

211 E Orange Grove Ave

BURBANK, CA

FOR LEASE | ±3,500 - 7,000 SF BASEMENT RETAIL SPACE



**AVISON
YOUNG**

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EXECUTIVE SUMMARY

A fantastic opportunity to lease \pm 7,000 SF retail basement space with premier location and signage opportunities on San Fernando Rd and E Orange Grove Ave in the heart of Downtown Burbank. Located adjacent to the Burbank Collection, a high-traffic mixed-use development, this space benefits from strong co-tenancy and exceptional foot traffic in one of the most vibrant entertainment districts in the region.

PROPERTY HIGHLIGHTS:

- Size: \pm 3,500 - \pm 7,000 SF (Divisible)
- Asking Rent: \$2.25/SF, Industrial Gross
- Parking: Access to \pm 350 free parking spaces, with potential for reserved spaces adjacent to the unit
- The space is elevator serviced

ABOUT DOWNTOWN BURBANK:

- Anchored by top-tier tenants including Yard House, Boiling Crab, Silver Lake Ramen, Pinkberry, Barney's Beanery, Finney's Crafthouse, and Sushi Stop.
- Located within Downtown Burbank's Entertainment District, adjacent to AMC Theatres – the highest-grossing AMC Theater Complex in the country
- Surrounded by leading national brands, including Starbucks, Coffee Bean, Buffalo Wild Wings, Chipotle, Cold Stone Creamery, and Shake Shack.

This is an unparalleled opportunity to establish your business in a thriving, high-visibility retail destination.

For leasing inquiries, floor plans, or to schedule a tour, please contact us today.



PROPERTY DETAILS



AVAILABLE SPACE

±3,500 - ±7,000 SF (Divisible)

TERM

Negotiable

RENT

\$2.25/RSF, Industrial Gross

PARKING

Ample Free Parking Available
See *Downtown Burbank Parking Map*
(Page 5) for Additional Details

THE IDEAL RETAIL ENVIRONMENT



Ideal business
Opportunity
with outstanding
visibility & location



Prime location, in
Downtown Burbank,
walking distance to
restaurants & shops



Adjacent to top
AMC Theater
Complex in the
country



Ample Free Parking
Available



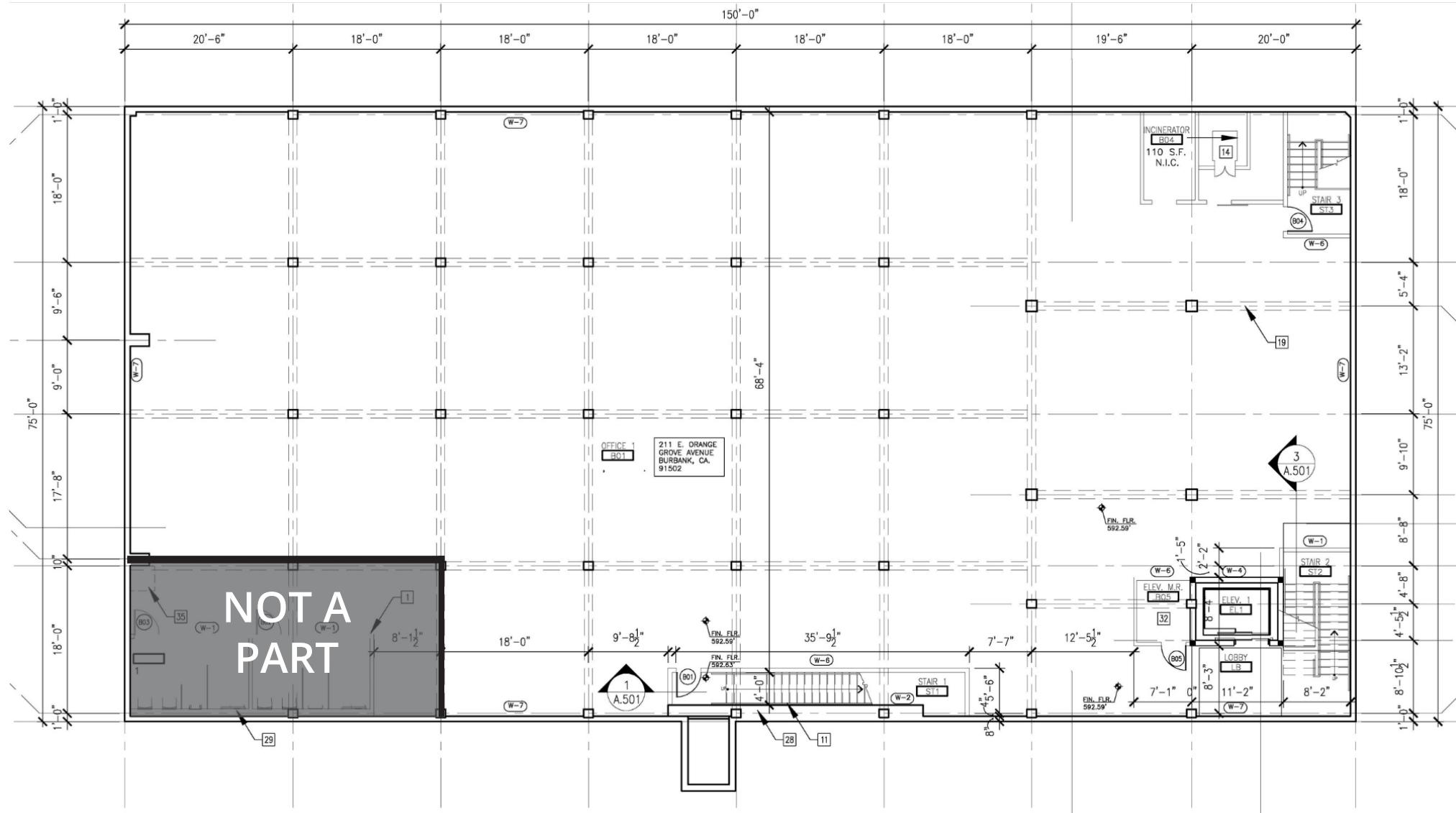
Ideal for
speakeasy, wine cellar,
or escape room



