

**4400 W. BURBANK BLVD
BURBANK, CA 91505**

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sale | Highly Visible 1/4 Acre Corner Lot



Price: \$1,850,000

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4400 W. Burbank Blvd
Burbank, CA 91505
1,373 SF on a 10,434 SF parcel of land


15,963 ATC


1,613 ATC


1,354 ATC

N WHITNALL HWY

W BURBANK BLVD

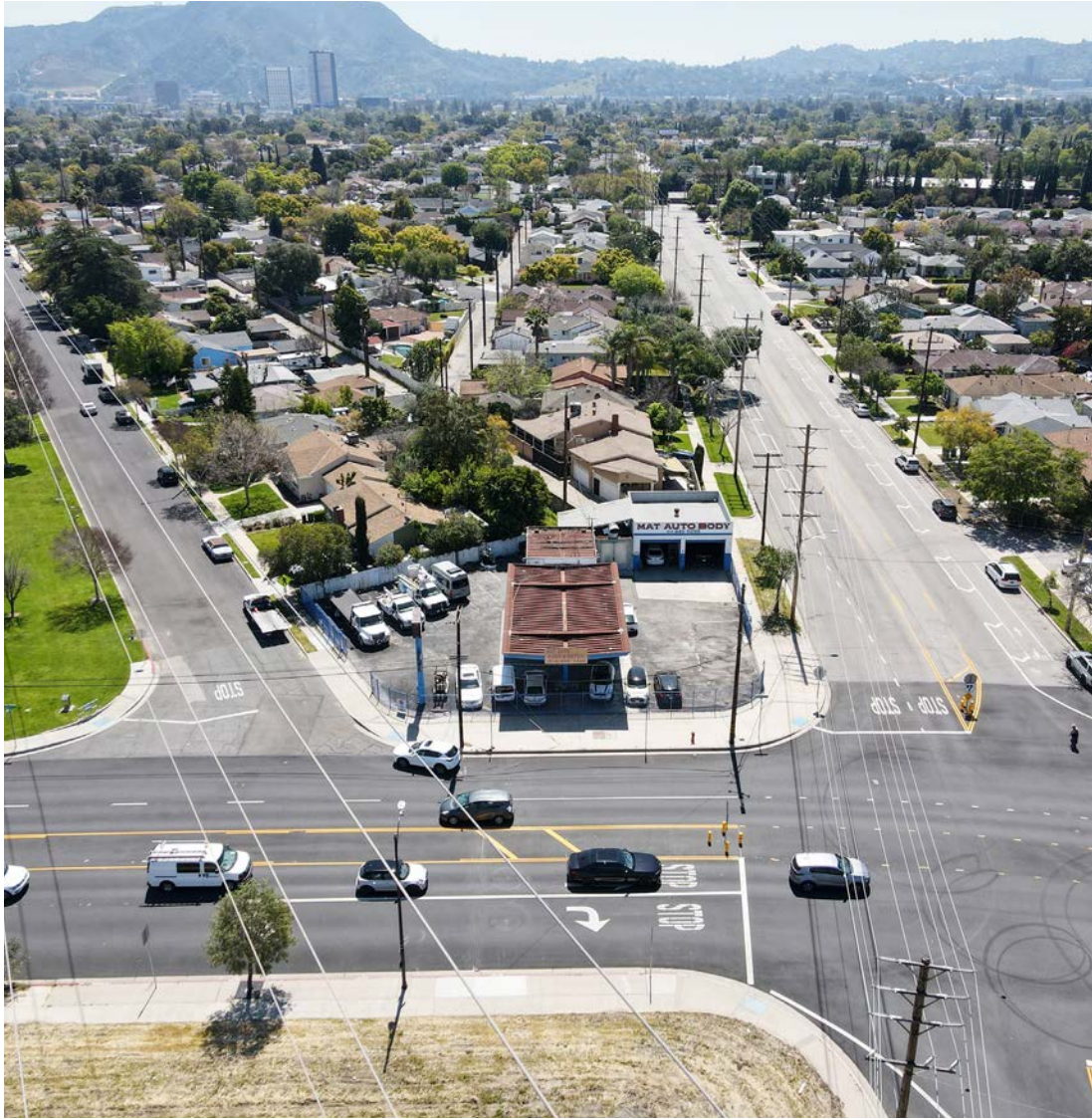
N CLYBOURN AVE



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Burbank, CA 91505

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PROPERTY PROFILE

4400 W. Burbank Blvd
Burbank, CA 91505

ADDRESS:	4400 W. Burbank Blvd., Burbank, CA 91505
LEGAL DESCRIPTION:	Assessor's Parcel Number: 2476-010-001. For a metes and bounds description, see a detailed Legal Description in a Preliminary Title Report.
PROPERTY DESCRIPTION:	A corner lot with two (2) ingress & egress curb cuts improved by automotive servicing / body shop buildings measuring approximately 1,373 square feet on a 10,434 square foot parcel of land.
YEAR BUILT:	The existing improvements were built in 1938.
ZONING:	(C-3) Commercial General Business.
BUILDING SIZE:	1,373 SF
LOT SIZE:	10,434 SF (0.240 acres) of land.
BUILDING CLASS	B
SITE SIZE/SHAPE:	A pentagonal shaped corner parcel with street frontage on W. Burbank Blvd, N. Whitnal Hwy. and N. Clybourn Ave.
GOVERNING MUNICIPALITY:	City of Burbank.

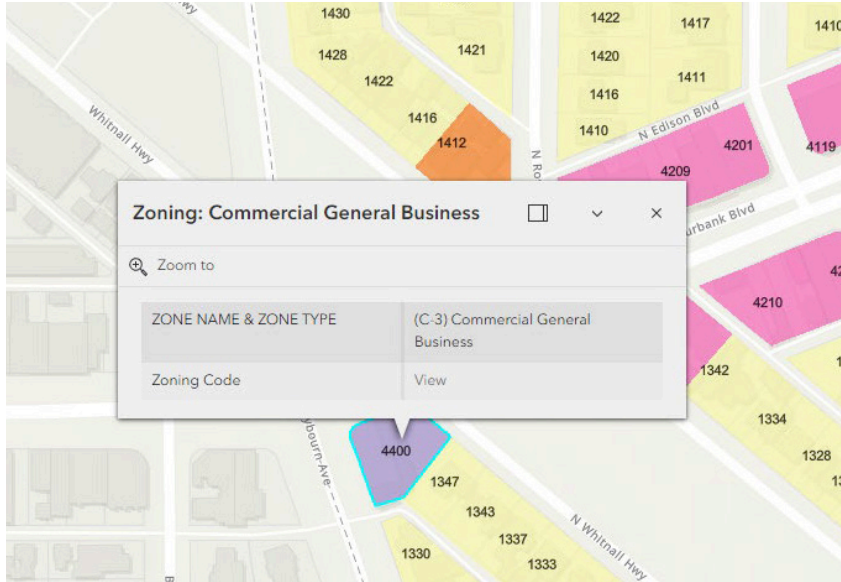
Investment Summary:

