

10615

**BURBANK**  
— BOULEVARD —

Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP



10615 BURBANK BOULEVARD,  
NORTH HOLLYWOOD, CA 91601

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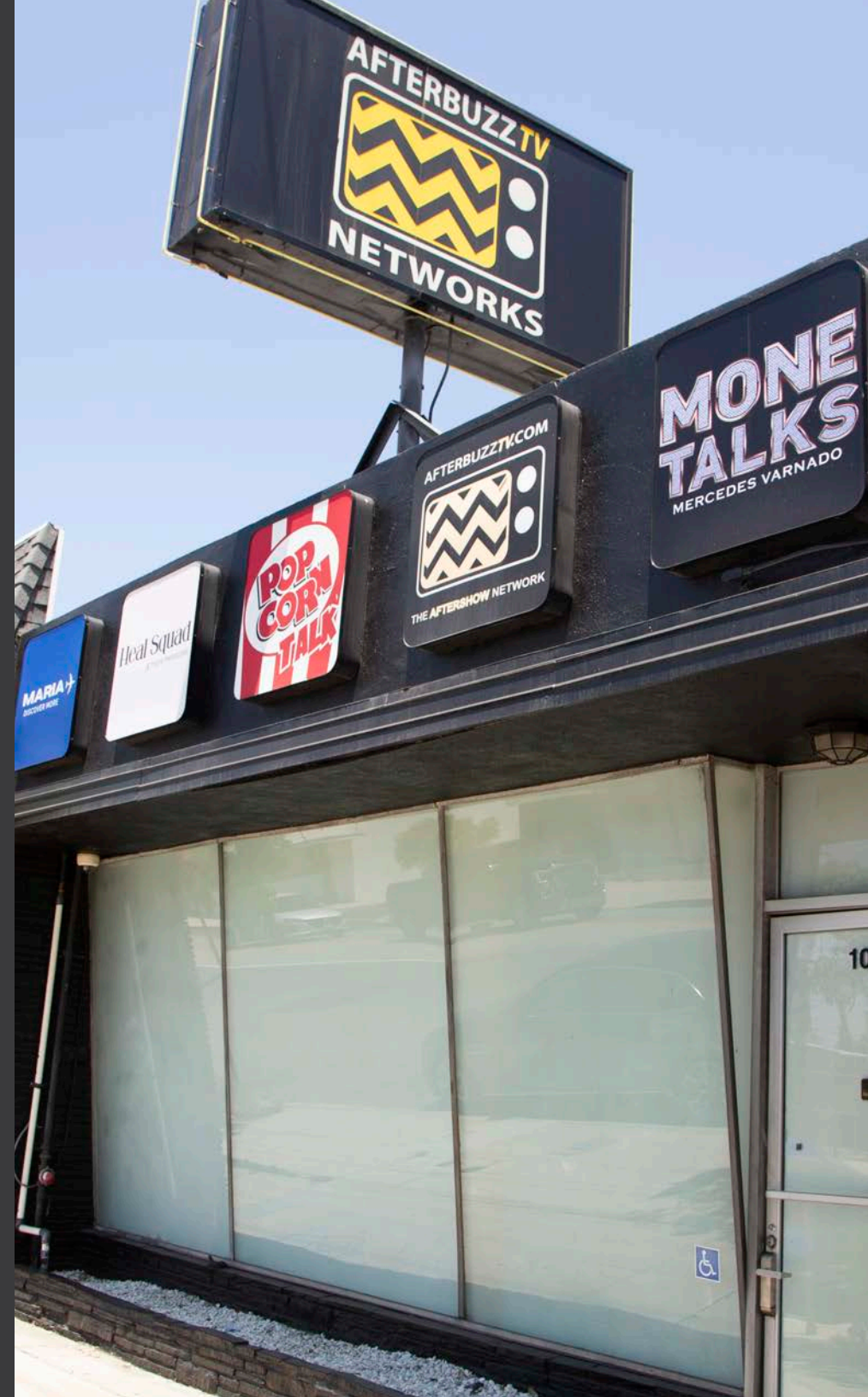
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Activity ID: ZAG1050178

