

OFFERING MEMORANDUM

2200 W BURBANK BLVD, BURBANK, CA, 91506

COMMERCIAL MIXED-USE



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PROPERTY OVERVIEW



PRICE/PSF	\$1,550,000 (\$512 P/P)
OCCUPANCY	FULLY OCCUPIED
UNIT MIX	2 RESI. / 3 COMMERCIAL
SQUARE FEET	≈3,026 SF
LOT SIZE	4,201 SF
PARCEL NUMBER	2448005009
PARKING	3 SPACES
YEAR BUILT	1945
ZONING	BUC3YY
LAND USE	MIXED USE

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.



SUMMARY



Nestled in the bustling heart of Burbank, 2200 W Burbank Blvd presents a rare and versatile investment opportunity. This great mixed-use property features a dynamic blend of three commercial spaces and two residential units—a one-bedroom, one-bath apartment and a cozy studio—all fully leased by reliable, long-term tenants. The ground-floor commercial units boast prime frontage on Burbank Boulevard, offering unbeatable visibility and foot traffic, making them ideal for a variety of businesses. Upstairs, the residential apartment and downstairs studio provide steady rental income with added appeal for live/work scenarios, perfectly suited to the area's thriving community of creatives and professionals. Situated just moments from Burbank's iconic attractions, including Warner Bros. Studios, Disney, and Universal Studios, this property enjoys a steady flow of pedestrian and vehicle traffic. The vibrant neighborhood is further enhanced by nearby hotspots like the Chandler Bikeway and the ever-popular Porto's Bakery, creating a lively, sought-after environment for tenants. With seamless access to the 134 and I-5 freeways, connectivity to the greater Los Angeles area is a breeze. Whether you're looking to diversify your portfolio or secure a stable, income-generating asset in one of Burbank's most desirable locations, 2200 W Burbank Blvd checks all the boxes for savvy investors.

