

FOR LEASE

RETAIL SPACE AVAILABLE

134 & 140 N.
SAN FERNANDO BLVD
BURBANK, CA 91502



PROPERTY FEATURES



±5,000 City of Burbank Parking Spaces
within Two Blocks of the Property



Approx. 1,087 Residential Units Proposed/Under Construction
in Downtown Burbank and 2,577 Existing Units



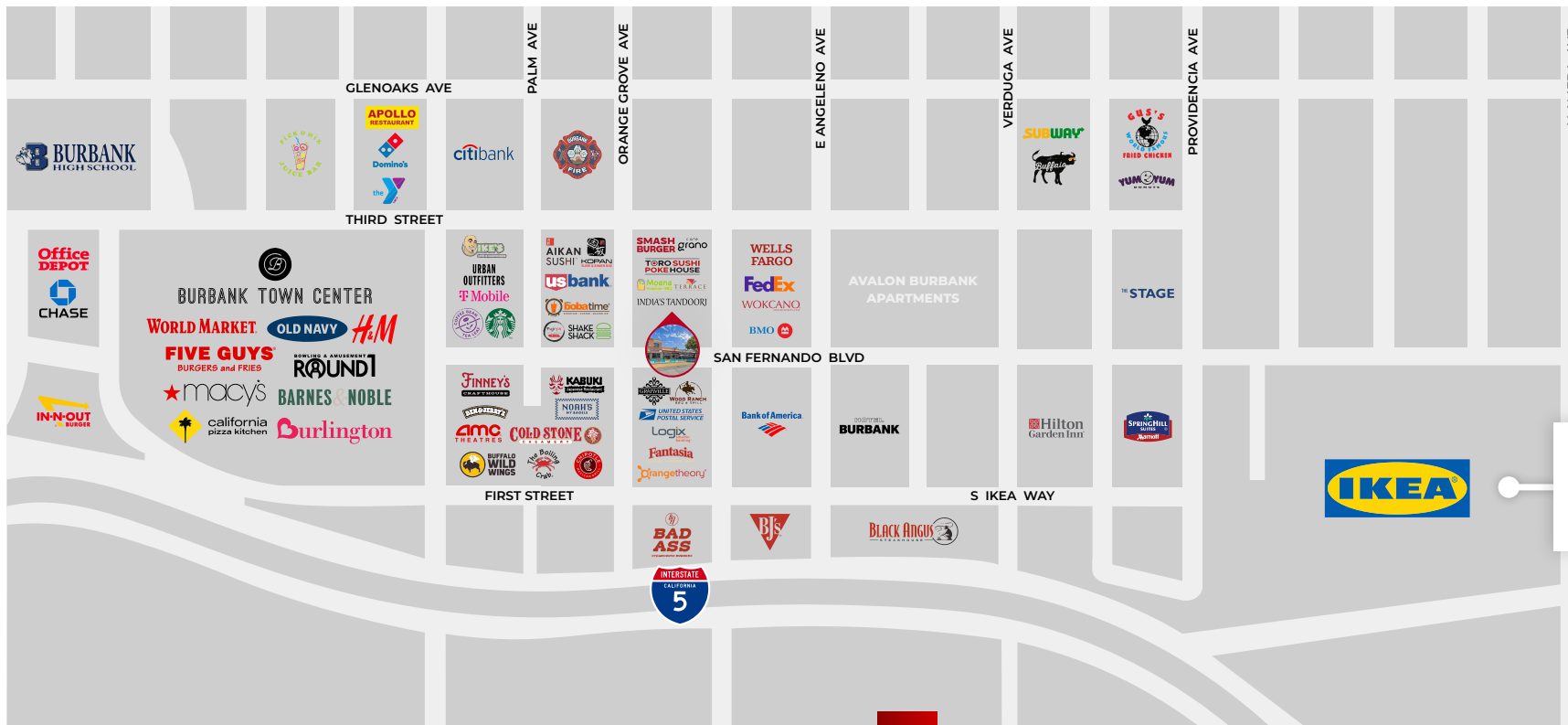
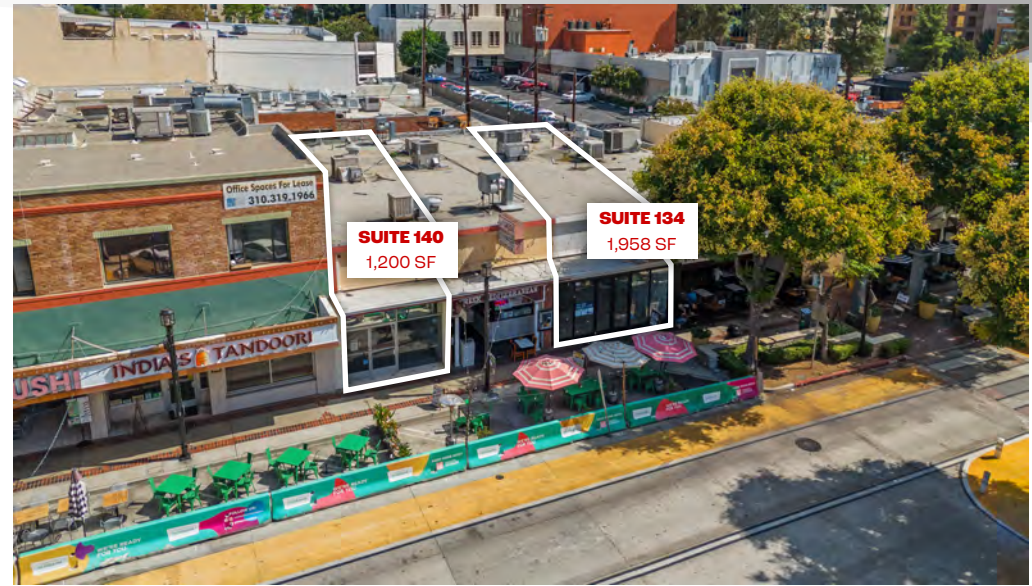
4 Million Visitors in 2024 (according to Placer.ai)



