

OFFERING MEMORANDUM

# 418 S LAKE ST

*Excellent Improved M2 Zone  
Site For Sale*

BURBANK, CA 91502

**km** Kidder  
Mathews



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*Exclusively  
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# EXECUTIVE SUMMARY

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*Section 01*

# M2 ZONED SITE IN THE CITY OF BURBANK, CA

*Kidder Mathews, as exclusive advisor,  
is pleased to present the opportunity to  
acquire 418 S Lake Street, Burbank,  
CA 91502.*

The subject property is a M2 Zoned site in the City of Burbank California. Suitable for various outdoor storage, parking, contractors' yard, or related uses. The current improvements are a 300 SF office building with one restroom. Convenient access to the I-5 Freeway and 134 Freeway.

## INVESTMENT HIGHLIGHTS

Excellent opportunity for outdoor storage or contractor's yard

Immediate access to 5 and 134 Freeways



ADDRESS	418 S Lake Street, Burbank, CA 91502
APN	2451-004-025
LAND SF	±8,124
BUILDING SF	±300
PRICE	\$1,475,000
PRICE/SF LAND	\$181.56





# PROPERTY OVERVIEW

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*Section 02*

# PROPERTY INFORMATION

## PROPERTY OVERVIEW

ADDRESS	418 S Lake Street, Burbank, CA 91502
PRICE	\$1,475,000
LAND SF	±8,124
BUILDING SF	±300
ZONING	M2
YEAR BUILT	1974/2018 renovated
APN	2451-004-025
PROPERTY USE	Storage yard



