



1011 W ALAMEDA AVE, BURBANK, CA 91506

YMPK SHOPPING CENTER



PLANNED MODERNIZATION
PRE-LEASING
OFFERING MEMORANDUM



SITE DESCRIPTION

IKON Properties is proud to present 1011 W Alameda Avenue, Burbank, CA 91506, a prominent commercial property strategically positioned along W. Alameda Avenue in Burbank's established Rancho commercial district. Situated on an expansive ± 1.92 -acre site, the property offers a versatile commercial environment with opportunities for retail, office, medical, creative, entertainment, and other service-oriented uses, subject to applicable zoning and approvals.

Located along a well-established commercial corridor, 1011 W Alameda Avenue benefits from its proximity to S. Main Street and the surrounding Rancho Marketplace area. The property is situated within a diverse commercial environment featuring retail businesses, professional services, office users, restaurants, and entertainment-related uses. The site's substantial scale, prominent Alameda Avenue location, and generous parking provide an attractive setting for businesses seeking visibility, accessibility, and flexibility in Burbank.

The property offers approximately $\pm 33,285$ square feet of building area and features a versatile mix of commercial spaces, including retail/office components and approximately $\pm 15,000$ square feet of high-end post-production space. Additional property features include high ceilings of approximately 19 feet, minimal interior columns, heavy power, dual fiber-optic loops, pole signage, and approximately 125 parking spaces. The building was originally constructed in 1960 and subsequently renovated, with a seismic retrofit completed.

Strategically located in Burbank, the property provides convenient access to major transportation routes, including Interstate 5, State Route 134, and State Route 2, while also offering proximity to the Burbank entertainment and media industry. The location is near major studios and entertainment companies, as well as restaurants, retail amenities, hotels, and other established commercial destinations.

With its prominent Alameda Avenue location, expansive site, substantial parking, flexible building configuration, and proximity to Burbank's major commercial and entertainment corridors, 1011 W Alameda Avenue presents a compelling opportunity for businesses seeking a highly accessible and versatile commercial property in one of the San Fernando Valley's most established business environments.

The tenant is responsible for verifying all information contained herein.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

BURBANK MEDIA DISTRICT

The spine of Burbank's Media District

Alameda Avenue is the spine of Burbank's Media District — the address line for Disney, Warner Bros., ABC and The Burbank Studios. A 1920s studio town has become the country's densest concentration of entertainment, post-production and creative-office employment, with Netflix, NBCUniversal and Nickelodeon anchored within a few miles.

The property sits between Downtown Burbank and the studio lots on a 1.92-acre campus — offering $\pm 15,000$ SF of retail space. Tenants get 19' ceilings and ± 125 parking spaces, with Downtown Burbank Metrolink station and Hollywood Burbank Airport minutes away.