**Marcus & Millichap**  
OVANESS-ROSTAMIAN GROUP





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01

## EXECUTIVE SUMMARY



# THE OFFERING

10615 BURBANK BOULEVARD,  
NORTH HOLLYWOOD, CA 91601



## OFFERING PRICE:

\$1,200,000\*

\*Equipment not included - contact Broker  
for more details



## BUILDING PRICE PER SF:

\$608



## LAND PRICE PER SF:

\$417



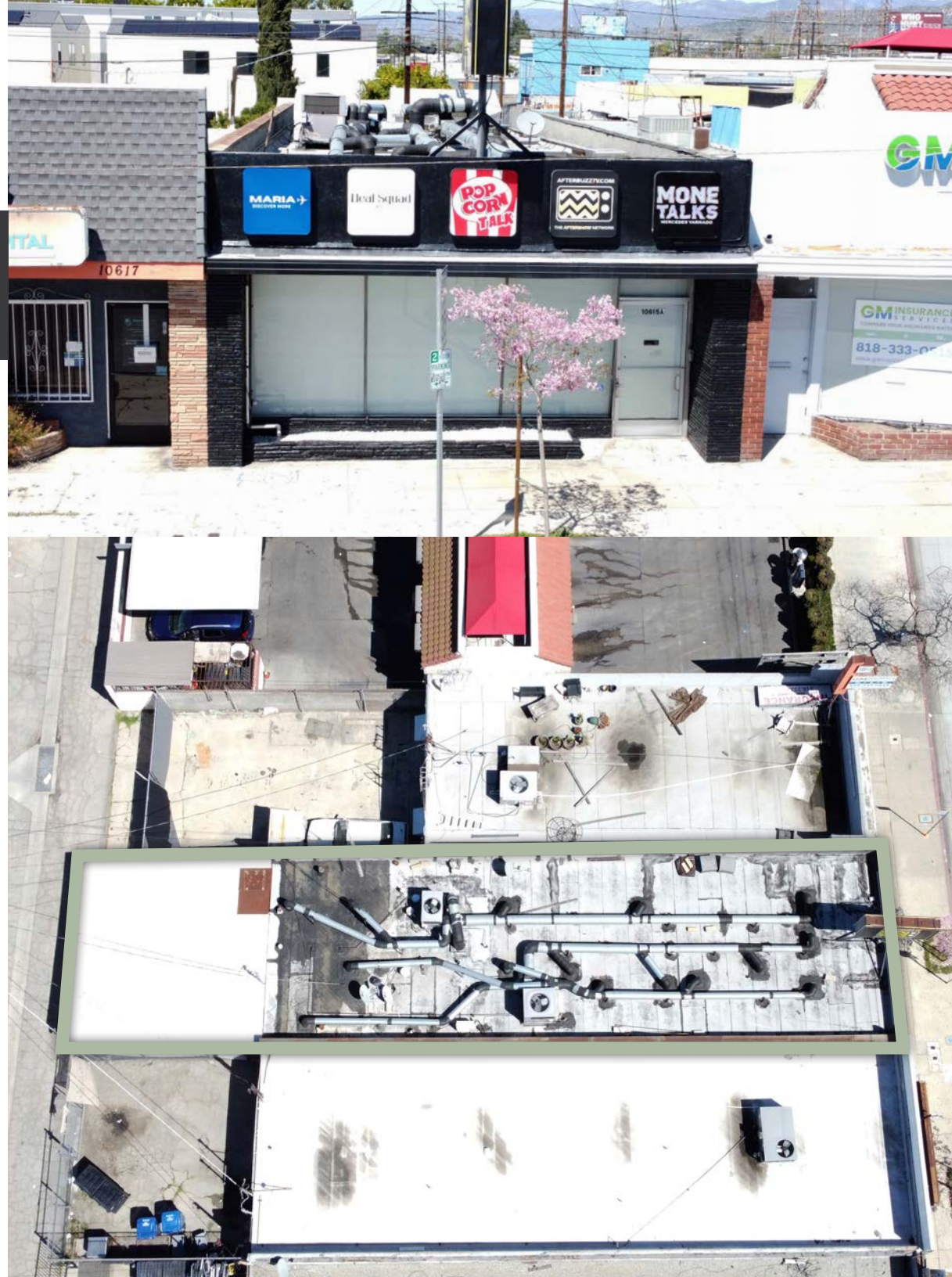
## TOTAL BUILDING SIZE:

1,975 SF



## TOTAL LAND SIZE:

2,875 SF (±0.07 ACRES)







