



AVISON  
YOUNG

800 S. Main Street | Burbank

FOR SALE OR LEASE | ± 47,868 SF CREATIVE OFFICE BUILDING





<b>BUILDING AREA:</b>	± 47,868 SF
<b>LAND SIZE:</b>	± 49,138 SF (1.13 ACRES)
<b>APN:</b>	2451-031-001
<b>ZONING:</b>	BUC3-R1H-R
<b>PARKING:</b>	± 184 PARKING SPACES (FREE)
<b>SALE PRICE:</b>	CONTACT BROKER
<b>LEASE RATE:</b>	\$3.00 per RSF





# THE IDEAL **CAMPUS** ENVIRONMENT



Ideal HQ  
Opportunity  
with convenient  
freeway access



Prime location,  
minutes from  
Burbank Media District,  
restaurants & shops



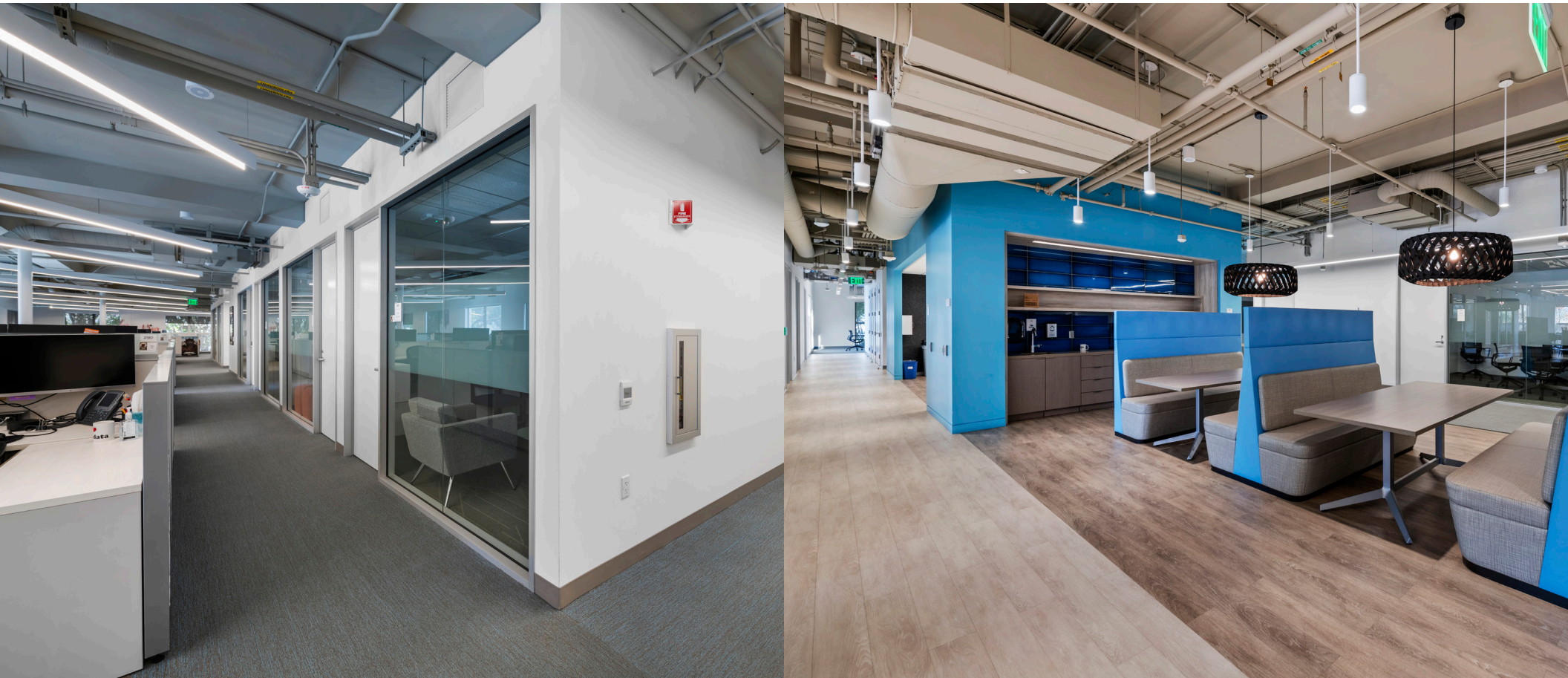
Excellent Connectivity;  
Redundant Fibre+Line  
of Sight to Hollywood  
& Pasadena



