



CHANG
INVESTMENT
GROUP

3401 WINONA AVE



BURBANK, CA 91504



RARE INDUSTRIAL/FLEX/OFFICE IN PRIME BURBANK AIRPORT LOCATION

3401 Winona Ave ■ Burbank, CA 91504

Rare Industrial/Flex/Office in Prime Burbank Airport Location



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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



SECTION 1

EXECUTIVE SUMMARY

Rare Industrial/Flex/Office in Prime Burbank Airport Location



Rare Industrial/Flex/Office in Prime
Burbank Airport Location

PROPERTY SUMMARY

Address	3401 Winona Ave
Building Area	±15,121 SF
Lot Size	±26,768 SF (±0.615 acres)
Clear Height	Approx. 15'10" (post-demolition)
Roof	Newer roof (2021)
Parking	(25) spaces with large rear concrete lot
Loading	(1) 9' x 9'6" ground level door
Power	(2) Panels: 600a/240v 3 phase & 400a/120-240v 1 phase
Features	Mezzanine

PROPERTY OVERVIEW

CHANG INVESTMENT GROUP and Kevin Hurley of KW Commercial are proud to exclusively present the opportunity to purchase this rare industrial/flex/office property in prime Burbank Airport location at 3401 Winona Ave, Burbank, California. Nearby the corner of Hollywood Way and Winona Ave, just across the street from Burbank Airport and Amazon Delivery Station DUR1, the property is a rare find in this impeccable Burbank location. Furthermore, the property is within minutes' drive to the 5 freeway, which provides easy access to the 118, 210, 134/101 freeways, and Downtown LA.

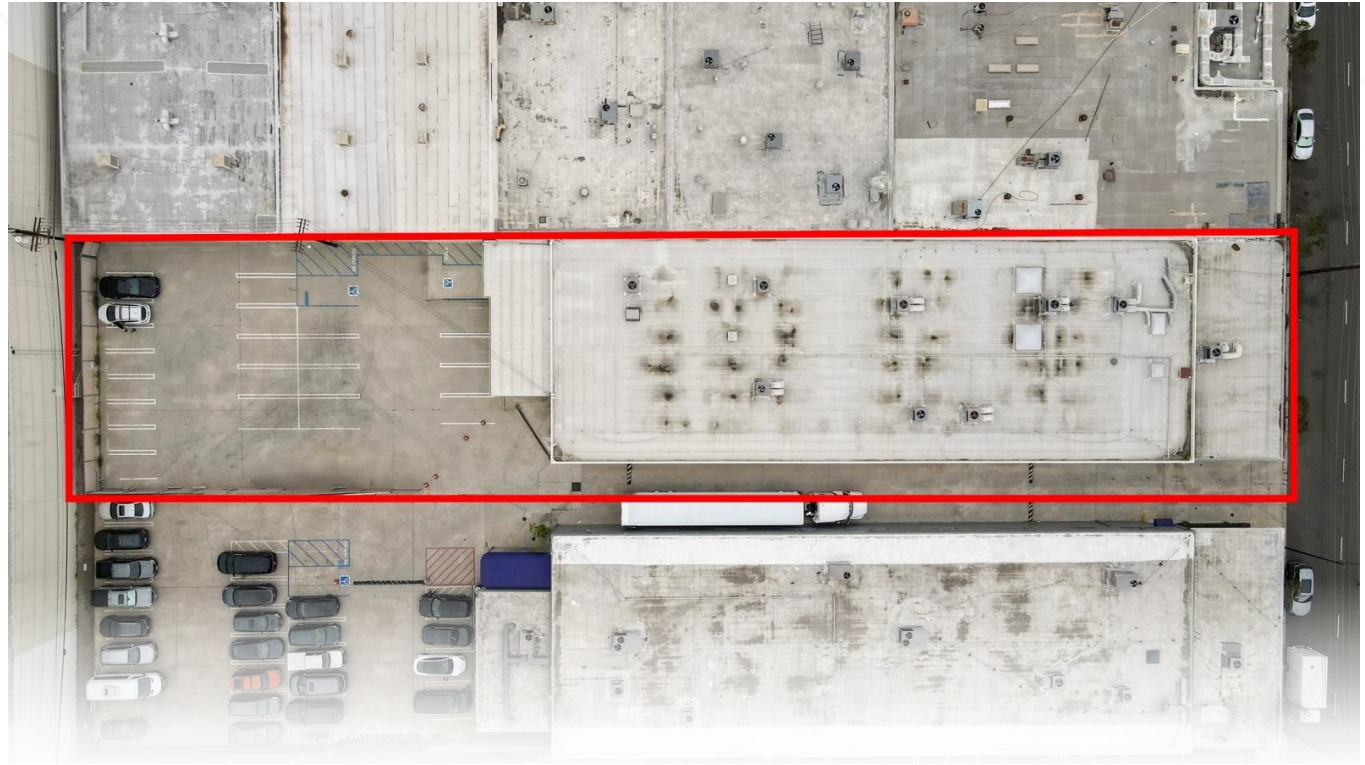
3401 Winona Ave is perfect for an owner user, or an investor looking to generate excellent rental income and appreciation. The property was previously occupied by a national medical laboratory tenant, built out as a lab/flex building. The buyer can continue to use it as a lab, flex, office, or easily convert it back to a warehouse by demolishing the existing buildout - presenting the building's approx. 15'10" clear height to the ceiling foil insulation (Buyer verify). The property's M-2 General Industrial Zoning, allows for a broad range of activities, including manufacturing, wholesaling, warehousing, distribution, automotive, film & studio, medical & dental, professional office, restaurant, etc. Buyer to verify the property's zoning and land use with the City of Burbank.