MEDIA DISTRICT

Disney, Warner Bros., ABC and The Burbank Studios



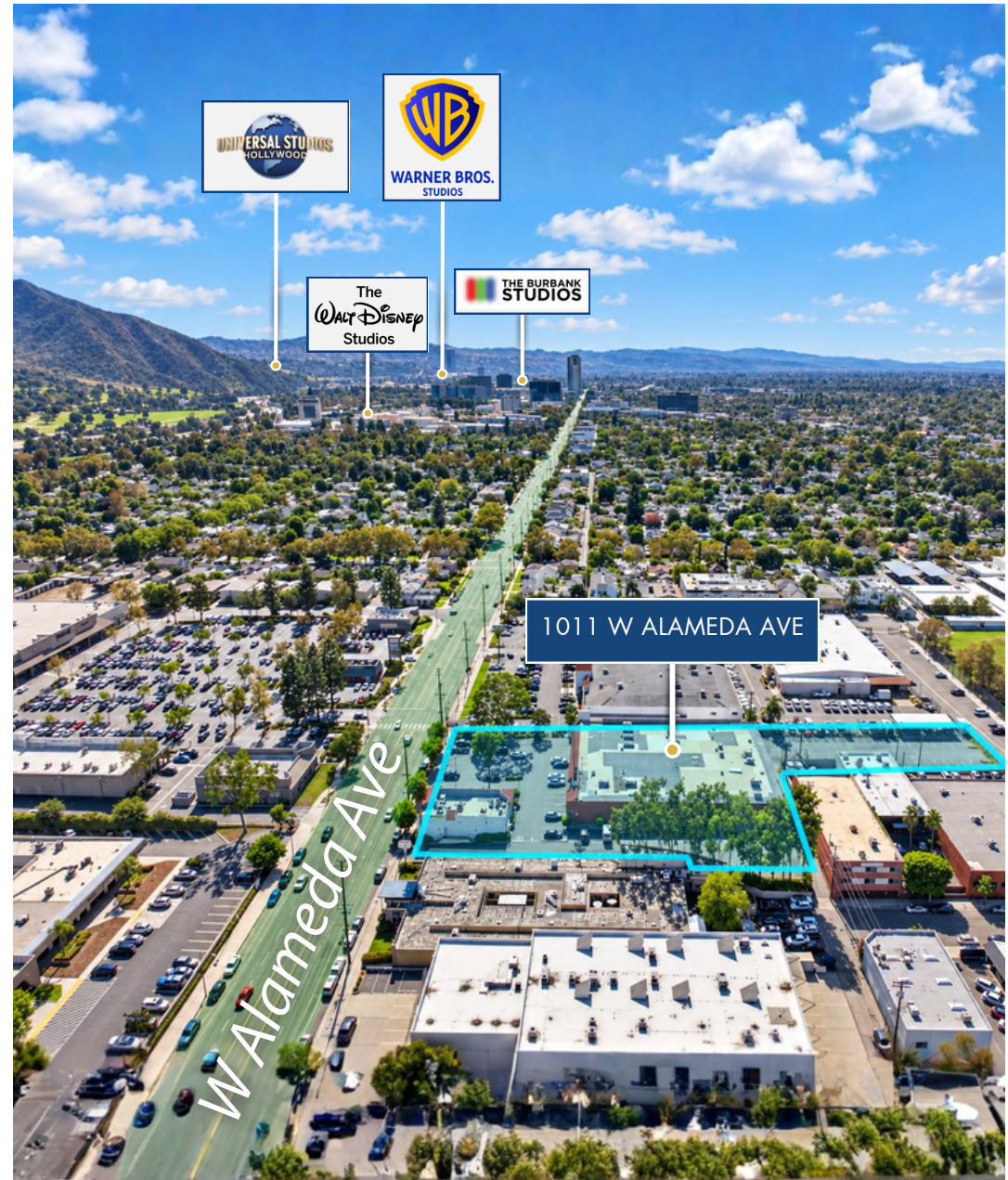
FREEWAYS & TRANSIT

I-5 • SR-134 • SR-2 • Metrolink
Hollywood Burbank Airport



± 125 -CAR PARKING

On-site surface lot and Pole signage on Alameda



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PROPERTY SUMMARY



PROPERTY TYPE
RETAIL SHOPPING CENTER



PARKING
±125 Surface Parking Spaces



AVAILABLE RBA
±15,000 SF Divisible



TRAFFIC COUNT
28,087



AVAILABLE SQFT
±1,400 SF - ±8,000 SF



ZONING
BUM1



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IKON PROPERTIES

FLEXIBLE FLOOR PLAN LAYOUT



A PLANNED MODERNIZATION ON ALAMEDA.

YMPK Center is a neighborhood shopping center at 1011 W Alameda Avenue in Burbank. Ownership is planning a storefront modernization of the existing building: a new charcoal metal roof, a clean sign band, full-height glass, and high-ceiling interiors that open each shop to the street.

Plans are in process. Retailers who engage now can select a preferred bay, shape adjacency, and size improvements to the new storefront rather than arriving after the work is finished.

What tenants can expect



Storefront modernization

The existing building improved in place, with a new roof finish, a new sign band, and a sharper street presence.



High-ceiling interiors

Open volume inside each bay so coffee, fitness, and dining read clearly from the sidewalk.



Full-height glass

Store fronts designed to show activity after dark.



Neighborhood format

Inline retail with surface parking and easy in-and-out access.



Early access

Preferred bay and flexible improvement terms while plans are still being finalized.



A SHARPER EVERYDAY MIX

The modernization is being planned around uses people already make a weekly trip for: coffee, movement, and a better meal. Professional and personal-care uses sit cleanly alongside that core.

01

Specialty coffee

Awalk-up café with a patio presence on the brick endcap.

02

Boutique fitness, yoga and Pilates

Studio and training formats that belong on a neighborhood street.

03

Elevated dining

Fast-casual, sushi, or a wine bar — evening and weekend traffic with a local address.

04

Wellness

Juice and related concepts that sit next to coffee and fitness.

05

Professional and personal care

Medical, dental, and salon uses that add weekday stability and serve the same trade area.

PROPERTY HIGHLIGHTS

- **Prime “Studio Row” Location**
Along Alameda Avenue —
Located within Burbank’s
established entertainment and
media corridor.
- **Flexible Retail, Office, Medical &
Creative Space** — Adaptable
layout suitable for a variety of
commercial uses.
- **±19' Clear Heights with Minimal
Interior Columns** — Efficient open
layout offering excellent space-
planning flexibility.
- **±125 Surface Parking Spaces** —
Abundant on-site parking for
tenants, customers, and visitors.
- **Excellent Regional Connectivity** —
Convenient access to I-5, SR-134,
and SR-2.



