

# OFFERING MEMORANDUM

**2200 W BURBANK BLVD, BURBANK, CA, 91506**

COMMERCIAL MIXED-USE



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BATYI  
GROUP

COMPASS





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DRE# 02053534 | Realtor® | M: 323.236.6450

**2200 W BURBANK BLVD, BURBANK, CA, 91506**



# 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.

2200 W BURBANK BLVD BURBANK, CA 91506



# 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.



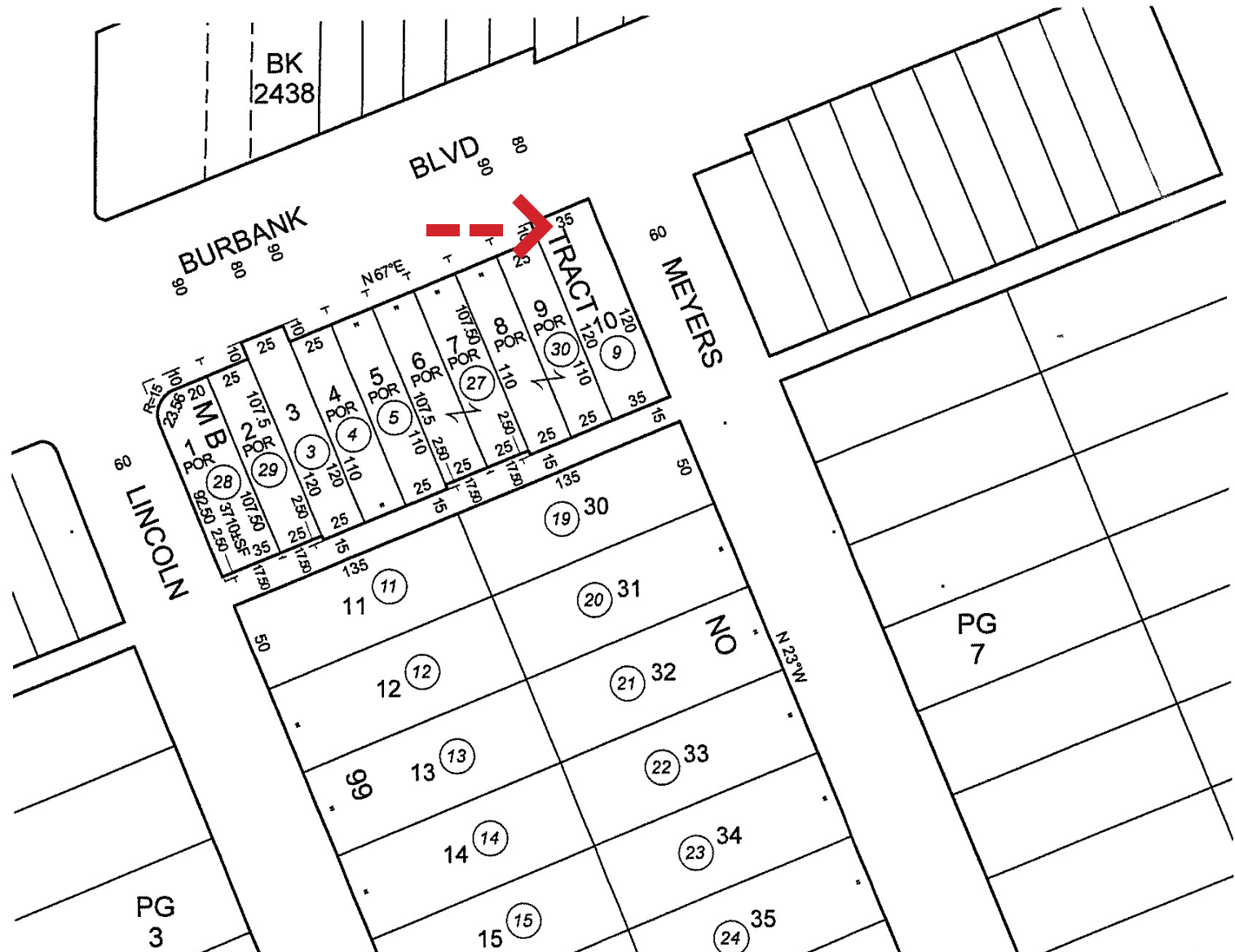


# PARCEL MAP



5	TRA 2530	REVISED 2007091705002001-03 2012022410003001-24				SEARCH NO	
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012