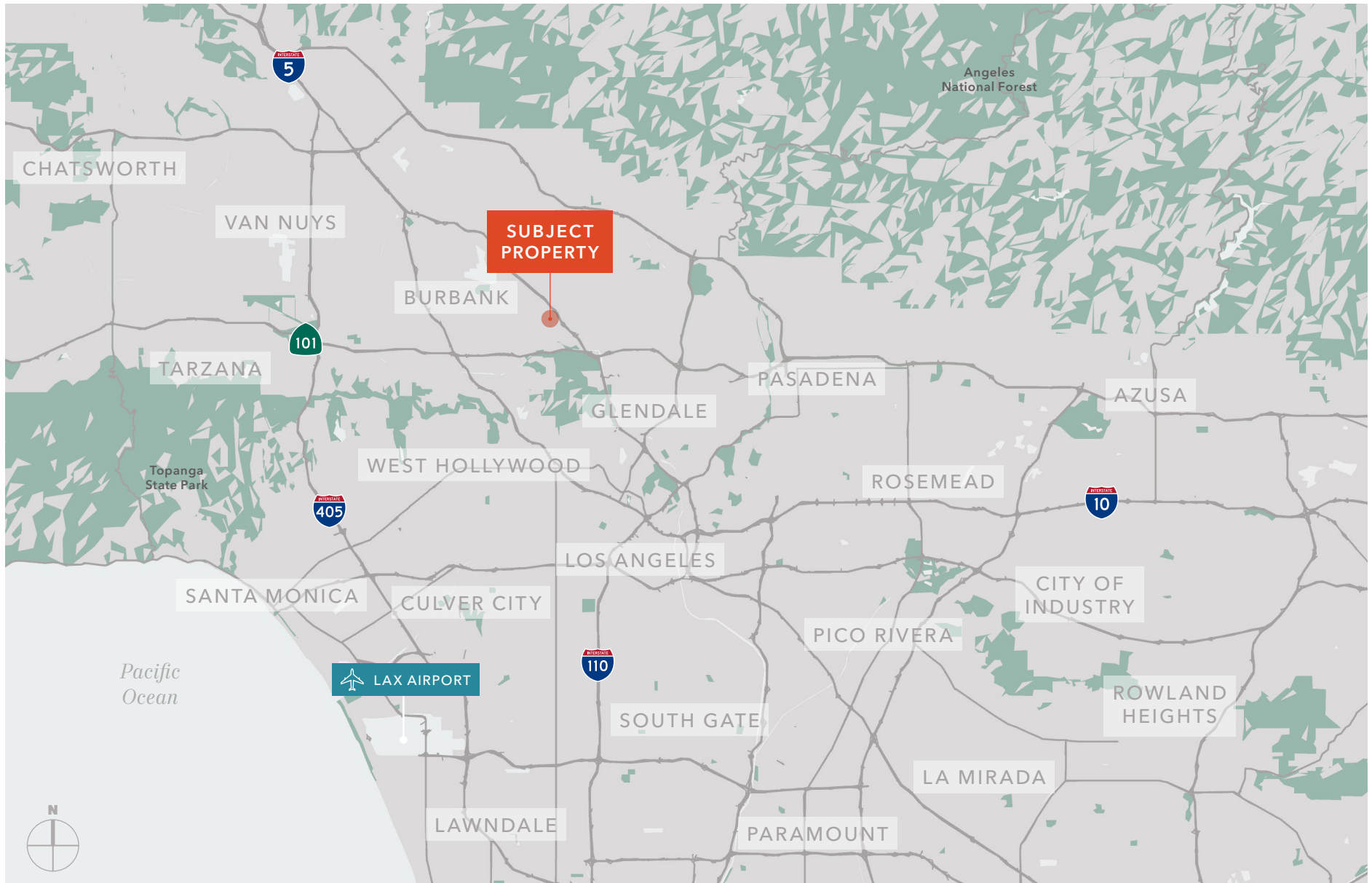


## PROPERTY OVERVIEW

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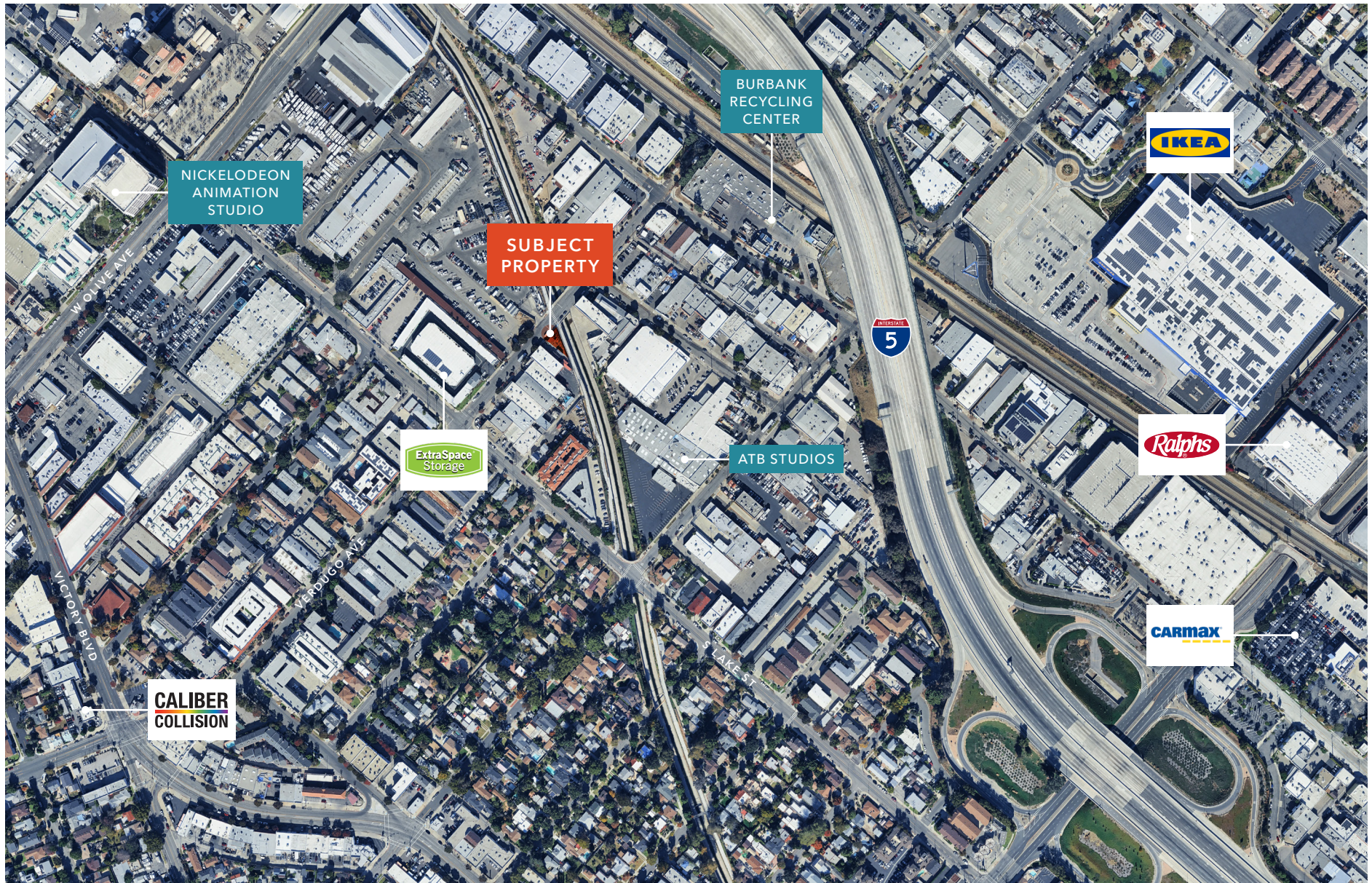