# INTERIOR PHOTOS

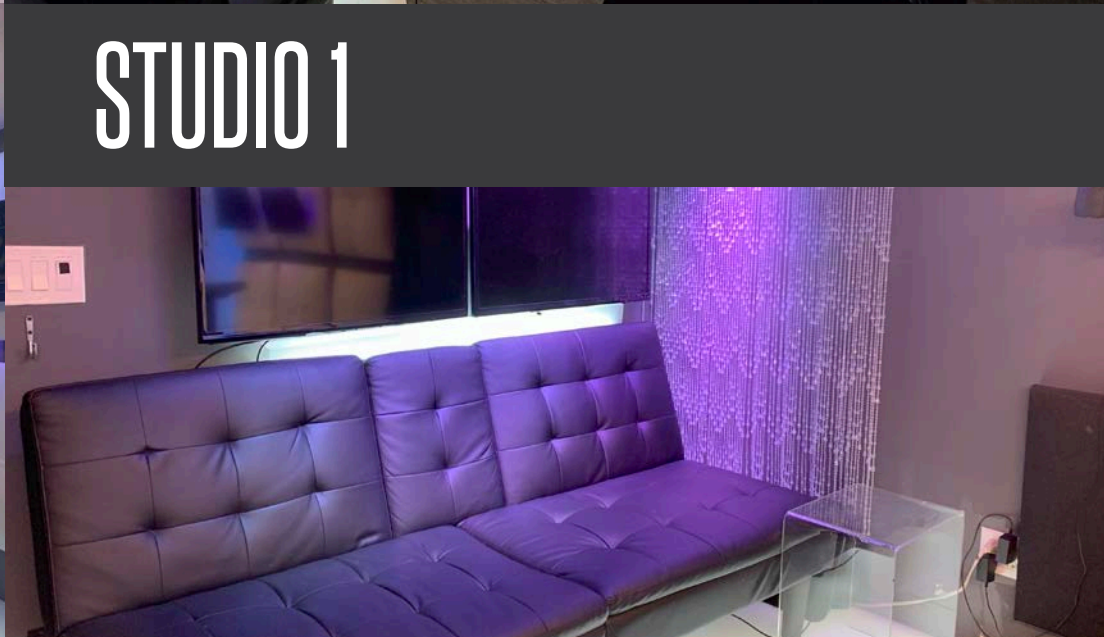
WATCH  
VIDEO





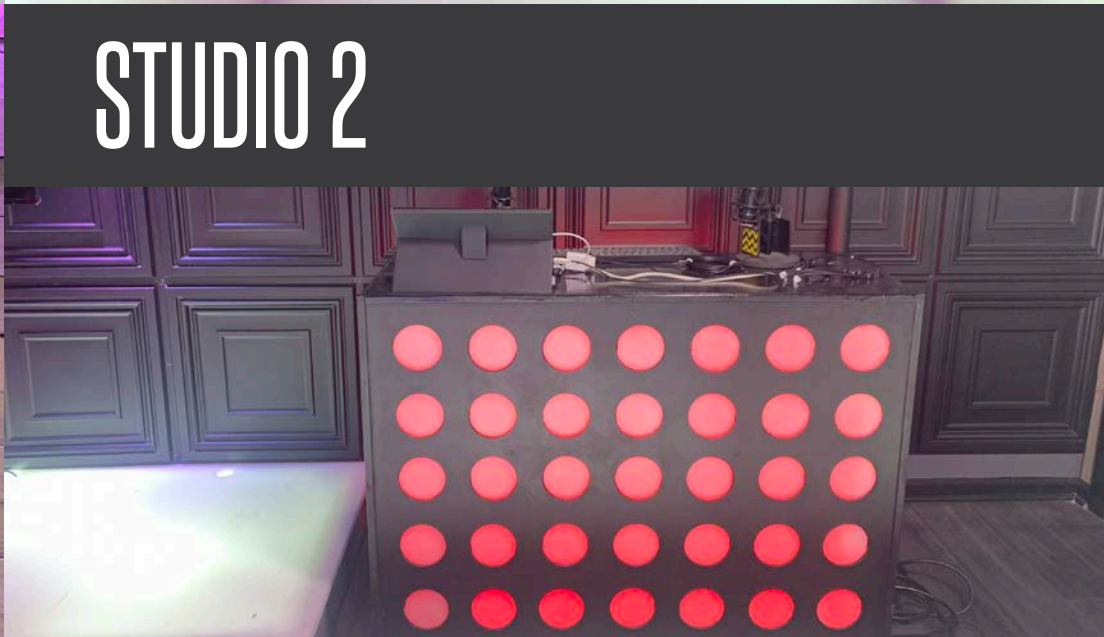






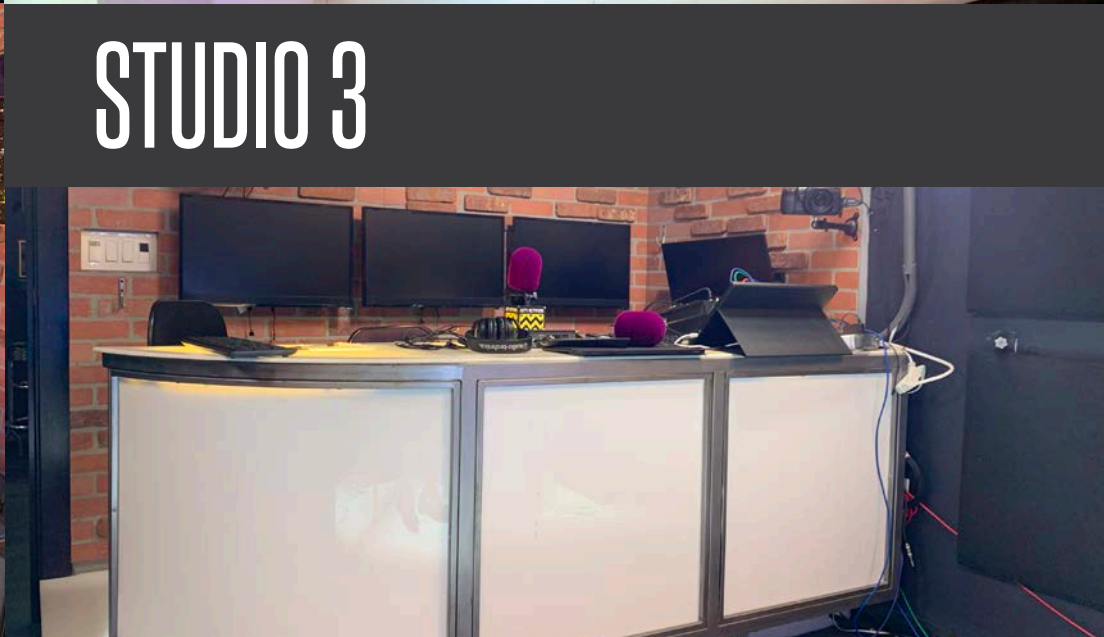
STUDIO 1





STUDIO 2





STUDIO 3





# STUDIO 4





# INVESTMENT HIGHLIGHTS

- Ideal Owner/User Opportunity - C2 Zoning – Wide Variety of Uses
- Turnkey Ready for Digital Broadcast Networks, Entertainment Studios, Podcasters, and Any Other Digital Media Ventures – Fully Equipped With Latest in Professional Grade Technology
- Features 4 Individual Studios, One Production Room, One Mini Studio and Outdoor Production Space
- SBA 504 Financing Available, Down Payment of 10-15% With NEW SBA Incentives
- Affluent 5 -Mile Demographics: 524,704 Population & Average Household Income of \$113,702
- Highly Desirable Retail Use in High Barrier to Entry Market of North Hollywood





# INVESTMENT OVERVIEW

The Ovaness-Rostamian Group of Marcus & Millichap is proud to present a rare and exceptional opportunity to acquire 10615 Burbank Blvd, a strategically located property in the heart of North Hollywood. Positioned just off Burbank Blvd and Cahuenga Blvd, this property benefits from high visibility and accessibility, with over 50,000 combined vehicles passing by daily. The offering consists of a 1,975-square-foot building and 2,875 square feet of land, making it an ideal choice for businesses in the digital entertainment sector.

This fully turnkey space is perfectly suited for Digital Broadcast Networks, Entertainment Studios, Podcasters, and any other digital media ventures. For video podcasters, this custom design enables a network to do what no other podcast can: to produce, in house, over 150 hours of programming per week! Property features four individual studios and sets, a green screen room/stage, an editing suite, kitchen, laundry, two bathrooms, a gaming studio trailer and a private, secure outdoor bar and event space. Each area is uniquely designed and equipped with the latest in professional-grade technology, including multiple 4K Black Magic cameras, sound-absorbing acoustic panels, and flexible lighting infrastructure, ensuring versatility for a wide array of production needs.