*Prospective Tenants are Hereby Advised that
All Uses are Subject to City Approval

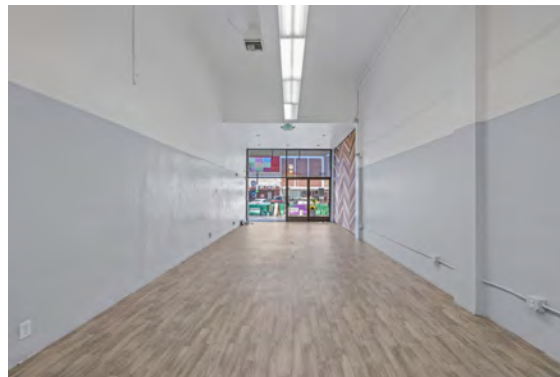
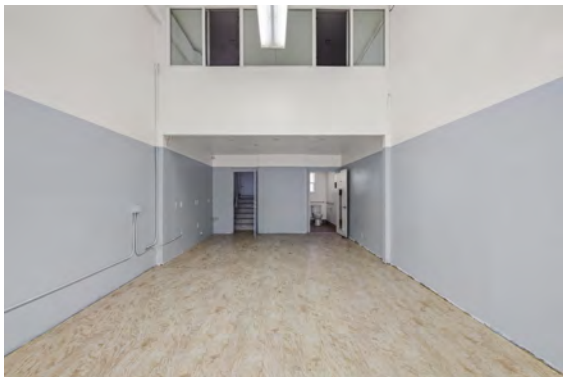


Burbank is Home to Top Employers -

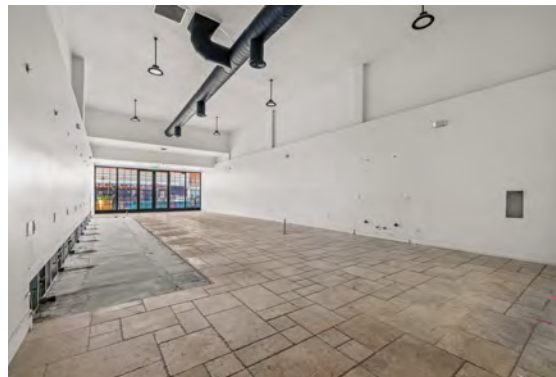
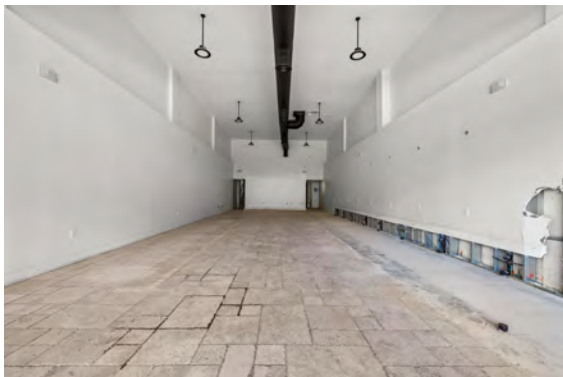


half mile from the U.S.'s
Largest IKEA with 1.68
million visitors last year

SUITE 140 PHOTOS



SUITE 134 PHOTOS



VIEW LOOKING WEST



BURBANK MEDIA STUDIOS

Hines Global Income Trust, Inc. ("Hines Global") acquired Burbank Media Studios, consisting of approximately 30,000 square feet of studio space in Burbank, California.

