

# 470 *Angeleno*

BURBANK



RARE 44-UNIT OFFERING IN DOWNTOWN BURBANK  
ENTERTAINMENT DESTINATION WITH STRONG VALUE-ADD UPSIDE

Marcus & Millichap  
NFB GROUP



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Activity ID: ZAG1050468

THE OFFERING

# 44-UNIT VALUE-ADD OPPORTUNITY IN DOWNTOWN BURBANK, CA

Marcus & Millichap is pleased to present a rare multifamily investment opportunity in the heart of Burbank, California. Located at 470 E Angeleno Avenue, this 44-unit apartment community is surrounded by major entertainment studios, top employment centers, and the vibrant amenities of Downtown Burbank.

Originally constructed in 1963 and extensively renovated in 2015, the property features an ideal mix of 29 studio units, 12 one-bedroom units, and 3 two-bedroom units, catering to a diverse tenant base. Spanning approximately 33,273 square feet on a 22,764-square-foot lot with on-site parking, the building has been exceptionally maintained by current ownership, which has completed numerous interior and exterior upgrades over the past decade. Additional upside remains through continued unit turnover and strategic renovations, allowing investors to enhance income and capture market-rate rents. This well-positioned, meticulously maintained property presents an outstanding opportunity to acquire a stabilized asset with proven performance, strong tenant demand, and long-term appreciation potential in one of Los Angeles County's most resilient multifamily submarkets.





# INVESTMENT HIGHLIGHTS

- Ideal Unit Mix for Downtown Burbank Consisting Mainly of Studios and 1 Bedrooms!
- Rental Upside thru Unit Turnover and Renovations! (Buyer to Verify)
- Walker's Paradise 93/100! Two Blocks from Burbank Town Center featuring 170+ Shops, Restaurants and Entertainment Venues! (Buyer to Verify)
- ADU Potential to Boost NOI Further! (Buyer to Verify)
- Offers an Investor one of the Lowest Vacancy Rates in the Zip code. Under 3%!
- Well Maintained w/ Current Ownership Consistently Upgrading Interior/Exterior Elements for Past Decade+!

 33,273

RENTABLE SQUARE FEET

 93

WALK SCORE WALKER'S PARADISE



# FINANCIALS

DEAL OVERVIEW	
Address:	470 E Angeleno Ave Burbank, CA 91501
Price:	\$10,500,000
Number of Units:	44
Cost per Unit:	\$238,636
Current GIM:	10.59
Market GIM:	9.71
Current GRM:	10.80
Market GRM:	9.93
Current CAP:	6.09%
Market CAP:	6.92%
Year Built:	1963/2015
Approx. Lot Size:	22,764
Approx. RSF:	33,273
Cost per RSF:	\$315.57

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate and obtained from Public Records or other sources. Buyer is advised and must independently verify the accuracy of all information through personal inspection and with appropriate professionals and bears all risk for any inaccuracies. ©2025 Marcus & Millichap.

INCOME	CURRENT	PRO FORMA
Scheduled Gross Rent:	\$972,024	\$1,057,620
Office Income:	\$5,592	\$9,600
Storage Income	\$7,200	\$7,200
Pet Rent Income:	\$730	\$730
Laundry Income:	\$6,000	\$6,000
<b>Gross Operating Income:</b>	<b>\$991,546</b>	<b>\$1,081,150</b>
Less Vacancy Rate Reserve:	\$(29,161)	3%
Less Expenses:	\$(322,492)	33%
<b>Net Operating Income:</b>	<b>\$639,892</b>	<b>\$726,929</b>

\* As a percent of Scheduled Gross Income.  
\*\* As a percent of Down Payment.