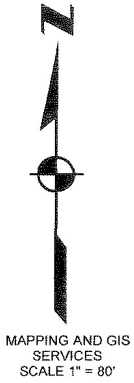
± 184 parking spaces  
in private, gated parking lot



Great mix of private  
offices and open plans



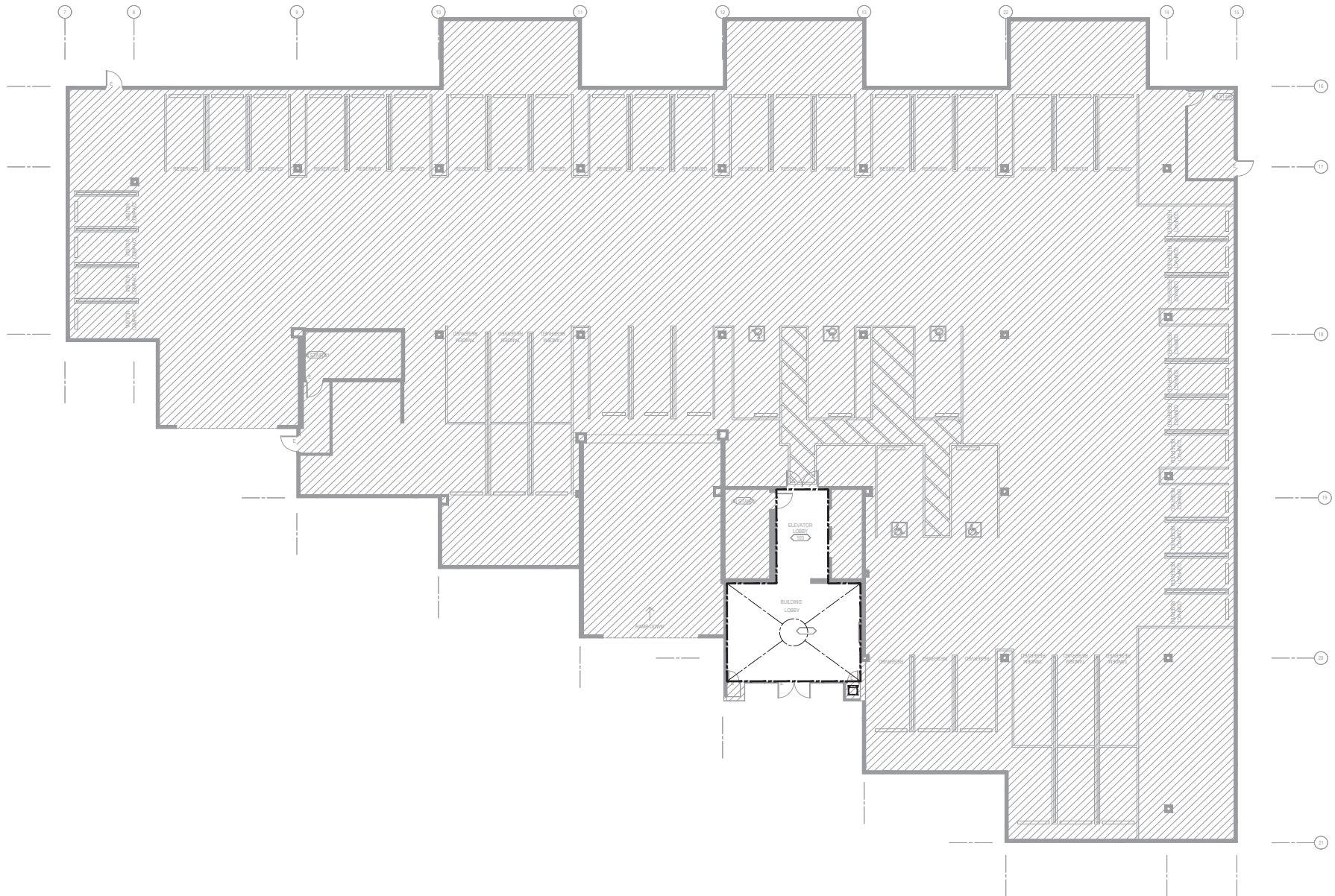
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