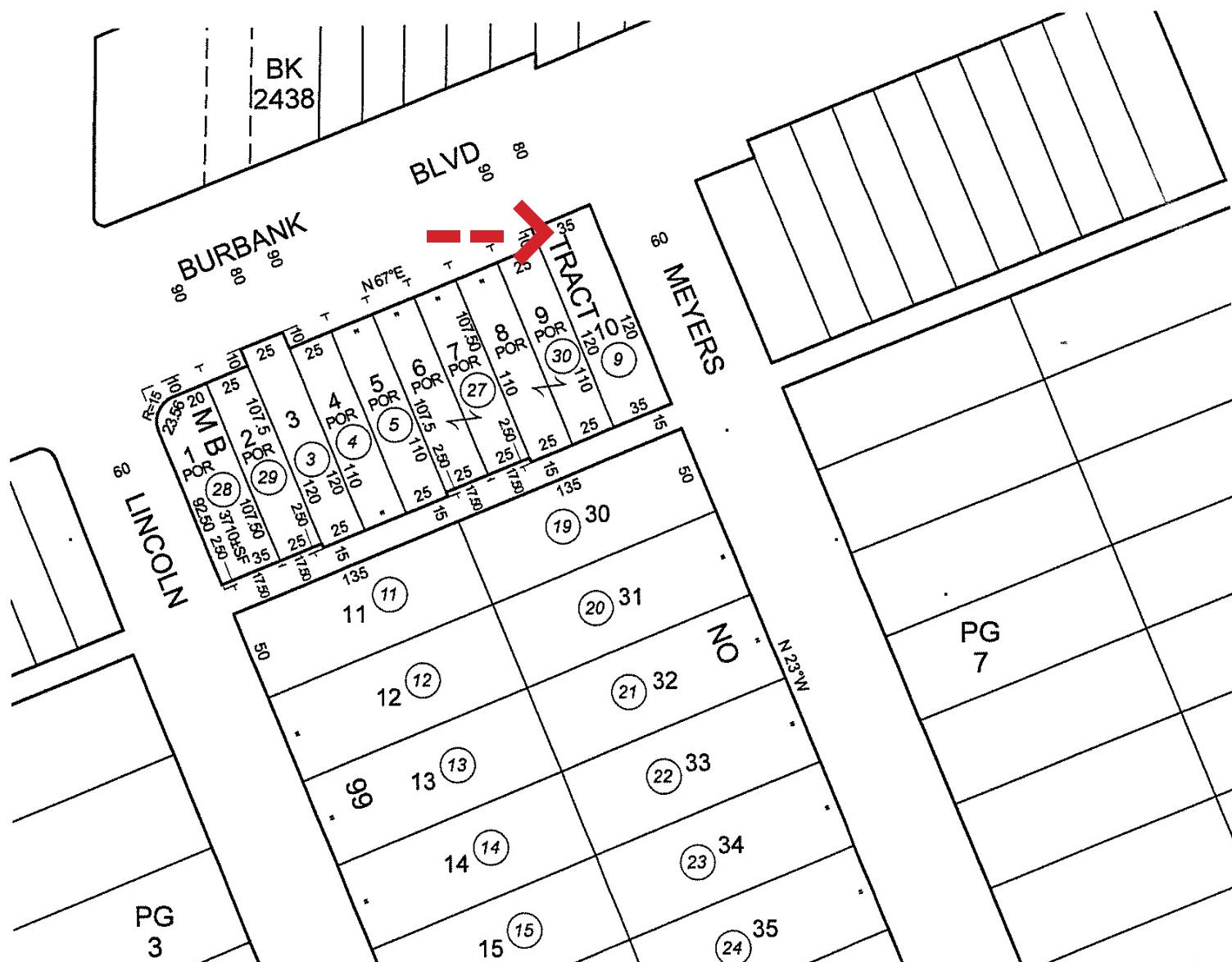


PARCEL MAP



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012



ZONING MAP



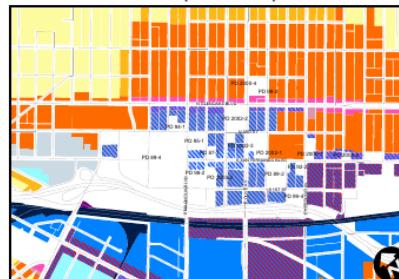
City of Burbank Zone Map

Last Amended by Ordinance No. 3802
Effective 2019

Zone Legend

City Boundary
NSFC
R-1 Single Family Residential
R-1-H Single Family Residential Horsekeeping
R-2 Low Density Residential
R-3 Medium Density Residential
R-4 High Density Residential
MDR-3 Media District R-3
MDR-4 Media District R-4
C-2 Commercial Limited Business
C-3 Commercial General Business
C-4 Commercial Unlimited Business
M-1 Limited Industrial
M-2 General Industrial
MDC-2 Media District Limited Commercial
MDC-3 Media District General Business
MDC-4 Media District Commercial/Media Production
MDM-1 Media District Industrial
NB Neighborhood Business
GO Garden Office
RC Rancho Commercial
C-R Commercial Recreation
RB Rancho Business Park
BCC-1 Burbank Center Commercial Retail-Professional
BCC-2 Burbank Center Commercial Limited Business
BCCM Burbank Center Commercial Manufacturing
AD Auto Dealership
MPC-1 Magnolia Park Commercial Retail-Professional
MPC-2 Magnolia Park Limited Business
MPC-3 Magnolia Park General Business
CEM Cemetery
AP Airport
RR Railroad
OS Open Space
PD Planned Development

Downtown Detail (no scale)



The data represented on this map are for reference only. This map is provided without warranty of any kind, either express or implied, including but not limited to the implied warranties of merchantability or fitness for a particular purpose. All dimensions and spatial representations should be independently verified.