Open Floor Plan

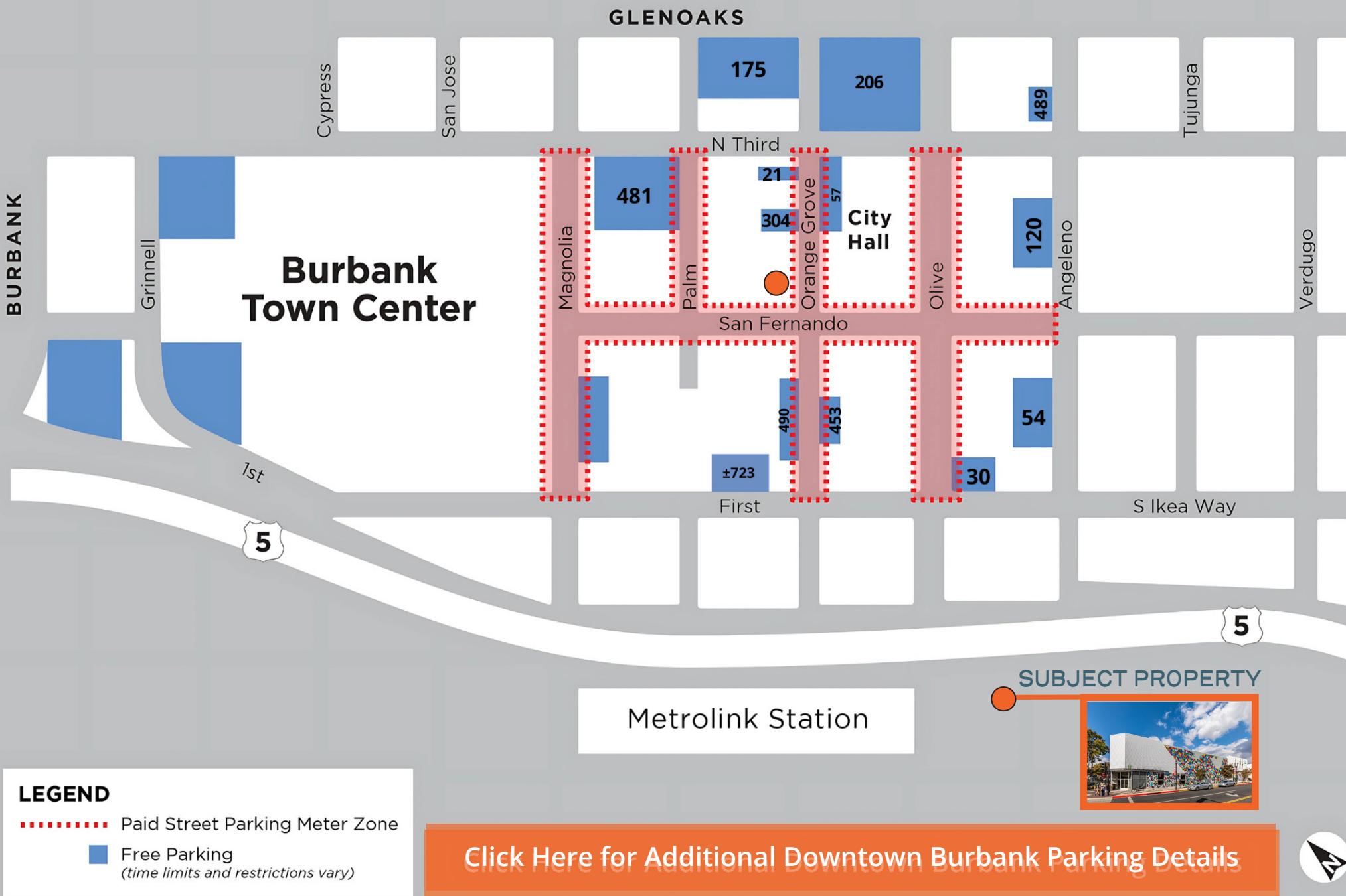


FLOORPLAN



PARKING MAP

DOWNTOWN BURBANK MAP OF PAID STREET PARKING METER ZONE



LOCATION

AT THE CENTER OF IT ALL

The Subject Property is located in "Beautiful Downtown Burbank", only a few miles northeast of Hollywood and northwest of Downtown Los Angeles. Burbank is bordered by San Fernando Valley to the west, Universal/Studio Cities to the south and Glendale to the east. Several major highways including the 5, 134, 101 and 170 are nearby allowing for easy access to the surrounding Los Angeles Metro areas.

Burbank is perhaps best known as being the entertainment capital of the world, and is home to the Walt Disney Studios, Warner Bros., ABC Television, Nickelodeon, Cartoon Network, Deluxe, FotoKem, and many other industry leaders. The city offers outstanding demographics, amenities, a business friendly tax structure, easy access to mass transit, restaurants, shopping, and renowned community services, making it one of the most desired cities in the region for residents and businesses.



NEARBY AMENITIES



AREA MAP



[Click for Full Directory](#)

AVISON YOUNG

LOCATION

THE HEART



THANK YOU

THE HEART of

ORANGE GROVE



FOR MORE INFORMATION:

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