

FOR SALE OR LEASE

BURBANK STUDIO CAMPUS

1919 WEST EMPIRE AVENUE / 1830 VALPREDA STREET

- Three Stages with Office & Support Space
- 64,092 SF Two Building Campus with Parking
- Excellent Opportunity for Production Company or Studio Operator
- Excellent Location: Adjacent to Burbank Empire Center Retail

 [CLICK HERE FOR VIRTUAL TOUR](#)

NOW ALSO FOR SALE



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CBRE

FOR SALE OR LEASE
1919 EMPIRE / 1830 VALPRED A

**BURBANK
MEDIA DISTRICT**



NETFLIX

**EXTEND STAY
AMERICA**

**COURTYARD BY
MARRIOTT**

EMPIRE

1919 W EMPIRE AVE



1830 VALPRED A ST



**BURBANK EMPIRE
CENTER RETAIL**

24 FITNESS

CAMPUS SPECS

DESCRIPTION	Although Originally Separate Buildings, 1919 Empire & 1830 Valpreda Have Been Combined to Form an Entertainment Campus for the Past 30 Years. Ownership recently completed, an Extensive Renovation & Conversion to an Office / Studio Project. 1919 Empire & 1830 Valpreda Now Offers a Unique, Move-In Ready Project For Sale or Lease With Multiple Stages.	ADDRESS	1919 W Empire Ave & 1830 Valpreda St, Burbank, CA
AVAILABILITY	Entire 64, 092 SF Campus (3 Stages)	PARCEL INFORMATION	2.2 Acre Site (91,680 SF) APN 2464-016-034 (Zoning BUM2*) APN 2464-016-038 (Zoning BUM1*)
SALE PRICE	\$37,950,000 (± \$592 / SF)	BUILDING SIZES	1919 W Empire Ave - 38,962 RSF 1830 Valpreda St - 25,130 RSF (6,600 SF is on Mezzanine) (Measurement done by Brian Higginson of Miller Architects AIA 5.21)
LEASE TERM	3 - 10+ Years	GROUND LEVEL LOADING	<ul style="list-style-type: none"> Two 12 x 12 Roll-Up Doors (Leading to Stages) One 12 x 16 Roll-Up Door (Leading to Stages)
POSSESSION	Immediate	CEILING HEIGHTS	<ul style="list-style-type: none"> 16 - 20' (1919 Empire) 19 - 25' (1830 Valpreda)
ASKING RENT	\$3.25/RSF Mo Modified Gross <ul style="list-style-type: none"> Landlord Pays Taxes + Insurance Tenant Pays Utilities, Janitorial, Repairs + Maintenance 	DISTRIBUTED POWER	<ul style="list-style-type: none"> 2800 AMPS 120/208 Volts 3 Phase / 4 Wire System
PARKING	Free Parking - 81 Striped Spaces (1.2 per 1,000 RSF) <ul style="list-style-type: none"> Additional Parking Possible Thru Stacking/Valet Assist 	HVAC	12 Roof Mounted Units of 3-8 Tons Each
TENANT IMPROVEMENTS	<ul style="list-style-type: none"> Fully Permitted Renovation Recently Completed Property is in "Turn-Key" Condition Further Improvements are Negotiable 	ROOF	Carbon/Poly Flat Deck with Cap Sheet System
		STAGE DETAILS	<ul style="list-style-type: none"> Opportunity to Extend Roofs in Stage Areas to 25' See Page 13 for Stage Details



■ 1830 Valpreda Street
APN 2464-016-038

■ 1919 W Empire Ave
APN 2464-016-034

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1919 EMPIRE / 1830 VALPREDA

1919

FOR SALE OR LEASE
1919 EMPIRE / 1830 VALPRED A

1830 VALPRED A ST



STAGE #1 BELOW

STAGE #2 BELOW

1919 W EMPIRE AVE



STAGE #3 BELOW

VALPRED A ST.

