

AVISON  
YOUNG

**217-277**  
**S LAKE STREET**

**Prime Investment  
Opportunity**

**Single Tenant 10 -Year NNN Lease**

State of the Art Production/Post Production  
facility in the "Media Capital of the World".





Listed by

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**AVISON  
YOUNG**

A modern office interior featuring a prominent wall with vertical blue LED light strips. To the right, a glass-walled conference room is visible, containing a wooden table and white chairs. The room is lit with warm overhead lights. In the foreground, a dark grey tiled floor is visible, along with a small table holding a white vase with greenery and other decorative items.

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# EXECUTIVE SUMMARY

# THE OPPORTUNITY

217-277 South Lake Street - Owned and operated since 2013 by the Seller, Roundabout Entertainment, the opportunity is recognized as among the best post production facilities of its kind in the world. The property is 100% occupied by Roundabout Entertainment, an industry leading post-production company. The building contains a total square footage of  $\pm$  64,413 SF and sits on two land parcels spanning  $\pm$  3.08 Acres. The project is an MPAA approved facility, containing multiple ATMOS stages, screening theaters, ADR, foley, color grading and edit bays. The Property will be delivered fully leased to Roundabout Entertainment pursuant to a new ten-year, Triple Net Lease.

A former rail spur running along the north side of the property (APN 2451-016-029) ( $\pm$ 18,730 SF) is also a part of the offering

and substantially increased the parking on site. Positioned on Lake Street, immediately south of Olive Ave, the location offers a prime location within the City of Burbank.

The Property's strategic location ensures easy accessibility to Burbank, Hollywood, and the broader Los Angeles area. The immediate vicinity is well-connected to major commuter routes, providing swift access to and from the 5 Freeway, as well as being in close proximity to the 101 and 134 Freeways. The site is within easy walking distance to the Burbank Metrolink station. The building is constructed with a combination of Block/Frame & Stucco and appears to be in good condition. Notably, the roof and plumbing systems exhibit good maintenance, and the electrical and HVAC systems also demonstrate excellent functionality.



**Upwards of  
\$4,000,000 in  
Potential Bonus  
Depreciation  
Available for 2026**

**[CLICK HERE TO VIEW THE PROPERTY  
COST SEGREGATION ANALYSIS](#)**

# PROPERTY OVERVIEW



## OFFERING SUMMARY

ADDRESS	217-277 S Lake Street Burbank, CA 91502
BUILDING SIZE:	± 64,413 SF
LAND SIZE:	± 2.64 Acres + 18,730 SF (Rail Spur) = ± 3.08 Acres
APN's:	2451-016-021; 2451-016-022; 2451-016-023; 2451-016-024; 2451-016-025; 2451-016-026; 2451-016-027; 2451-016-029
PURCHASE PRICE:	\$29,261,906 (\$454/SF)
NOI:	\$2,048,333
2026 Cap Rate	7.00%
TENANTS:	Building will be delivered Fully Leased to Roundabout Entertainment subject to a new 10-year NNN Lease with two percent (2%) annual Increases.
YEAR BUILT / RENOVATED:	1960 / 2012



[CLICK HERE TO VIEW PROPERTY VIDEO](#)

# BUILDING SPECIFICATIONS

**BLDG AREA:** ± 64,413 square feet  
(Seven (7) condominium units)



Address	APN	SF
217 S Lake St.	2451-016-021	± 9,833
227 S Lake St.	2451-016-022	± 9,833
237 S Lake St.	2451-016-023	± 9,754
247 S Lake St.	2451-016-024	± 9,738
257 S Lake St.	2451-016-025	± 7,761
267 S Lake St.	2451-016-026	± 9,745
277 S Lake St.	2451-016-027	± 7,748
<b>Total</b>		<b>± 64,413</b>

**LAND AREA:** ± 2.64 Acres + 18,730 SF (Rail Spur) = ± 3.08 Acres

**STORIES:** One (1)

**ZONING** BCCM

**YEAR BUILT:** 1960; \$6MM + spent on renovation 2012 & \$2MM + spent on renovation 2023 (unit 277)

**PARKING:** ± 179 Parking Spaces

**FRONTAGE:** ± 254' fronting Lake Street

**CONSTRUCTION TYPE:** Masonry

**HVAC:** 78 packages AC Units equaling over 400 tons  
Some individual room size (3 tons), in addition to larger Central Units, zoned for individual temperature-controlled rooms

