

**2520  
WEST OLIVE AVENUE  
BURBANK, CA**



**AVISON  
YOUNG**

**FOR LEASE | ±3,271 SF**

**Ground Floor Space  
In Burbank's Renowned Media District**

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# 2520 W OLIVE

## EXECUTIVE SUMMARY

2520 W Olive Avenue presents a rare opportunity to lease 3,271 square feet of highly visible ground-floor commercial space in the heart of Burbank's prestigious Media District. Offered at \$4.85 per square foot on a Triple Net (NNN) basis, the space was formerly home to a credit union over 15 years, the space comes with a built-in bank but it is ideally suited for a wide variety of uses—including medical, creative office, retail, or entertainment support.

Strategically positioned near major studios like Warner Bros. and Disney, the location boasts exceptional visibility and accessibility. Just minutes from the 101 and 134 Freeways, Bob Hope Airport, and St. Joseph Medical Center. The site features ample surface parking and is surrounded by a mix of restaurants, cafés, and retail services, offering tenants and visitors convenience and a vibrant business environment. This premier Burbank address is perfectly suited for tenants seeking a high-profile location with built-in infrastructure and strong foot traffic in one of LA's most dynamic commercial corridors.

# PROPERTY DETAILS

**2520**  
WEST OLIVE AVENUE



ADDRESS:

2520 W Olive Ave  
Burbank, CA 91506

LEASE RATE:

\$4.85/SF, NNN

SPACE AVAILABLE:

± 3,271 SF

LAND AREA:

± 43,952 SF (1.01 Acres)

ZONING

BUC3\*

YEAR BUILT:

1964

PARKING:

Ample Parking Available

FRONTAGE:

189' on Olive Ave

APN:

2484-019-001

TRAFFIC COUNT:

±25,000 Cars/Day  
(Olive & Buena Vista)

## THE IDEAL BUSINESS / MEDIA ENVIRONMENT



Ideal Opportunity with high visibility. Located within easy walking distance to Disney HQ & St. Joes Hospital



Second Generation café with outdoor patios



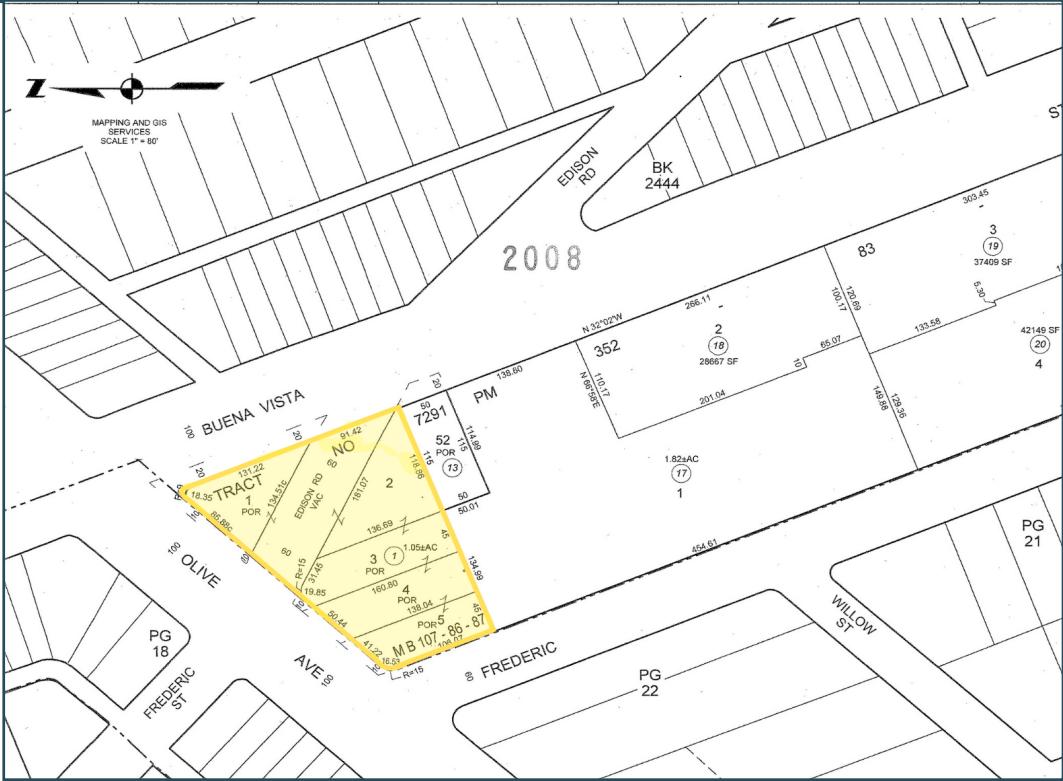
Prime location, in Burbank Media District, walking distance to restaurants & shops