Located in the "Media Capital of the World," the asset is occupied by Madison Square Garden Entertainment.

Home to media giants like Walt Disney Studios, Warner Bros., Cartoon Network, Netflix and Nickelodeon.

With a population of 105,000 residents, 182,000 jobs and its close proximity to Los Angeles.



WALT DISNEY STUDIOS

The Walt Disney Studios encompasses a collection of respected film studios, including Disney, Pixar Animation Studios, Marvel, etc. Today it brings quality movies, episodic storytelling, and stage plays to consumers throughout the world.



WARNER BROS. STUDIO

With nearly 100 years of TV and movie making history right on the studio backlot, Warner Bros. Studio Tour Hollywood takes you behind the camera for a revealing look at how the magic of Hollywood is made.



NICKELODEON ANIMATION STUDIO

Nickelodeon Animation Studio is owned by Paramount Global through the Nickelodeon Group. It has created many original television programs such as SpongeBob SquarePants, The Fairly OddParents, & Rugrats among various others.



NETFLIX ANIMATION

Netflix already leases around 33,000 SF in Burbank, along with its main animation office in Hollywood. With the new lease, it would appear that the streaming giant is getting set to move a significant portion of its animation operation to Burbank.



BURBANK OVERVIEW

If you want to go behind the scenes of Hollywood's latest blockbuster or see your favorite television stars in action, Burbank is the place to be. Recognized as "Media Capital of the World," Burbank beckons you to stroll through star-filled neighborhoods, dine at legendary restaurants, discover unique shops, take in a live TV taping and create your own vacation hideaway. It's also convenient to many of Los Angeles' most exciting attractions, making Burbank an ideal setting to enjoy movie magic, connect and network, or simply relax and soak in the sun.

UNIVERSAL STUDIOS

Explore Universal Studios backlot on the legendary Studio Tour, then face the action head on in heart-pounding rides, shows and attractions that put you inside some of the world's biggest movies. End your day with the energy and excitement of Universal CityWalk. All this and much more.

HOLLYWOOD BURBANK AIRPORT

For 94 years, the Hollywood Burbank Airport has been known as the friendliest, most convenient airport for flying to or from Los Angeles, Hollywood, and the San Fernando Valley and it's the closest L.A.-area airport to most of the region's popular tourist destinations.

GRIFFITH PARK & OBSERVATORY

Griffith Park is known for its stunning panoramic views over Los Angeles. It's also home to the famous Griffith Observatory, or Southern California's gateway to cosmos, as some might call it. Go here to hike, take pictures with the famous Hollywood sign.



UNIVERSAL STUDIOS



HOLLYWOOD BURBANK AIRPORT



GRIFFITH PARK & OBSERVATORY



DEMOGRAPHIC DATA



POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	39,147	95,459	153,179
Estimated Households	16,530	38,101	61,196
Median Age	40.8	41.9	41.7