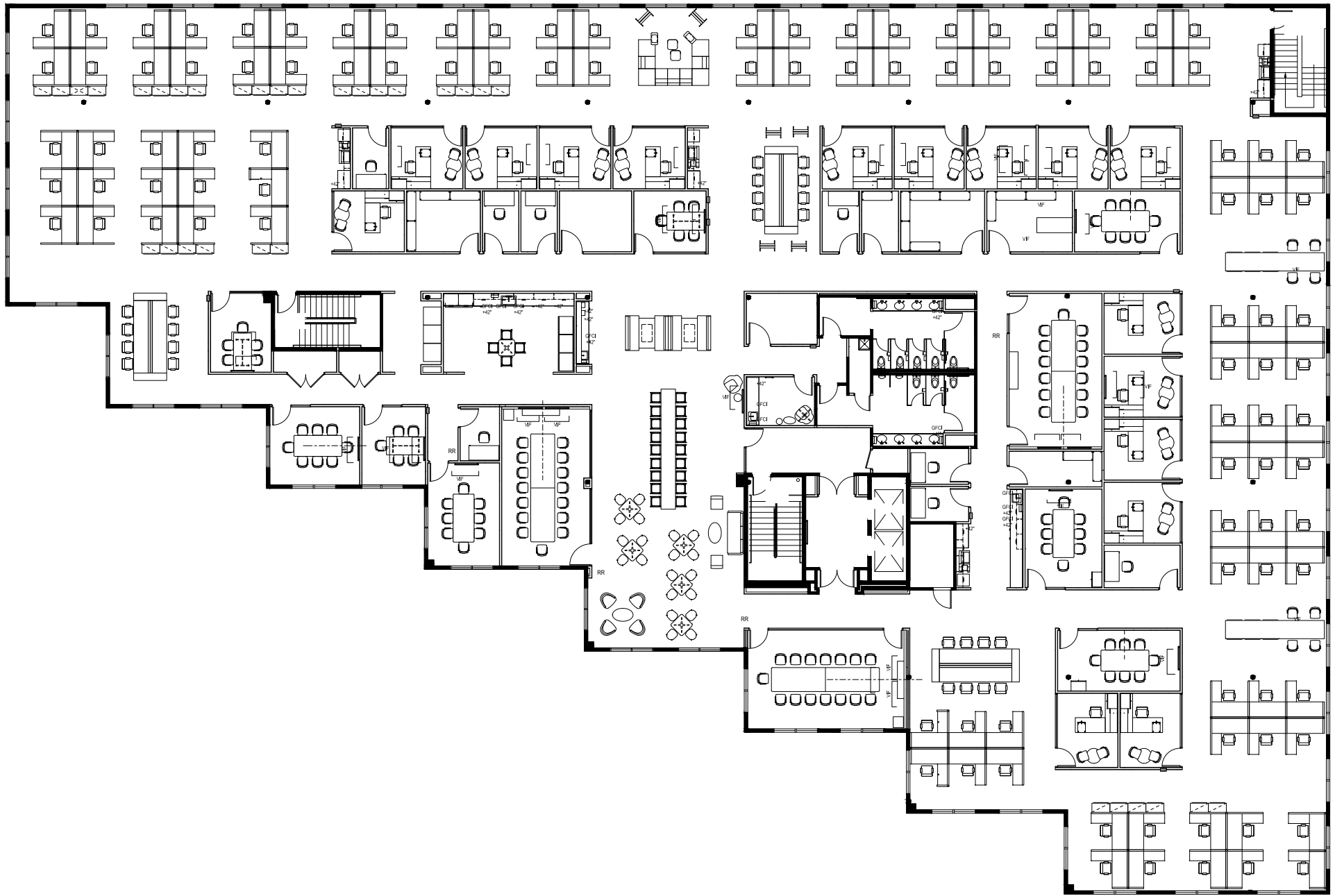
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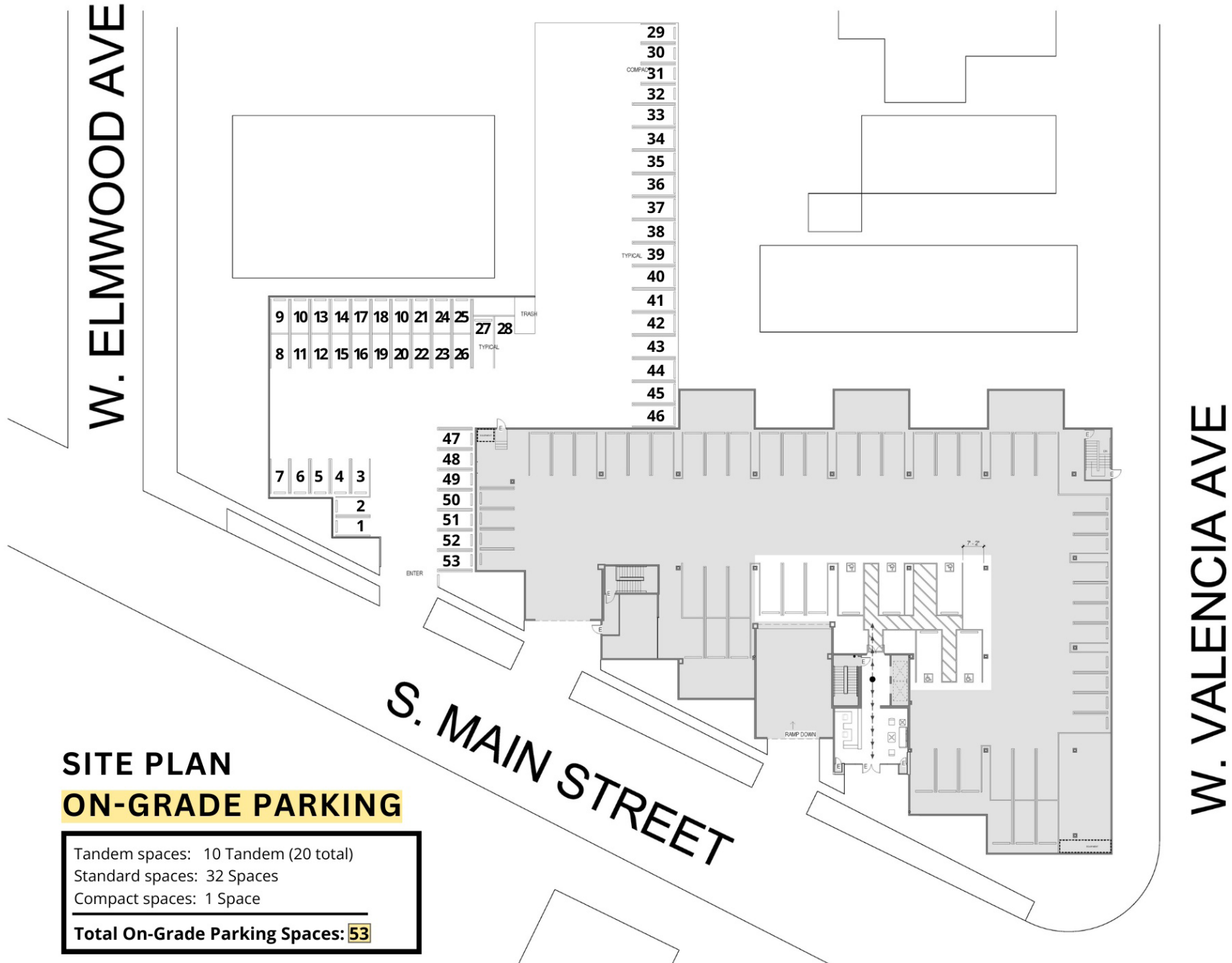