**ELECTRICAL** 4000 amps/120-480volt; 3-phase; 4 wire heavy

**DATA:** Bullet-proof, 40GB, fiber-based, LAN network  
Allows Roundabout to provide secure on-site data storage at a fraction of typical data storage rates



# AREA AMENITIES



**DOWNTOWN BURBANK**

- AMC THEATRES
- FLAPPER
- Yard House
- ISLANDS
- FINNEY'S
- GRAINVILLE
- Five Guys
- Corner Bakery
- WILD WINGS
- IN-N-OUT
- tender greens
- Starbucks
- DUNKIN'
- COFFEE BEAN & TEA LEAF
- Bobatime
- CARVING BOARD
- BARNES & NOBLE
- FedEx
- Office DEPOT

# CORPORATE NEIGHBORS







# FINANCIALS

# LEASE ABSTRACT

**Property Address:**

217-277 S Lake Street, Burbank, CA

**Tenant:**

Roundabout Entertainment

**Lease Rate:**

\$2.65/SF, NNN (\$170,694.45/mo.)

**Lease Term:**

Ten (10) Years

**Commencement Date:**

Upon Close of Escrow

**Rentable Area:**

± 64,413 SF

**Tenant's Prorata Share:**

100%

**Rent Adjustments:**

2% Annual Increases

**Operating Expenses:**

Triple Net Lease. Tenant pays for all operating expenses including utilities, insurance, maintenance and real estate taxes.

**Summary:**

The property will be offered to Roundabout Entertainment on a new 10-year NNN lease with two percent (2%) annual increases.

With its prime positioning, exceptional features, and exceptional tenant, this property is poised to be a lucrative investment in Burbank's thriving Media District.

In summary, 217-277 S Lake Street in Burbank, CA, presents an unparalleled investment opportunity in a highly sought-after location.





WARNER BROS. RANCH

OP



217 277 S LAKE STREET 17



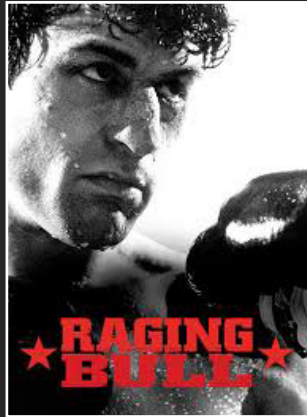
Since 1992, **Roundabout Entertainment** has provided the industry's Studios, Independent Filmmakers, Television and Distribution leaders with workflow insight and advanced technology start to finish. Roundabout has grown quickly and has become a dominating force in the post production industry. Roundabout invests in the latest technology, the securest servers, and a bullet-proof, 40GB, fiber-based, LAN network. Roundabout has more than 130 of the best, most dedicated post-production operators in the business.

Roundabout has produced a remarkable number of dynamic projects with partnerships, lending its expertise from pre-

production to post production. Roundabout's 4K infrastructure and customized pipeline for each project allows them to innovate with content creators and bring images to life with both sound and picture finishing. With a refreshing outlook to industry leader in business relationships and client support category it has achieved worldwide recognition with reputable quality of service.

Roundabout's Post Production facility in Burbank's prime location offers filmmakers end-to-end services in all aspects of production and post production. Roundabout sets the bar high, demanding outstanding delivery to their clients and has seen unprecedented growth, with a record-breaking success. Roundabout is changing the way content is created, distributed and shared.

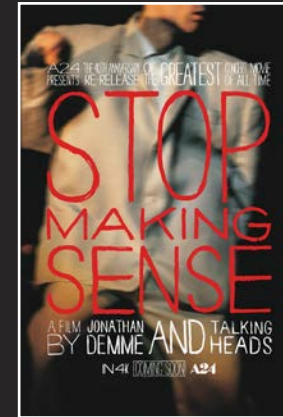
# ROUNDAABOUT FILM WORK



RAGING  
BULL



HART TO  
HEART



STOP MAKING  
SENSE



HUSTLE



LEO



MURDER  
MYSTERY 2

# MARKET SNAPSHOT

# ABOUT BURBANK



Located at 217-277 S Lake Street immediately adjacent to Burbank's esteemed Media District, this property stands as a true gem, offering and a prime location.