# ZONING MAP

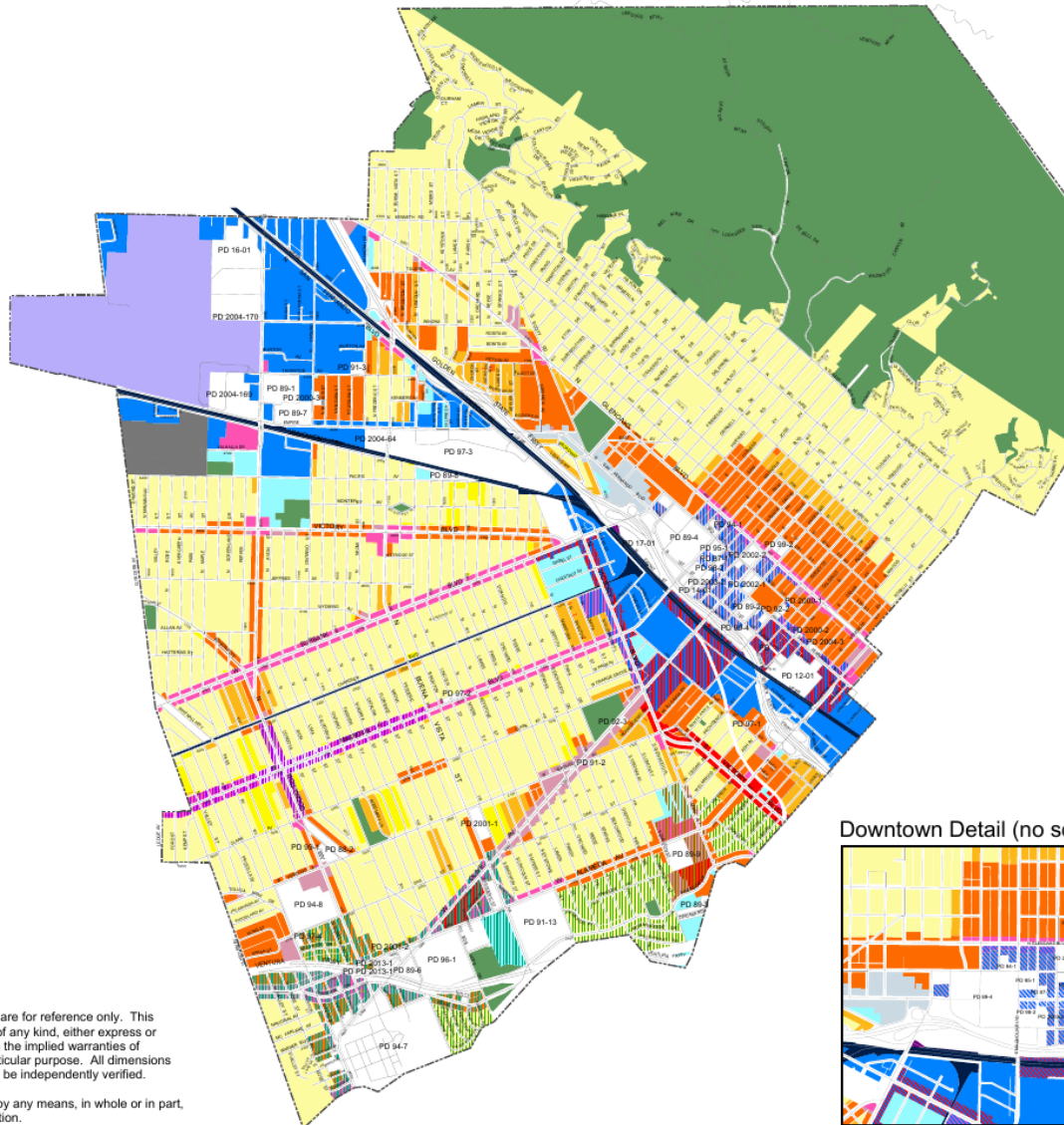


## City of Burbank Zone Map

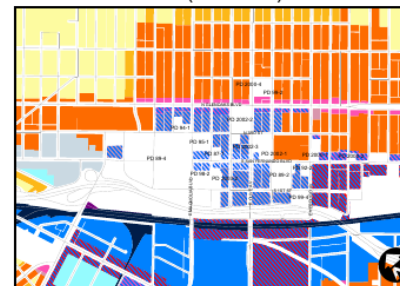
Last Amended by Ordinance No. 3802  
Effective 2019

