

# ENGEL & VÖLKERS®

## COMMERCIAL



## Turnkey Income with Upside | 5 Units in Studio Corridor

136-138 NORTH PASS AVENUE – BURBANK, CA



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# Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 136-138 N Pass Avenue, Burbank, CA. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers Burbank. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

**By acknowledging your receipt of this Offering Memorandum from Engel & Völkers Burbank, you agree:**

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers Burbank expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers Burbank or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers Burbank has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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## Property Overview

**Prime Burbank infill** near the Media District and Toluca Lake. This **Mid-Century, two-story 5-unit** sits in a walkable corridor with **strong renter demand and stable neighborhood demographics**. Excellent access to Warner Bros./Disney, Metrolink, BUR Airport, and the I-5/SR-134 corridors—an attractive setting for durable cash flow. Listed at \$1,675,000.

### Available Space:

- Living space: 4,077 sq. ft.
- Lot size: 5,663 sq. ft.

### Annual Rents/Expenses:

- Actual Gross Rents: **\$130,248**
- Adjusted Expenses: **\$41,699** (actual expenses with new taxes and insurance)
- Current Actual NOI: **\$82,036**

Ideal for any investor seeking a promising capital investment with sustainable returns.

Contact us today to schedule a tour or learn more about leasing options!



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136-138 N Pass Avenue – Burbank, CA