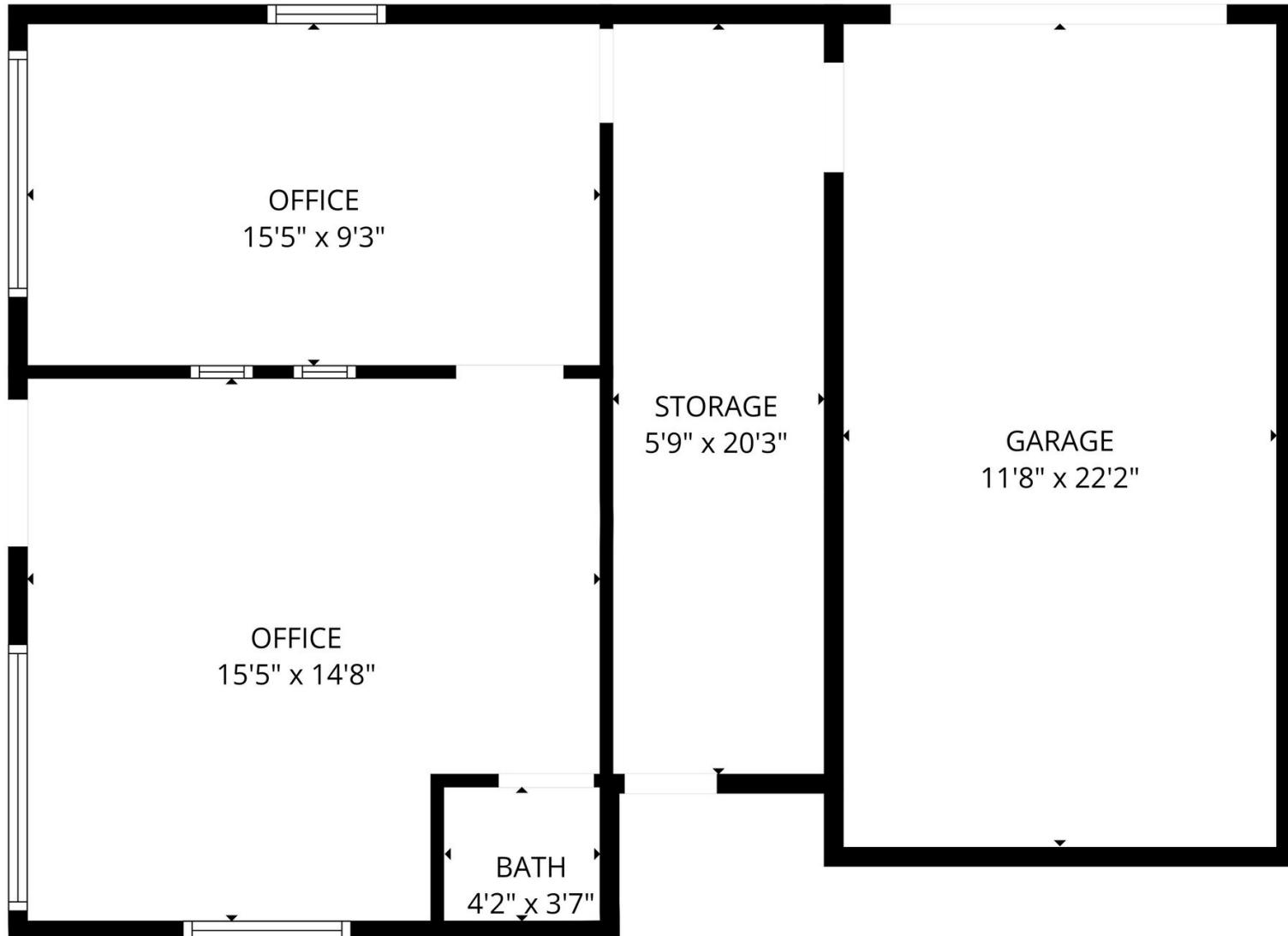
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