### Zone Legend

- City Boundary
- R-1 Single Family Residential
- NSFC
- 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
- RBP Rancho Business Park
- BCC-1 Burbank Center Commercial Retail-Professional
- BCC-2 Burbank Center Commercial Limited Business
- BCC-3 Burbank Center Commercial General 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

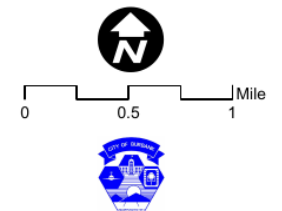


Downtown Detail (no scale)



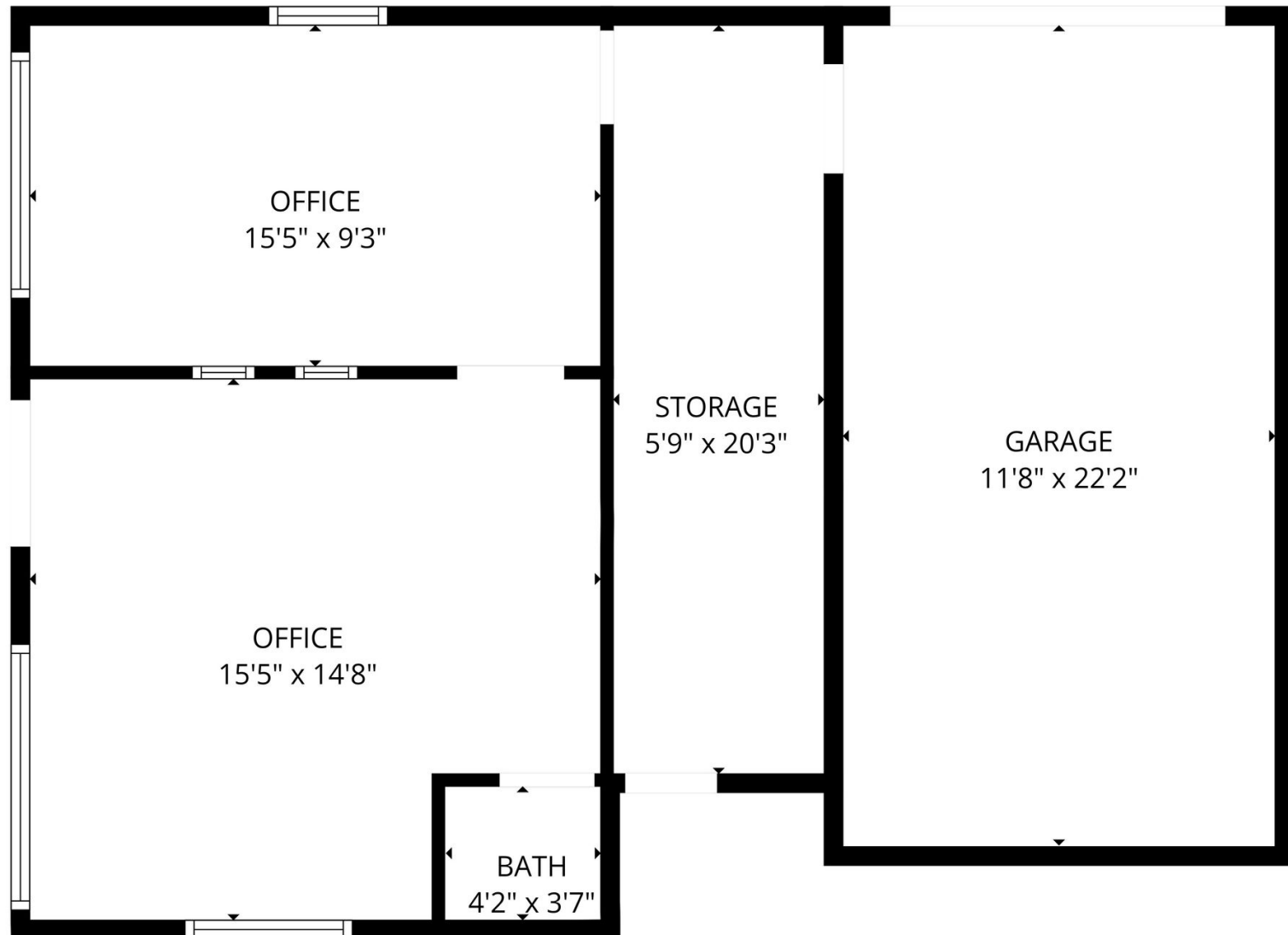
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# FLOOR PLAN 1 - 2200 W BURBANK BLVD