Known as the "Media Capital of the World," Burbank is a major hub for the entertainment industry. It is home to several major film and television studios, including Warner Bros., Walt Disney Studios, Nickelodeon, Netflix and NBC/Universal. The city's close proximity to Hollywood has contributed to its significance in the entertainment world.

Burbank has a diverse population, with a mix of residents from various ethnic and cultural backgrounds. Burbank is a "Jobs Rich City" with a population of +/- 105,000 and a daytime population

of +/- 250,000 people.. The demographics include a mix of professionals, families, and individuals working in the entertainment industry, given its close ties to the Hollywood film and television scene.

Moreover, the market's almost complete buildout presents substantial barriers to entry, making this property a rare find with limited competition. Adding to its allure, Burbank's lack of Gross Receipts Tax further sweetens the deal, offering potential investors and owner/users a more favorable financial landscape.

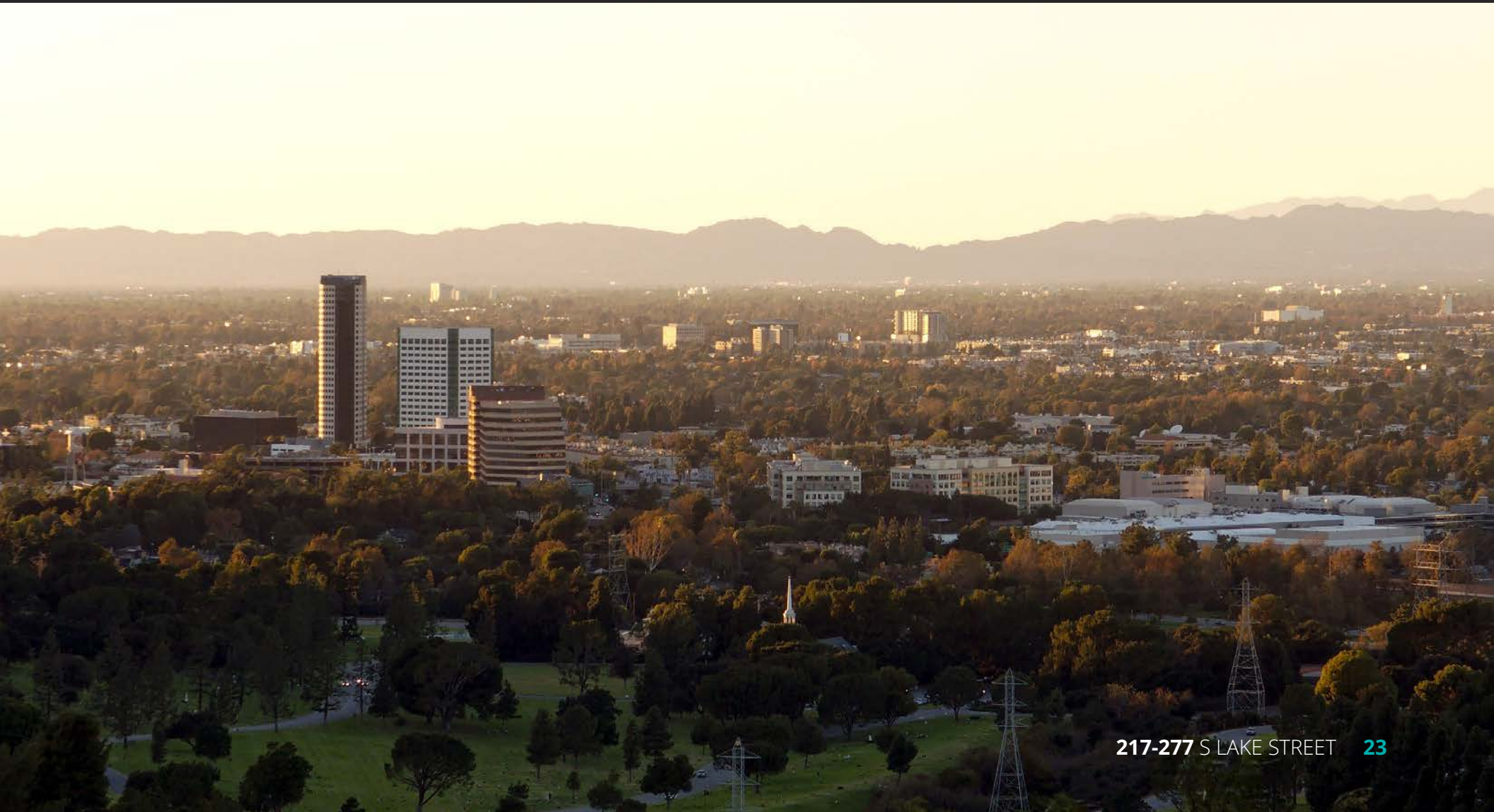


## WORKING IN BURBANK

Burbank offers an exceptional work experience with its vibrant community and abundant job opportunities, particularly in the entertainment industry. Companies enjoy a low tax and utility cost environment. Burbank is a pro-business city that provides high quality municipal services, a rich cultural scene, numerous parks and a wide variety of dining and shopping options within a safe and well maintained city. Burbank combines the charm of a close-knit community with easy access to “Big-City” amenities.

# LIVING IN BURBANK

Burbank offers an exceptional quality of life with its top-rated schools, safe neighborhoods, and abundant recreational spaces. Residents enjoy a variety of dining, shopping, and entertainment options, along with easy access to major freeways and public transportation. The city's proximity to downtown Los Angeles and major attractions, combined with its community-oriented atmosphere, makes Burbank an ideal place to call home.