EMPIRE AVE

ENTRY LOBBY



EXECUTIVE OFFICES



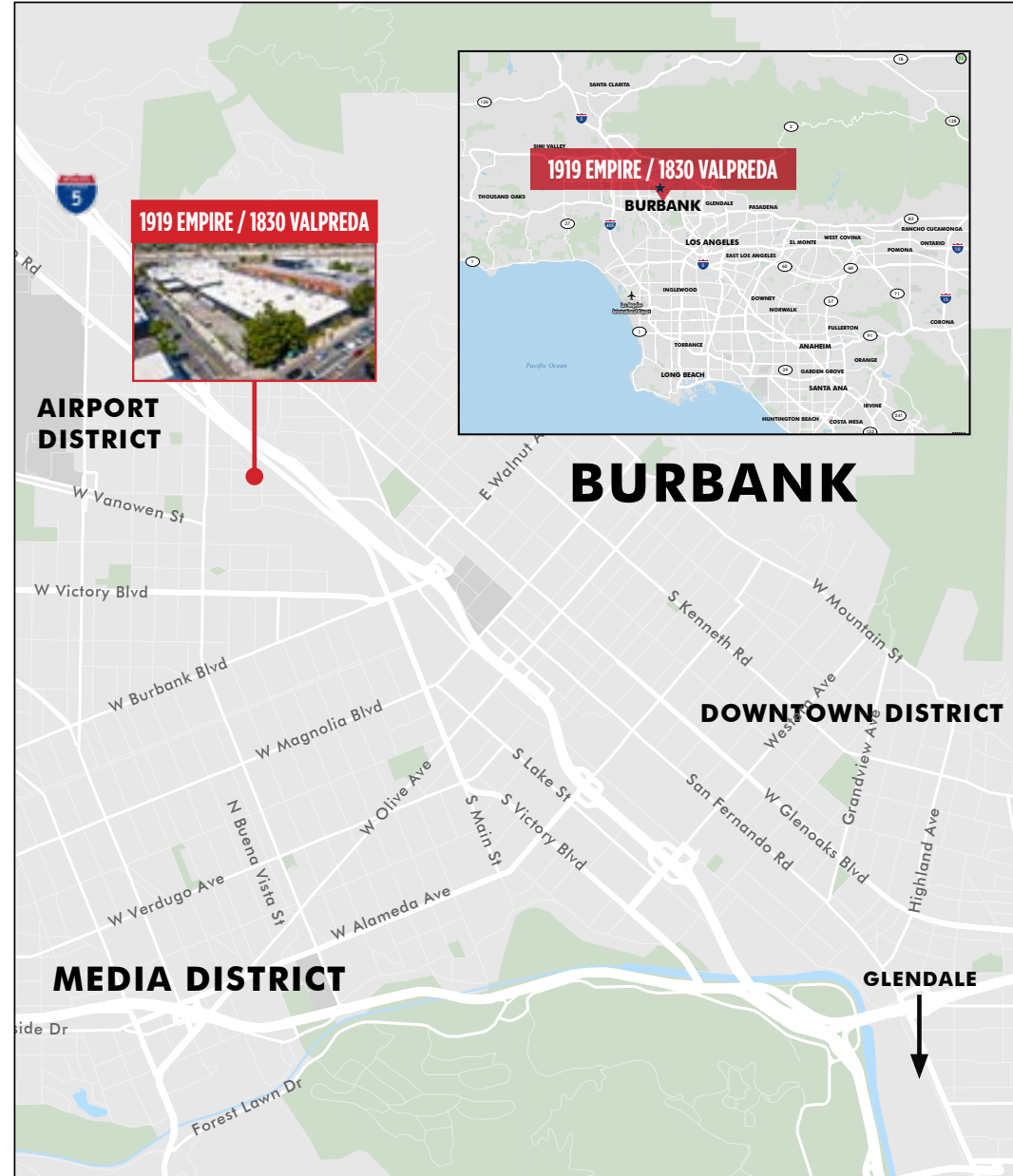