## PROPERTY OVERVIEW





## PROPERTY OVERVIEW





An abstract line drawing in a light beige color on a dark grey background. It depicts a complex, multi-faceted geometric structure, possibly representing a building facade or a modern architectural form. The lines are thin and intersect to create a series of irregular polygons and triangles, giving it a wireframe or skeletal appearance. The structure is oriented diagonally, with its base towards the bottom left and its top towards the upper right.

# LOCATION OVERVIEW



# BURBANK, CA — "MEDIA CAPITAL OF THE WORLD"

*If you want to go behind the scenes of Hollywood's latest blockbuster or see your favorite television stars in action, Burbank is the place to be.*

Recognized as "Media Capital of the World," Burbank beckons you to stroll through star-filled neighborhoods, dine at legendary restaurants, discover unique shops, take in a live TV taping and create your own vacation hideaway. It's also convenient to many of Los Angeles' most exciting attractions, making Burbank an ideal setting to enjoy movie magic, connect and network, or simply relax and soak in the sun.

Numerous media and entertainment companies are headquartered or have significant production facilities in Burbank, including Warner Bros. Entertainment, The Walt Disney Company, Nickelodeon Animation Studio, The Burbank Studios, Cartoon Network Studios with the West Coast branch of Cartoon Network, and Insomniac Games.

473K

POPULATION  
5-MI RADIUS

\$134K

AVG HH INCOME  
5-MI RADIUS

40.3

MEDIAN AGE  
5-MI RADIUS



# BURBANK, CA

Explore the sets of your favorite movie and television shows at the Warner Bros. Studio Tour Hollywood. Visit iconic backlots at the world's busiest film and television studio, and see soundstages where today's hottest TV shows and movies come to life. The Stage 48: Script to Screen offers the chance for you to design your own movie costume, take a screen test on the Central Perk set from "Friends" and race through the streets of Gotham on a Bat-pod.

Burbank is home to many of the world's most prominent film and television studios, and there is

always an opportunity to see your favorite shows being taped live. Attending a live studio taping gives you an interactive experience in entertainment. From the "The Big Bang Theory" to "Conan" to "The Ellen DeGeneres Show," you can participate in numerous TV show tapings for free.

Escape the hustle and bustle with easy access directly into Hollywood Burbank Airport. Arrive in the heart of the action with the airport nearest to Los Angeles' most famous attractions and close to about 20 Burbank hotels, which include everything

from the charmingly affordable and family-friendly to sophisticated chic boutiques. A few appear regularly in film and TV shows.

From Burbank, it's easy to experience the best of Los Angeles. Adjacent to Universal Studios Hollywood, and just minutes from the Hollywood Bowl, the Walk of Fame, Griffith Observatory and the Rose Bowl Stadium, a Burbank vacation makes for an ideal Southern California adventure.







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