

# 205 N Victory Blvd

Burbank, CA 91502



[syuzisells.com](http://syuzisells.com)

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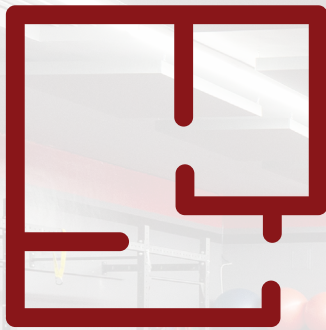


**JOHN HART**  
COMMERCIAL RE

DRE 01873088 / 02126702

# PROPERTY SUMMARY

## 205 N VICTORY BLVD



**3,550 SQFT**



**BUC4-R1\* ZONING**



**\$3.25 SQFT/MONTH  
[MODIFIED GROSS]**

## 205 N VICTORY BLVD

Welcome to your future retail space, strategically located in the heart of prime Burbank. This versatile 3,550 SF commercial unit offers an exciting opportunity for entrepreneurs and businesses looking to establish their presence in a bustling locale. With the freedom to design and renovate according to your vision, this space is a blank canvas waiting for your creative touch.

This space is ready for transformation, allowing you to design the layout, ambiance, and branding that perfectly aligns with your business concept. Enjoy the convenience of dedicated private offices within the retail space, kitchen, and restroom facilities to ensure convenience for employees and clients.



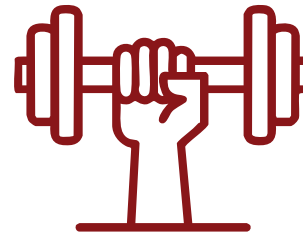
### PRIME LOCATION & HIGH FOOT TRAFFIC

Located in the vibrant city of Burbank, this retail space is strategically positioned in a high-visibility area. Benefit from the bustling streets of Burbank, known for its thriving retail scene. The nearby presence of theaters, studios, shopping centers, and office buildings.



### COFFEE BAR

This retail space is equipped with modern amenities to support your business operations, including newly added coffee bar with barista.