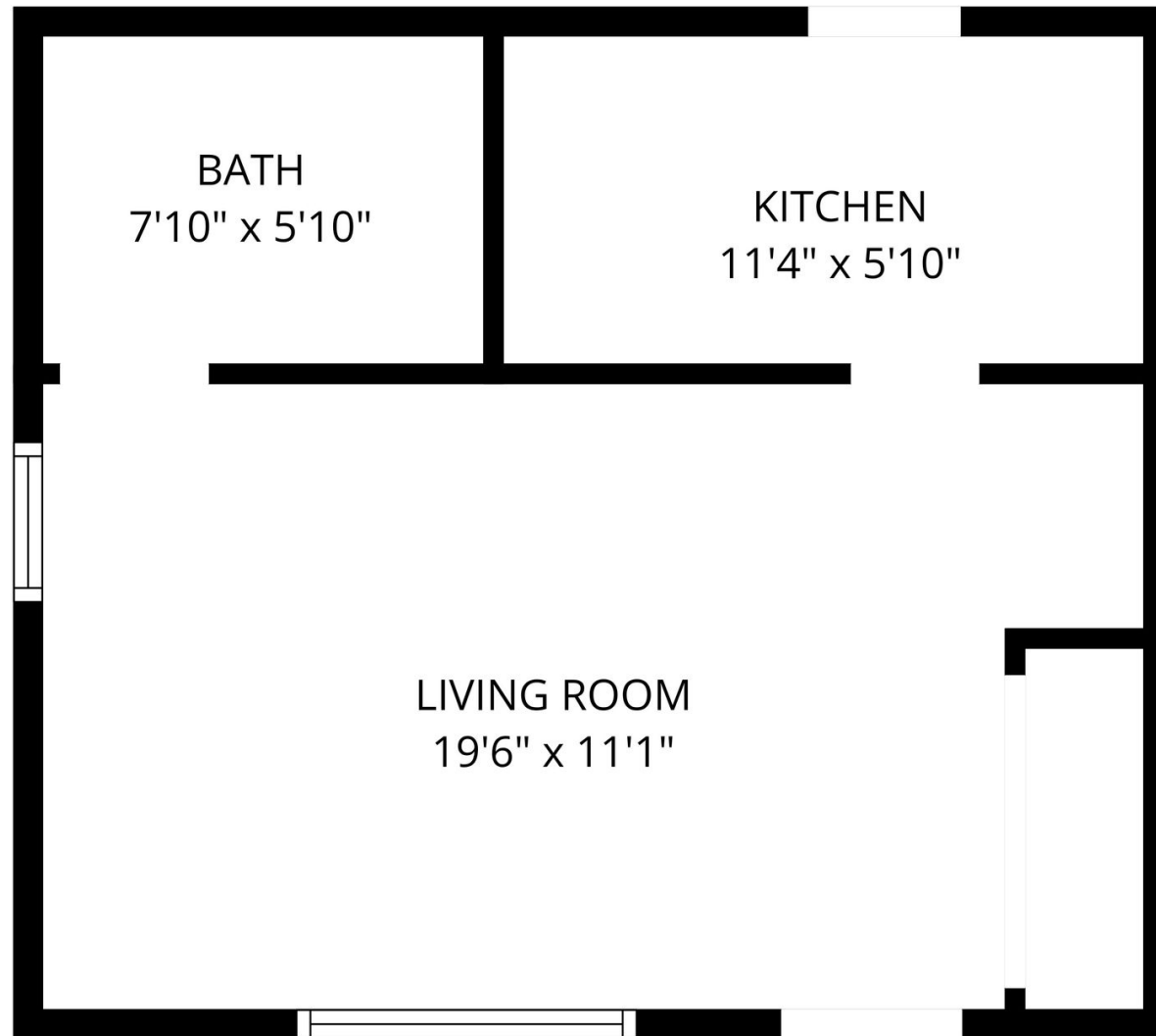


**TOTAL SQFT: 829**

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# FLOOR PLAN 2 - UNIT A



**TOTAL SQFT: 377**