3401 Winona Ave has a total building area of $\pm 15,121$ SF, sitting on a large $\pm 26,768$ SF (± 0.615 acres) lot. The property features: large rear concrete parking lot, newer roof (2021), approx. 15'10" clear height (post-demolition), mezzanine, (1) 9' x 9'6" ground level door, (2) electrical panels: 600a/240v 3 phase & 400a/120-240v 1 phase, and (25) parking spaces. Buyer to verify all information herein including but not limited to building permits and square footage, Broker/Agent and Seller do not guarantee its accuracy.

PROPERTY FEATURES

- Impeccable Prime Burbank Airport Location
- Large $\pm 26,768$ SF Lot
- Currently Built Out as Lab/Flex, Can Easily Convert to Warehouse
- M-2 General Industrial Zoning Allows Broad Range of Uses Including Manufacturing, Wholesaling, Warehousing, Distribution, Automotive, Film & Studio, Medical & Dental, Professional Office, Restaurant, etc.
- Property Features: Large Rear Concrete Parking Lot, Newer 2021 Roof, Approx. 15'10" Clear Height (Post-demolition), Mezzanine, (1) 9' x 9'6" GL Door, (2) Electrical Panels: 600a/240v 3 phase & 400a/120-240v 1 phase, (25) Parking Spaces
- Minutes' Drive to the 5 freeway, Easy Access to the 118, 210, 134/101 Freeways and Downtown LA



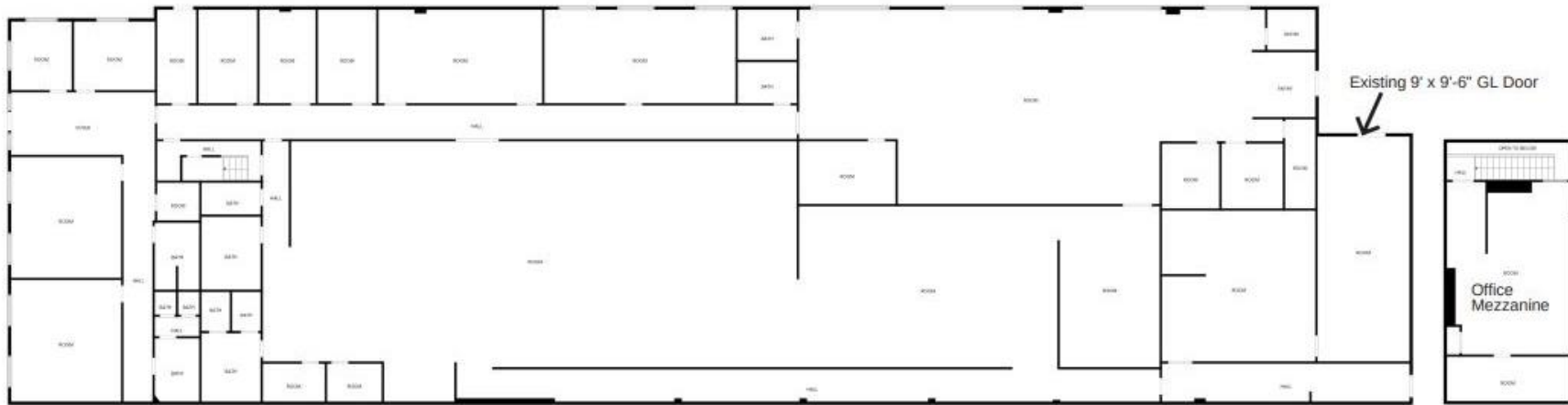




Rare Industrial/Flex/Office in Prime Burbank Airport Location

3401 Winona Avenue

EXISTING FLOOR PLAN



FLOOR PLANS

PROPOSED FLOOR PLAN (OPTIONAL)





INTERIOR LAYOUT



3401 WINONA AVE

BURBANK, CA 91504



A nighttime photograph of a city skyline, likely Los Angeles, with numerous skyscrapers illuminated against a dark blue sky. The foreground shows a residential area with houses and trees, partially obscured by a dark blue overlay.

SECTION 2

LOCATION OVERVIEW

Rare Industrial/Flex/Office in Prime Burbank Airport Location

Media Row



165,000

RELATED JOBS



4.1M

ANNUAL VISITORS



\$97,680

AVG HH INCOME

3401 Winona Ave is strategically positioned in the heart of Burbank's famed "Media Row," a global hub for television, film, and digital content production. The property sits within minutes of some of the most influential names in the entertainment industry, providing a built-in demand driver for high-quality rental housing. With over 76,000 jobs in entertainment and more than 1,000 media, post-production, and creative firms, the area is a powerful job engine and demand generator for quality housing.



