

OFFERING MEMORANDUM



1004 W Clark Avenue

Burbank, CA

Turnkey 5-Unit Multifamily Bungalow Community in Burbank, CA

OFFERING PRICE

\$2,450,000



Sotheby's
INTERNATIONAL REALTY

LIC. # 01922362

Investment Highlights

1004 W CLARK AVENUE · BURBANK, CA

Exceptional opportunity to acquire a remodeled five-unit bungalow-style multifamily complex consisting of three separate buildings in one of Burbank's most desirable neighborhoods. The fully-occupied Property features four updated one-bed, one-bath units, plus a permitted one-bed, one-bath ADU, creating an attractive, low-maintenance investment with strong tenant appeal. Each unit was renovated in 2022 with forced-air HVAC, dual-pane windows, kitchens with stainless steel appliances, modern laminate flooring, updated bathrooms, recessed lighting, and in-unit laundry hookups. The Property also offers four dedicated parking spaces, four storage spaces, and separately metered gas and electricity, providing convenient utility management. Ideally positioned in the heart of Burbank, the Property offers convenient access to Downtown Burbank's vibrant dining, shopping, and entertainment scene, as well as major employers including Warner Bros. Studios, Walt Disney Studios, and other renowned entertainment companies. Residents also enjoy easy access to the Burbank Metrolink station, the 5 & 134 Freeways, Hollywood Burbank Airport, parks, schools, and countless everyday conveniences.

01 Fully Renovated in 2022

New kitchens with stainless steel appliances, redesigned bathrooms, laminate flooring, recessed lighting, and dual-pane windows throughout.

02 Prime Corner Lot Location

Corner of Lomita St and Clark Ave in the Chandler Park submarket, minutes from Downtown Burbank, Burbank-Bob Hope Airport, and the Media District.

03 Mark-to-Market Rent Upside

CoStar estimates market rent near \$2,618/unit against in-place rents from \$2,500–\$2,600 — upside remains as leases turn.

04 Permitted ADU

The five-unit count includes a legally permitted 1-bedroom / 1-bath accessory dwelling unit across three separate structures.

05 Stable Tenancy

100% occupied by long-tenured professional tenants — entertainment industry, legal, healthcare, and aviation — with several multi-year renewals on record.

06 Highly Walkable & Transit-Served

Walk Score 65, Bike Score 94, Transit Score 76 — an 11-minute walk to the Downtown Burbank Metrolink / Antelope Valley Line station.

Property Overview

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PROPERTY SPECIFICATIONS

Buildings	3
Units	5
Stories	1
Avg. Unit Size	600 SF
Gross Building Area	2,685 SF
Year Built / Renov.	1936 / 2022
Parking	4 Surface Spaces
Construction	Wood Frame / Stucco
Lot Size	6,534 SF / 0.15 AC
Zoning	BUR4
APN	2446-026-012

UNIT AMENITIES

- Forced Air Heat & A/C
- Dual-Pane Windows
- Stainless Steel Appliances
- In-Unit Laundry Hookup
- Recessed Lighting

SITE AMENITIES

- Storage Space
- Sprinkler System
- Off-Street Parking
- Corner Lot, Landscaped
- Rain Gutters

UNIT MIX

TYPE	UNITS	AVG SF	MKT RENT
1 Bed / 1 Bath	5	600	\$2,700
Totals / Averages	5	600	\$2,700

Source: CoStar, updated July 2026. Market rent estimate; includes one permitted ADU.



Location & Neighborhood

1004 W CLARK AVENUE · BURBANK, CA



WALKABILITY

Walk Score	65 / 100
Bike Score	94 / 100
Transit Score	76 / 100

COMMUTE & ACCESS

- Downtown Burbank Metrolink — 2 min drive / 11 min walk / 0.6 mi
- Burbank-Bob Hope Airport — 6 min drive / 3.2 mi
- Los Angeles International (LAX) — 38 min drive / 19.2 mi

DEMOGRAPHICS

	1 MILE	3 MILES
Population	24,782	160,685
Households	10,421	64,535
Median HH Income	\$91,846	\$93,518
Daytime Employees	29,418	117,562

NEARBY SCHOOLS

- Walt Disney Elementary — 0.17 miles
- New Horizons Charter Academy —3.48 miles
- ISANA Cardinal Academy — 4.01 miles

The City of Burbank

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Known as the “Media Capital of the World,” Burbank sits at the heart of the San Fernando Valley, minutes from Downtown Los Angeles, Hollywood, and Glendale. The city pairs a walkable, tree-lined residential core with one of the most concentrated entertainment-industry employment bases anywhere in the country — a combination that has kept rental demand deep and consistent for well-located small multifamily assets like 1004 W Clark Avenue.