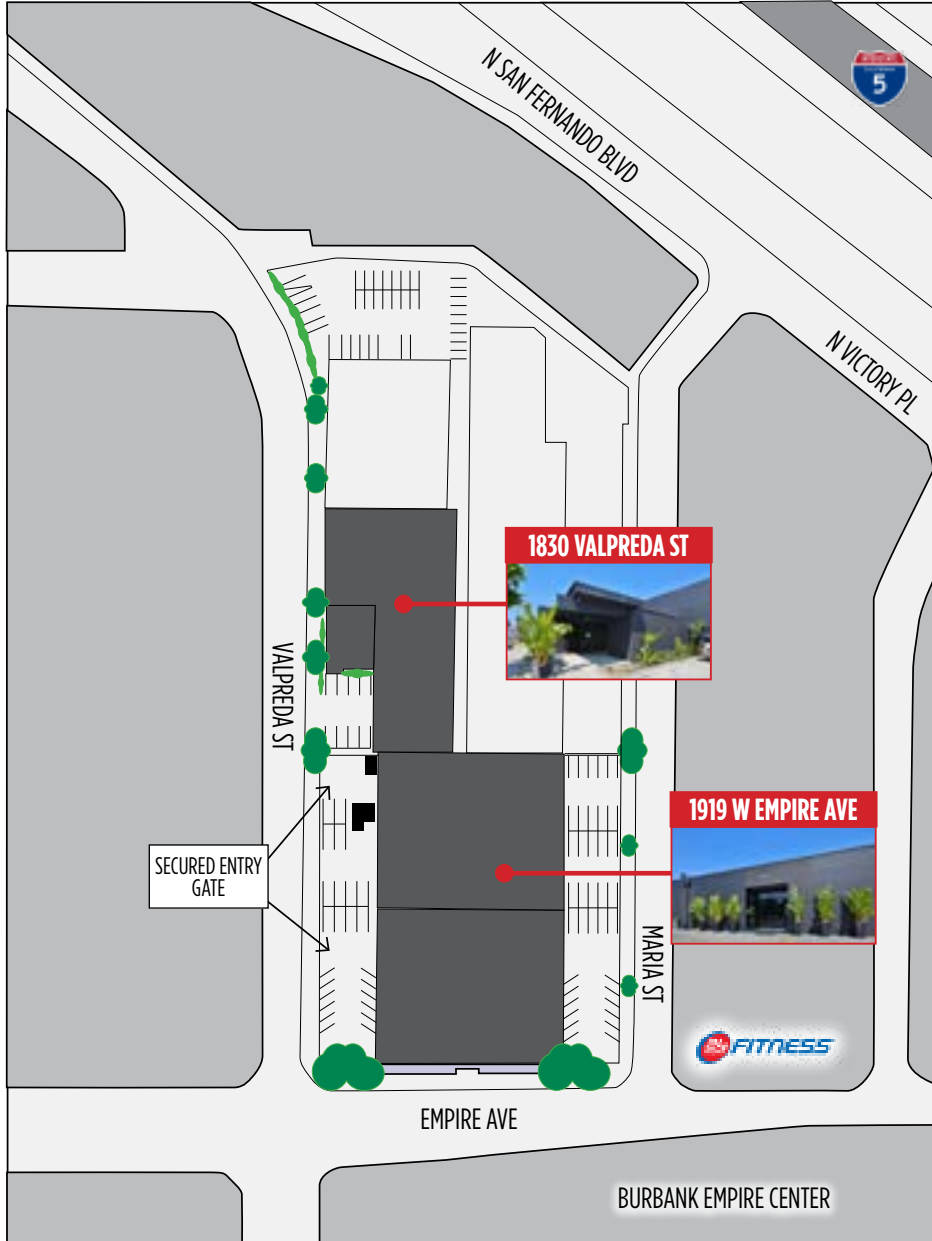
CONTROL ROOM (STAGES 2 & 3)