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NEARBY RETAILERS

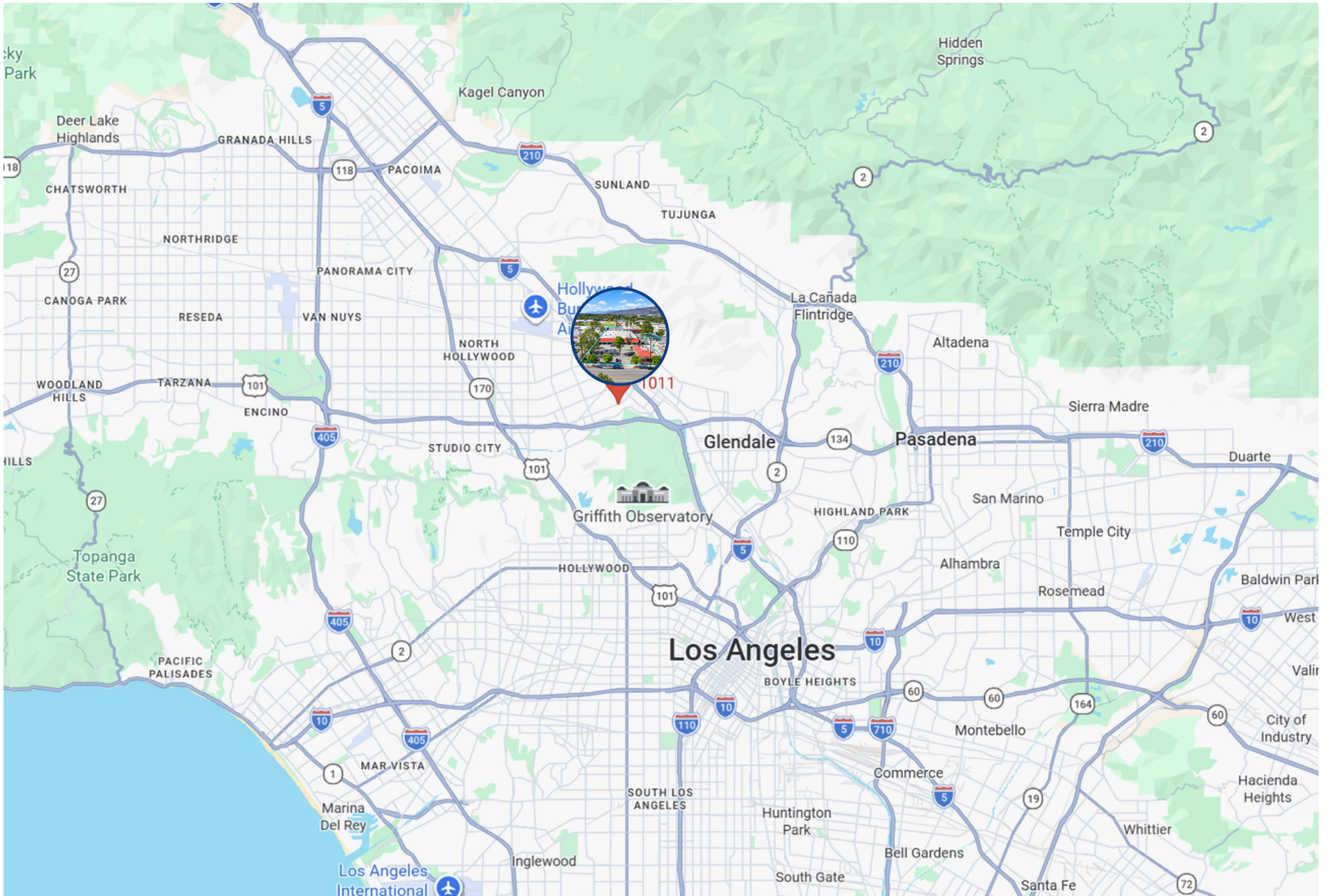


AERIAL MAP

LOCATED ALONG WEST ALAMEDA AVENUE IN BURBANK'S ESTABLISHED ENTERTAINMENT AND COMMERCIAL CORRIDOR, 1011 W ALAMEDA AVENUE OFFERS A STRATEGIC LOCATION WITH CONVENIENT ACCESS TO INTERSTATE 5, STATE ROUTE 134, AND STATE ROUTE 2, PROVIDING EFFICIENT CONNECTIVITY THROUGHOUT BURBANK AND THE GREATER LOS ANGELES AREA. THE PROPERTY IS SITUATED WITHIN BURBANK'S RENOWNED "STUDIO ROW," SURROUNDED BY MAJOR ENTERTAINMENT STUDIOS, CREATIVE BUSINESSES, PROFESSIONAL OFFICES, RETAIL, AND DINING AMENITIES. WITH ITS PROXIMITY TO MAJOR TRANSPORTATION ROUTES AND BURBANK'S PROMINENT MEDIA AND ENTERTAINMENT DESTINATIONS, THE PROPERTY PROVIDES EXCELLENT ACCESSIBILITY FOR EMPLOYEES, CUSTOMERS, AND COMMERCIAL OPERATIONS, MAKING IT WELL-POSITIONED FOR A VARIETY OF OFFICE, CREATIVE, RETAIL, MEDICAL, AND ENTERTAINMENT-RELATED USES.



LOCATION MAP





This memorandum is provided for preliminary informational purposes only and does not form part of any lease, purchase agreement, or other binding document. Recipients, whether prospective purchasers or lessees, must conduct their own investigation of all matters, including building and land area, permitted uses, zoning and code compliance, condition, and suitability for their intended use. No representation is made as to size or square footage. Any quoted rate or price reflects the property in its entirety, including land, yard, parking, and improvements, and is not derived from or dependent upon any stated square footage. The executed lease or purchase agreement governs and supersedes all marketing materials.





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