



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



For Sale or Lease

610 NORTH HOLLYWOOD WAY

High-End Media, Entertainment Office Building in Burbank

50% Of The Building May Be Utilized For Medical Use

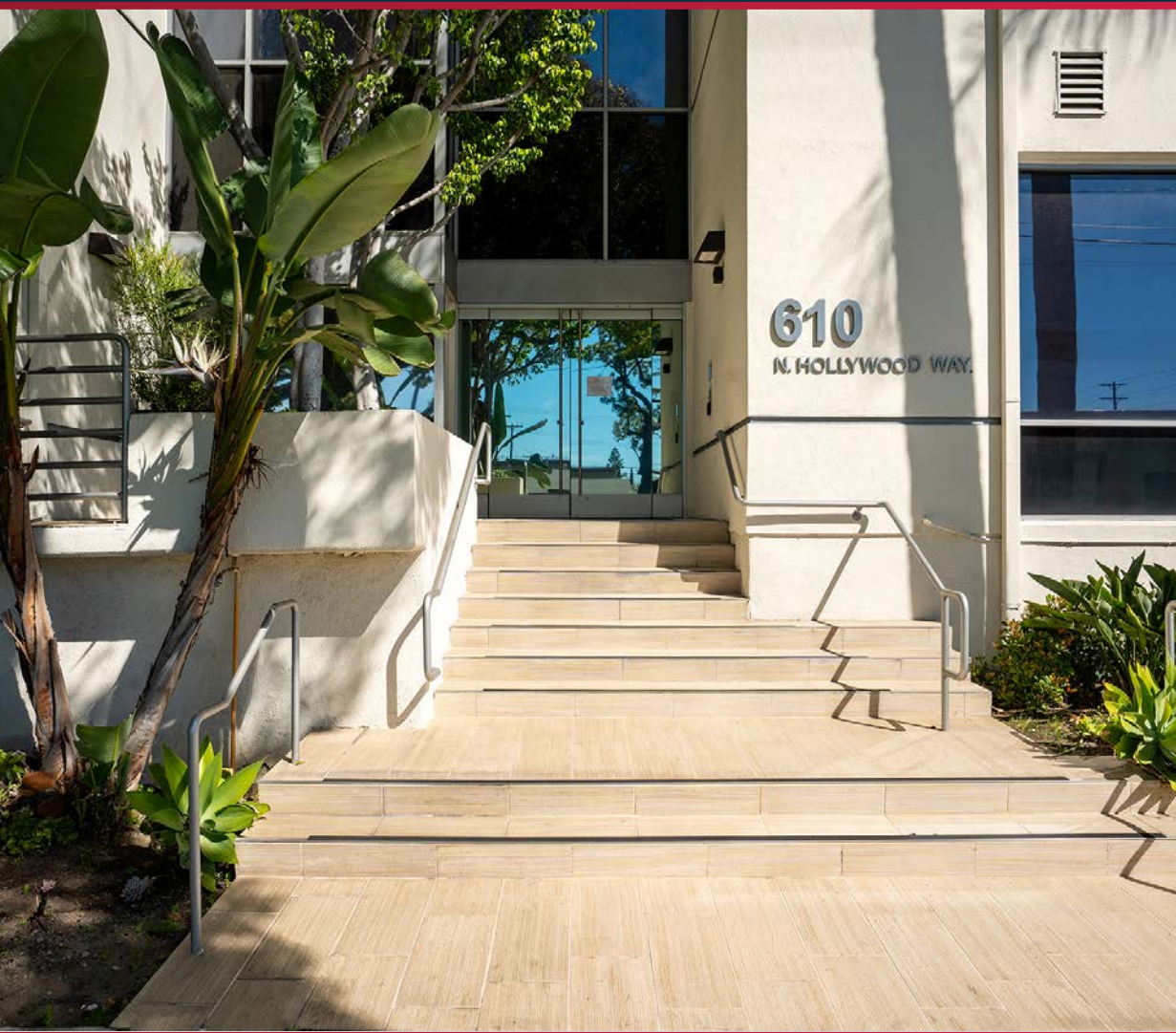
STACY VIERHEILIG-FRASER

Principal
818.933.0313
svierheilig@lee-re.com
DRE #00986794

SYDNEY FRASER

Associate
818.288.4085
sfraser@lee-re.com
DRE #02149511

MEDIA & ENTERTAINMENT BUILDING FOR SALE OR LEASE



ADDRESS	610 North Hollywood Way, Burbank, CA 91505
AIN	2480-016-064
RBA	31,377 RSF*
STORIES	3
LOT SIZE	17,680 SF
YEAR BUILT	1990
ZONING	BUR4 <i>*Building divisible by floor for lease</i>

POWER	2,000 AMP Electrical Service
HVAC	128 Tons
ELEVATOR	Yes
SPRINKLERS	Yes
PARKING	125 Stalls (4/1,000 SF) @ \$75/Car; Secure Subterranean Garage

SALE PRICE \$15,000,000 (\$478 PSF). \$10,500,000 loan is assumable. 3.52% interest only until 1/28 then P & I. Matures 1/34.

LEASE RATE	\$2.75/RSF
LEASE TYPE	Modified Gross (Tenant pays utilities, janitorial, & trash)
TERM	Negotiable
AVAILABILITY	Now