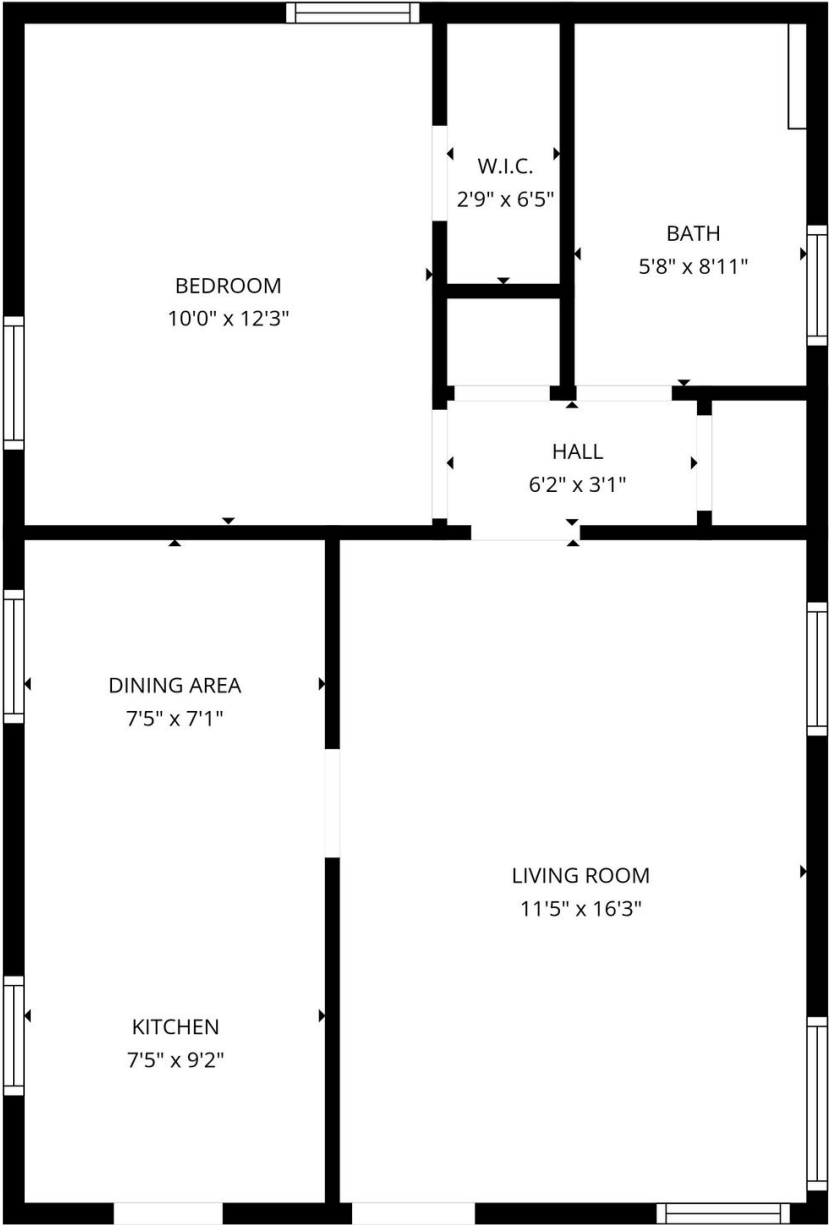
# FLOOR PLAN 3 - UNIT B



TOTAL SQFT: 603

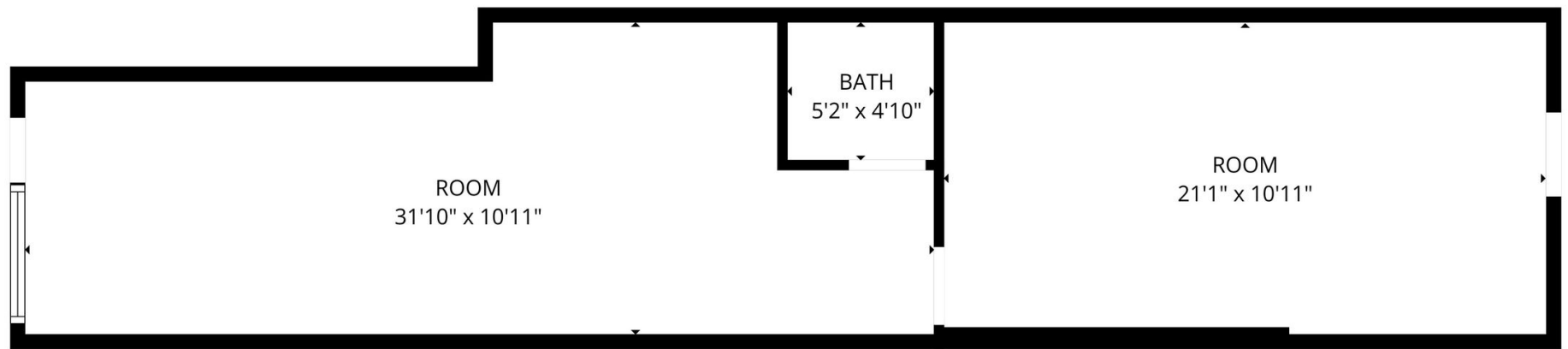


# FLOOR PLAN 4 - UNIT C



TOTAL SQFT: 603

