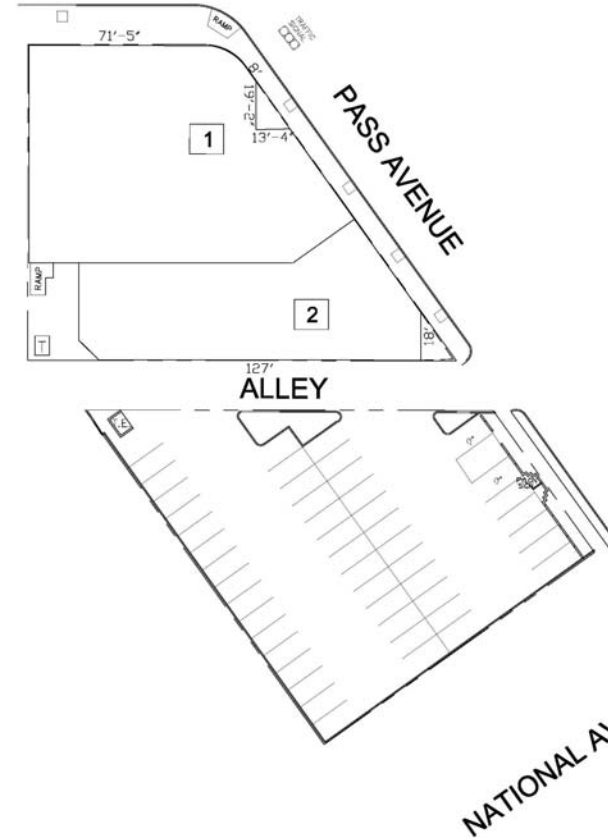


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TENANT LEGEND		
SUITE	TENANT	SF
1	FEDEX KINKOS	8450 sf
2	SAG FEDERAL CREDIT UNION	5726 sf

RIVERSIDE DRIVE



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EVERGREEN STREET

RIVERSIDE DRIVE

NORTH PASS AVENUE



Burbank Plaza
SWC Riverside Dr. & North Pass Ave.
Burbank, CA.



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