

4000-4004 W BURBANK BOULEVARD

MEDIA CAPITAL OF THE WORLD



FOR SALE

OWNER/USER | INVESTMENT OPPORTUNITY

FOUND.
REAL ESTATE



EXECUTIVE SUMMARY

Found Real Estate is pleased to present the opportunity to acquire 4000–4004 W Burbank Boulevard, a flagship, fee-simple freestanding commercial building prominently positioned on a hard corner at Burbank Boulevard and N Maple St. in the heart of the “Media Capital of the World.” Encompassing approximately 7,673 square feet, the property delivers exceptional visibility and presence along a major thoroughfare, offering an irreplaceable foothold for both owner-users and investors within a submarket largely controlled by institutional REIT ownership.

The building’s iconic bow-truss architecture and flexible, demisable floor plan create a blank canvas, well-suited for creative office, high-end medical or dental, and showroom-style retail uses. In a market where fee-simple assets of this scale are exceedingly scarce, the property represents a generational acquisition opportunity with meaningful long-term strategic value and adaptability.

Zoned C-3 (General Business), one of the City of Burbank’s most permissive commercial designations, the site allows for a broad range of by-right uses, including professional and creative offices, medical and dental practices, retail showrooms, production-related uses.

DETAILS

BUILDING AREA

7,673 SF

LAND AREA

12,464 SF

APNS

2476-005-003

2476-005-004

SALE PRICE

Unpriced

PARKING

20+ spaces

ZONING

C-3 (General Business)

LOADING

1x Ground-level door

ROOF SYSTEM

Bow-truss / Flat

FOUNDATION

Concrete Slab

CONSTRUCTION TYPE

Masonry / Wood Frame

POWER

400A single-phase

100A three-phase

150A single-phase





EXPANSIVE FRONTAGE



DUAL SECTOR ADVANTAGE

4000-4004 W Burbank Blvd benefits from two of the most stable and affluent industries in the region, all while being anchored by massive public and private infrastructure investments.



Source: City of Burbank, Warner Bros. Studio Operations

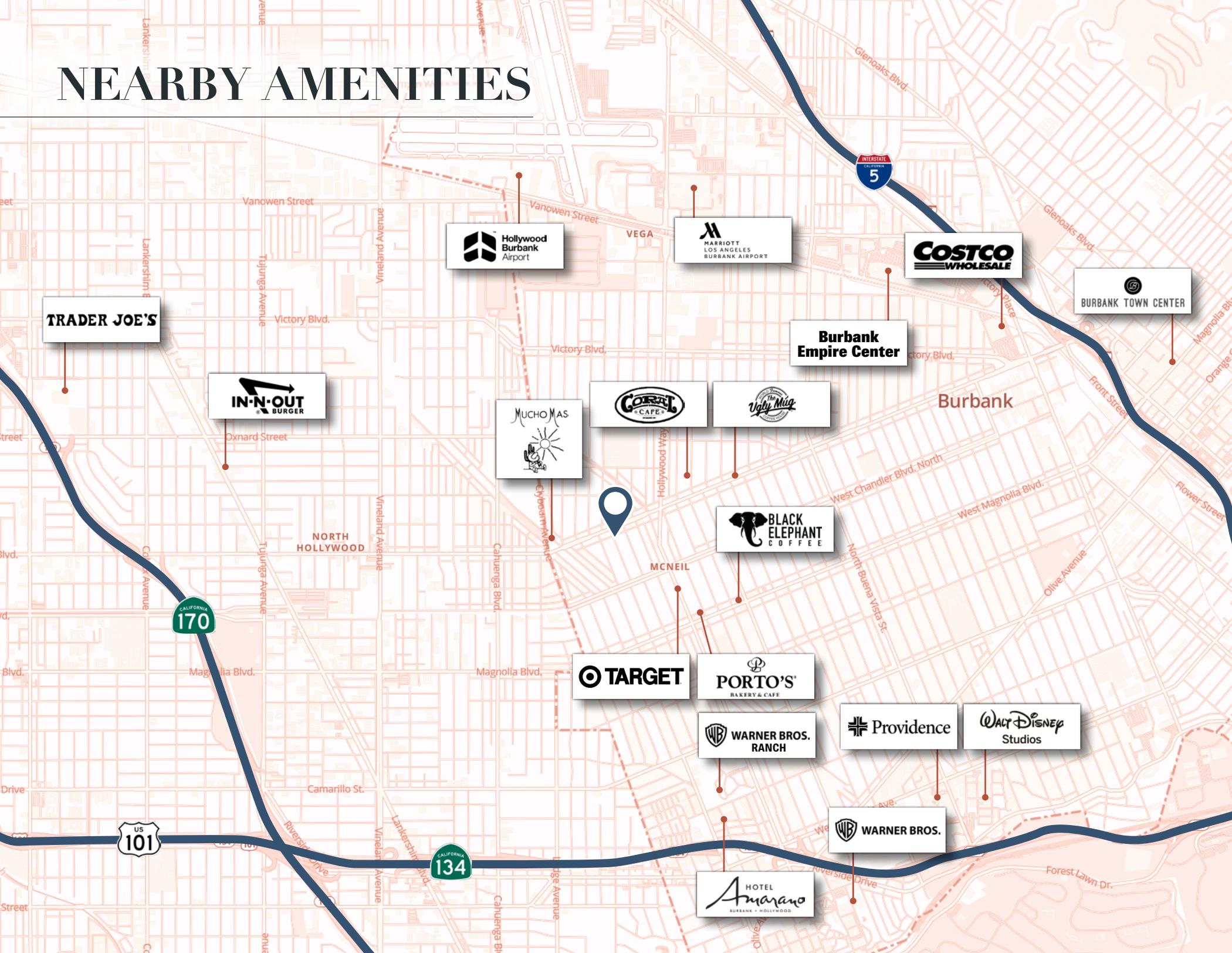
Being situated near the Burbank Media Triangle puts the property right in the middle of the action, with Warner Bros., Disney, and Universal Studios all within a three-mile radius. This creates a natural "vendor gravity," drawing in the production companies, casting agencies, and post-production firms that need to be within a ten-minute drive of the major lots. The momentum here is only growing, fueled by the massive \$500 million redevelopment of the Warner Bros. Ranch just blocks away. This project will bring nearly a million square feet of new soundstages and office space, triggering a surge in demand for local support space and services.