# FLOOR PLAN 5 - UNIT D



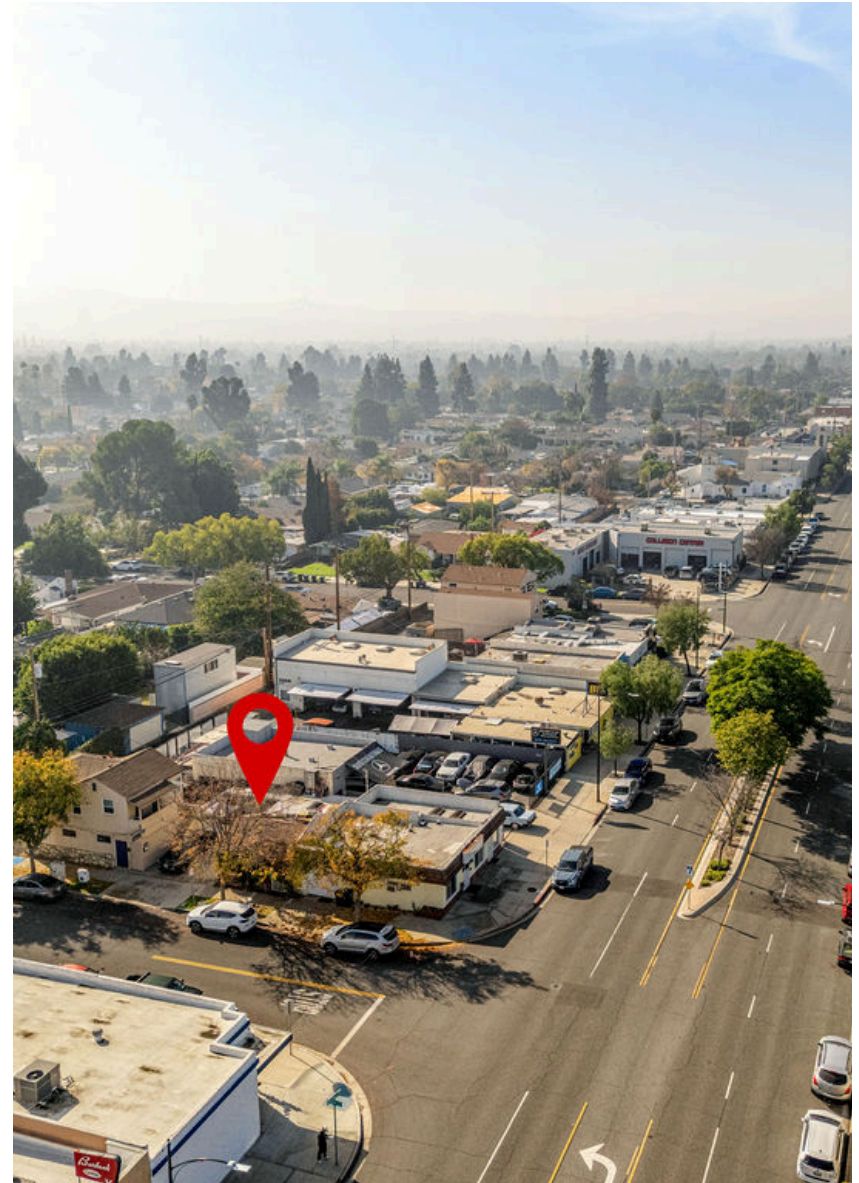
**TOTAL SQFT: 614**



# 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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