SCREENING ROOM



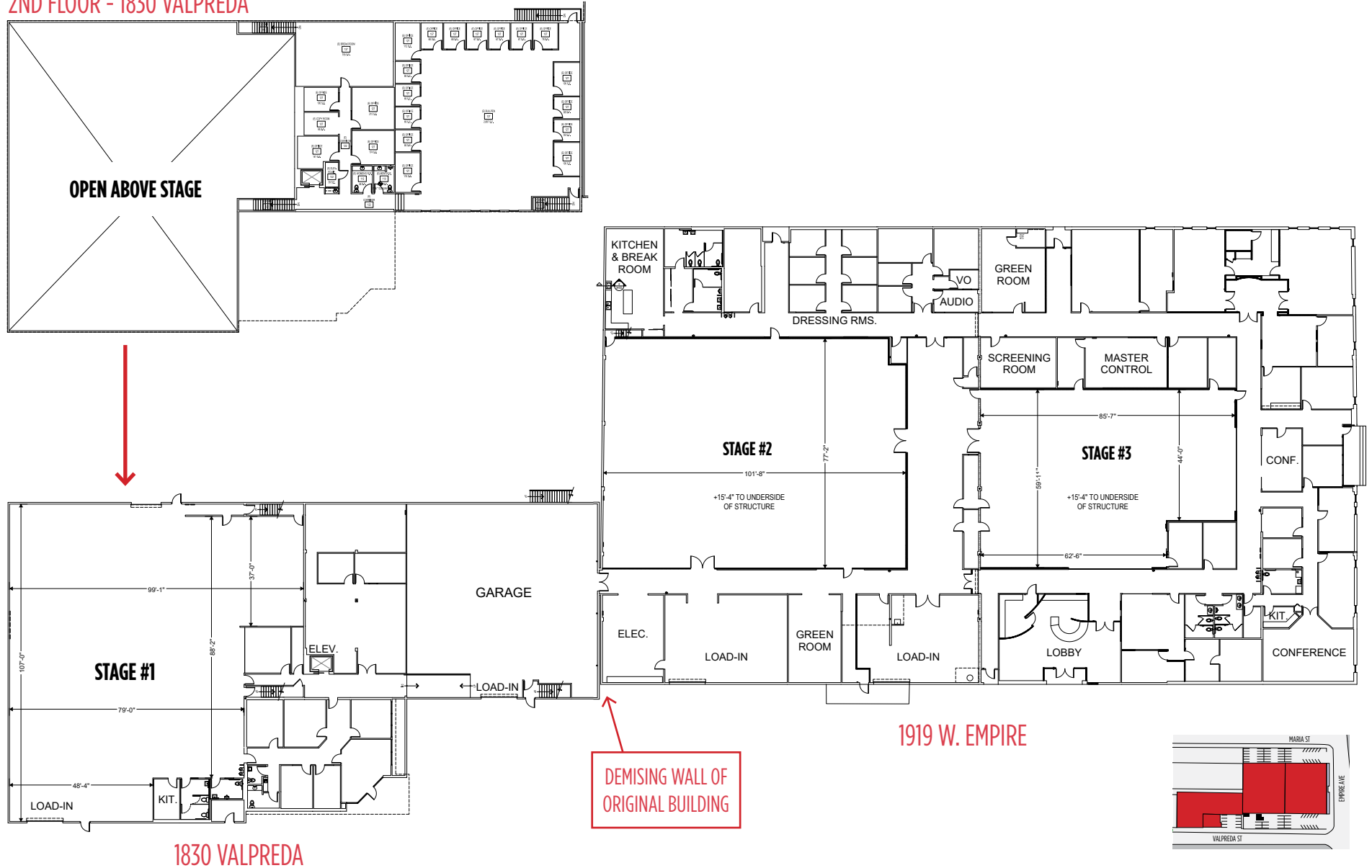
SITE PLAN



SITE OVERVIEW | AS-BUILT PLAN

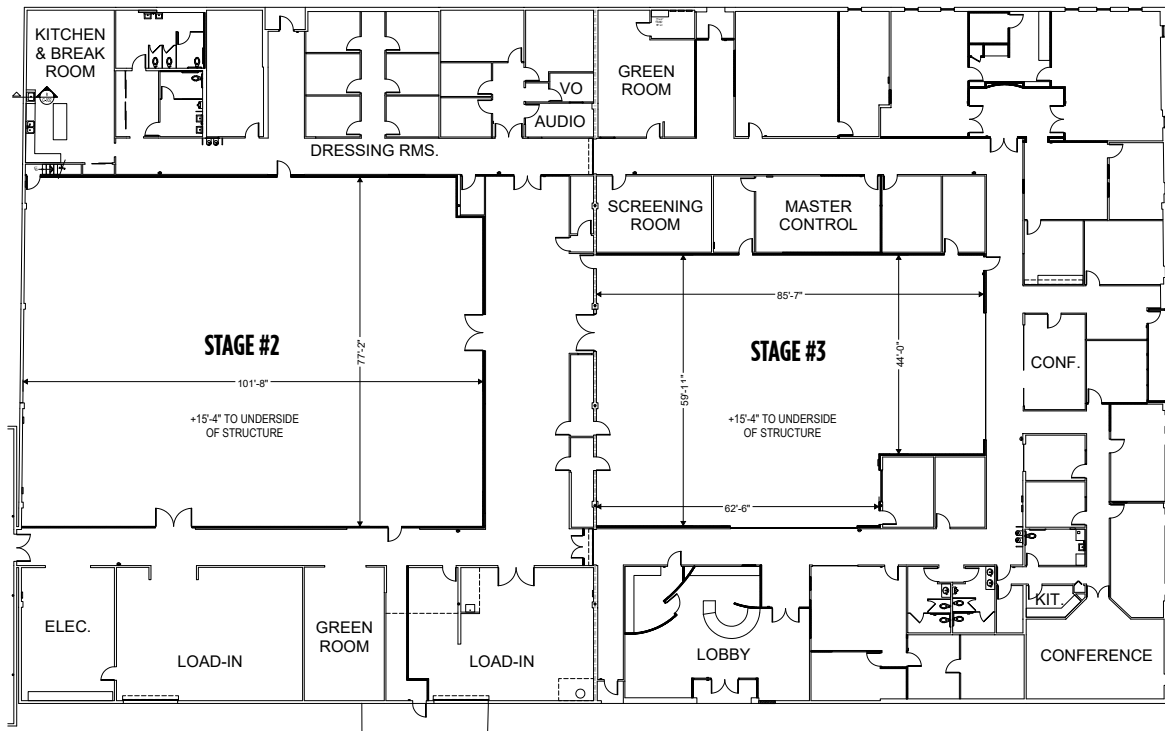
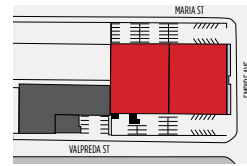
64,092 SF