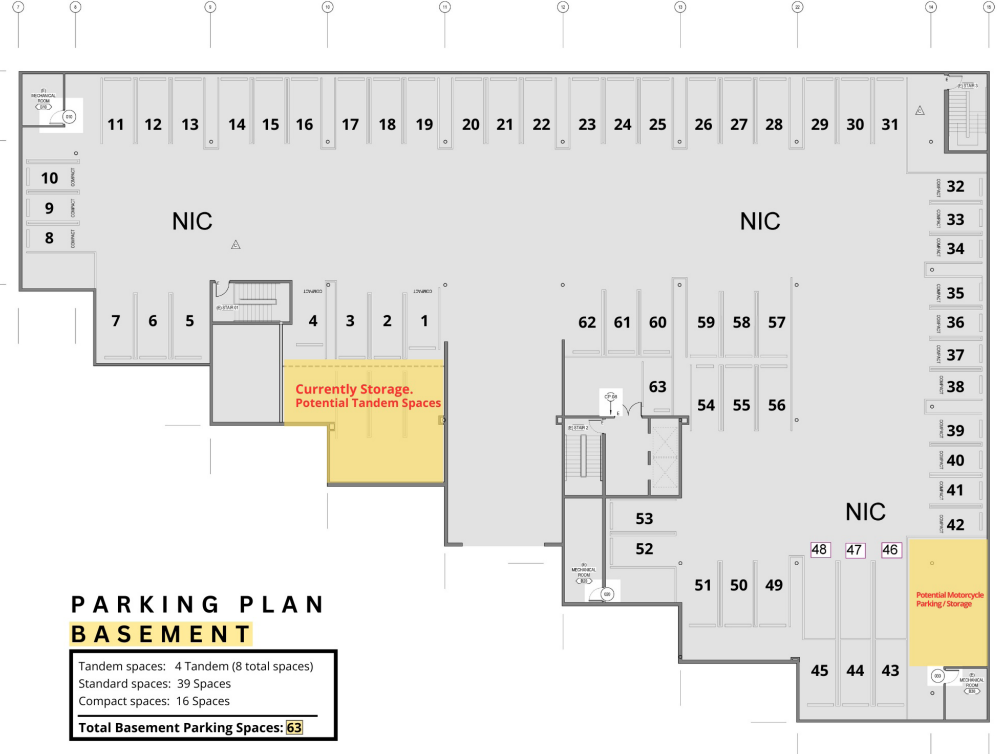
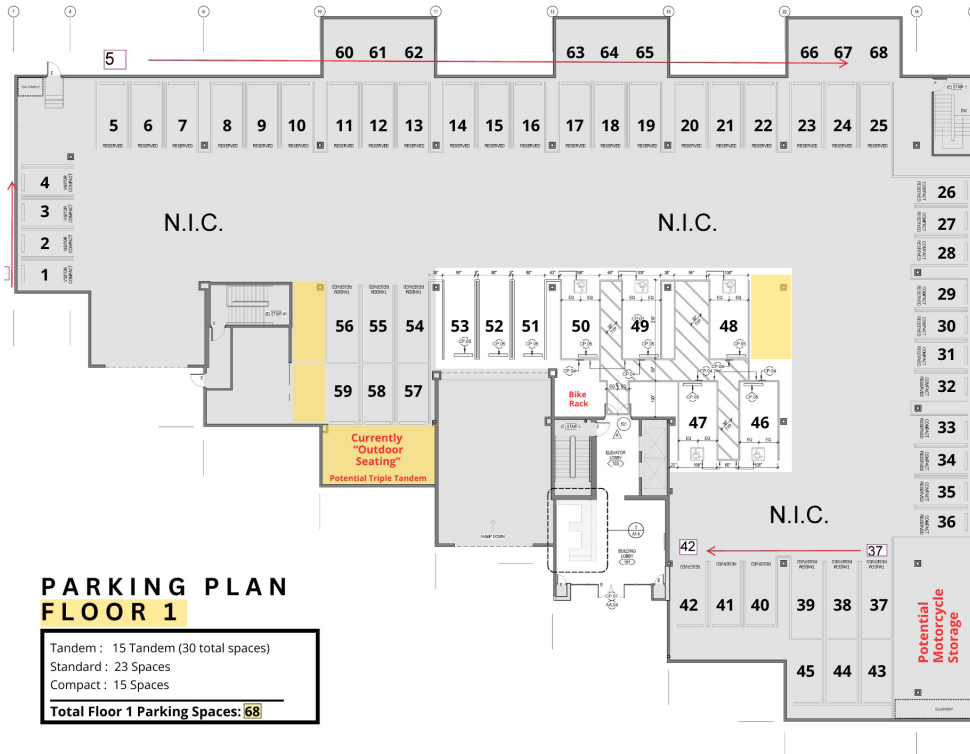