EXPENSES	% PER UNIT	CURRENT	PRO FORMA
Insurance:	\$1.35	\$45,000	\$45,000
Maintenance/Repairs:	\$1,000	\$44,000	\$44,000
Reserves/Replacement:	\$500	\$22,000	\$22,000
Utilities- Water, Sewer & Electric		\$14,406	\$14,406
Utilities- Gas		\$1,679	\$1,679
Trash:		\$6,607	\$6,607
Janitorial:		\$3,000	\$3,000
Licenses/Permits:		\$2,673	\$2,673
Pest Control:		\$1,500	\$1,500
Professional Fees/Misc. Expenses:		\$7,500	\$7,500
Landscaping:		\$1,525	\$1,525
Elevator Contract		\$2,500	\$2,500
Laundry Equipment		\$3,457	\$3,457
Fire Service Charge:		\$655	\$655
Mgmt. Fee (Off-Site):		\$19,440	\$19,440
Mgmt. Fee (On-Site):	Unit 209	\$25,800	\$25,800
Property Taxes:	1.15%	\$120,750	\$120,750
<b>Total Expenses:</b>		<b>\$322,492</b>	<b>\$322,492</b>
<b>Per Net Sq. Ft:</b>		<b>\$9.69</b>	<b>\$9.69</b>
<b>Per Unit:</b>		<b>\$7,329</b>	<b>\$7,329</b>

# RENT ROLL

# OF UNITS	UNIT TYPE	CURRENT		PRO FORMA	
		AVG. MO. RENT/UNIT	MONTHLY INCOME	AVG. MONTHLY RENT/UNIT	MONTHLY INCOME
29	0/1.00	\$1,685	\$48,876	\$1,855	\$53,800
12	1/1.00	\$2,108	\$25,297	\$2,213	\$26,550
3	2/2.00	\$2,276	\$6,829	\$2,595	\$7,785
Monthly Scheduled Rent:			\$81,002		\$88,135
Annual Scheduled Rent:			\$972,024		\$1,057,620

UNIT #	UNIT TYPE	CURRENT RENT	PRO FORMA
101	0/1.00 (Vacant)	\$1,750	\$1,850
102	0/1.00	\$1,700	\$1,850
103	0/1.00	\$1,750	\$1,850
104	0/1.00	\$1,700	\$1,850
105	0/1.00	\$1,525	\$1,850
106	0/1.00	\$1,750	\$1,850
107	0/1.00	\$1,750	\$1,850
108	0/1.00	\$1,595	\$1,850
109	1/1.00	\$2,175	\$2,200
110	2/2.00	\$2,289	\$2,595
111	0/1.00	\$1,775	\$1,850
112	1/1.00	\$1,712	\$2,200
113	0/1.00	\$1,526	\$1,850
114	1/1.00	\$2,150	\$2,200
115	1/1.00 (Vacant)	\$2,175	\$2,200
116	1/1.00 (Sec. 8)	\$2,120	\$2,250
201	0/1.00	\$1,775	\$1,850
202	0/1.00	\$1,550	\$1,850
203	0/1.00	\$1,595	\$1,850
204	0/1.00	\$1,750	\$1,850
205	0/1.00	\$1,750	\$1,850
206	0/1.00	\$1,750	\$1,850

UNIT #	UNIT TYPE	CURRENT RENT	PRO FORMA
207	0/1.00	\$1,750	\$1,850
208	0/1.00	\$1,449	\$1,850
209	1/1.00 (Manager's Unit)	\$2,150	\$2,200
210	2/2.00	\$2,400	\$2,595
211	0/1.00	\$1,750	\$1,850
212	1/1.00	\$2,200	\$2,200
213	0/1.00	\$1,800	\$1,850
214	0/1.00	\$1,591	\$1,850
215	1/1.00	\$2,215	\$2,300
216	1/1.00	\$2,000	\$2,200
217	1/1.00	\$2,150	\$2,200
301	0/1.00	\$1,750	\$1,850
302	0/1.00	\$1,399	\$1,850
303	0/1.00	\$1,750	\$1,850
304	0/1.00	\$1,578	\$1,850
305	0/1.00	\$1,750	\$1,850
306	0/1.00	\$1,750	\$1,850
307	0/1.00	\$1,750	\$1,850
308	1/1.00	\$2,100	\$2,200
309	1/1.00	\$2,150	\$2,200
310	2/2.00	\$2,140	\$2,595
311	0/1.00	\$1,819	\$2,000
<b>Total:</b>		<b>\$81,002</b>	<b>\$88,135</b>



