



1111 S VICTORY BLVD

BURBANK, CA 91502

COMMERCIAL OFFICE BUILDING FOR SALE | LEASE



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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALSTATE.COM

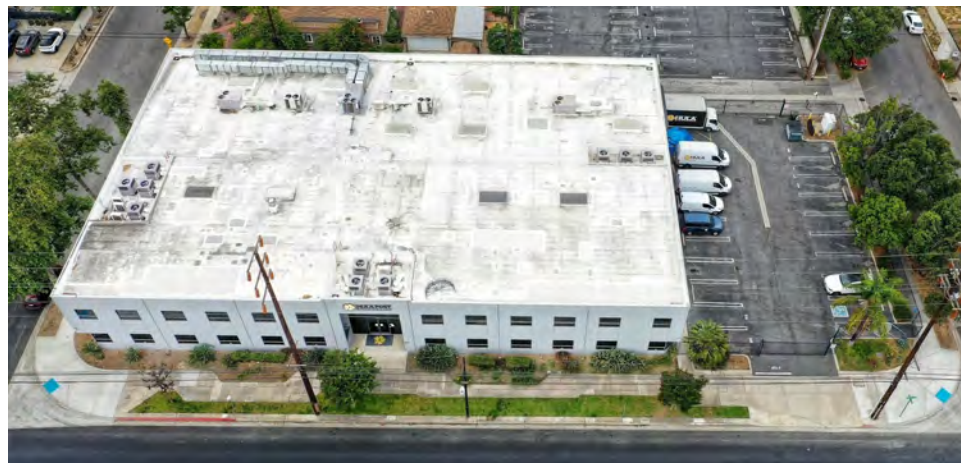


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OFFERING SUMMARY

Sale Price:	\$10,995,000
Lease Price:	\$50,000.00/MO \$1.49/SF MO NNN
Building Size:	33,577 SF
Lot Size:	40,822 SF
Sale Price / SF:	\$327.45
Year Built:	1995
Parking Spaces:	63
Building Lot Zoning:	BUCA
Parking Lot Zoning:	BUR1H

PROPERTY OVERVIEW

Offered for the first time on the market, 1111 S. Victory Blvd. is a rare commercial opportunity featuring a two-story office building with a strong history of post-production use. The property spans approximately 33,577 square feet across two elevator-served, air-conditioned floors, supported by 12 individual HVAC units totaling 138 tons.

Situated on two parcels totaling approximately 40,822 square feet of land, the site offers 63 parking spaces and approximately 248 feet of prime street frontage along S. Victory Blvd. The building runs block-to-block between Spazier Avenue and Elm Avenue, with a general office and warehouse layout (see enclosed floorplan).

Located in the heart of Burbank's media district, the property is in close proximity to Disney Creative Campus, Walt Disney Imagineering, Warner Bros. Studios, Nickelodeon, and NBC/Universal. It is just blocks from the 5 Freeway and minutes from the 134, 2, and 118 Freeways, with convenient access to Hollywood Burbank Airport and Metro transportation hubs.

For more information, including photos, maps, and supporting documents, please visit www.1111victory.com.

PROPERTY HIGHLIGHTS

- Three (3) loading doors total: one (1) elevated 12'x14', two (2) grade level 10'x14'
- Power: 800a 3Ph – Buyer to confirm