NAI Capital is pleased to have been exclusively retained to sell 4400 W. Burbank Blvd in the heart of Burbank, CA (the "Property"). The Property consists of a highly visible 10,434 square foot (0.24 AC) corner lot with traffic counts exceeding approximately 18,930 vehicles per day. The existing automotive-servicing buildings measure approximately 1,373 square feet, will be delivered "As-Is, Where-Is" and can be repositioned for redevelopment or adaptive-reuse. The property enjoys strong demographics, with a dense population (33,633 within a 1-mile radius), high average household incomes (exceeding \$119,000 per year) from a vibrant community of adults with a median age of 40 years old. The site is zoned Commercial General Business (C-3) Corridor Commercial, which permits a myriad of retail and commercial business.



CURRENT ZONING

4400 W. Burbank Blvd
Burbank, CA 91505



GENERAL PLAN CONSISTENCY (Burbank “2035” GP): Corridor Commercial

(C-3) Commercial General Business. The C-3 or Commercial General Business Zone is intended for general business establishments and other commercial uses which are related directly to the highway for patronage. [Formerly numbered Section 31-88; Renumbered by Ord. No. 3058, eff. 2/21/87].

In the C-3 Zone, all uses shall be consistent with the maximum FAR and maximum residential density, as prescribed in the General Plan, as follows:

General Plan Land Use Designation	Maximum FAR	Maximum Residential Density ¹
Corridor Commercial	1.0 FAR	27 units/acre
Regional Commercial	1.25 FAR	58 units/acre
Downtown Commercial	2.5 FAR	87 units/acre

<https://www.codepublishing.com/CA/Burbank/#!/Burbank10/Burbank1001.html#10-1>

Zoning Summary at the Property:

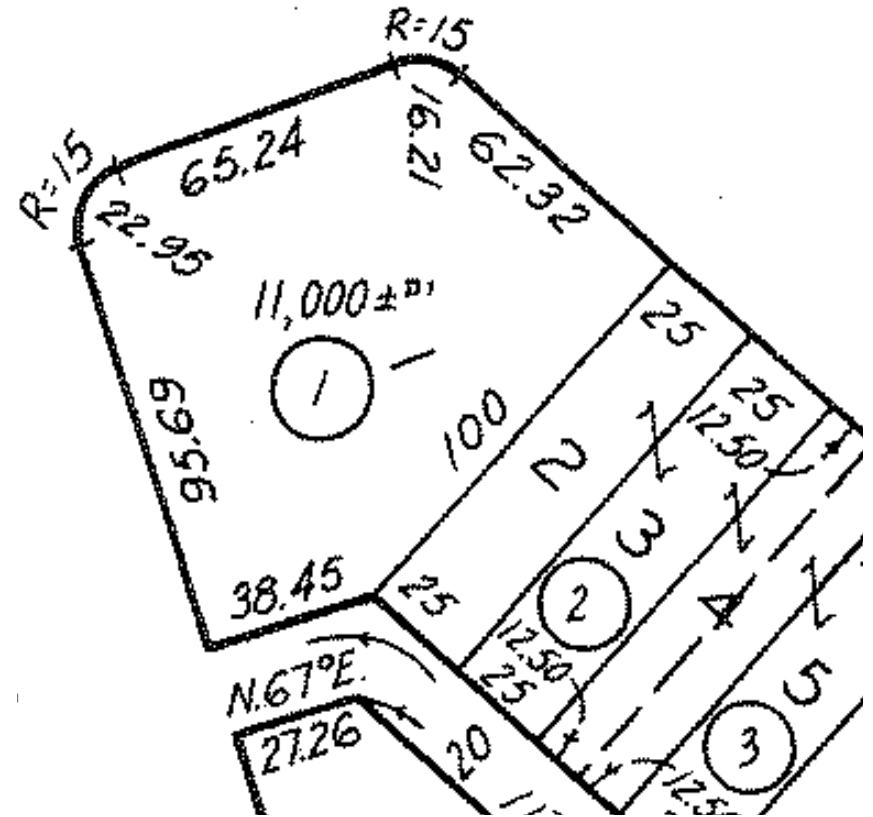
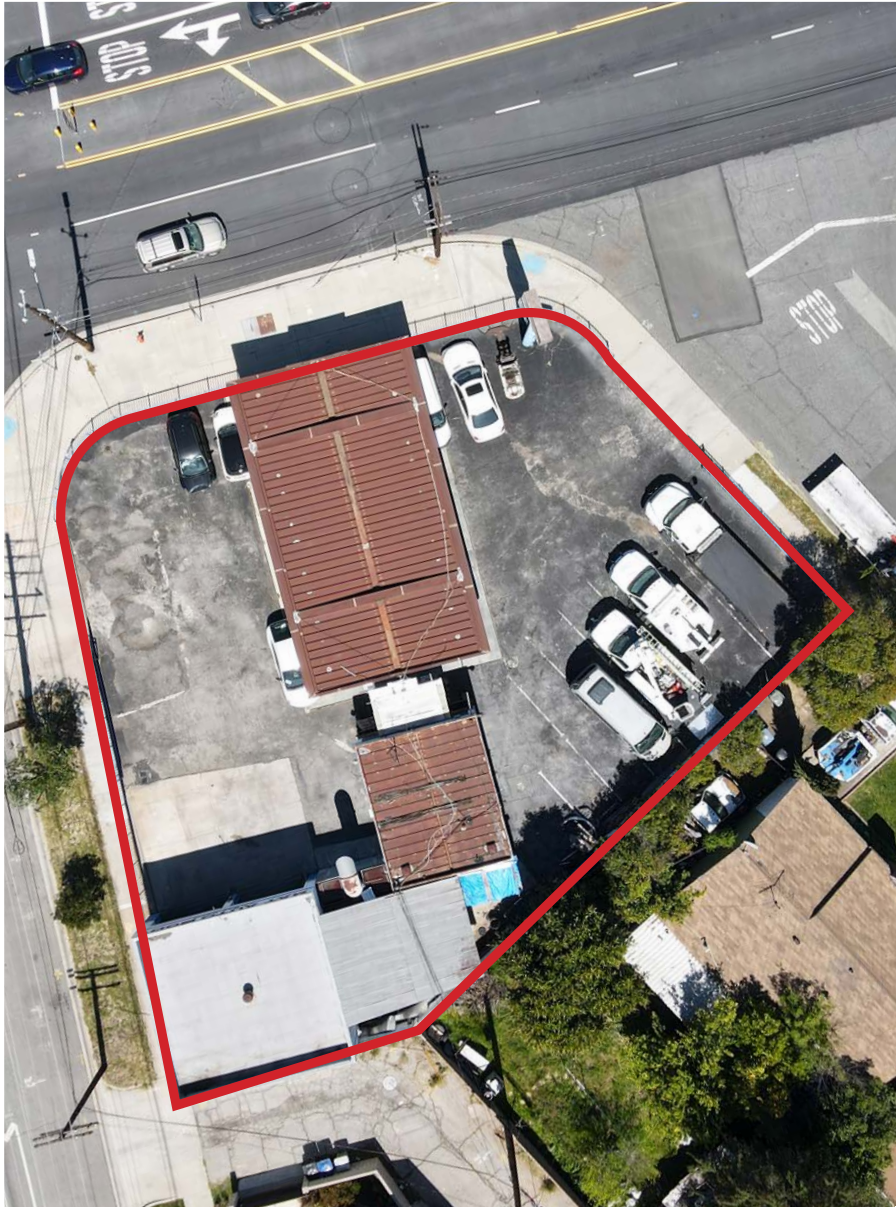
Parcel Address	APN	Zoning	Acreage	Density
4400 W. Burbank Blvd.	2476-010-001	C3	0.240 AC	27 per acre
			Total:	6 – 7 units