**Glencair**  
1,770 Employees

**DREAMWORKS**  
850 Employees

**The Walt Disney Studios**  
10,000 Employees

**Providence**  
2,600 Employees

**WB**  
10,900 Employees

**THE BURBANK STUDIOS**  
12,000 Employees

**UNIVERSAL STUDIOS HOLLYWOOD**

3 mile

2 mile

1 mile

**SK SUPER KING MARKETS**

**Smart & Final extra!**

**TRADER JOE'S**

**THE HOME DEPOT**

**IKEA**

134

**nickelodeon**  
900 Employees

**JOHN BURROUGHS HIGH SCHOOL**  
2,358 Students

134

◀ GLENDALE

NORTH HOLLYWOOD ▶

ALAMEDA AVE

GLENOAKS BLVD

OLIVE AVE

BURBANK BLVD

**470**  
*Angeleno*

**DOWNTOWN BURBANK**  
GRAIVILLE RESTAURANTS, Yard House, WOKCANO, TERRACE RESTAURANT & LOBBY, BJ'S RESTAURANT BREWHOUSE, 42, The Boiling Crab, BLACK ANGUS, BUFFALO WILD WINGS, SHAKE SHACK

**BURBANK TOWN CENTER**  
macy's, amc, BOWLING & AMUSEMENT ROUND1, BARNES & NOBLE, WORLD MARKET, Burlington, VANS, OLD NAVY, PINK, H&M, IN-N-OUT

**HOBBY LOBBY**, ALDI, HomeGoods

**K1 SPEED**

**BURBANK HIGH SCHOOL**  
2,471 Students

**SPROUTS FARMERS MARKET**, Ralphs, CVS pharmacy, WELLS FARGO, Zankou Chicken, WINGSTOP

**COSTCO WHOLESALE**

**Walmart Supercenter**

**BURBANK EMPIRE CENTER**  
LOWE'S, Target, BEST BUY, REI COOP, Rack, BevMo!, CAVA, Starbucks, Olive Garden, TILLYS



# CITY OF BURBANK

*The Media Capital of the World*

Home to major entertainment giants such as Warner Bros., Walt Disney Studios, and Nickelodeon Animation, the City of Burbank has long been recognized as the “Media Capital of the World.” Over the past two decades, Burbank has experienced steady revitalization and economic growth, driven by its strong studio presence and proximity to Hollywood and Downtown Los Angeles. The city’s Downtown Burbank district offers a lively mix of shopping, dining, and entertainment, supported by a highly educated workforce and robust infrastructure. With continued investment in creative office space, multifamily housing, and mixed-use projects, Burbank remains one of the most desirable and stable rental markets in the San Fernando Valley—anchored by a deep employment base, walkable amenities, and enduring demand from professionals in the entertainment and tech industries.