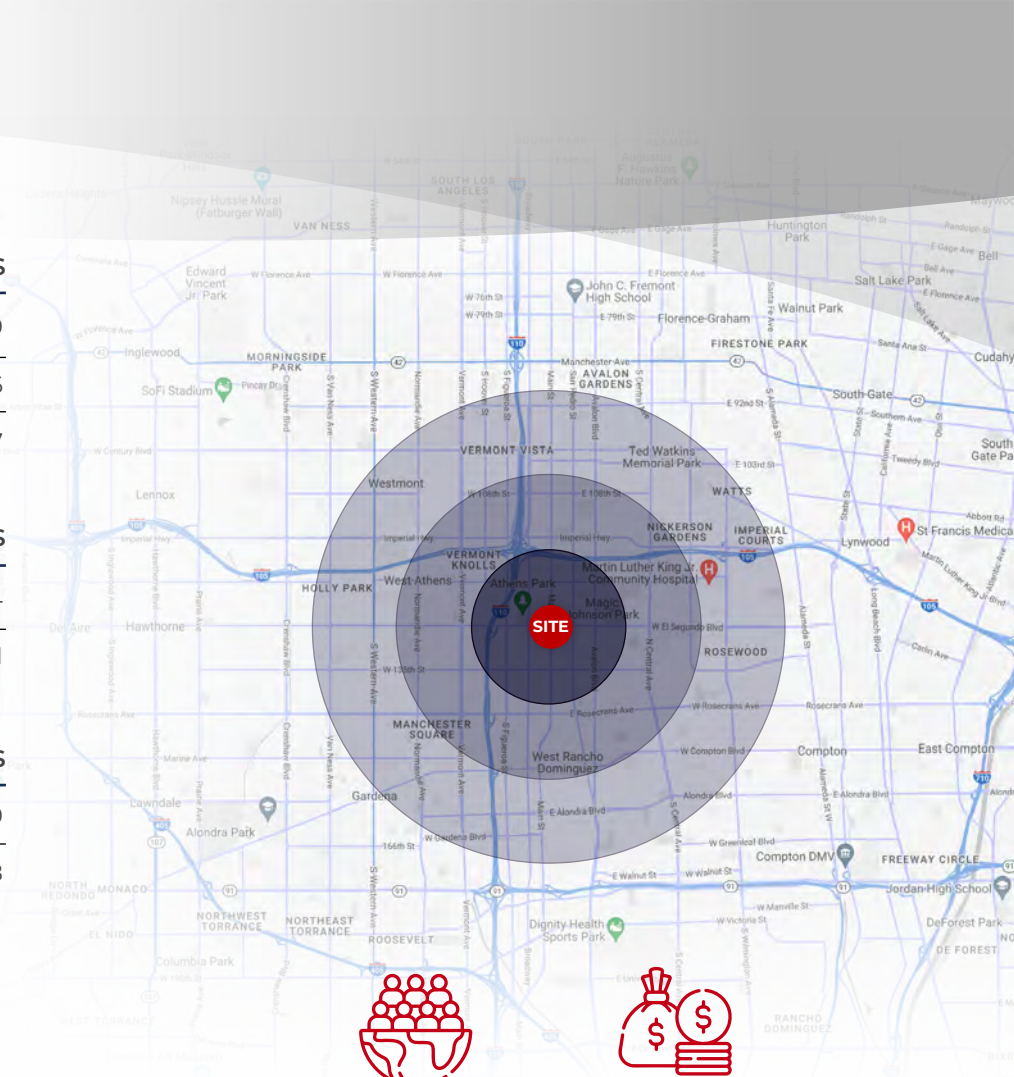
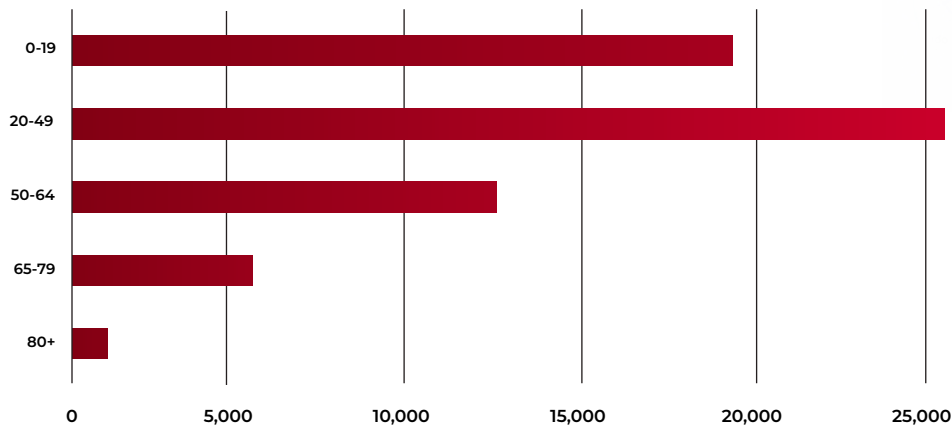


HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$116,650	\$137,439	\$143,724
Median Household Income	\$86,512	\$99,438	\$102,781



DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	3,411	7,316	12,119
Total Employees	25,104	50,413	93,328

AGE DISTRIBUTION



475,390*
TOTAL POPULATION



\$134,943*
AVERAGE INCOME



235,895*
DAYTIME EMPLOYMENT



33,532*
TOTAL BUSINESSES

* 5 MILE RADIUS

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FOR LEASE



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