CONTACT NOW

FOR MORE INFORMATION, PLEASE CONTACT

STACY VIERHEILIG-FRASER

Principal
818.933.0313
svierheilig@lee-re.com
DRE #00986794

SYDNEY FRASER

Associate
818.288.4085
sfraser@lee-re.com
DRE #02149511



COMMERCIAL REAL ESTATE SERVICES

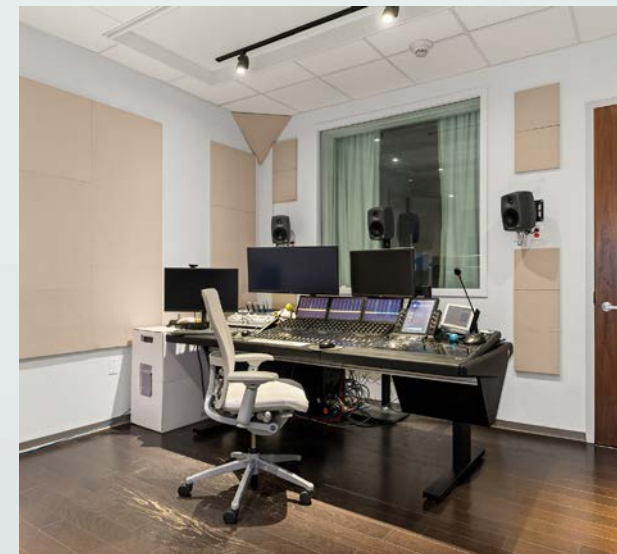


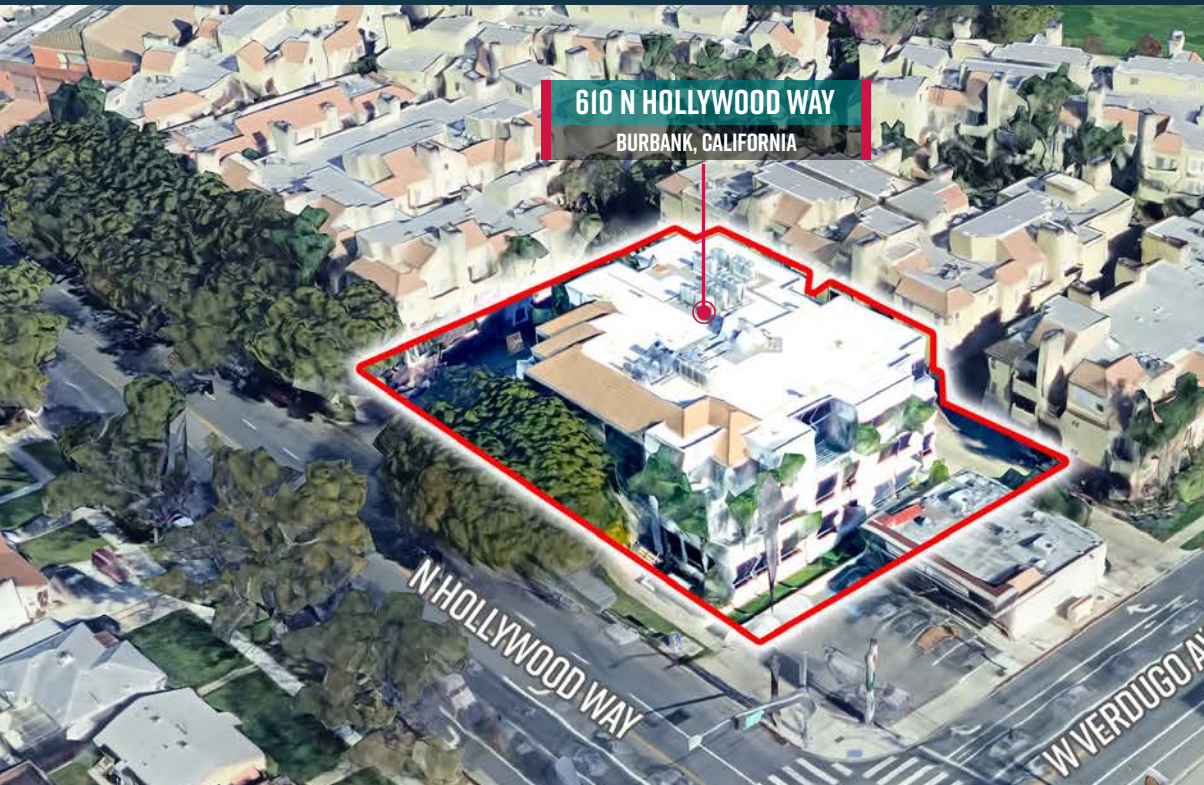
610 N. HOLLYWOOD WAY PROPERTY FEATURES

\$4M IN RENOVATIONS IN 2013

- "Solar Film" Glass for UV Protection
- 3 Fiber Providers Available (Spectrum, Dark Castle, City of Burbank)
- ± 10-foot Ceiling Height throughout
- Secure Building with Buzzer System
- Sika Sarnafil Warranted Roof
- NO Gross Receipts Tax
- ± 18 Edit Bays with Sound Attenuation & Controlled Temp
- Foley Room