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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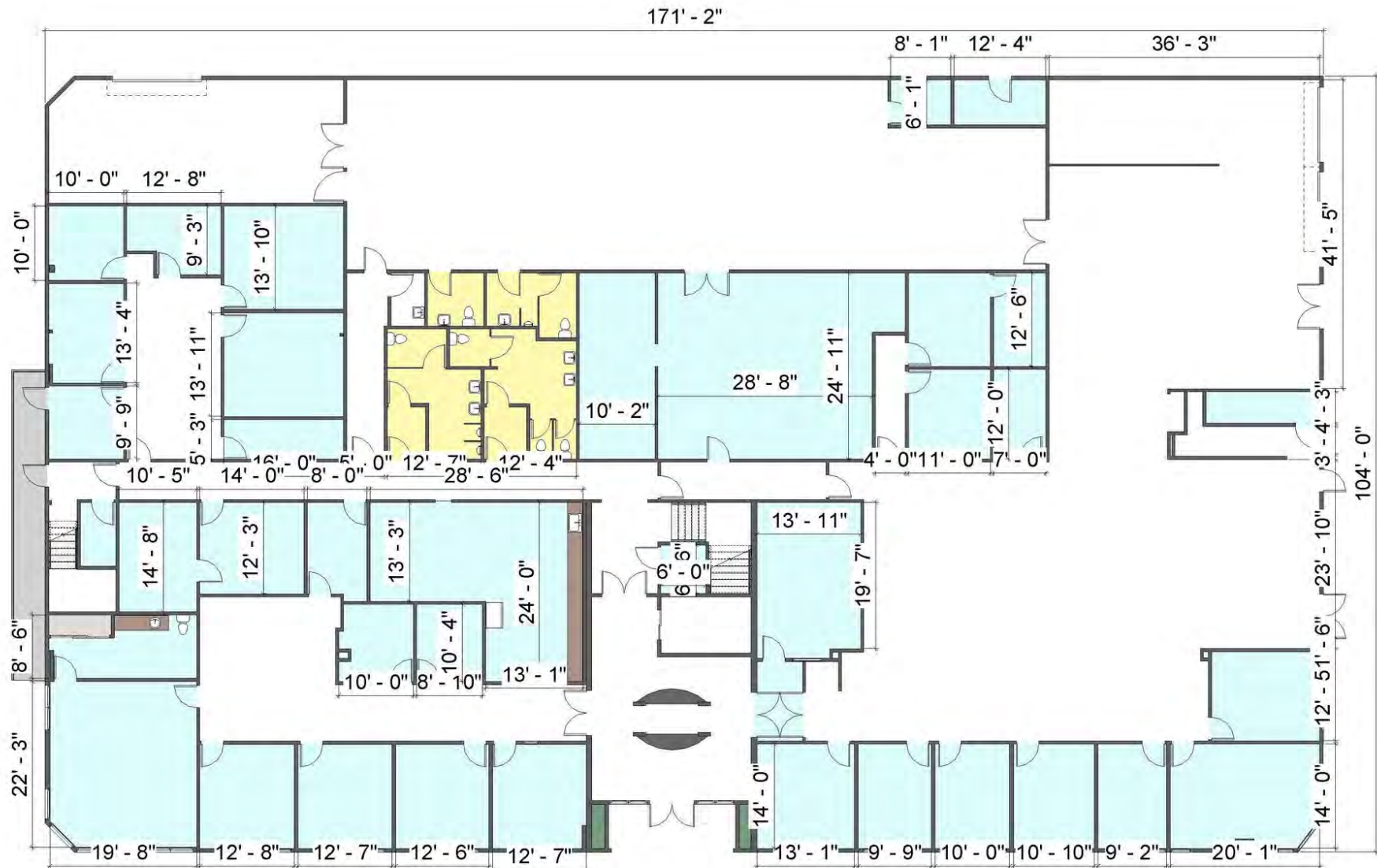
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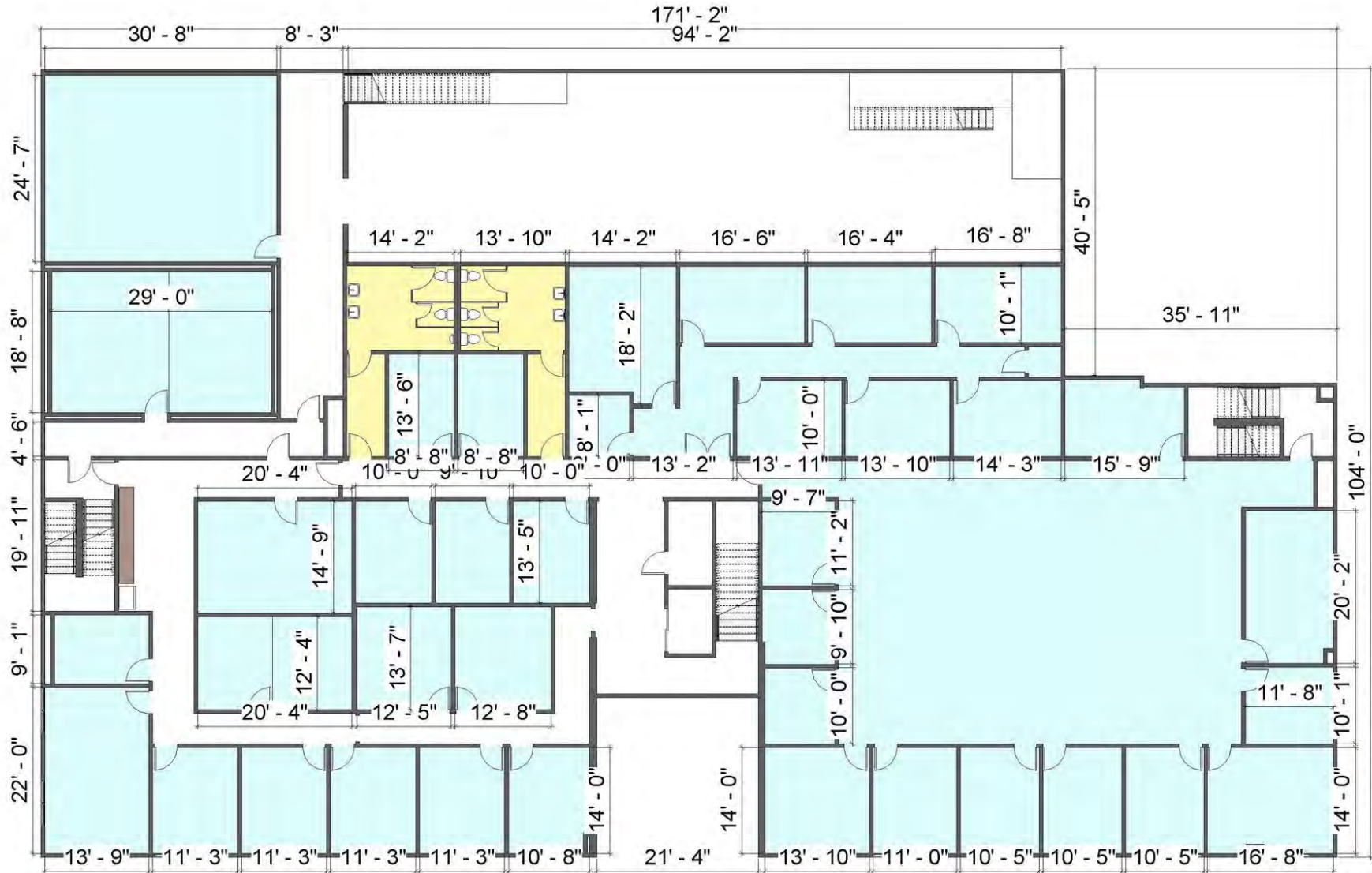
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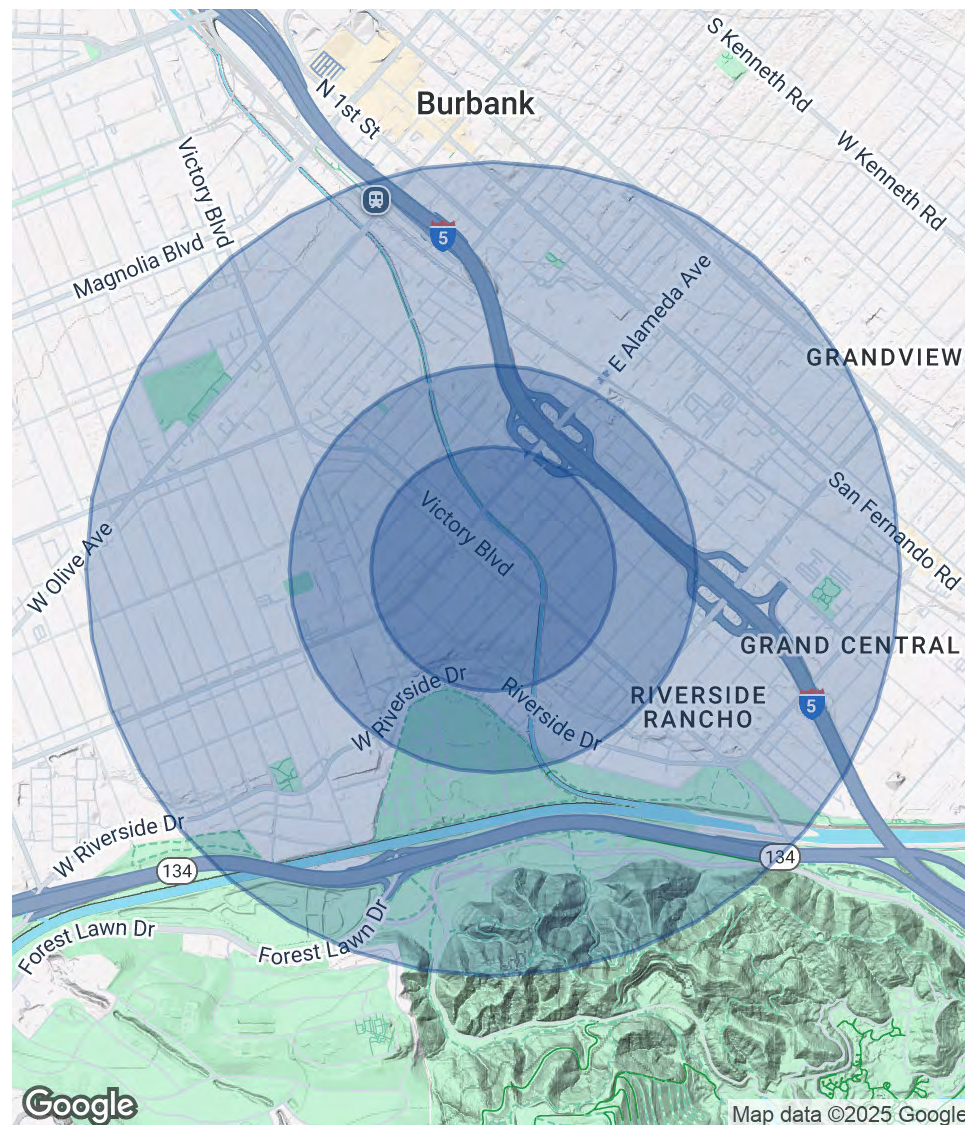
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,215	6,601	23,769
Average Age	41	41	43
Average Age (Male)	41	41	42
Average Age (Female)	41	41	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,396	2,763	10,270
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$84,566	\$93,726	\$101,582
Average House Value	\$1,092,795	\$1,112,109	\$1,078,853