DISCLAIMER: All zoning information and user permit requirements should be thoroughly verified with the City of Burbank's Planning Department. Brokers make no zoning and/or permit requirement recommendations.



PLAT MAP

4400 W. Burbank Blvd
Burbank, CA 91505



APN:	2476-010-001
Lot Size:	10,434 SF (0.24 AC)
Building Size:	1,373 SF



North

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

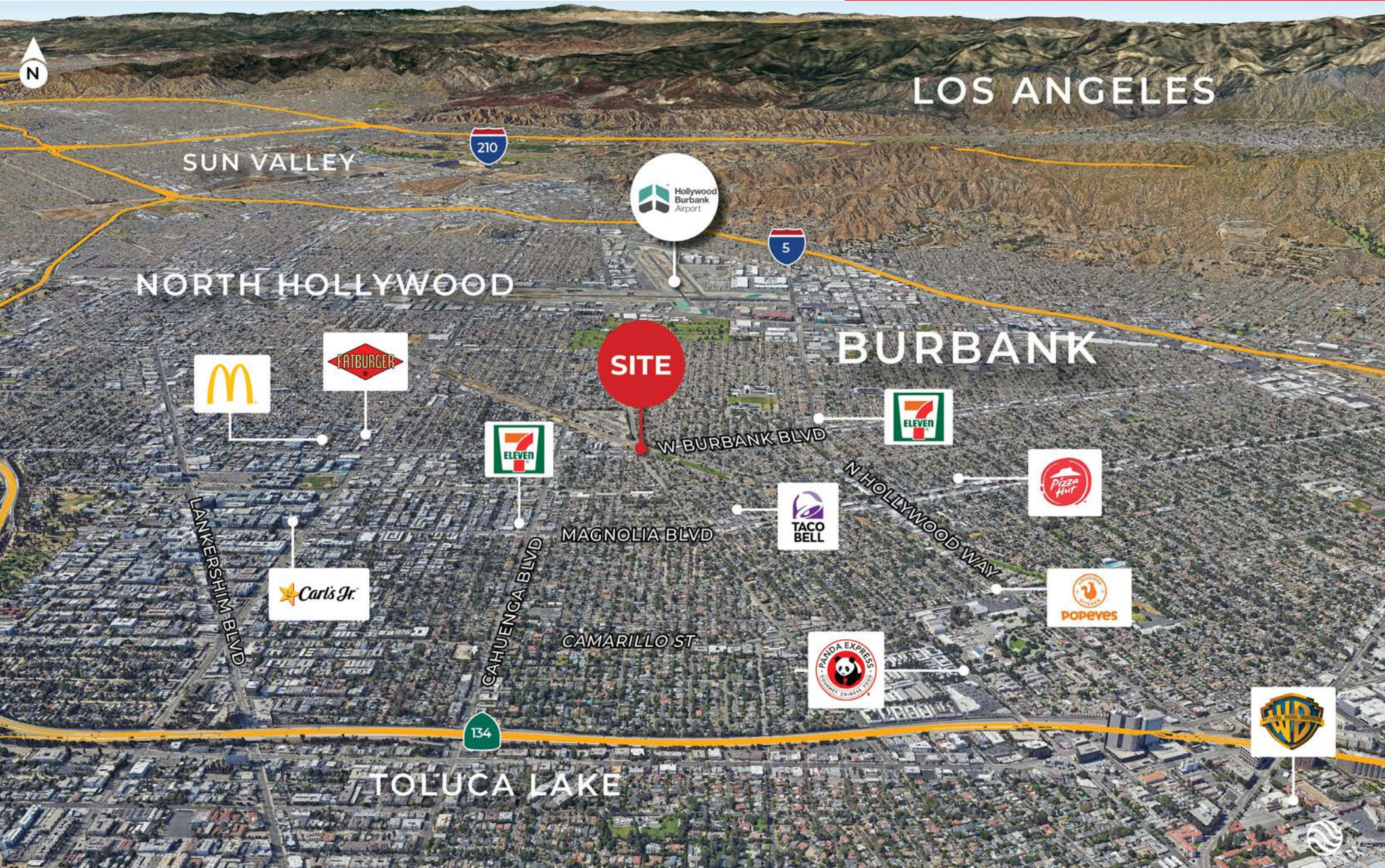
PROPERTY PHOTOS

4400 W. Burbank Blvd
Burbank, CA 91505



AMENITIES MAP

4400 W. Burbank Blvd
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AREA OVERVIEW

4400 W. Burbank Blvd
Burbank, CA 91505

CITY OF BURBANK



Burbank, CA

Burbank is the fourteenth most populous city in Los Angeles, California. As of the 2020 census the population was 107,337. Burbank is bordered by Griffith Park to the south, Glendale to the southeast, North Hollywood and Studio City to the West, and the Verdugo Mountains to the northwest. It is the easternmost city in Los Angeles' San Fernando Valley.

Burbank is often referred to as the “media capital of the world.” It is located northeast of Hollywood and is home to numerous entertainment companies, media outlets and production facilities. Some of the most significant companies housed in Burbank include Warner Bros. Entertainment, The Walt Disney Company, Nickelodeon Animation Studio, The Burbank Studios, Cartoon Network Studios with the West Coast branch of Cartoon Network, and Insomniac Games. In addition, it contains the largest IKEA in the U.S.

Several transportation arterials connect Burbank with the surrounding Los Angeles region and beyond. Interstate 5 cuts through the middle of the city, heading south to San Diego and extending north through and Northern California to the Pacific Northwest. California State Route 134 lays at Burbank's southern edge and connects U.S. 101 with I-210 and State Route 210 to the San Gabriel Valley. Hollywood Burbank Airport, previously known as Bob Hope Airport, serves the northern Greater Los Angeles area with passenger, cargo and military flights. The airport estimates it serves between four and five million passengers a year. Burbank offers several rail and bus options, including Burbank Bus that serves the city. Metrolink trains from the Ventura County and Antelope Valley lines stop in Downtown Burbank with an additional stop at Burbank Airport for the Ventura County line.