Residents benefit from top-rated schools, an award-winning parks and recreation system, a revitalized Downtown Burbank retail and dining district, and direct freeway and Metrolink access that make commuting to any part of Los Angeles County straightforward. The city's own municipal utility (Burbank Water and Power) and consistently strong public services support some of the highest civic satisfaction ratings in the region.

Burbank's economy is anchored by major studios and media companies headquartered or with significant campuses in the city, supplemented by aerospace, healthcare, and retail employers — a diversified, high-wage job base that underpins the local housing and rental market, reflected directly in the subject property's own tenant roster.

100K+ Media & entertainment jobs in Burbank	~10 min To Hollywood, Glendale & Downtown LA freeways	A-Rated Burbank Unified public schools
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MAJOR EMPLOYERS

· The Walt Disney Company	Media
· Warner Bros. Discovery	Media
· NBCUniversal	Media
· Nickelodeon Animation Studio	Media
· Providence Saint Joseph Medical Center	Healthcare
· Burbank Unified School District	Education
· Burbank-Glendale-Pasadena Airport Authority	Transport
· City of Burbank	Government

Market Overview

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The Property sits within Burbank's Chandler Park submarket, part of the broader Los Angeles multifamily market. Submarket fundamentals remain healthy, with vacancy well below the market average and rent growth outpacing citywide performance — supportive conditions for a fully renovated, well-located asset.

VACANCY RATE		MARKET RENT / UNIT		CONCESSIONS	
Subject Property	0.0%	Subject Property	\$2,540	Subject Property	0.5%
Submarket 1-3 Star	3.6%	Submarket 1-3 Star	\$2,287	Submarket 1-3 Star	2.1%
Market Overall	5.7%	Market Overall	\$2,360	Market Overall	2.4%

Source: CoStar Group, updated July 2026.



Warner Bros Studios, Burbank

Rent Roll

1004 W CLARK AVENUE · BURBANK, CA

RENT ROLL SUMMARY

UNIT	CURRENT RENT	PRO FORMA RENT
1004 W Clark Ave	\$2,500	\$2,700
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118 N Lomita St	\$2,600	\$2,700
120 N Lomita St	\$2,500	\$2,700
122 N Lomita St (ADU)	\$2,500	\$2,700
Total	\$12,700	\$13,500

Source: Ownership rent roll, July 2026. Annualized gross scheduled rent = \$153,600.



Income Statement

1004 W CLARK AVENUE · BURBANK, CA

OPERATING STATEMENT (2025 ACTUAL)

CATEGORY	AMOUNT
Rental Income	\$152,400
Effective Gross Income	\$152,400
Property Taxes	\$25,612
Property Insurance	\$2,760
Earthquake Insurance	\$283
Utilities (Gas)	\$893
Utilities (Water & Power)	\$4,242
Repairs & Maintenance	\$4,760
Total Expenses	\$38,550
Net Operating Income	\$113,850

CONFIDENTIALITY & CONTACT

This Offering Memorandum has been prepared for the exclusive use of prospective purchasers of 1004 W Clark Avenue, Burbank, California, and is furnished solely to assist interested parties in evaluating the property. It contains selected information from CoStar Group, public listing records, and ownership-provided rent roll data believed to be reliable, but has not been independently verified and is not guaranteed as to completeness or accuracy. It does not constitute all of the information necessary to evaluate an acquisition and is not a substitute for independent physical, financial, and legal due diligence.

Prospective purchasers should conduct their own investigation of the property and should not rely on this memorandum in making a decision to purchase. By accepting this memorandum, the recipient agrees to keep its contents confidential and to return or destroy it upon request. This offering is subject to prior sale, price change, or withdrawal without notice.

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