

**AVISON
YOUNG**

For Sale

± 33,285 SF Creative Office / Medical / Retail Building

1011

**WEST
ALAMEDA
AVENUE**



Offering Memorandum



**AVISON
YOUNG**

Property highlights

- Ideal for Entertainment Campus/Medical Office/Retail
- Mix of individual retail/office, retail pad buildings and +/-15,000 SF of high-end post-production space
- Dual fiber optic loops can provide redundant dark fiber
- Easy access to freeways and mass transit
- Heavy power
- High ceilings (19 feet) / minimal columns
- Exposed red brick block walls
- No gross receipts tax
- Conditioned power
- Line of sight
- Outstanding ±125 car Parking
- Pole signage
- Seismic retrofit complete

Offering summary

Address	1011 W. Alameda Ave. Burbank, CA 91506
Stories:	1 (with mezzanine)
Building Size:	± 33,285 SF
SF Available:	± 30,000 SF Creative Office
Land Size:	± 1.92 Gross Acres 1.69 Net Acres (0.23 Acre Drainage Easement)
Year Built:	1960
APN:	2445-029-020
Zoning:	RC
Parking:	± 125 spaces
Tenants:	Little Caesars Subway Osaka Teriyaki
NOI:	\$130,000

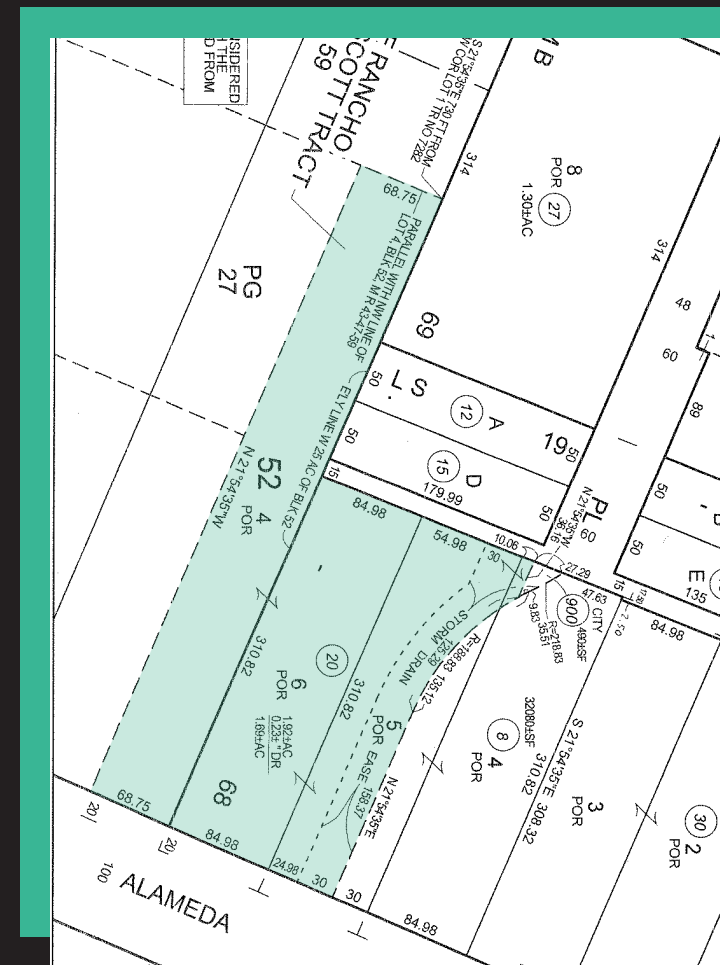
1011 W. Alameda Avenue

Burbank, CA

For more information please contact:

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Pricing

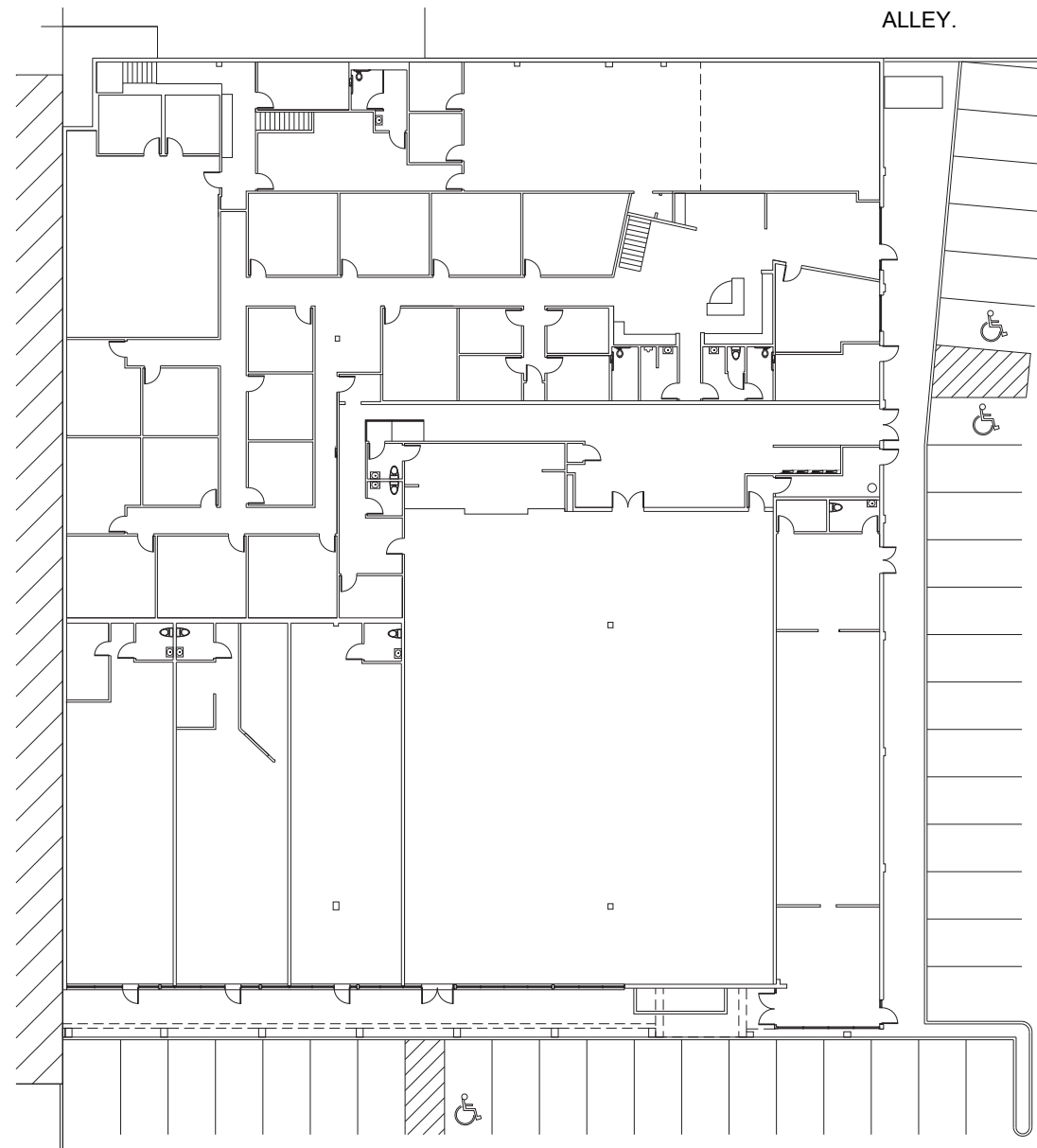
\$14,750,000



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Location overview

1011 West Alameda Avenue
Burbank, CA




Burbank is widely known as the **entertainment capital of the world**. **1011 West Alameda Avenue** is located on **Studio Row** with **easy access to the 5, 134, 101 and 170 freeways**.


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Demographics


549,903
Population


340,718
Total Employees


\$98,585
Average Household Income


41.3
Median Age



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This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker or accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing

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