Demographics data derived from AlphaMap



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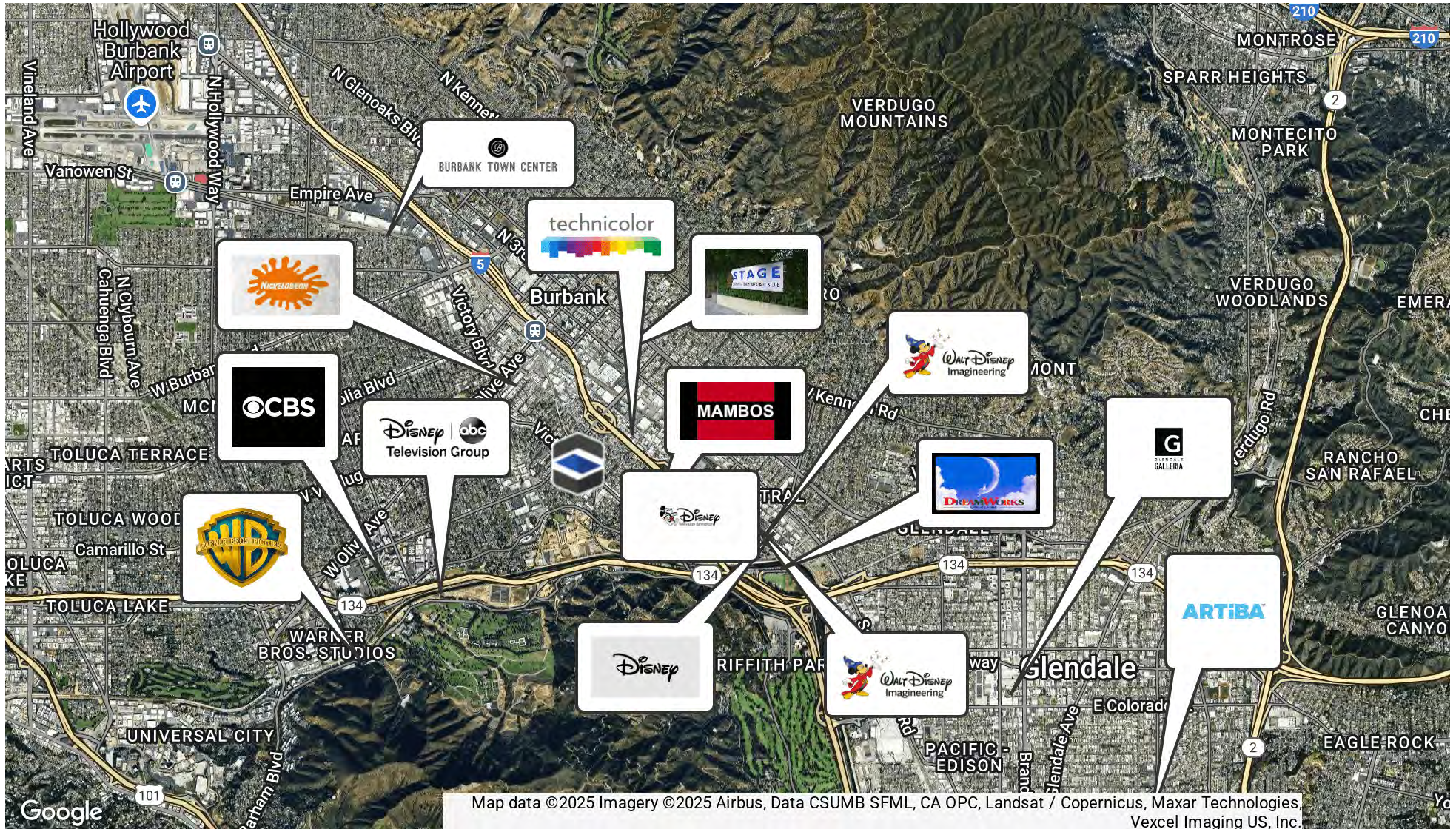
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