

# 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



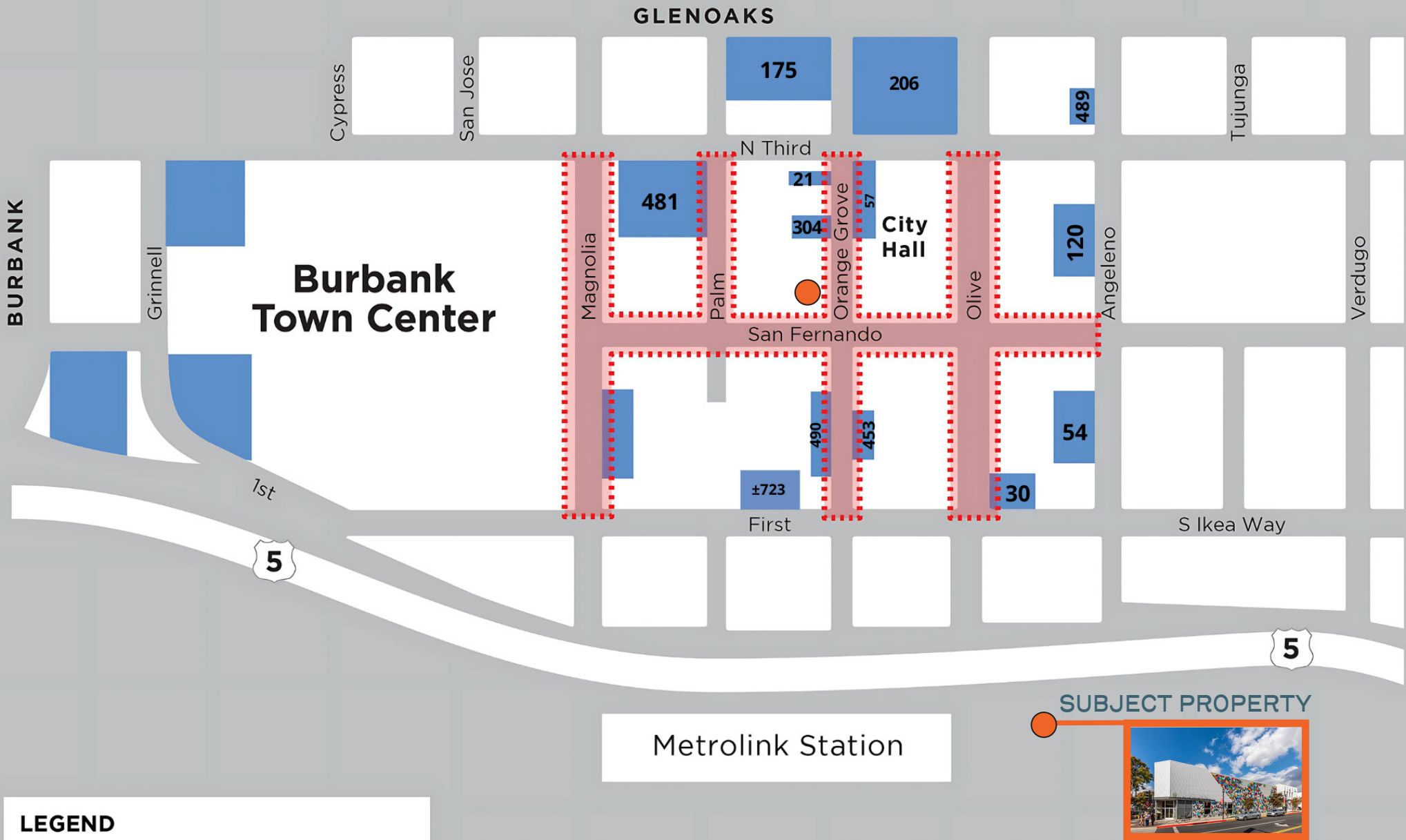






PARKING MAP

DOWNTOWN BURBANK  
MAP OF PAID STREET PARKING METER ZONE



LEGEND

- ..... Paid Street Parking Meter Zone
- Free Parking  
(time limits and restrictions vary)

[Click Here for Additional Downtown Burbank Parking Details](#)





# 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



## SUBJECT PROPERTY





# AREA MAP



**DOWNTOWN BURBANK**

**amc THEATRES** **CLADDER'S COMEDY CLUB AND RESTAURANT**

**Yard House** **BARNEY'S BEAVER 19 (EST. 20)** **ISLANDS fine burgers & drinks**

**FINNEY'S CRAFTHOUSE** **GRAYVILLE**

**SUSHI TO GO LOS ANGELES** **FIVE GUYS BURGERS and FRIES** **CORNER BAKERY** **BUFFALO WILD WINGS**

**IN-N-OUT BURGER** **tender greens**

**california PIZZA KITCHEN** **STARBUCKS** **DUNKIN'** **SUBWAY** **COFFEE BEAN TEA LANE**

**bobotime** **CARVING BOARD**

**BARNES & NOBLE**

**UP URBANPRESS** **FedEx Office** **SLICE HOUSE BY TONY GEMINARI** **CHIPOTLE MEXICAN GRUBB**

**Office DEPOT**

**Click for Full Directory**

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# THANK YOU



## FOR MORE INFORMATION:

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