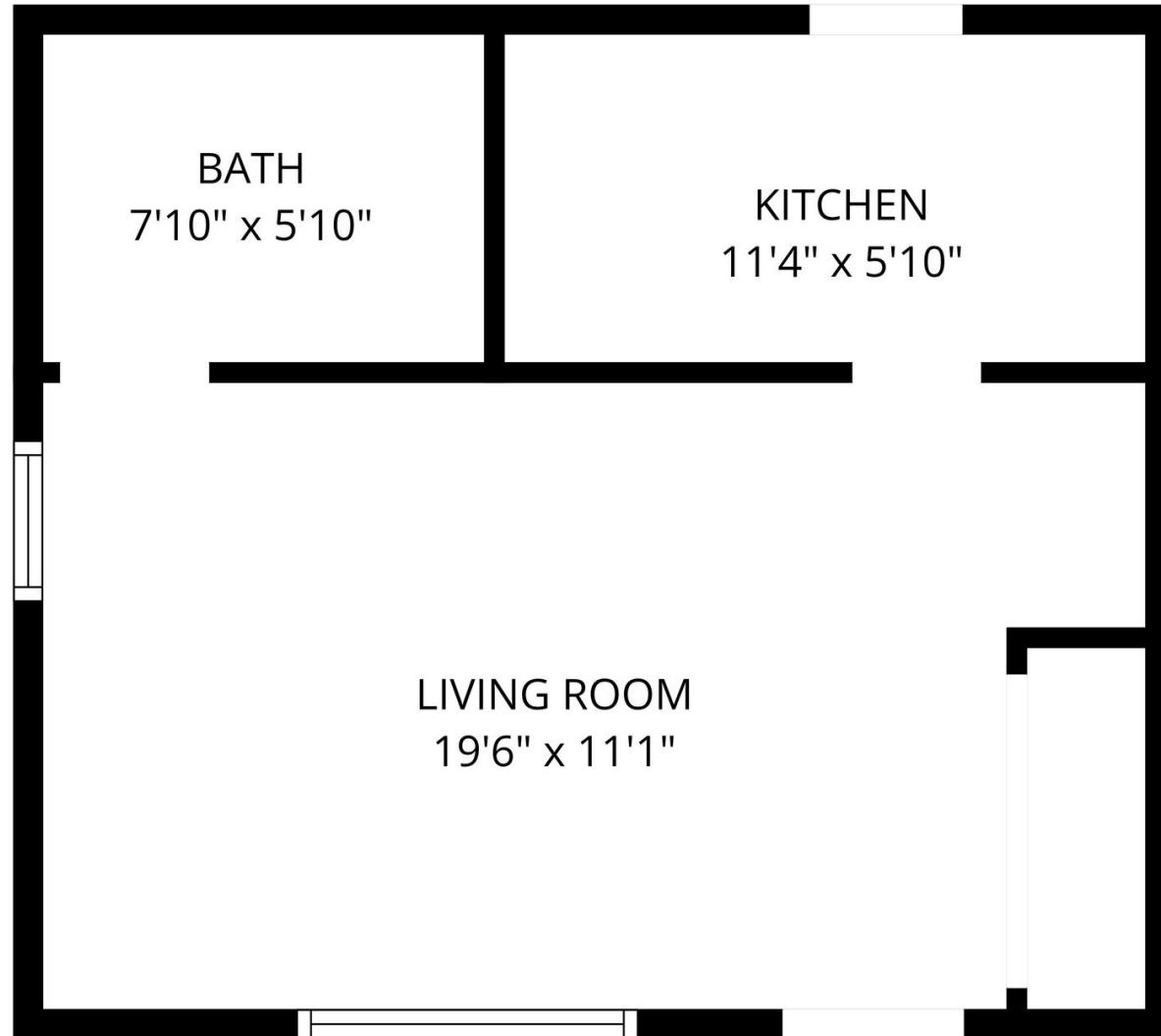
0 0.5 1 Mile