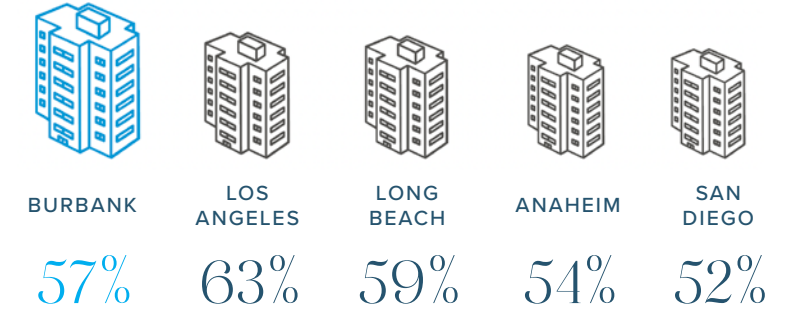


*No. 15 Healthiest Places to Live in America*  
- Niche.com, 2025

*No. 14 Best Cities For Outdoor Activities*  
- Niche.com, 2025

SOURCE: WWW.POINT2HOMES.COM, 2025

## RENTER-OCCUPIED HOUSING UNITS %



## DEMOGRAPHIC INSIGHTS

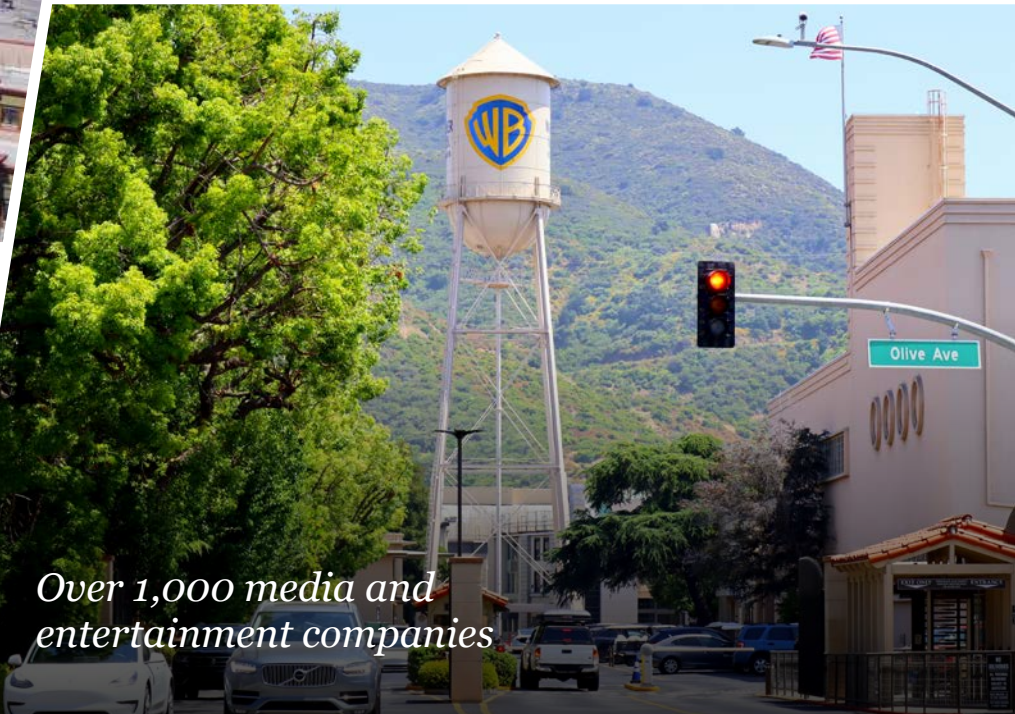


SOURCE: WWW.SITESUSA.COM, 2025

## MOBILITY SCORECARD



SOURCE: WWW.WALKSCORE.COM, 2025

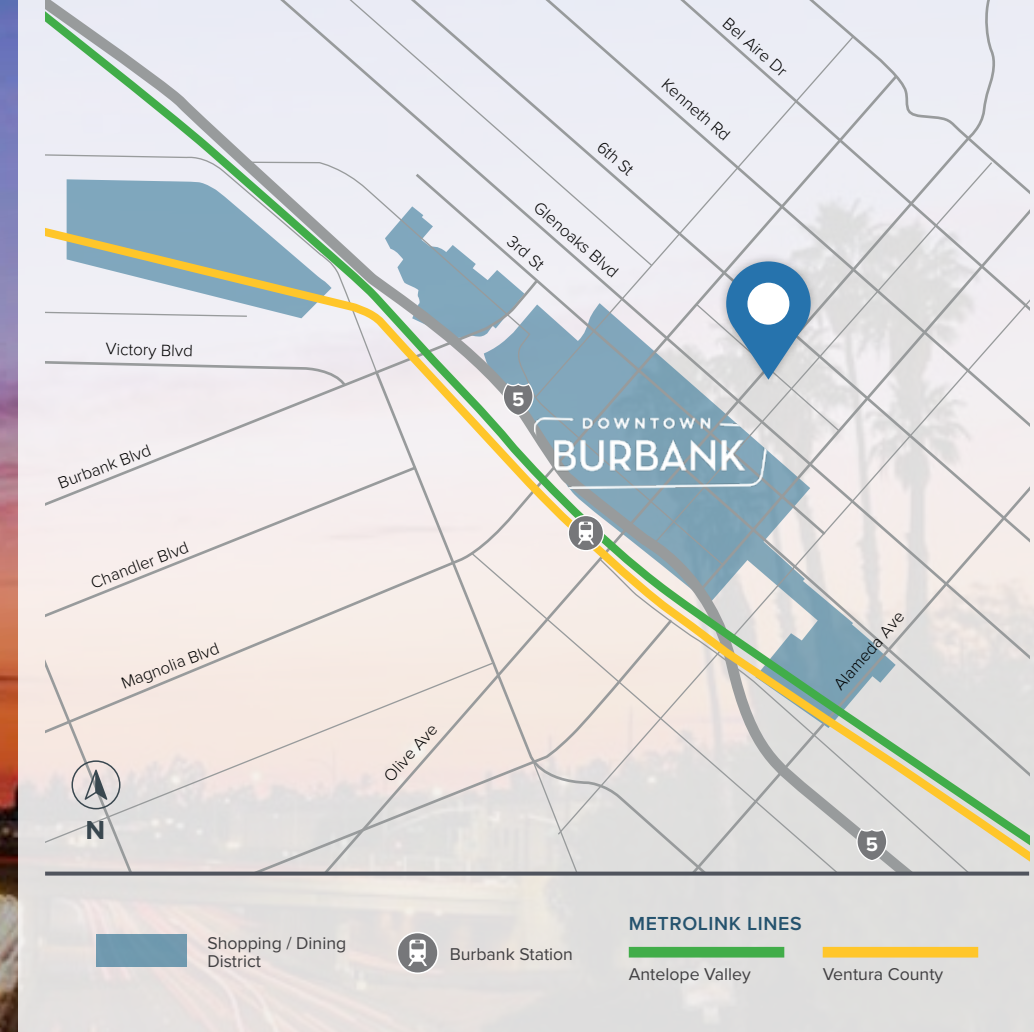


*Over 1,000 media and entertainment companies*



# STEPS FROM DOWNTOWN

Located just moments from Downtown Burbank, 470 Angeleno offers residents a walkable, amenity-rich lifestyle surrounded by some of the city's most dynamic retail, dining, and entertainment destinations. The property benefits from immediate access to popular attractions such as the restaurant corridor, Burbank Entertainment Village, Burbank Town Center, and the AMC 16 Theatres. Its central location places residents within minutes of major employers, public transit, and freeways—blending neighborhood charm with the convenience of true urban living in one of the San Fernando Valley's most desirable submarkets.