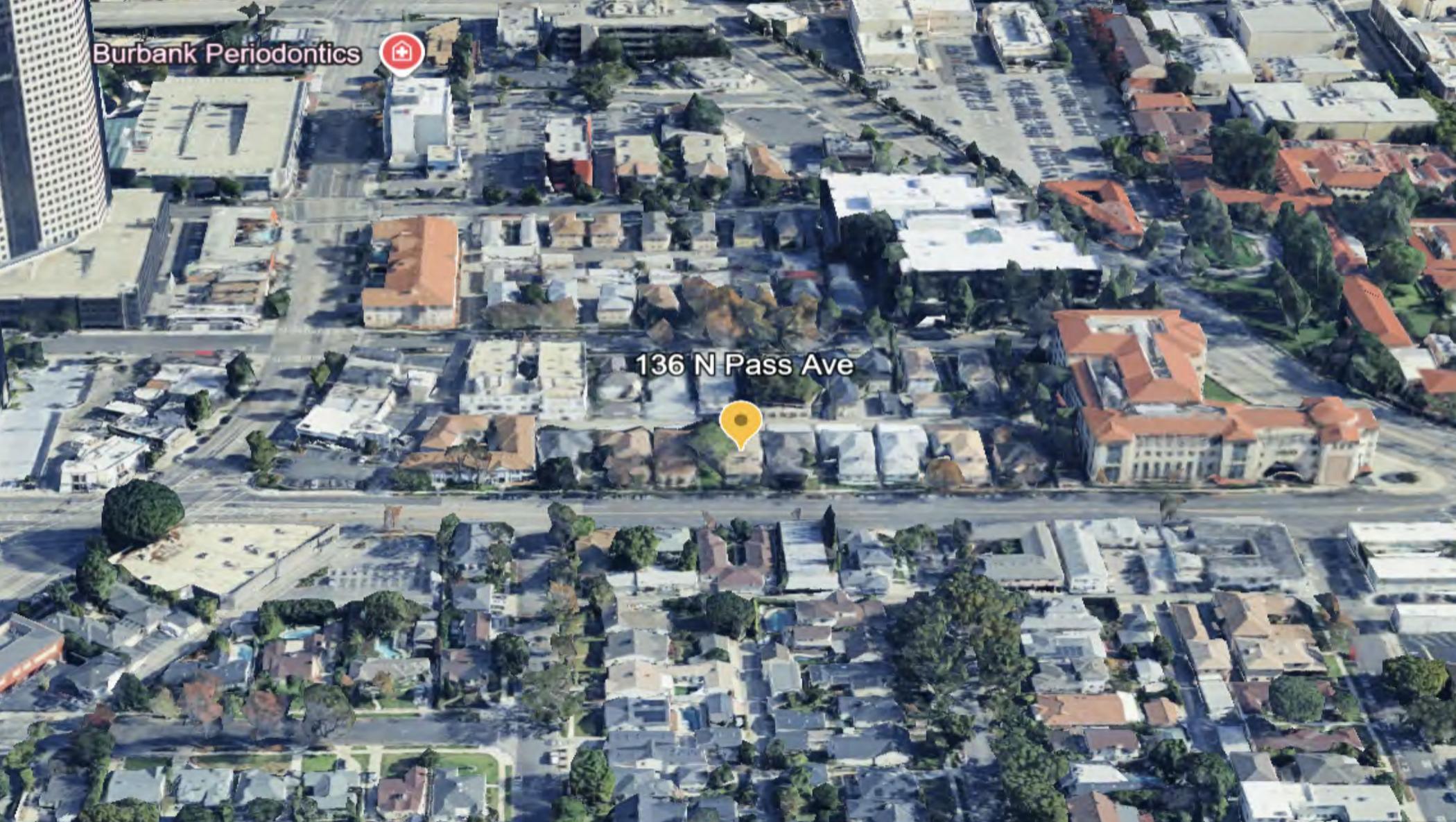
### Property Details



- Built in 1941
- Close Proximity to Schools
- Entertainment/Media, Aviation/Logistics, Healthcare & Education nearby guarantee year-round renter demand
- Direct access to I-5 / SR-134, Metrolink to Union Station (~25 minutes), and Hollywood Burbank Airport (BUR) for regional/national travel