Area Connectivity



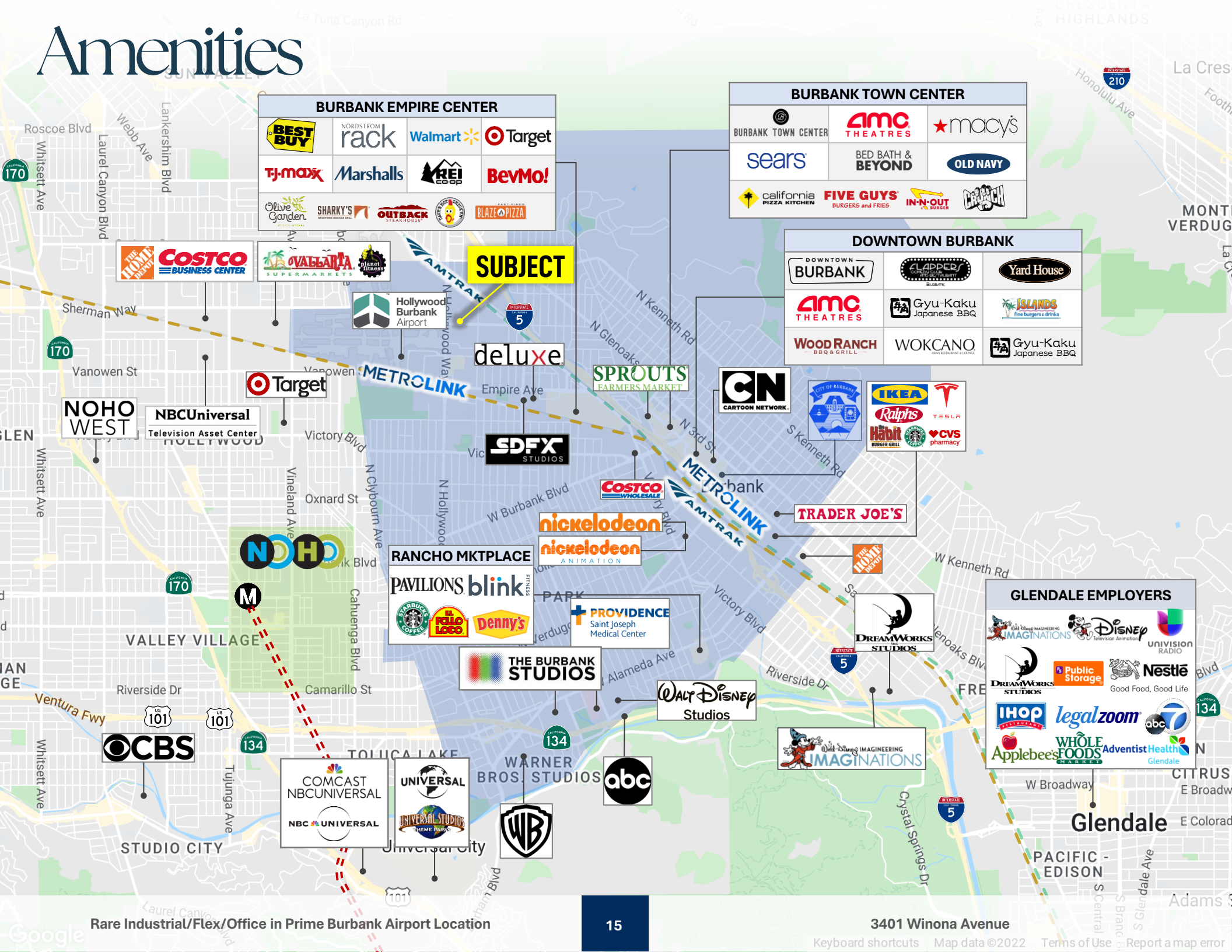
Community Profile

Burbank draws about 4.1 million visitors annually, largely driven by media-related attractions and studio tours—a key contributor to rental demand among hospitality and tourism workers. California's Film & TV Tax Credit Program has acted as a significant economic driver statewide. Through Program 3.0, it generated \$26 billion in economic activity and supported over 197,000 cast and crew jobs in the state. A massive local employment base in entertainment ensures stable rental demand from industry professionals.

- **Studio Infrastructure:** A production hub with robust technical infrastructure; ONE Burbank high-speed fiber optics network.
- **Regional Amenities:** Burbank Hollywood Airport (named the best US airport by Fodor's Travel) and Metrolink; abundant shopping districts, entertainment and hotels.
- **Access to Labor:** Burbank draws from a skilled and qualified workforce of which 62% is college educated or higher.
- **Quality of Life:** An independent city, with its own police and fire, school district, transportation and utilities; 41 city parks and recreation facilities, distinguished Burbank Unified School District and attractive residential neighborhoods.



Amenities



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