### GYM & SAUNA

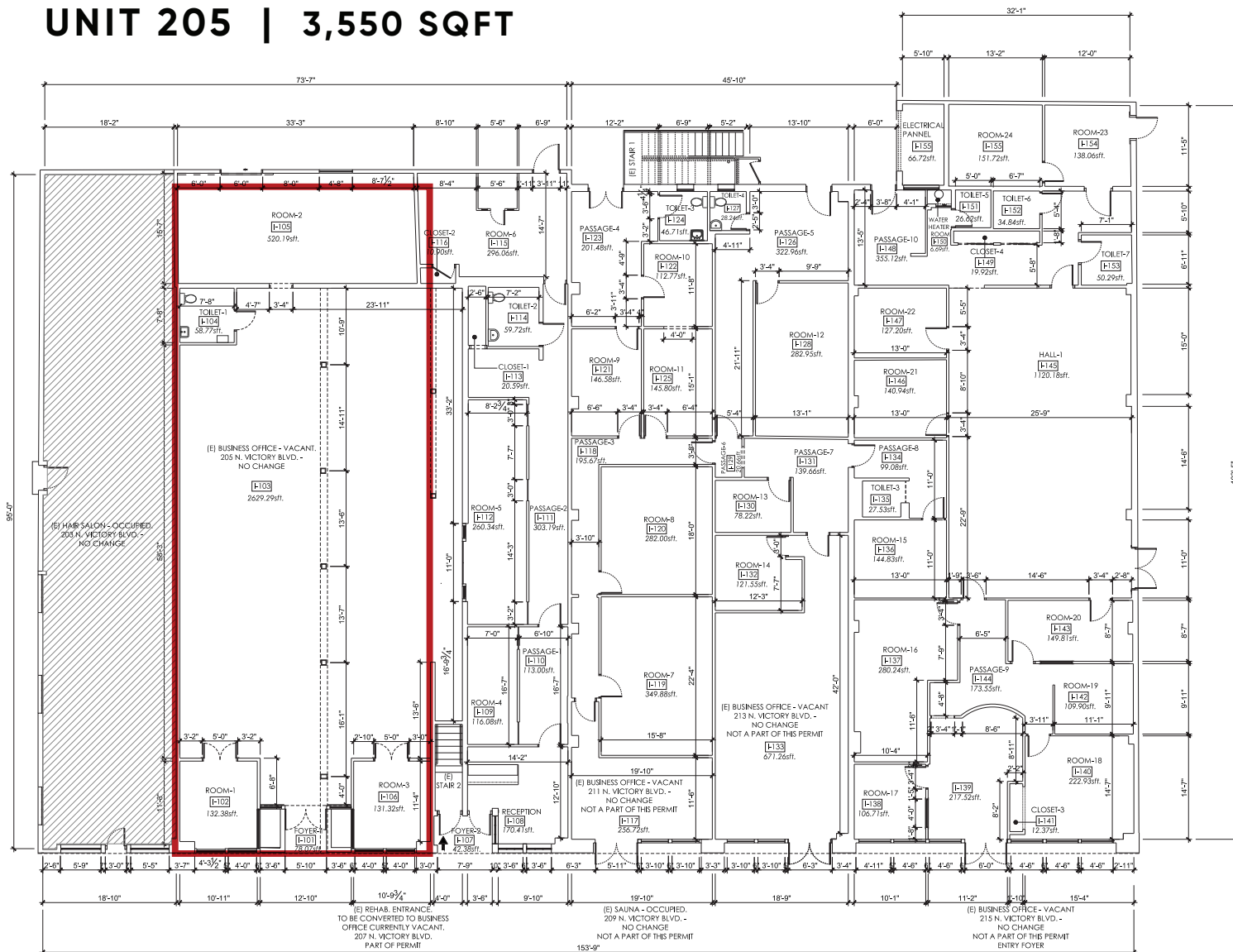
Keeping a healthy business starts with a healthy mind and body. State-of-the-art facilities are available to help you achieve your personal and professional goals.



### AMPLE PARKING

The property offers ample amount of parking spaces, ensuring convenience for both customers and employees.

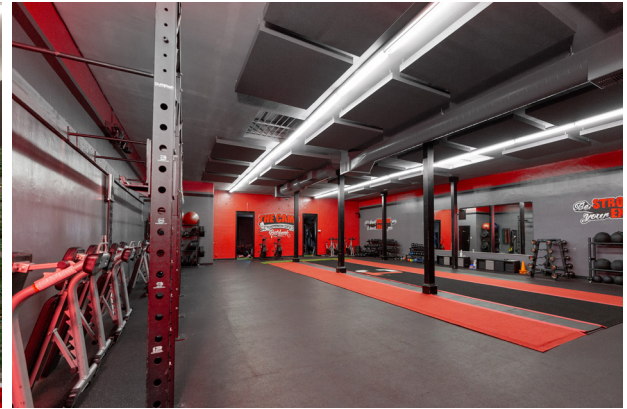
## UNIT 205 | 3,550 SQFT



FIRST FLOOR PLAN

SCALE 1/8"=1'-0"

# PHOTOS



# DEMOGRAPHICS

**OVERVIEW** The average resident is white, a U.S. Citizen, family-oriented, educated, and employed.



39

**MEDIAN AGE**



~100k

**POPULATION**



43%

**RATE OF HOMEOWNERSHIP**



\$116k

**AVERAGE HOUSEHOLD INCOME**



93%

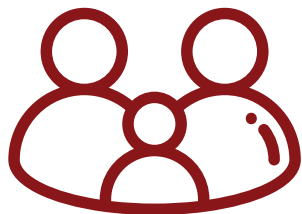
**EMPLOYED**



91%

**U.S. CITIZENS**

# DEMOGRAPHICS



**MAJORITY  
FAMILY-OCCUPIED**



**MAJORITY  
ATTENDED COLLEGE**

	<b>5 MILE 2023 PER CAPITA</b>	<b>5 MILE 2023 AVG HOUSEHOLDS</b>
EDUCATION & DAYCARE	\$966	\$2,341
HEALTH CARE	\$645	\$1,562
TRANSPORTATION & MAINTENANCE	\$3,231	\$7,829
HOUSEHOLD	\$713	\$1,729
FOOD & ALCOHOL	\$3,775	\$9,148
ENTERTAINMENT, HOBBIES & PETS	\$1,949	\$4,723
APPAREL	\$687	\$1,666