- Kitchen & Restrooms on Every Floor
- Usable Balconies on Every Floor
- Large Machine Room/Data Center

50% Of The Building May Be Utilized For Medical Use





610 North Hollywood Way is situated at the southwesterly corner of Burbank's Magnolia Park District and less than ¼ mile across the street from Burbank's famed Media District and Warner Bro's Ranch Facilities

Less than ½ mile from the 134 Freeway, with easy access to both the 5 Freeway and SR 170

Amenity-rich location with several dining options and various retail stores within the immediate area. Walkability score of 83/100 "very walkable" (source: walkscore.com)

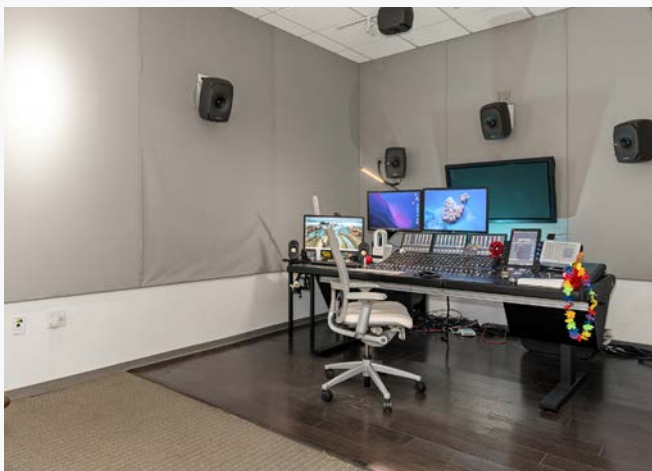
Warner Bros. Ranch recently underwent a \$500M+ redevelopment