## METROLINK BURBANK STATION

### ANTELOPE VALLEY

76.6 MILES | 13 STOPS

1.4 TO 1.6 MILLION RIDERS ARE EXPECTED ANNUALLY

### VENTURA COUNTY

70.9 MILES | 12 STOPS

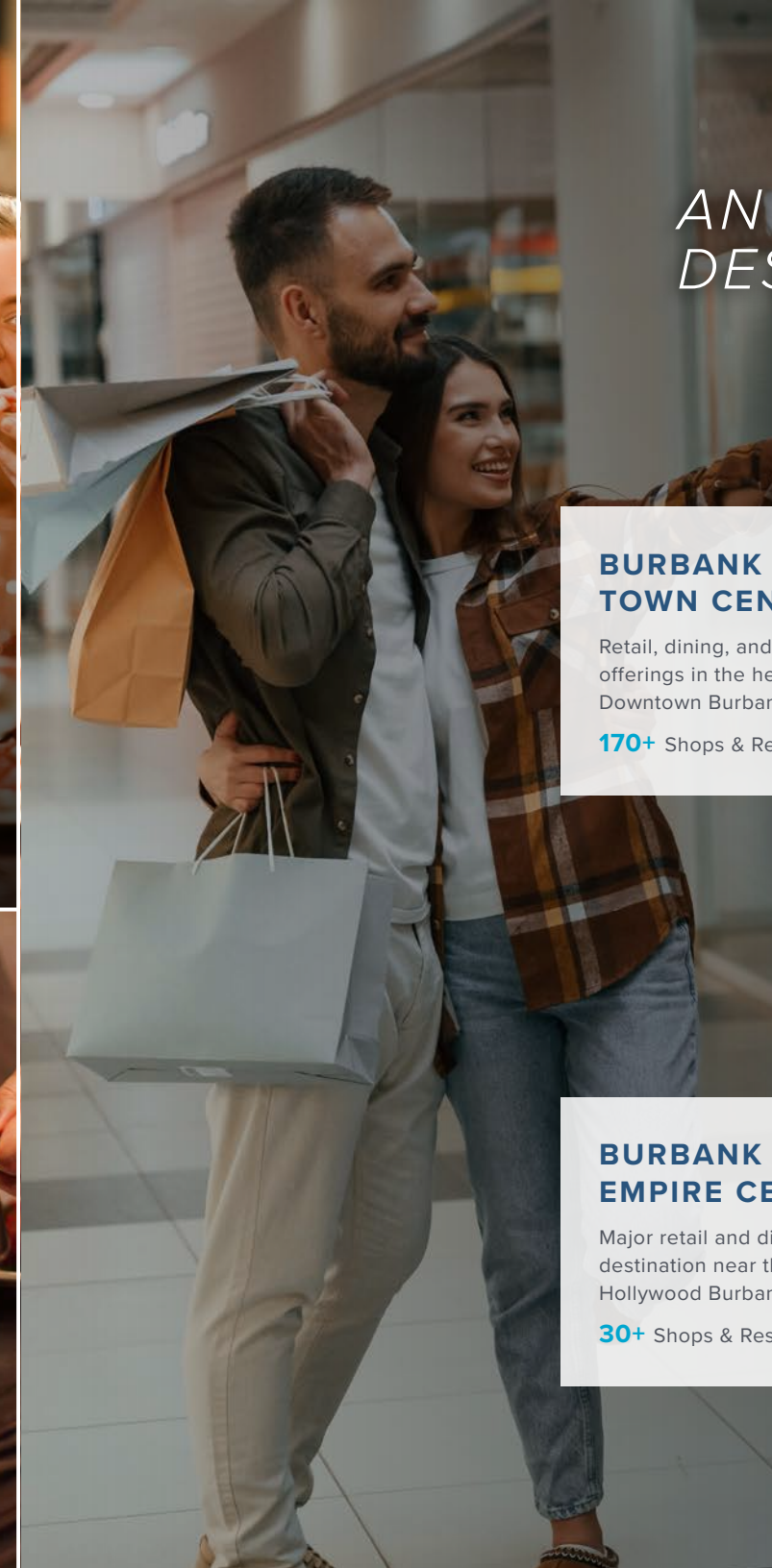
730,000 TO 912,000 RIDERS ARE EXPECTED ANNUALLY

SOURCE: WWW.METROLINK.COM, 2025



100+ RESTAURANTS  
600+ SHOPS  
30+ NIGHTLIFE VENUES

WITHIN 1 MILE



## AN IDEAL SHOPPING DESTINATION

### BURBANK TOWN CENTER

Retail, dining, and entertainment offerings in the heart of Downtown Burbank

170+ Shops & Restaurants



### BURBANK EMPIRE CENTER

Major retail and dining destination near the I-5 and Hollywood Burbank Airport

30+ Shops & Restaurants



# MAJOR NEARBY DESTINATIONS

Surrounded by some of the region’s most prominent lifestyle, retail, and entertainment destinations, Burbank offers unmatched connectivity and convenience. Just minutes from The Americana at Brand and Glendale Galleria, residents and visitors enjoy access to over a million square feet of premier shopping, dining, and entertainment. These vibrant mixed-use centers have become cultural landmarks—offering everything from luxury retailers and chef-driven restaurants to movie theaters and open-air promenades that create a true live-work-play environment.



NOHO WEST | 5.6 MILES



UNIVERSAL STUDIOS HOLLYWOOD | 5.3 MILES

## WORLD CLASS ENTERTAINMENT

To the west, NoHo West and Universal Studios Hollywood further expand the area’s appeal with immersive entertainment, nightlife, and creative energy. NoHo West blends modern retail, restaurants, and residences in a contemporary urban village, while Universal Studios serves as a world-class tourist destination and major employment hub for the entertainment industry. Together, these nearby centers highlight Burbank’s strategic location at the heart of Los Angeles’ most dynamic submarkets—offering residents and investors alike the lifestyle and accessibility that define Southern California living.