# NEIGHBORHOOD OVERVIEW

Downtown Burbank, nestled in the heart of the city, seamlessly merges its entertainment heritage with modern vibrancy. Home to major studios like Warner Bros. and Disney, this dynamic neighborhood exudes a creative energy that extends to its diverse culinary scene, eclectic shops, and vibrant arts and cultural landscape. From historic venues like the Alex Theatre to unique boutiques and galleries, Downtown Burbank offers a rich tapestry of experiences. Its pedestrian-friendly design and community events foster a lively atmosphere, while the presence of technology and media companies reflects its role as a thriving business hub. Between its iconic landmarks and its entrepreneurial spirit, Downtown Burbank captures the essence of a dynamic urban center.



## SHOPS

BURBANK TOWN CENTER

IT'S A WRAP

## GROCERIES

SPROUTS

RALPHS

## BANKS

WELLS FARGO

BANK OF AMERICA



## RESTAURANTS

BJ'S

ISLANDS

## BARs

BARNEY'S BEANERY

TONY'S DARTS AWAY

## EVENT SPACE

THE CASTAWAY BURBANK

COLONY THEATRE



## PARKS

MAGNOLIA PARK

MOUNTAIN VIEW PARK

## FITNESS

BURBANK FITNESS CLUB

F45 TRAINING

## SPAS

BURBANK SPA & GARDEN

BELL VISAGE





# BURBANK HOTSPOTS

## TRAVEL

- Hollywood Burbank Airport (BUR) **AD**  
818-840-8840
- Amtrak Pacific Surfliner & Metrolink Station **AD**  
800-872-7245 & 800-371-5465 (serving airport)
- Chandler Bikeway **MP**
- Consolidated Car Rental Facility **AD**
- Downtown Burbank Metrolink Station  
800-371-5465

## STAY & UNWIND

- 2021 Olive
- Best Western Plus Media Center Inn & Suites **MD**
- Burbank Inn & Suites
- Coast Anabelle Hotel
- Courtyard by Marriott Los Angeles Burbank Airport **AD**
- Extended Stay America-Los Angeles-Burbank Airport **AD**
- Hilton Garden Inn Burbank Downtown **DB**
- Hotel Amaranco Burbank-Hollywood **MD**
- Hotel Burbank **DB**
- Los Angeles Marriott Burbank Airport Hotel **AD**
- Portofino Inn Burbank
- Quality Inn Burbank Airport **AD**
- Ramada by Wyndham Burbank Airport **AD**
- Residence Inn Los Angeles Burbank/Downtown **DB**
- Safari Inn
- SpringHill Suites Los Angeles Burbank/Downtown **DB**
- The Tangerine **MD**
- Travelodge by Wyndham Burbank-Glendale **MP**

## SEE & DO

- Warner Bros. Studio Tour Hollywood **MD**
- AMC Burbank 6, 8 and 16 **DB**
- Batman Statue **DB**
- Burbank Farmers Market **DB**  
(Saturday mornings only)
- Calamigos Los Angeles
- The Colony Theatre Company **DB**
- DeBell Golf Club
- Downtown Burbank Cultural Market  
(Every Friday Night) **DB**
- Flappers Comedy Club **DB**
- Garry Marshall Theatre **MD**
- Gordon R. Howard Museum
- Grove Theater Center
- Honda Stage at iHeartRadio Theater **MD**
- K1 Speed Go Kart Racing **MP**
- LA Kings Ice at Pickwick Gardens