Burbank Studios was acquired by Warner Brothers

PROPERTY PHOTOS



[CLICK HERE TO VIEW
PROPERTY PHOTOS](#)



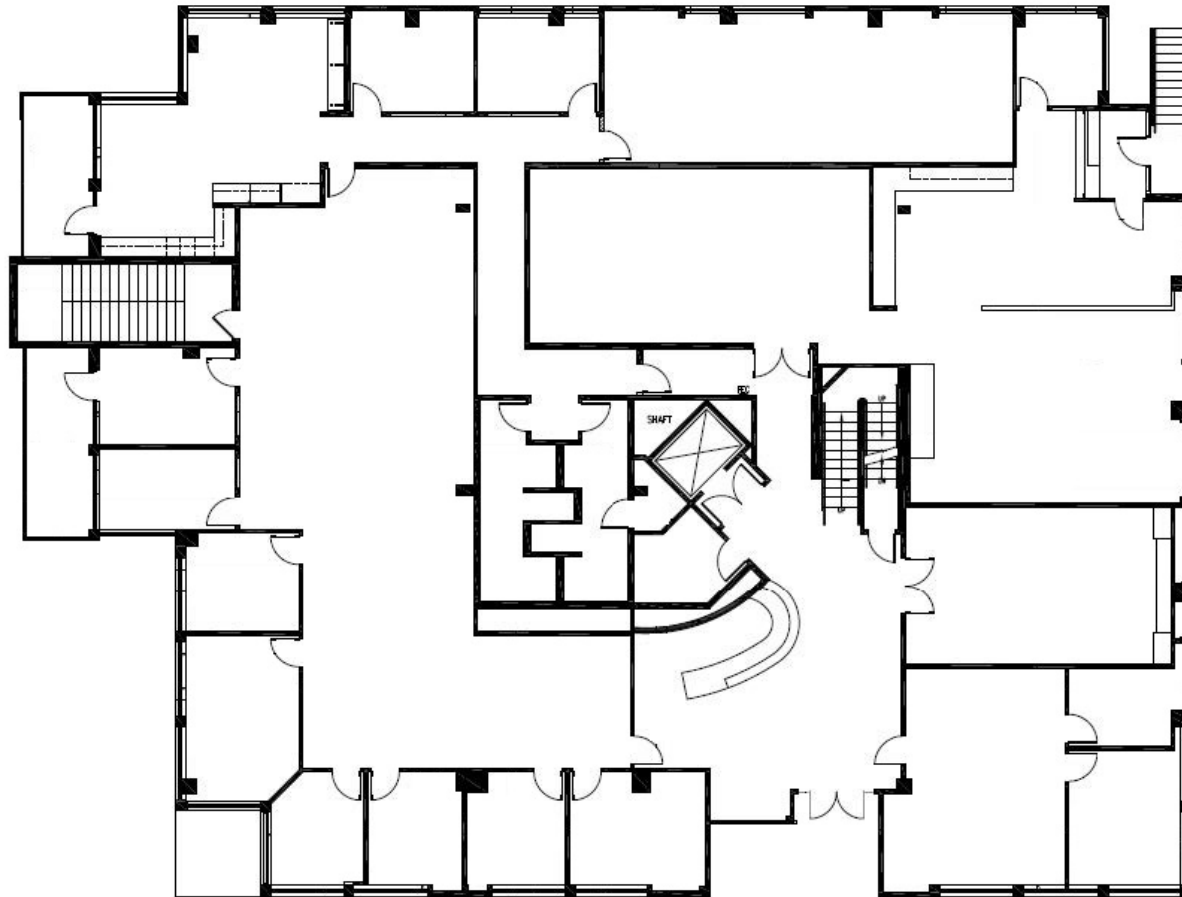
PROPERTY PHOTOS



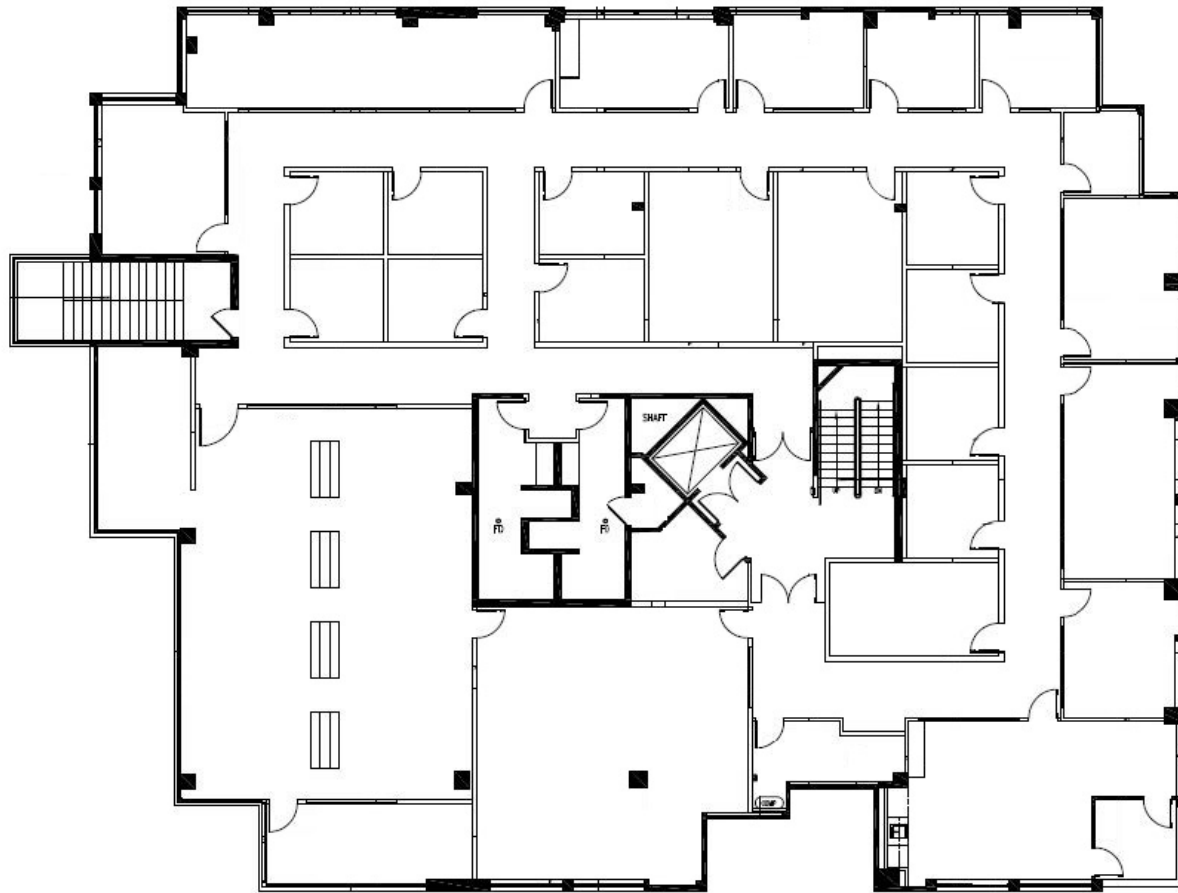
[CLICK HERE TO VIEW
PROPERTY PHOTOS](#)