With state-of-the-art infrastructure in place, this property provides a seamless transition for businesses looking to establish or expand their digital presence. Whether you are producing high-quality broadcast content, launching a podcast, or managing a multimedia production studio, this facility is equipped to meet the demands of today's rapidly evolving entertainment industry.

The property is zoned C2 Commercial, offering flexibility for a wide range of potential uses. For more details on zoning or potential opportunities, please contact the listing agent. The property will be delivered vacant, allowing new ownership the flexibility to reposition the space to suit their needs or occupy it immediately. Additionally, an Owner/User could potentially qualify for Small Business Administration (SBA) financing, making it more economical to own the building versus leasing, thanks to a low down payment (10-15%) and potential tax advantages associated with real estate ownership.

Located in North Hollywood's vibrant arts district, this property benefits from a dynamic blend of entertainment, dining, and residential areas, contributing to a highly sought-after location. The area boasts an above-average household income of \$113,702 and a population of over 524,000 people within a 5-mile radius, further enhancing its appeal as a prime business location.

Don't miss out on this unique opportunity to secure a premier space in one of the most thriving entertainment hubs in Los Angeles.



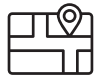


02

## PROPERTY DESCRIPTION



# PROPERTY OVERVIEW



**ZONING:**  
C2



**TOTAL BUILDING SIZE:**  
1,975 SF



**TOTAL LOT SIZE:**  
2,875 SF (±0.07 ACRES)



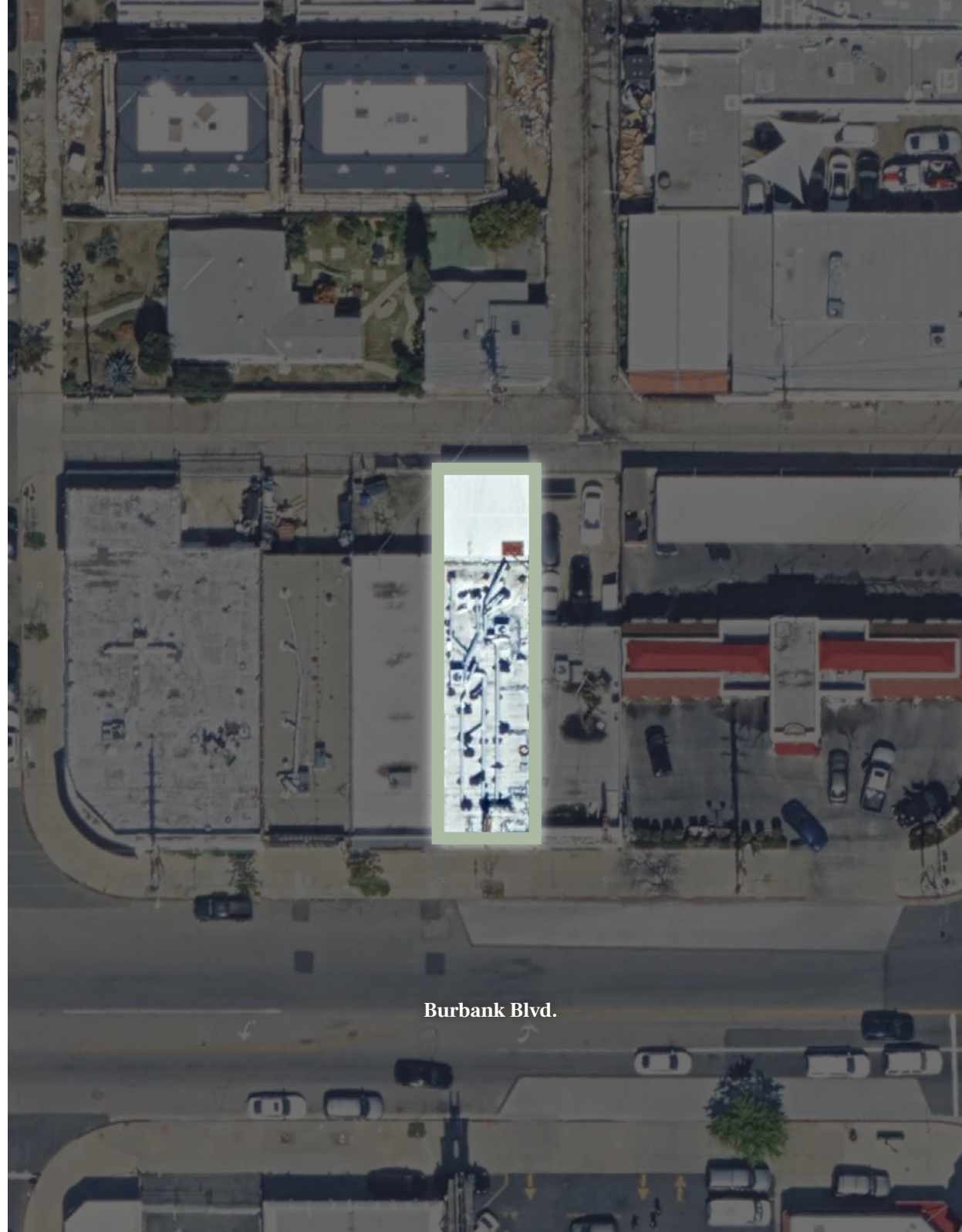
**APN:**  
2415-023-004



**ADDRESS:**  
10615 Burbank Boulevard,  
North Hollywood, CA 91601



**YEAR BUILT / RENOVATED:**  
1955 / 2015







**SUBJECT**  
**10615**  
**BURBANK**  
BOULEVARD

170

5

134

Vineland Ave.

Oxnard St.

Burbank Blvd.