## SEE & DO (cont'd)

- Martial Arts History Museum **MP**
- Mural Walk **DB**
- The Nitecap LA
- Round1 **DB**
- Starlight Bowl
- Stough Canyon Nature Center
- Universal Studios Hollywood
- The Walt Disney Company **MD**
- Wonder Woman Statue **MD**
- World Famous West Coast Customs **AD**

## SHOP

- Aldi **MP**
- An Open Invitation **MP**
- Atomic Records **MP**
- Audrey \* k Boutique **MP**
- Best Friend Central **MP**
- Burbank Town Center **DB**  
(including: Macy's, Barnes & Noble, Cost Plus World Market, H&M, Forever 21)
- Empire Center **AD**  
(including: West Elm, Marshalls, Nordstrom Rack, Target, REI, T.J.Maxx)
- Enchanted Florist **MP**
- European Wax Center **DB**
- Gap Factory Store **DB**
- GRAU Women's Boutique **MP**
- IKEA **DB**
- It's a Wrap! **MP**
- Naimie's **MP**
- ra Organic Spa **DB**
- Playclothes **MP**
- Sephora **AD**
- Skechers **DB**
- Stay Home Friend **MP**
- Tansy **MP**
- Tesla Motors **DB**
- Urban Outfitters **DB**
- Whole Foods **MD**
- Zamba **DB**

## EAT & DRINK

- Another Broken Egg Cafe **DB**
- Artelice Patisserie **DB**
- Barney's Beanyery **DB**
- Basecamp/High Horse Cafe
- Bea Bea's **MD**
- Black Elephant Coffee **MP**
- Bob's Big Boy **MD**
- Brews Brothers **MD**
- Café de Olla **AD**
- Castaway/Green Room
- Cheebo Express **DB**

## EAT & DRINK (cont'd)

- Cider Works **DB**
- Coffee Commissary **MD**
- Daily Grill **AD**
- Dog Haus **AD**
- Finney's Crafthouse **DB**
- Gordon Biersch Brewery Restaurant **DB**
- Granville **DB**
- Guisados **DB**
- Gus's World Famous Fried Chicken **DB**
- Gyu-Kaku Japanese BBQ **DB**
- Han Korean BBQ **DB**
- In-N-Out **DB**
- Jinya Ramen Bar **MD**
- Lemonade **MD**
- Lou, The French On The Block **MD**
- The Morrison **MP**
- Morton's The Steakhouse **MD**
- The New Deal Restaurant **MP**
- Novo Café **MD**
- Olive & Thyme **MD**
- Over/Under Public House **DB**
- Palm Coffee Bar **MP**
- Ponto's Bakery & Cafe **MP**
- Priscilla's Gourmet Coffee, Tea and Gifts **MD**
- Raising Caines
- Randy's Donuts **AD**
- Romancing the Bean **MP**
- Shake Shack **DB**
- Silverlake Ramen **DB**
- Smashed Burger **DB**
- The Smoke House **MD**
- The Stage Café **DB**
- Sushi Stop **DB**
- Sotta
- Story Tavern **DB**
- Tacos 1986 **MD**
- TAP **DB**
- Tender Greens **DB**
- Tocaya Organica **MD**
- Tony's Darts Away **MP**
- Unincorporated Coffee Roasters **MD**
- Urban Press Winery **DB**
- viaSELFIE Kitchen **DB**
- Wokcano Asian Restaurant & Bar **DB**
- Wood Ranch BBQ & Grill **DB**
- Yakumi Sushi **MD**
- Yard House **DB**

VisitBurbank.com



# STUDIOS & ENTERTAINMENT

BURBANK, CALIFORNIA, IS KNOWN AS THE MEDIA CAPITAL OF THE WORLD AND IS HOME TO SEVERAL MAJOR ENTERTAINMENT STUDIOS.



## WARNER BROS. ENTERTAINMENT INC

One of the major film studios in Hollywood, Warner Bros. is headquartered in Burbank and has a significant presence in the entertainment industry, producing films, television shows, and other content.

