

















AERIAL





SUBJECT PROPERTY



LARGE APARTMENT COMPLEXES

AERIAL



DOWNTOWN BURBANK

STATISTICS

- 1. 2.2 MILLION POPULATION IN 20 MIN. DRIVE-TIME
- 2. MORE THAN 600 SHOPS AND RESTAURANTS
- 3. PRIME LOCATION RIGHT OFF THE I-5 FREEWAY
- 4. AVERAGE HHI OF \$126K+
- 5. AMC THEATER RANKED TOP 3 GLOBALLY
- 6. TOP LOCAL EMPLOYERS INCLUDING CARTOON NETWORK, NICKELODEON, RIVIAN, WARNER BROTHERS, DISNEY, AND TESLA
- 7. LARGEST IKEA IN THE U.S.
- 8. 9,000 PARKING SPACES
- 9. DEDICATED ALFRESCO DINING
- 10. 4.1 MILLION VISITORS ANNUALLY

INCENTIVES

NO CITY INCOME TAX

NO GROSS SALES RECEIPT TAX*

BUSINESS CONCIERGE SERVICE

ONE™ BURBANK HIGH-SPEED FIBER OPTIC NETWORK

LEED INCENTIVE PROGRAMS & ENERGY REBATES

INDEPENDENT CITY WITH DEDICATED POLICE AND FIRE, SCHOOL DISTRICT, TRANSPORTATION, AND UTILITIES

*EXCLUDES FIRE ARMS, DEALERS, DRY CLEANERS, LAUNROMATS, AUTO CAR WASHES & VENDING MACHINES

BREAKING NEW GROUND

AERO CROSSING MIXED USE DEVELOPMENT - APPROVED

2311 N. HOLLYWOOD WAY

862 HOUSING UNITS, WITH 10,000 SQFT OF GROUND LEVEL COMMERCIAL/RETAIL SPACE, AS WELL AS 151,000 SQFT OF OFFICE SPACE

LA TERRA SELECT - UNDER CONSTRUCTION

777 FRONT STREET

A MIXED-USE PROJECT WITH 573 RESIDENTIAL UNITS, A HOTEL WITH 307 ROOMS, AND 1,067 SQFT OF GROUND FLOOR RETAIL SPACE HOTEL WILL BE A 7-STORY BUILDING

HOME2 SUITES

129 E. PROVIDENCIA AVENUE

FIVE-STORY, 43,896-SQUARE FOOT HOTEL WITH 84 ROOMS.

AC HOTEL - BROKEN GROUND

550 N. THIRD STREET

SIX-STORY 196-ROOM HOTEL WITH A 3,800 SQUARE FOOT GROUND-LEVEL RESTAURANT AND THREE LEVELS OF SUBTERRANEAN PARKING. AMENITIES TO INCLUDE A FITNESS CENTER, LOUNGE, POOL, OUTDOOR COURTYARD, AND ROOFTOP VIEWING DECK

FIRST STREET VILLAGE - UNDER CONSTRUCTION

A MIXED RESIDENTIAL-COMMERCIAL PROJECT IN DOWNTOWN BURBANK AT FIRST STREET BETWEEN MAGNOLIA BOULECARD AND THE ALLEY SOUTHEAST OF PALM AVENUE INCLUDING 275 APARTMENTS AND 18,876 SQUARE-FEET OF RETAIL AND COMMERCIAL SPACE.



















DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 36,785

2 MILE: 99,708

3 MILE: 146,294

AVERAGE HOUSEHOLD INCOME

1 MILE: \$91,816

2 MILE: \$106,112

3 MILE: \$109,243

MEDIAN AGE

1 MILE: 41

2 MILE: 42

3 MILE: 42

WALK SCORE

90



DAVID ASCHKENASY

EXECUTIVE VICE PRESIDENT P 310.272.7381 E DAVIDA@CAGRE.COM LIC. 01714442

DAVID ICKOVICS

PRINCIPAL
P 310.272.7380
E DJI@CAGRE.COM
LIC. 01315424

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550 LOS ANGELES, CA 90067 P 310.275.8222 F 310.275.8223 WWW.CAGRE.COM LIC. 01876070