

# PRIME BURBANK STUDIO

1031 S Victory | Burbank, CA  
FOR LEASE

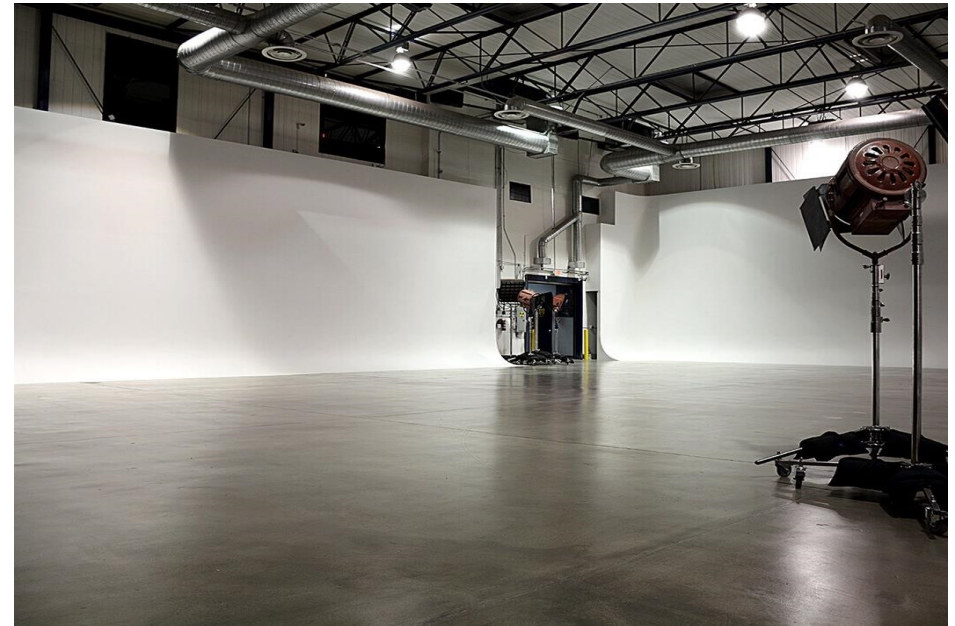


# THE SPACE

|               |                                     |
|---------------|-------------------------------------|
| Location      | 1031 S Victory<br>Burbank, CA 91502 |
| County        | Los Angeles                         |
| APN           | 5625-019-001                        |
| Cross Street  | Alameda                             |
| Traffic Count | ±22,000                             |

## HIGHLIGHTS

- 20' Clear Height ideal for industrial, showroom, or creative use
- 1,000 Amps of 3-Phase Power to support high electrical demands
- Freestanding Creative Industrial Building with excellent visibility
- Open Interior Layout with polished concrete floors and skylights
- Gated On-Site Parking with multiple access points
- Centrally Located in Burbank's Media District, minutes from major studios and freeways



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 23,632    | 168,425   | 525,997   |

### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$114,490 | \$134,909 | \$130,085 |

### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 10,497    | 71,032    | 234,438   |



## PROPERTY FEATURES

|                          |           |
|--------------------------|-----------|
| BUILDING SF              | 11,266    |
| LEASE RATE               | \$1.55/SF |
| YEAR BUILT               | 1978      |
| ZONING TYPE              | C4        |
| LOCATION CLASS           | AAA       |
| NUMBER OF PARKING SPACES | 20        |
| CEILING HEIGHT           | 20'       |
| LEASE TYPE               | NNN       |
| GRADE LEVEL DOORS        | 2         |

## MECHANICAL

|                    |                     |
|--------------------|---------------------|
| HVAC               | Full                |
| FIRE SPRINKLERS    | No                  |
| ELECTRICAL / POWER | 1,000 Amps; 3 Phase |

## CONSTRUCTION

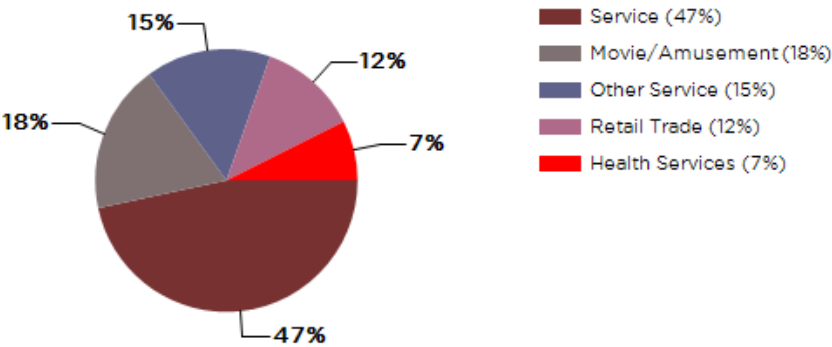
|                 |               |
|-----------------|---------------|
| EXTERIOR        | Concrete Tilt |
| PARKING SURFACE | Asphalt       |
| ROOF            | Flat          |



- Strategically located in the heart of Burbank’s Media District, 1031 S Victory Blvd offers unmatched access to Southern California’s entertainment and creative industries. The property sits along a well-trafficked commercial corridor, surrounded by major studios such as Warner Bros., Disney, Universal Studios, and a host of production, post-production, and content creation firms.

With proximity to downtown Burbank, the Hollywood Burbank Airport, and direct access to the I-5 and 134 Freeways, the site offers exceptional regional connectivity for employees, clients, and logistics. The surrounding area features a strong blend of industrial, office, and retail uses, making it one of the most desirable commercial zones in the San Fernando Valley.

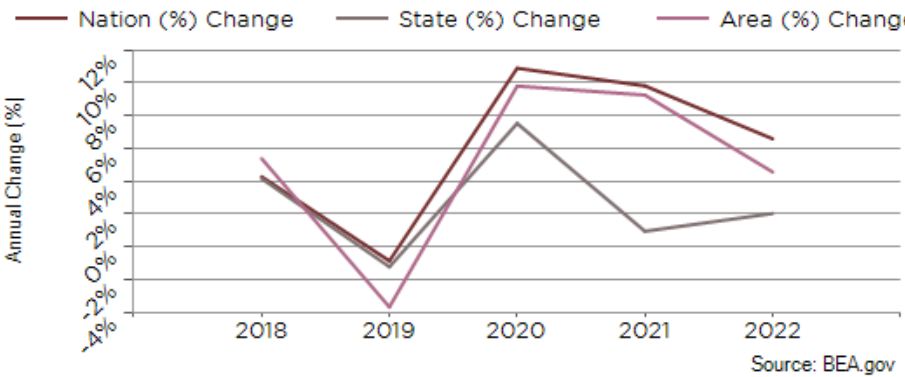
### Major Industries by Employee Count



### Largest Employers

|  |        |
|--|--------|
| Warner Bros. Entertainment             | 10,000 |
| The Walt Disney Company                | 7,800  |
| Providence Saint Joseph Medical Center | 2,500  |
| Hollywood Burbank Airport              | 2,700  |
| Burbank Unified School District        | 2,000  |
| City of Burbank                        | 1,500  |
| Nickelodeon Animation Studio           | 602    |
| Entertainment Partners                 | 590    |

### Los Angeles County GDP Trend









# Prime Burbank Studio



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