However, the property's value isn't just tied to the screen, it's also a vital part of Burbank's medical space. Being less than 2.5 miles from Providence Saint Joseph Medical Center, the city's largest employer, the location is well placed for outpatient clinics and specialists who need to be close to the hospital but want better visibility and parking than the crowded immediate campus can offer.



Adding to this local strength is the \$1.3 billion "Elevate BUR" project at the Hollywood Burbank Airport. The new, modernized terminal will streamline travel for executives and medical professionals alike. With the airport less than three miles away, 4000-4004 W Burbank Blvd. provides a level of connectivity that is hard to beat.

NEARBY AMENITIES



 **Hollywood Burbank Airport**

 **HARRIOTT LOS ANGELES BURBANK AIRPORT**

 **COSTCO WHOLESALE**

 **BURBANK TOWN CENTER**

TRADER JOE'S

Burbank Empire Center

 **IN-N-OUT BURGER**

 **MUCHO MAS**

 **CORAL CAFE**

 **The Mug**

Burbank

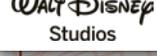
 **BLACK ELEPHANT COFFEE**

 **TARGET**

 **PORTO'S BAKERY & CAFE**

 **WARNER BROS. RANCH**

 **Providence**

 **WALT DISNEY Studios**

 **WARNER BROS.**

 **HOTEL Amarano BURBANK • HOLLYWOOD**



DRIVEWAY

DEMOGRAPHICS

DETAILS



POPULATION
103,000



AVERAGE HOUSEHOLD INCOME
\$124K



MEDIAN AGE
42



AVERAGE EARNINGS PER JOB PER PERSON
\$134K



SOME COLLEGE OR HIGHER
76.72%



DAYTIME POPULATION
250K



MEDIAN HOME VALUE
42,551

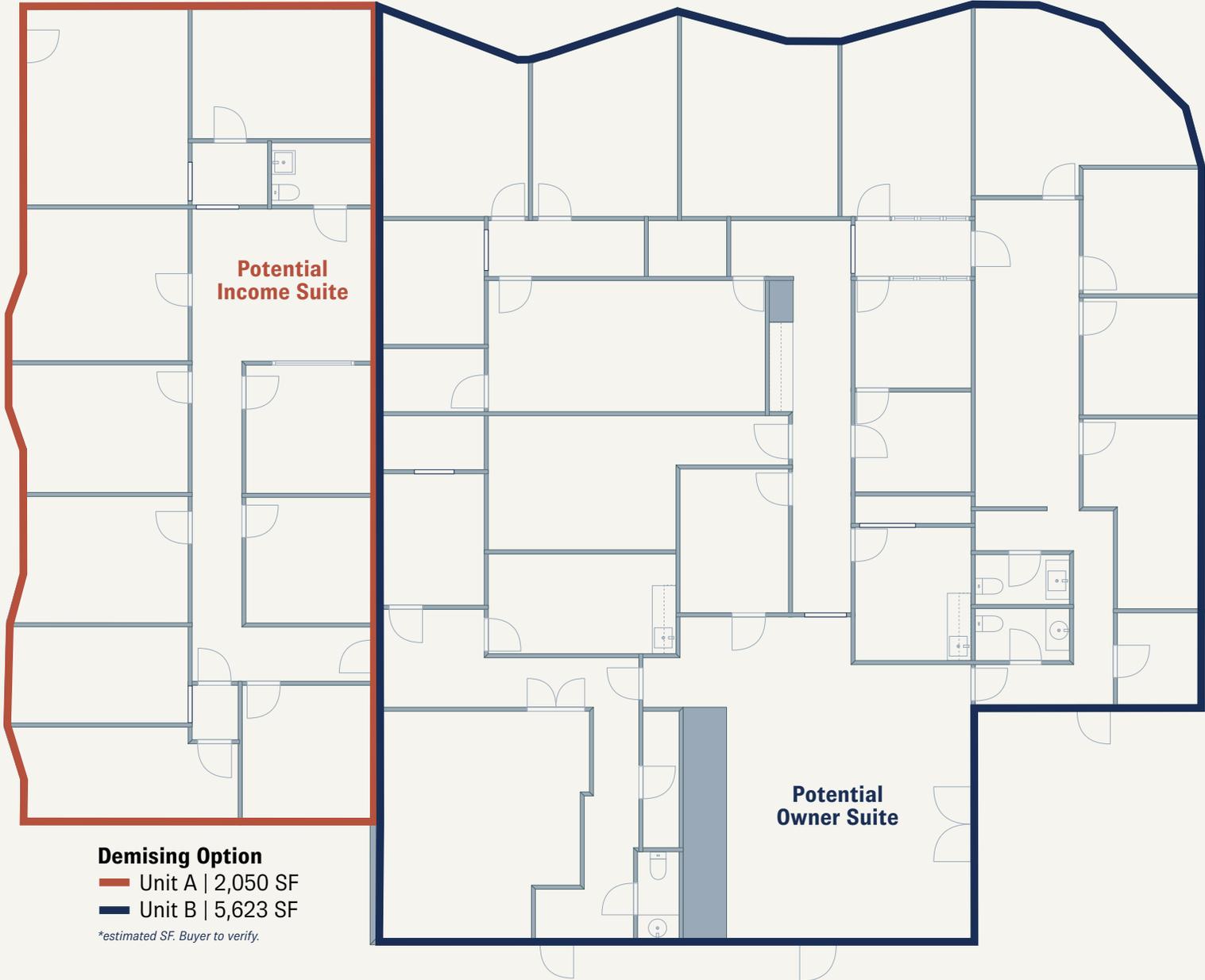
Source: The Nielsen Company, EMSIa



Burbank functions not only as an employment center but also as an established residential community. Within a one-mile radius, the surrounding population reflects above-average household incomes, including a concentration of entertainment industry professionals and medical practitioners. For an owner-user, this proximity places clients and patients close to the property, whether for a dental practice serving higher-income households or a creative firm operating near key industry decision-makers.