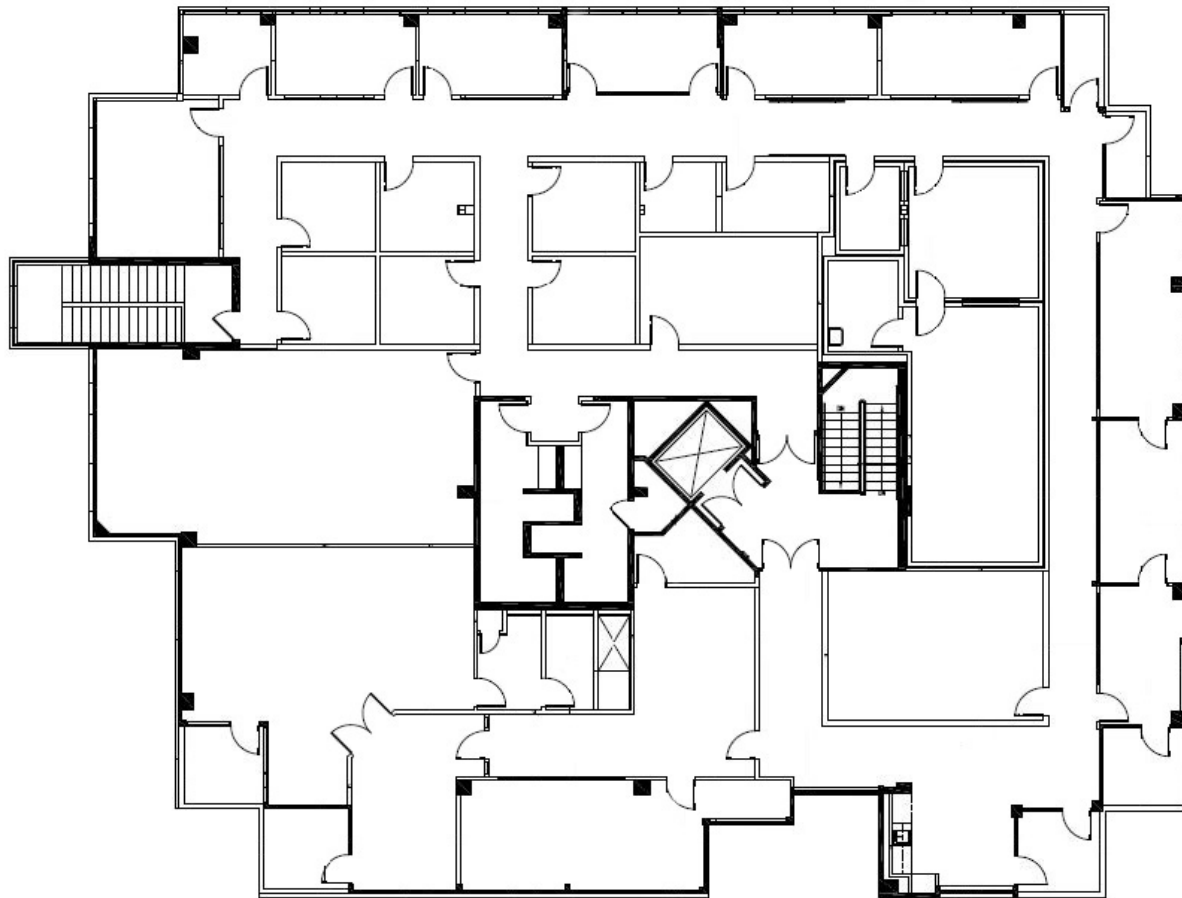
1ST FLOOR FLOORPLAN



2ND FLOOR FLOORPLAN



3RD FLOOR FLOORPLAN



DEMOGRAPHICS

2025



610 N Hollywood Way Burbank, CA 91505	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2025)	26,680	215,575	595,146
Projected Population (2030)	25,389	206,974	574,258
Census Population (2020)	26,520	209,439	581,312
Census Population (2010)	25,504	201,190	559,913
Projected Annual Growth (2025-2030)	-1,290 -1.0%	-8,601 -0.8%	-20,888 -0.7%
Historical Annual Growth (2020-2025)	159 -	6,136 0.6%	13,834 0.5%
Historical Annual Growth (2010-2020)	1,016 0.4%	8,249 0.4%	21,399 0.4%
Estimated Population Density (2025)	8,497 psm	7,628 psm	7,581 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2025)	11,758	94,592	259,931
Projected Households (2030)	11,525	93,831	258,919
Census Households (2020)	11,965	92,320	252,559
Census Households (2010)	11,424	86,471	235,645
Projected Annual Growth (2025-2030)	-234 -0.4%	-761 -0.2%	-1,012 -
Historical Annual Change (2010-2025)	334 0.2%	8,121 0.6%	24,285 0.7%
Average Household Income			
Estimated Average Household Income (2025)	\$165,075	\$137,488	\$141,069
Projected Average Household Income (2030)	\$166,074	\$137,036	\$140,179
Census Average Household Income (2010)	\$83,443	\$74,791	\$76,278
Census Average Household Income (2000)	\$68,743	\$59,712	\$60,874
Projected Annual Change (2025-2030)	\$999 0.1%	-\$452 -	-\$890 -0.1%
Historical Annual Change (2000-2025)	\$96,332 5.6%	\$77,776 5.2%	\$80,195 5.3%
Median Household Income			
Estimated Median Household Income (2025)	\$119,413	\$98,901	\$98,983
Projected Median Household Income (2030)	\$120,156	\$98,750	\$98,591
Census Median Household Income (2010)	\$65,091	\$58,352	\$56,488
Census Median Household Income (2000)	\$54,149	\$44,556	\$44,192
Projected Annual Change (2025-2030)	\$742 0.1%	-\$151 -	-\$392 -
Historical Annual Change (2000-2025)	\$65,264 4.8%	\$54,345 4.9%	\$54,791 5.0%
Per Capita Income			
Estimated Per Capita Income (2025)	\$72,864	\$60,443	\$61,821