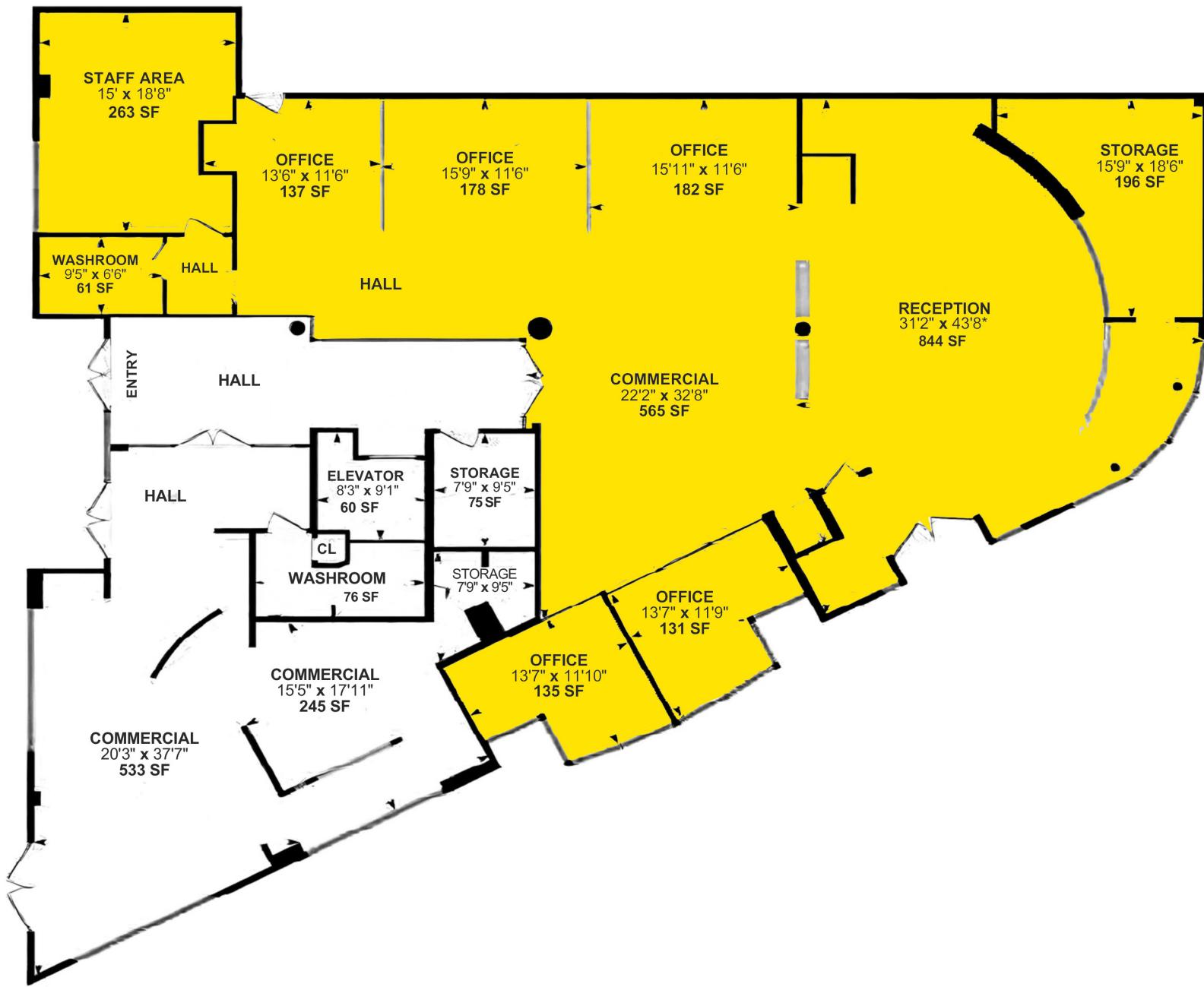
Ample Parking Available



Great mix of open space with high ceilings, private offices.