THE AMERICANA AT BRAND | 4.5 MILES



GLENDALE GALLERIA | 4.4 MILES

## MAJOR EMPLOYERS

Burbank is home to some of the world’s most influential companies, led by industry giants like Warner Bros., Walt Disney Studios, DreamWorks Animation, and Nickelodeon. Alongside these creative powerhouses, major employers such as Providence Saint Joseph Medical Center, Glenair, and The Burbank Studios contribute to a diverse and stable economic base that continues to drive growth and innovation across the globe.

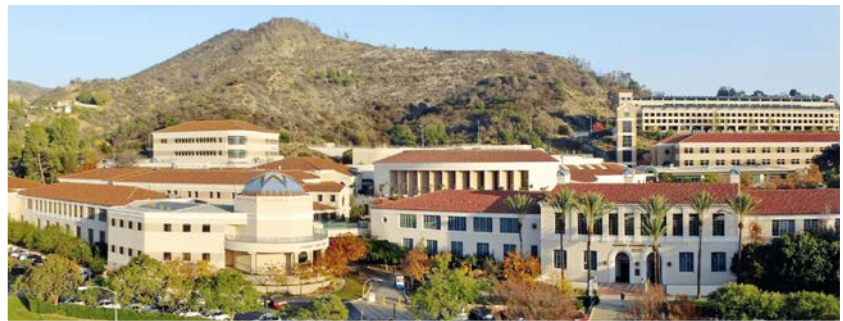


# SURROUNDED BY EXCELLENT SCHOOLS

*A strong mix of top universities and community colleges minutes from Burbank*

## GLENDALE COMMUNITY COLLEGE (5.5 MI)

Founded in 1927, Glendale Community College offers a wide range of academic and career programs serving over 15,000 students annually. The college is recognized for its strong transfer rates to top universities and its commitment to accessible, high-quality education.



## WOODBURY UNIVERSITY (2.9 MI)

Woodbury University is known for its strong programs in architecture, design, business, and media. Its Burbank campus fosters creativity and innovation through hands-on learning and close industry connections.



## LOS ANGELES CITY COLLEGE (8.8 MI)

Established in 1929, Los Angeles City College provides comprehensive academic and vocational programs, serving as a key transfer institution within the Los Angeles Community College District and offering students affordable access to higher education.



## LOS ANGELES VALLEY COLLEGE (10 MI)

Located in Valley Glen, Los Angeles Valley College serves more than 18,000 students and offers diverse academic, technical, and transfer programs, preparing graduates for success in both university and professional pathways.



## UNIVERSITY OF CALIFORNIA LOS ANGELES (18.3 MI)

Consistently ranked among the nation's top public universities, UCLA is a global leader in research, innovation, and higher education—offering over 125 majors and serving as a major hub for arts, science, medicine, and entrepreneurship in Los Angeles.



Burbank benefits from proximity to a wide range of educational institutions that support both academic excellence and professional growth. From prestigious universities like UCLA to respected local colleges such as Glendale Community College, Los Angeles Valley College, and Los Angeles City College, the region offers diverse pathways for students at every level. These schools contribute to the area's highly skilled workforce and make Burbank an appealing home for families and professionals seeking access to quality education and lifelong learning opportunities.

 **50%**  
BACHELOR'S DEGREE OR HIGHER

 **76.7%**  
SOME COLLEGE EDUCATION OR HIGHER

Marcus & Millichap  
NFB GROUP

470  
*Angeleno*  
BURBANK

EXCLUSIVELY  
LISTED BY

**ROBERT NARCHI**

(310) 909-5426  
robert.narchi@marcusmillichap.com  
CA 01324570

**JASON FEFER**

(310) 909-2394  
jason.fefer@marcusmillichap.com  
CA 02100489

**TYLER BINDI**

(310) 909-2374  
tyler.bindi@marcusmillichap.com  
CA 02116455

**TONY SOLOMON**

Broker of Record  
23975 Park Sorrento; Suite 400  
Calabasas, CA 91302  
License # 01238010