AREA DEMOGRAPHICS

4400 W. Burbank Blvd
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City of Burbank Demographics & Economy



POPULATION
104,021



AVG HH INCOME
\$145,354



MEDIAN AGE
39.7



TOTAL EMPLOYEES
75,705



ANNUAL HH RETAIL EXPENDITURES
\$3.96 Billion



HOUSEHOLDS
43,043



MEDIAN HOME VALUE
\$831,981




TOTAL BUSINESSES
9,135





UNEMPLOYMENT RATE
3.6%




MONTHLY HH RETAIL EXPENDITURES
\$7,671

 Population	1 Mile	3 miles	5 Miles
Estimated Population (2023)	33,633	243,889	513,017
Projected Population (2028)	33,112	237,978	497,520
Census Population (2020)	34,650	249,216	526,134

 Households	1 Mile	3 miles	5 Miles
Estimated Households (2023)	14,328	104,025	212,644
Projected Households (2028)	14,422	103,468	210,123
Census Households (2020)	14,139	103,576	214,103

 Daytime Demos	1 Mile	3 miles	5 Miles
Total Businesses (2023)	2,247	17,968	34,388
Total Employees (2023)	11,438	131,673	228,332

 Income	1 Mile	3 miles	5 Miles
Estimated Average Household Income (2023)	\$119,953	\$131,574	\$137,599
Projected Average Household Income (2028)	\$130,148	\$144,735	\$152,339
Census Average Household Income (2010)	\$62,525	\$71,987	\$79,443
Estimated Per Capita Income (2023)	\$51,213	\$56,245	\$57,187
Projected Per Capita Income (2028)	\$56,799	\$63,056	\$64,496

Source: Applied Geographic Solutions

CONFIDENTIALITY AGREEMENT

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NAI Capital Commercial, Inc. (hereinafter "NAI") has been retained as the exclusive advisor and broker regarding the sale of the Property located at 4400 W Burbank Blvd., Burbank, CA 91505.

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ 626.204.1531 or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed,

delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

DO NOT DISTURB OCCUPANTS

FOR MORE INFO, CONTACT:

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