FLOOR PLAN 1 - 2200 W BURBANK BLVD

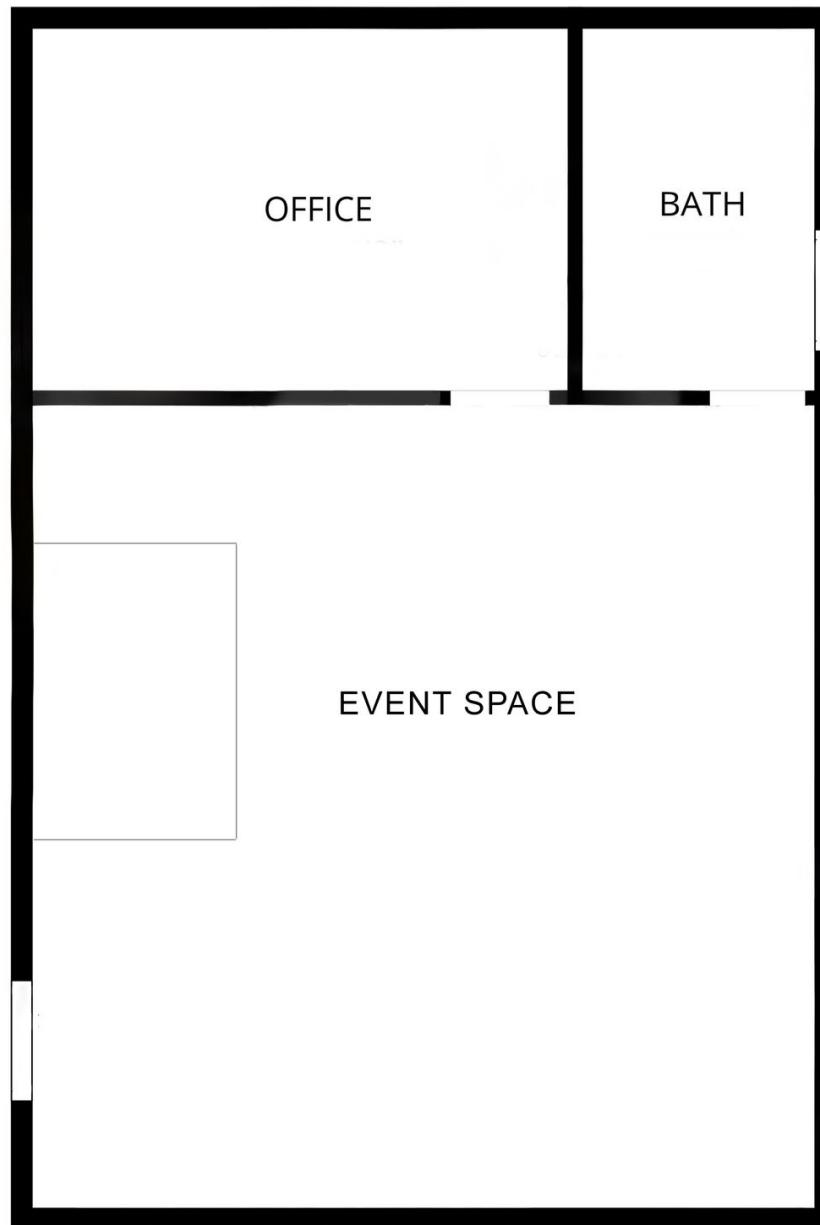


FLOOR PLAN 2 - UNIT A



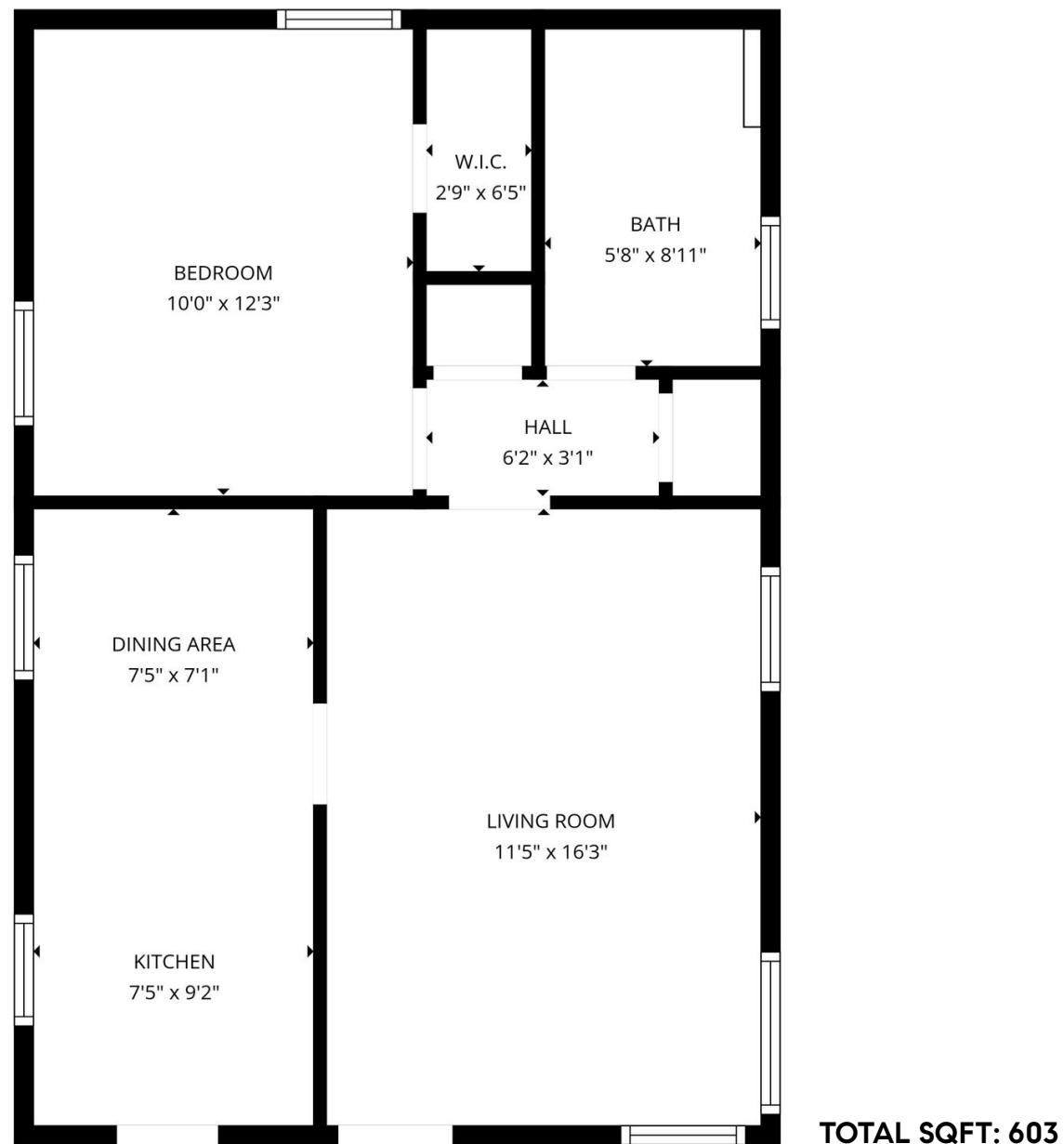
TOTAL SQFT: 377

FLOOR PLAN 3 - UNIT B

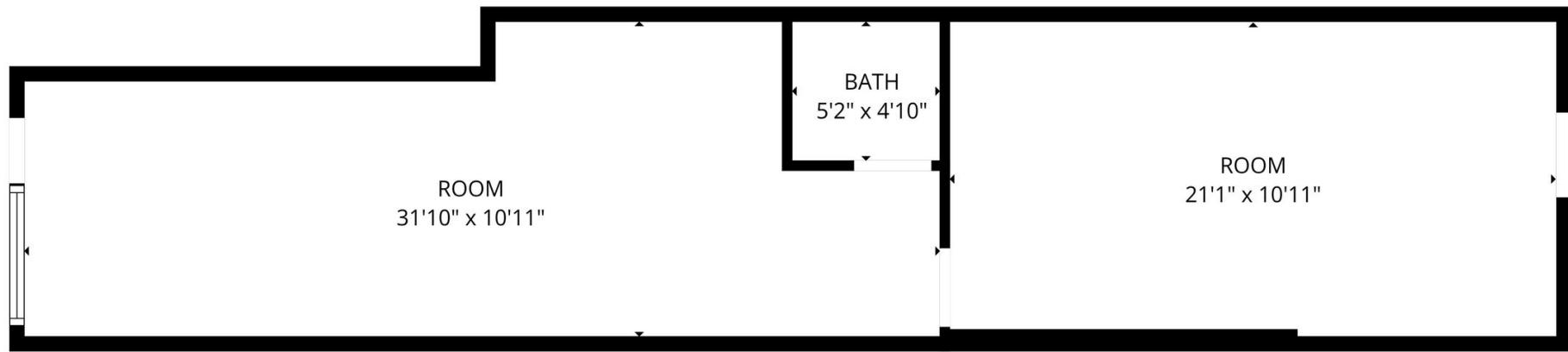


TOTAL SQFT: 603

FLOOR PLAN 4 - UNIT C



FLOOR PLAN 5 - UNIT D

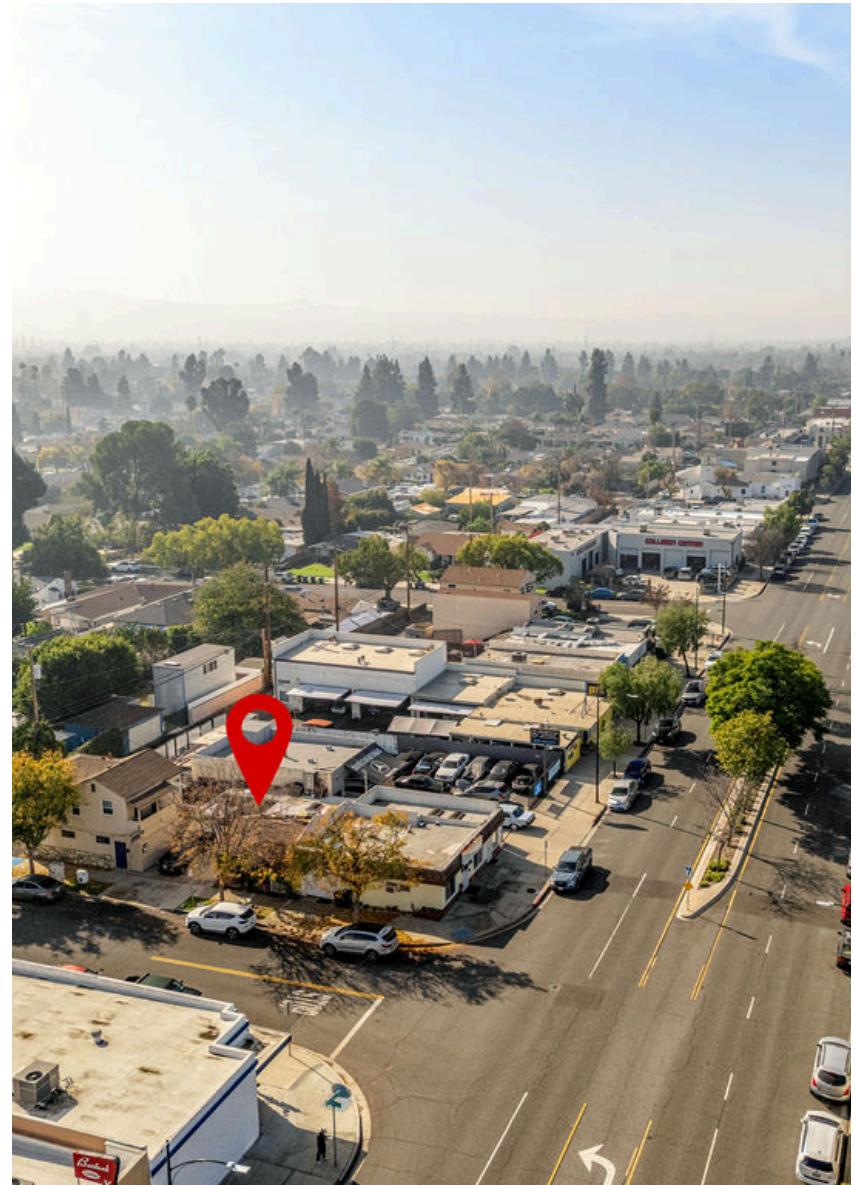


TOTAL SQFT: 614

LOCATION HIGHLIGHTS