FLOORPLANS



## AT THE CENTER OF IT ALL

The Burbank Media District pulsates with an eclectic charm that seamlessly blends contemporary urban vibes with old Hollywood glamour. Nestled in the heart of the San Fernando Valley, this vibrant district offers a myriad of attractions, entertainment options, and culinary delights, making it a beloved destination for locals and visitors alike.

Strolling through Burbank's Media District, you'll be greeted by numerous studio HQ's, including Warner Bros, Disney, Nickelodean, Dreamworks, Netflix, NBC, and CBS. The area boasts a mix of architectural styles, from historic buildings reminiscent of the city's cinematic past to sleek modern structures that symbolize its dynamic present.

Entertainment is abundant in Burbank, with the sleek AMC Burbank 16 providing a diverse array of cinematic experiences. The area also hosts vibrant street fairs, festivals, and live music events throughout the year, adding to its lively atmosphere. Whether you're catching the latest blockbuster or attending a live performance, there's always something captivating happening in this bustling hub.

Foodies will find themselves in culinary heaven in Burbank Media District, where an array of dining options caters to every palate. From upscale restaurants serving gourmet cuisine to cozy bistros dishing up comfort classics, there's no shortage of gastronomic delights to discover. With an abundance of craft breweries, wine bars, and cocktail lounges, the nightlife scene is equally impressive.



# ABOUT BURBANK



Located at 2520 W Olive Ave in the heart of Burbank's esteemed Media District, this property stands as a true gem, offering a prime location.

Known as the "Media Capital of the World," Burbank is a major hub for the entertainment industry. It is home to several major film and television studios, including Warner Bros., Walt Disney Studios, Nickelodeon, Netflix and NBC/Universal. The city's close proximity to Hollywood has contributed to its significance in the entertainment world.

Burbank has a diverse population, with a mix of residents from various ethnic and cultural backgrounds. Burbank is a "Jobs Rich City" with a population of +/- 105,000 and a daytime population of +/- 250,000 people.. The demographics include a mix of professionals, families, and individuals working in the entertainment industry,

Moreover, the market's almost complete buildout presents substantial barriers to entry, making this property a rare find with limited competition. Adding to its allure, Burbank's lack of Gross Receipts Tax further sweetens the deal, offering potential investors and owner/users a more favorable financial landscape.

## LIVING IN BURBANK

Burbank offers an exceptional quality of life with its top-rated schools, safe neighborhoods, and abundant recreational spaces. Residents enjoy a variety of dining, shopping, and entertainment options, along with easy access to major freeways and public transportation. The city's proximity to downtown Los Angeles and major attractions, combined with its community-oriented atmosphere, makes Burbank an ideal place to call home.

## WORKING IN BURBANK

Burbank offers an exceptional work experience with its vibrant community and abundant job opportunities, particularly in the entertainment industry. Companies enjoy a low tax and utility cost environment. Burbank is a pro-business city that provides high quality municipal services, outstanding public schools, a rich cultural scene, numerous parks and a wide variety of dining and shopping options within a safe and well maintained city. Burbank combines the charm of a close-knit community with easy access to "Big-City" amenities.

# LIVE WORK PLAY



**105,357**  
POPULATION



**250K**  
DAYTIME POPULATION



**2.2M**  
POPULATION IN 10-MI RADIUS



**12,400**  
BUSINESSES



**182K**  
HIGHLY EDUCATED & SKILLED  
WORKFORCE POPULATION



**\$124K**  
AVERAGE HOUSEHOLD  
INCOME



**NO CITY INCOME TAX**  
**NO GROSS SALES RECEIPT TAX**  
**DEDICATED BUSINESS CONCIERGE SERVICES**



**\$8,500**  
PER CAPITA SALES



**5.9M**  
ANNUAL PASSENGERS AT  
HOLLYWOOD BURBANK  
AIRPORT

Sources: The Nielsen Company, EMSI, Tourism Economics

# CORPORATE NEIGHBORS



2520 W. OLIVE AVENUE  
BURBANK

# AMENITIES MAP



**2520 W. OLIVE AVENUE**  
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## MARKETING & LEASING ST

# 2520 WEST OLIVE AVENUE



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