136-138 N Pass Avenue – Burbank, CA





Burbank Periodontics

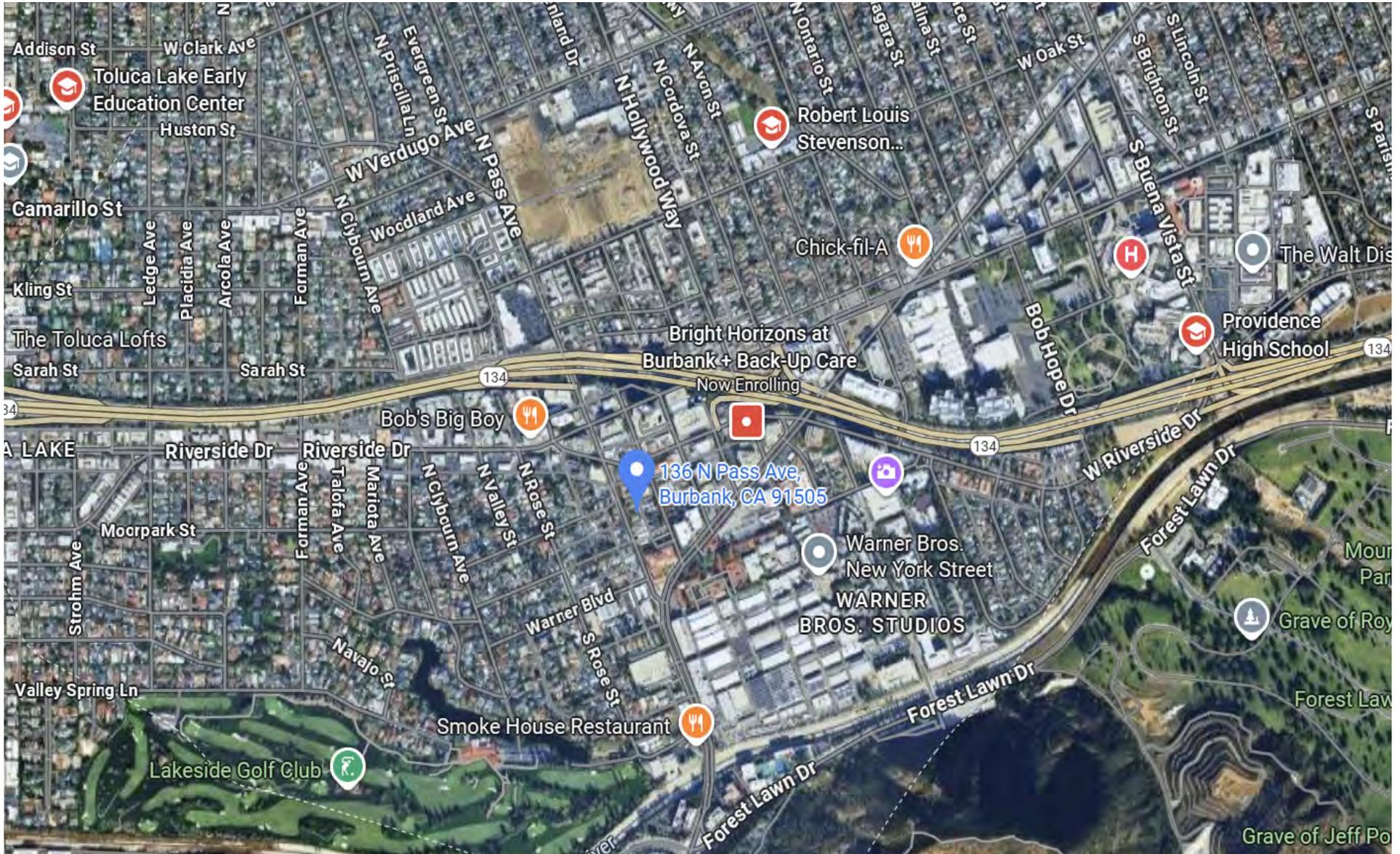


136 N Pass Ave

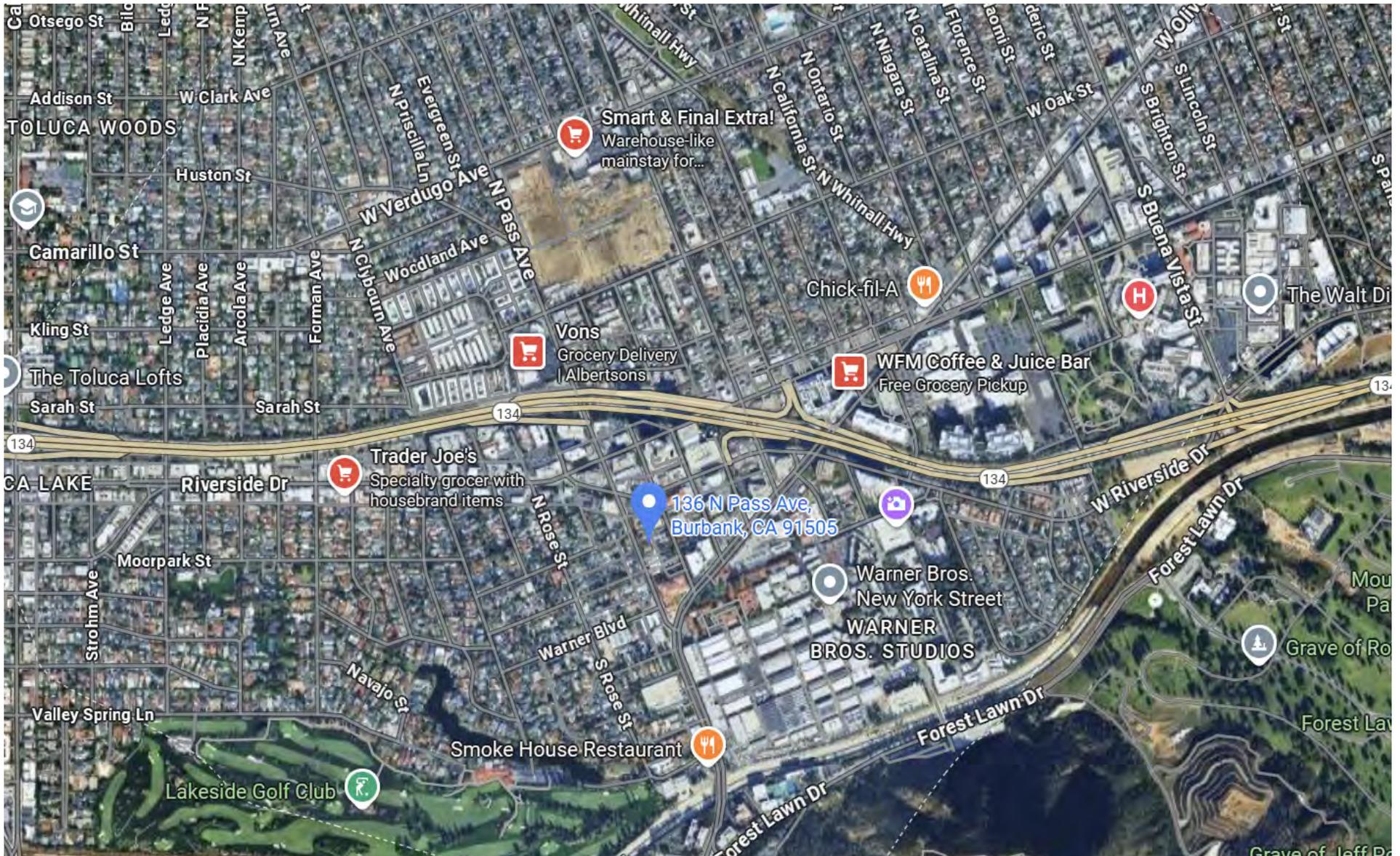


## Map-Overview

136-138 N PASS AVENUE – BURBANK, CA



## Schools



## Grocery Stores



# Market Overview

136-138 N PASS AVENUE – BURBANK, CA



## County Overview

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**Los Angeles County**, the most populous county in the United States, is a sprawling region of nearly 10 million residents. Encompassing 88 cities, including the city of Los Angeles, this diverse and dynamic area serves as a global epicenter for business, culture, technology, and innovation. With its extensive infrastructure, vibrant economy, and unparalleled quality of life, Los Angeles County offers a wealth of opportunities for commercial real estate investors.