- Situated just moments from Burbank's iconic attractions, including Warner Bros. Studios, Disney, and Universal Studios, this property enjoys a steady flow of pedestrian and vehicle traffic.
- The vibrant neighborhood is further enhanced by nearby hotspots like the Chandler Bikeway and the ever-popular Porto's Bakery, creating a lively, sought-after environment for tenants.
- With seamless access to the 134 and I-5 freeways, connectivity to the greater Los Angeles area is a breeze.
- Boasting exceptional street frontage, abundant signage potential, and a versatile floor plan, this property offers unparalleled visibility for businesses looking to thrive in one of Los Angeles County's most dynamic commercial hubs.



FINANCIAL ANALYSIS: RENT ROLL



Unit Number	SF (Approx)	Unit Type	Current Rent	Lease Type	Status
2200	829 SF	COMMERCIAL	\$1800	ANNUAL	RENTED
A	377 SF	RESIDENTIAL	\$773	ANNUAL	RENTED
B	603 SF	COMMERCIAL	\$2740	ANNUAL	RENTED
C	603 SF	RESIDENTIAL	\$1263	ANNUAL	RENTED
D	614 SF	COMMERCIAL	\$1000	ANNUAL	RENTED
TOTAL			\$7,576		

2200 W BURBANK BLVD - FRONT



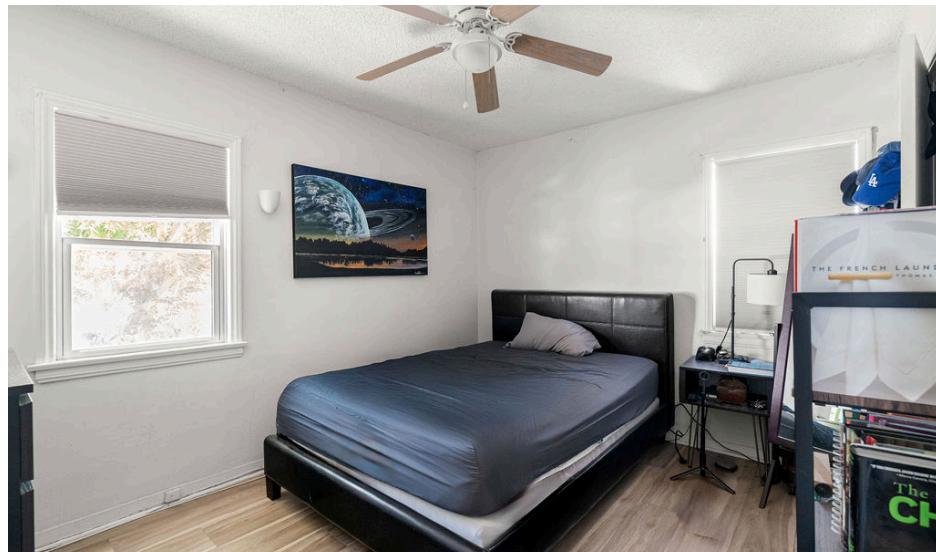
2200 W BURBANK BLVD - UNIT A



2200 W BURBANK BLVD - UNIT B



2200 W BURBANK BLVD - UNIT C



2200 W BURBANK BLVD - UNIT D



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