Projected Per Capita Income (2030)	\$75,501	\$62,244	\$63,420
Census Per Capita Income (2010)	\$37,377	\$32,144	\$32,103
Census Per Capita Income (2000)	\$32,355	\$25,484	\$25,199
Projected Annual Change (2025-2030)	\$2,637 0.7%	\$1,801 0.6%	\$1,599 0.5%
Historical Annual Change (2000-2025)	\$40,509 5.0%	\$34,959 5.5%	\$36,623 5.8%
Estimated Average Household Net Worth (2025)	\$1.47 M	\$1.1 M	\$1.12 M

COMPARABLES

BURBANK, CA



8727 W 3RD ST., LOS ANGELES, CA 90048

Date Sold	12/31/2025
Price	\$14,600,000
Price/SF	\$757.54
Building SF	19,723 SF
Lot SF	11,326 SF
Year Built	1965



900 HILGARD AVE., LOS ANGELES, CA 90024

Date Sold	07/30/2025
Price	\$12,150,000
Price/SF	\$536.40
Building SF	22,651 SF
Lot SF	22,651 SF
Year Built	1951



602-616 SANTA MONICA BLVD., SANTA MONICA, CA 90401

Date Sold	12/26/2026
Price	\$11,250,000
Price/SF	\$501.09
Building SF	22,451 SF
Lot SF	14,810 SF
Year Built	1923 / 1994



220 N GLENDALE AVE., GLENDALE, CA 91206

Date Sold	10/18/2024
Price	\$10,510,000
Price/SF	\$474.19
Building SF	22,161 SF
Lot SF	34,352 SF
Year Built	1941 / 2022



3322 LA CIENEGA PL., LOS ANGELES, CA 90016

Date Sold	10/28/2025
Price	\$32,000,000
Price/SF	\$615.34
Building SF	52,004 SF
Lot SF	57,499 SF
Year Built	1973 / 2019



8733 BEVERLY BLVD., LOS ANGELES, CA 90048

Date Sold	07/22/2024
Price	\$11,600,000
Price/SF	\$593.78
Building SF	19,536 SF
Lot SF	21,947 SF
Year Built	1960

WHY BURBANK?



- "THE MEDIA CAPITAL OF THE WORLD"
- No City Income Tax
- No Gross Sales Receipt Tax
- One-Stop Shop
- Streamlined Permitting Process
- LEED Incentive Program
- One Burbank High-Speed Fiber Optics Network, Available Via the Building's Existing Fiber Connections.
- Free City-Sponsored WiFi
- Energy Solutions Rebates
- Solar Power Rebates
- Historically Low Vacancy Rates



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



CONTACT NOW

FOR MORE INFORMATION, PLEASE CONTACT

STACY VIERHEILIG-FRASER

Principal

818.933.0313

svierheilig@lee-re.com

DRE #00986794

SYDNEY FRASER

Associate

818.288.4085

sfraser@lee-re.com

DRE #02149511