Los Angeles County's commercial real estate market is robust and diverse, offering opportunities across various property types, including office, industrial, retail, and multifamily sectors. The county's economic strength, coupled with its strategic location, drives strong demand for commercial properties. Emerging submarkets, such as Downtown Los Angeles and Silicon Beach, are experiencing significant growth and development. Investors can find a mix of historic buildings, modern office spaces, industrial parks, and prime retail locations, catering to diverse business needs.



## City Overview

Burbank blends small-city stability with heavyweight demand drivers: Disney, Warner Bros., and a dense network of production, post, gaming, and animation firms. For multifamily investors, that means a deep, year-round renter pool of well-paid creatives, airport/healthcare staff, and educators.

An infill, mostly built-out market, Burbank sees modest new supply, supporting occupancy and rent durability. Tenant retention benefits from top-rated schools, walkable nodes (Downtown/San Fernando Blvd., Magnolia Park), the Chandler Bikeway, and quick access to Verdugo trailheads and parks.

Culturally, the city's lively downtown along San Fernando Boulevard mixes indie shops, theaters, and restaurants with frequent community events. Despite its studio pedigree, Burbank retains a neighborly pace. Residents know their baristas, weekend sports fill the parks, and evening strolls are part of daily life. Its central Valley location offers quick connections around Los Angeles, making Burbank a convenient home base with a distinctly welcoming vibe.

Bottom line: Institutional-grade demand, limited new supply, and owner-friendly fundamentals make Burbank a compelling place to place multifamily capital.



## Transportation

Burbank offers a well-connected and multimodal transportation network ideal for commuters and residents alike:

**Airports** (BUR – Hollywood Burbank Airport): ultra-convenient LA airport with nonstop service; on-site Regional Intermodal Transportation Center links to Metro bus and BurbankBus.

**Rail** (Metrolink): three stations serve Burbank—Downtown Burbank (AV & Ventura County Lines) plus Airport–North (AV Line) and Airport–South (Ventura County Line). There’s a free on-demand shuttle between Airport–North station and the terminal. Trains connect to LA Union Station in ~25 minutes.

**Bus routes** include: Pink Route – Downtown Burbank Metrolink → Olive Ave → Media District → Universal/Studio City (Metro B/Red Line). Orange Route (NoHo–Airport) – North Hollywood (Metro B & G Lines) → Burbank Blvd → loop to Hollywood Burbank Airport (RITC) → back to NoHo.

**Highways/Bike:** Quick access to I-5 and SR-134; for car-light trips, the Chandler Bikeway runs east–west across Burbank into NoHo.

**Commuting patterns** in Burbank reflect a mixed commute profile: ~61.8% of residents drive alone, ~27.4% work from home, and ~2.8% use public transit. The average one-way commute is ~26.4 minutes.



## Area Attractions

**Warner Bros. Studio Tour Hollywood** — Iconic backlots and soundstages with exhibits and guided tours, minutes from Burbank’s Media District.

**Downtown Burbank (San Fernando Blvd.)** — Walkable core with shops, restaurants, theaters, and frequent community events.

**Magnolia Park District** — Vintage boutiques, cafés, murals, and a lively small-town vibe, including monthly themed evenings.

**Stough Canyon Nature Center & Verdugo Mountains** — Trailheads, nature programs, and panoramic valley views for year-round hiking.

**Chandler Bikeway** — A landscaped east-west cycling and jogging spine linking Burbank to North Hollywood.

**Johnny Carson Park** — Restored urban green space with walking loops, lawns, and family-friendly amenities near the studios.

**DeBell Golf Club & Wildwood Canyon** — Public course and nearby trail access with hillside scenery above the city.

**Access to Griffith Park** — One of the nation’s largest urban parks, offering the zoo, observatory area access, equestrian trails, and scenic drives.

**Proximity to Universal Studios Hollywood** — Major theme park and CityWalk entertainment just 10–15 minutes away.

**Martial Arts History Museum** — Niche cultural museum highlighting film, culture, and martial arts history.



Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.



The yachting industry is utterly unique; it revolves around pure luxury and the feelings that come from creating incredible once in a lifetime moments with those closest to you. That's why it needs to be done right, in partnership with true yachting professionals with access to an unrivaled network of partners in real estate and private aviation. Use the power of the Engel & Völkers brand to your advantage when you are buying or selling a luxury yacht in the America: there is no other brokerage company who can offer more exposure or who access to as large a network of potential clients as Engel & Völkers Yachting.



The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.

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## Walkable Studio Core | Classic 5-Unit with Durable Cash Flow

PRESENTED BY JUAN CARLOS ARGUETA & NATASHA AASADORE



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