The *WALT DISNEY* Studios

## WALT DISNEY STUDIOS

Disney, a giant in the entertainment industry, has a studio lot in Burbank where they produce films, television shows, and other content. This includes animation studios such as Walt Disney Animation Studios and Pixar Animation Studios.



## UNIVERSAL PICTURES

While Universal Pictures' main studio lot is in Universal City, its proximity to Burbank warrants its inclusion. Universal City is just a short drive from Burbank and is a major player in the entertainment industry.

**nickelodeon**  
ANIMATION STUDIO

## NICKELODEON ANIMATION

Nickelodeon Animation Studio has been the creative force behind popular animated series such as "Spongebob Squarepants," "Rugrats," "The Fairly Oddparents," and many others.





AMC Theatres, a renowned entertainment destination, offers an unparalleled cinematic experience that transcends the ordinary. With a rich history dating back to 1920, AMC has consistently pushed the boundaries of technology and comfort, ensuring moviegoers enjoy the latest blockbusters in state-of-the-art theaters. Boasting cutting-edge amenities, from imax screens to premium recliners, AMC elevates the art of film viewing. As a trendsetter in the industry, AMC theatres welcomes audiences to immerse themselves in the magic of storytelling, creating memories that last well beyond the final credits.



Flappers comedy club and restaurant, nestled in the heart of Burbank, is the ultimate destination where laughter meets culinary excellence. Since its inception, Flappers has been a cornerstone of the comedy scene, showcasing top-notch comedians from around the country. The intimate setting of the club creates a vibrant atmosphere, allowing guests to enjoy a delectable meal while being treated to a stellar lineup of comedians who never fail to tickle funny bones. Whether you're a comedy aficionado or a first-time visitor, Flappers guarantees an unforgettable night of laughter and gastronomic delight. Welcome to a world where humor and great food collide in perfect harmony!



Downtown Burbank is a vibrant and dynamic urban hub that seamlessly blends modern flair with a touch of nostalgia. Lined with trendy boutiques, diverse dining options, and cultural hotspots, this lively district invites visitors to explore its charming streets. From bustling sidewalks to inviting outdoor spaces, downtown Burbank offers a welcoming atmosphere for both locals and visitors alike. The district is renowned for its entertainment offerings, featuring theaters, live music venues, and a thriving arts scene. With a mix of historic architecture and contemporary developments, downtown Burbank captures the essence of a lively community, making it a must-visit destination for those seeking a blend of culture, entertainment, and unique shopping experiences.



# AREA LAYOUT

Mere minutes away from LA's most exciting attractions, Burbank is a logistical hotspot for the ideal SoCal experience. With something for everyone, Burbank offers the gateway to your perfect Los Angeles vacation.



# EMPIRE SHOPPING CENTER

Serving as a bustling hub for shopping, dining, and business activities, the Empire Shopping Center hosts a diverse array of retail stores, restaurants, and professional services, consistently attracting locals and visitors alike. Recognized for its convenient location, freeway accessibility, and the variety it affords its patrons, it remains a popular destination for avid shoppers and those seeking a bustling commercial environment in the Burbank area.



# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
N VICTORY BLVD	W CLARK AVE NW	27,912	0.10 MI
W OLIVE AVE	N VICTORY BLVD NE	26,619	0.14 MI
MAGNOLIA BLVD	N VICTORY BLVD NE	25,197	0.17 MI
N MARIPOSA ST	W PALM AVE NW	2,045	0.24 MI
W OLIVE AVE	N LAKE ST SW	26,124	0.24 MI
MAGNOLIA BLVD	N MARIPOSA ST SW	26,829	0.27 MI
W OLIVE AVE	SOUTH VIRGINIA AVE SW	23,513	0.29 MI
MAGNOLIA BLVD	N VARNEY ST SW	29,848	0.33 MI
W VERDUGO AVE	S VICTORY BLVD NE	7,414	0.34 MI
W VERDUGO AVE	S LAKE ST NE	3,160	0.35 MI

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205

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