**SITE PLAN**  
**ON-GRADE PARKING**

Tandem spaces: 10 Tandem (20 total)  
 Standard spaces: 32 Spaces  
 Compact spaces: 1 Space  
**Total On-Grade Parking Spaces: 53**





## AT THE **CENTER** OF IT ALL

The Burbank Media District pulsates with an eclectic charm that seamlessly blends contemporary urban vibes with a touch of old Hollywood glamour. Nestled in the heart of the San Fernando Valley, this vibrant district offers a myriad of attractions, entertainment options, and culinary delights, making it a beloved destination for locals and visitors alike.

Strolling through Burbank Media District, you'll be greeted by tree-lined streets adorned with stylish boutiques, cozy cafes, and trendy eateries. The area boasts a mix of architectural styles, from historic buildings reminiscent of the city's cinematic past to sleek modern structures that symbolize its dynamic present.

Entertainment is abundant in Burbank, with the sleek AMC Burbank 16 providing a diverse array of cinematic experiences. The area also hosts vibrant street fairs, festivals, and live music events throughout the year, adding to its lively atmosphere. Whether you're catching the latest blockbuster or attending a live performance, there's always something captivating happening in this bustling hub.

Foodies will find themselves in culinary heaven in Burbank Media District, where an array of dining options caters to every palate. From upscale restaurants serving gourmet cuisine to cozy bistros dishing up comfort classics, there's no shortage of gastronomic delights to discover. And with an abundance of craft breweries, wine bars, and cocktail lounges, the nightlife scene is equally impressive.

Whether you're a local resident or a visitor, Burbank Media District provides a unique blend of culture, entertainment, and community charm.



## WORKING IN BURBANK

Burbank offers an exceptional work experience with its vibrant community and abundant job opportunities, particularly in the entertainment industry. Companies enjoy both a low tax and utility cost environment. Burbank is a pro-business city that provides high quality municipal services, outstanding public schools, a rich cultural scene, numerous parks and a wide variety of dining and shopping options within a safe and well maintained city. Burbank combines the charm of a close-knit community with easy access to “Big-City” amenities.

## LEADING INDUSTRIES & EMPLOYMENT FIGURES FOR 2022/2023



TOP 10 INDUSTRIES	NUMBER OF JOBS
Entertainment	76,492
Health Care Services	15,403
Information Technology	15,391
Professional, Scientific & Technical Services	13,228
Local Government & Non Profits	10,324
Retail/Wholesale	9,528
Food Service & Drinking Places	6,901
Administrative & Support Services	5,990
Manufacturing	4,349
Construction	3,412

Source: EMSI (2022/2023)





# LIVING IN BURBANK

Burbank offers an exceptional quality of life with its top-rated schools, safe neighborhoods, and abundant recreational spaces. Residents enjoy a variety of dining, shopping, and entertainment options, along with easy access to major freeways and public transportation. The city's proximity to downtown Los Angeles and major attractions, combined with its community-oriented atmosphere, make Burbank an ideal place to call home.



# LIVEWORKPLAY



**105,357**  
POPULATION



**250K**  
DAYTIME POPULATION



**2.2M**  
POPULATION IN 10-MI RADIUS



**12,400**  
BUSINESSES



**182K**  
HIGHLY EDUCATED & SKILLED  
WORKFORCE POPULATION



**\$124K**  
AVERAGE HOUSEHOLD  
INCOME



**NO CITY INCOME TAX**  
**NO GROSS SALES RECEIPT TAX**  
**DEDICATED BUSINESS**  
**CONCIERGE SERVICES**



**\$8,500**  
PER CAPITA SALES



**5.9M**  
ANNUAL PASSENGERS AT  
HOLLYWOOD BURBANK  
AIRPORT





LOWE'S  
BevMo!  
west elm  
Walmart  
verizon

REI  
TARGET  
Starbucks

AMC THEATRES  
Yard House  
FINNEY'S  
FIVE GUYS  
IN-N-OUT  
Starbucks  
DUNKIN'  
SUBWAY  
GloboTime  
BARNES & NOBLE  
FedEx  
Office DEPOT

800 S. Main Street

DOWNTOWN  
BURBANK







# 800 S. Main Street | Burbank

**FOR MORE INFORMATION:**

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