From an investment standpoint, these demographics support consistent demand from medical, professional, and neighborhood-serving tenants. Higher-income residential bases tend to correlate with longer lease terms and more stable rent collections, providing underlying support for the rent roll.

FLOOR PLAN



GROUND-LEVEL LOADING





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W BURBANK BLVD

N MAPLE ST

STOP

FINANCIAL ANALYSIS

The Small Business Administration (SBA) 504 loan program is a powerful tool for owner/users, offering up to 90% financing. This analysis assumes a hypothetical purchase price of \$4,500,000 (\$586.47/SF) with a 25-year amortization period.

PROFORMA - OWNER/USER

Purchase Price	\$4,500,000	\$586.47 /SF
Building SF	7,673	
SBA 504 Loan - 90% LTV	\$4,050,000	
Down Payment - 10%	\$450,000	
Interest Rate (Blended)	6.25%	
Amortization Period	25	years
Mortgage - Monthly	(\$26,717)	
Mortgage - Annual	(\$320,599)	
EXPENSES		
Property Taxes	(\$56,250)	est. @ 1.25%
Property Insurance	(\$5,055)	est.
Waste Removal	(\$4,000)	est.
Common Utilities	(\$16,000)	est.
Maintenance/Misc	(\$10,000)	est.
Total Annual Expense	(\$91,305)	
MONTHLY CARRYING COST	(\$34,325)	
ANNUAL CARRYING COST	(\$411,904)	

PROFORMA - PARTIAL OWNER/USER

Purchase Price	\$4,500,000	\$586.47 /SF		
Building SF	7,673			
Tenant SF	2,050			
SBA 504 Loan - 90% LTV	\$4,050,000			
Down Payment - 10%	\$450,000			
Interest Rate (Blended)	6.25%			
Amortization Period	25	years		
Mortgage - Monthly	(\$26,717)			
Mortgage - Annual	(\$320,599)			

INCOME

Unit	Tenant	Est. SF	Est. Rate	Lease Type
Office/Retail	TBD	2,050	\$3.00	NNN
Total Annual Income	\$73,800			

EXPENSES

Property Taxes	(\$56,250)	est. @ 1.25%		
Property Insurance	(\$5,055)	est.		
Waste Removal	(\$4,000)	est.		
Utilities	(\$16,000)	est.		
Maintenance/Misc	(\$10,000)	est.		
Tenant's Expenses (Pro-rata Share - 27%)	\$24,652			
Total Annual Expense	(\$91,305)			
MONTHLY CARRYING COST	(\$26,121)			
ANNUAL CARRYING COST	(\$313,452)			

4000-4004 W. BURBANK BOULEVARD

MEDIA CAPITAL OF THE WORLD

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