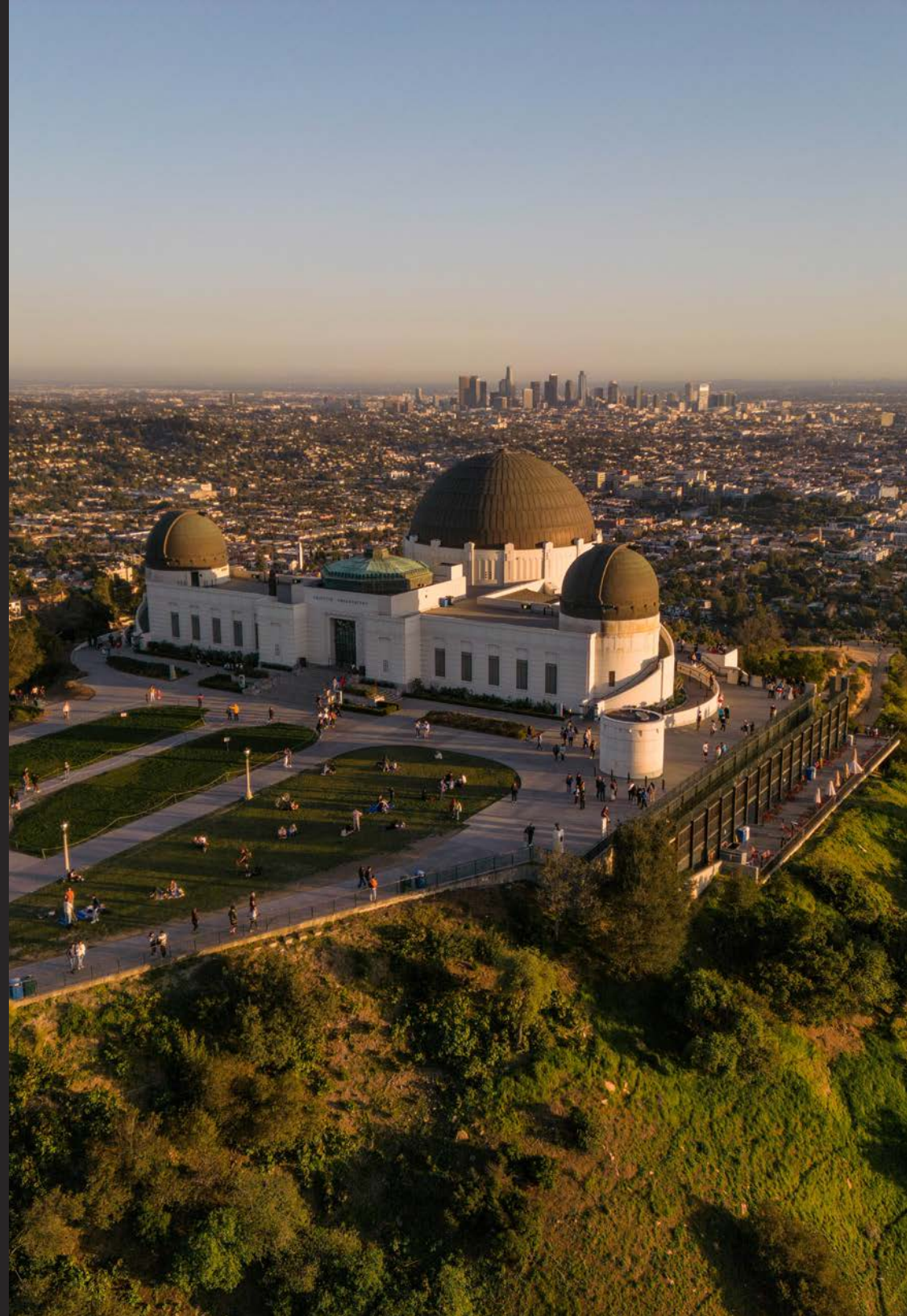


# TOURISM

Burbank is a prime destination for tourists, offering a unique blend of Hollywood glamour and local charm. Known as the “Media Capital of the World,” Burbank is home to major entertainment studios such as Warner Bros. and Disney, where visitors can enjoy behind-the-scenes studio tours and potentially spot celebrities. The city’s rich cultural scene includes the historic Magnolia Park district, with its quaint boutiques, vintage shops, and eclectic dining options, creating a vibrant atmosphere for both tourists and residents.

In addition to its entertainment allure, Burbank boasts numerous parks and outdoor spaces, perfect for those looking to experience Southern California’s natural beauty. Griffith Park, located nearby, offers hiking trails, the Los Angeles Zoo, and the iconic Griffith Observatory.

For a more relaxed outing, visitors can explore the charming downtown area with its theaters, museums, and a variety of local events and festivals. With its strategic location, excellent amenities, and friendly community vibe, Burbank presents an attractive destination for tourists and a desirable place to live.



# LIVE WORK PLAY



**105,357**  
POPULATION



**250K**  
DAYTIME POPULATION



**2.2M**  
POPULATION IN 10-MI RADIUS



**12,400**  
BUSINESSES



**182K**  
HIGHLY EDUCATED & SKILLED  
WORKFORCE POPULATION



**\$124K**  
AVERAGE HOUSEHOLD IN-  
COME



**NO** CITY INCOME TAX  
**NO** GROSS SALES RECEIPT TAX  
**DEDICATED** BUSINESS  
CONCIERGE SERVICES



**\$8,500**  
PER CAPITA SALES



**5.9M**  
ANNUAL PASSENGERS AT  
HOLLYWOOD BURBANK  
AIRPORT

Sources: The Nielsen Company, EMSI, Tourism Economics

# LEADING INDUSTRIES & EMPLOYMENT FIGURES FOR 2022/2023



## TOP 10 INDUSTRIES

Entertainment
Health Care Services
Information Technology
Professional, Scientific, and Technical Services
Local Government and Non Profits
Retail/Wholesale
Food Service and Drinking Places
Administrative and Support Services
Manufacturing
Construction

Source: EMSI (2022/2023)



## NUMBER OF JOBS

76,492
15,403
15,391
13,228
10,324
9,528
6,901
5,990
4,349
3,412

# DISCLAIMER

Avison Young Southern California Ltd. (“Agents”) has been retained as exclusive broker for the sale/leaseback of 217-277 S Lake Street, Burbank, California (the “Property”) on behalf of the “Seller”.

This Memorandum has been prepared by Agents for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All of the information included herein has been developed by Seller and Agent, and designated sources, and is based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore is subject to variation. No representation is made by Seller or Agent as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Agent, Seller, Seller’s agents, attorneys, representatives, and their employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further, Agent, Seller and their respective employees, disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Memorandum, or any other written or oral communication transmitted or made available to the recipient. This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (September 2022) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser hereunder.

This Memorandum and its contents, except such information which is a matter of public record or is in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

If you have further interest in the Property, please contact the listing agents.

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