2ND FLOOR - 1830 VALPRED



1919 EMPIRE | AS-BUILT PLAN

38,962 SF



KEY FEATURES:

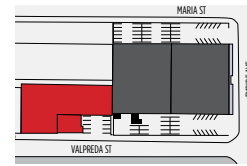
- Fully Gated & Secured
- Entire 1919 Empire Building (38,962 SF)
- Stages Wired & Ready for Operation (Customize to Your Own Specifications)
- All New Improvements; Fully Permitted
- Interior Improvements Designed to Studio Standards
- Roll-Up / Drive-In Doors Adjacent to Stages
- Move-In Ready

FOR SALE OR LEASE
1919 EMPIRE / 1830 VALPRED A

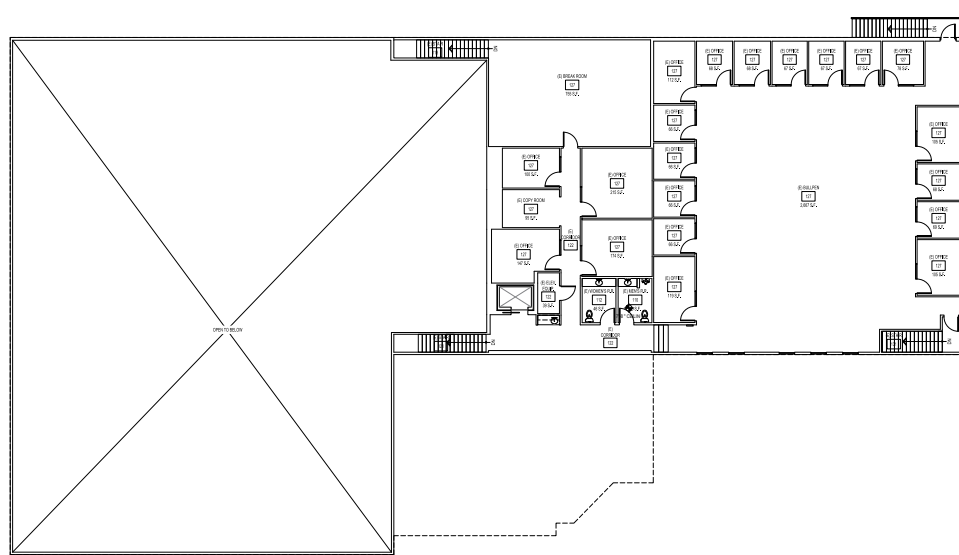


1830 VALPRED A | FLOOR PLANS

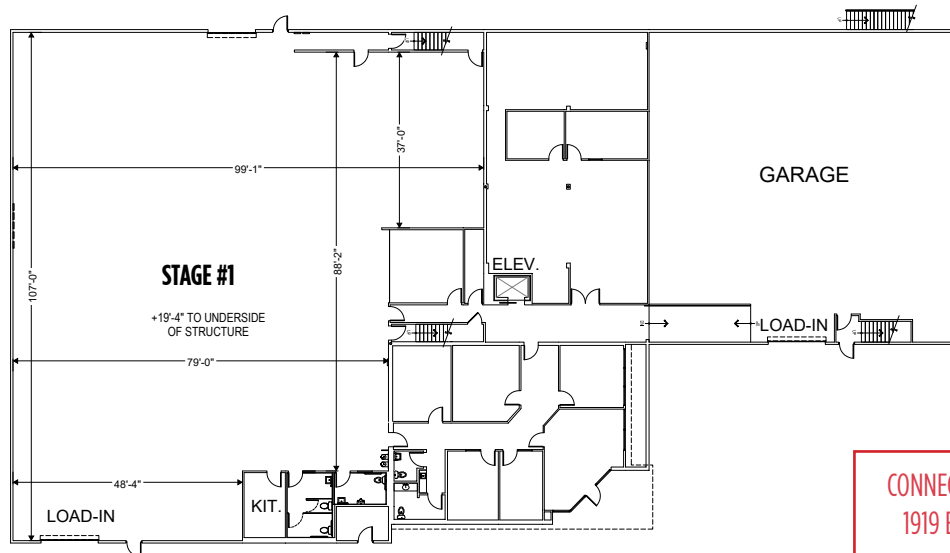
25,130 SF



UPPER FLOOR
6,600 SF



GROUND FLOOR
18,530 SF



CONNECTION TO
1919 EMPIRE

KEY FEATURES:

- Fully Gated & Secured
- Entire 1830 Valpreda Building (25,130 SF)
- Mezzanine with Glass Control Room Overlooking Stage
- Newly Improved Office & Production Areas
- Separate Entry & Address
- Move-In Ready or Customize to Suit



EXECUTIVE OFFICES

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1919 EMPIRE / 1830 VALPREDA



PRODUCTION SUITE



SECURED GARAGE AREA WITH ROLL-UP DOOR #1



DRIVE-IN ROLL-UP DOOR #2



OFFICE BAY



STAGE OVERVIEW

POTENTIAL STAGE RENOVATIONS - **The current stage specifications are profiled below in bold.** Also profiled in italics are potential renovations for stages 1 & 2; which have been bid by LE Waters Construction. Prospective Lessees or Buyers should consider these as costs they would incur should they elect to execute a lease or purchase.

STAGE #1 (1830 VALPRED)

- **Size: ±7,840 SF**
- **Dimensions: ±80' x 107'**
- **Clear Height:**
 - **19'4"** (to Column)
 - **±26'** (to Roof Line)

- *Potential Renovation*
 - *25' Unencumbered Ceiling Height (22' with Grid)*
 - *8 Support Poles Removed*
 - *\$500,000 - \$900,000 Renovation Cost*
 - *6-7 Months Time to Complete (Include Construction Drawings & Permitting)*

STAGE #2 (1919 EMPIRE)

- **Size: ±7,780 SF**
- **Dimensions: ±102' x 77'**
- **Clear Height:**
 - **15'4"** (to Column)
 - **±20'** (to Roof Line)

- *Potential Renovation*
 - *Strengthen Roof For Light/Grid Hanging*
 - *6 Support Poles Removed*
 - *\$250,000 - \$350,000 Renovation Cost*
 - *5-6 Months Time to Complete (Include Construction Drawings & Permitting)*

STAGE #3 (1919 EMPIRE)

- **Size: ±4,670 SF**
- **Dimensions: ±85' x 59'**
- **Clear Height:**
 - **15'4"** (to Column)
 - **±20'** (to Roof Line)

- *No Potential Renovation Planned or Bid*

STAGE #3

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1919 EMPIRE / 1830 VALPREDA



STAGE #1

FOR SALE OR LEASE
1919 EMPIRE / 1830 VALPRED A



FOR SALE OR LEASE
1919 EMPIRE / 1830 VALPRED



1830 VALPRED ST



1919 W EMPIRE AVE



VALPRED ST.

MARIA ST.

EMPIRE AVE

**BURBANK EMPIRE
CENTER RETAIL**

BURBANK: THE ENTERTAINMENT CAPITAL OF THE WORLD

Home to Disney / ABC, NBCUniversal, WarnerMedia and over 1,000 media-related companies, Burbank is unrivaled as the epicenter for the worldwide entertainment industry. With a particularly strong user base in production, post-production and animation, Burbank has emerged from the pandemic as the strongest and most desirable submarket in Greater Los Angeles. With over 3 million square feet of media and entertainment leases signed since 2018 and over 1 million square feet to animation users alone in the last 18 months, the Burbank market has never been more dynamic. According to FilmLA, reported occupancy of sound stages was over 93% in 2019 and with demand robustly increasing and new inventory extremely limited, stage space has never been more in demand.



FOR MORE INFORMATION:

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