Magnolia Blvd.

Hollywood Fwy.

Cahuenga Blvd.

Ventura Fwy.

Golden State Fwy.

**Victory Plaza**  
LA FITNESS  
petco  
citi  
CVS  
ups  
PICK-UP HOME  
zie

**NOHO West**  
five BELOW  
TRADER JOE'S  
DAISO  
JAPAN  
LA FITNESS  
ROBEKS  
PUNK BAR

**Los Angeles Valley College**  
30,225 Students

**North Hollywood High School**  
2,482 Students

**Studio City Plaza**  
BARNES & NOBLE  
SEPHORA  
GNC  
LIVE WELL  
TRADER JOE'S  
CVS  
URBAN OUTFITTERS  
ATHLETACHICO'S

**COSTCO**  
WHOLESALE

**THE HOME DEPOT**

**FedEx**

**Public Storage**

**Plaza Arcade**  
BANK OF AMERICA  
Smart & Final

**TARGET**  
ROSS  
DRESS FOR LESS

**TARGET**

**27,451**  
CARS PER DAY

**East Valley High School**  
545 Students

**30,893**  
CARS PER DAY

**CALIBER COLLISION**  
Denny's  
McDonald's

**Ford**  
FITNESS

**amazonfresh**  
GRAINVILLE

**32,976**  
CARS PER DAY

**Lakeside Shopping Center**  
MA'S  
FedEx  
VONS  
BANK OF AMERICA

**247,000**  
CARS PER DAY

**WELLS FARGO**  
Ralphs  
Auto Zone  
GNC  
Yogurtland  
LIVE WELL  
SUBWAY  
ubreakifix

**Studio Plaza**  
Ralphs  
WELLS FARGO  
coinstar  
KeyMe  
TOGO'S

**274,000**  
CARS PER DAY

**Lakeside GOLF CLUB**

**WARNER BROS.**

**Hollywood Burbank Airport**

**237,000**  
CARS PER DAY

**MARRIOTT**

**CVS**  
Ralphs

**SDCCAPITAL**  
Smart & Final  
Pep Boys  
DOLLAR KING

**Burbank Empire Center**  
Walmart  
SEPHORA  
BEST BUY  
Olive Garden  
BevMo!  
Staples  
OUTBACK  
ULTA

**Burbank Town Center**  
H&M  
macy's  
GNC  
Colony  
VANS  
OSHKOSH  
Bath & Body Works  
zumez  
claire's  
FINISH LINE  
sears

**Rancho Marketplace Shopping Center**  
SALLY BEAUTY  
JustFoodForDogs  
PAVILIONS  
Pollo Loco  
Denny's

**WARNER BROS. STUDIO TOUR HOLLYWOOD**

**UNIVERSAL STUDIOS**





SUBJECT  
**10615**  
**BURBANK**  
BOULEVARD



Oxnard St.

27,720  
CARS PER DAY

27,451  
CARS PER DAY



CALIBER  
COLLISION

McDonald's



Apollo



Thai SA!



Dave & Dave

SDCCAPITAL



MODERN BITE  
KeyMe  
LOCKSMITHS



Burbank Blvd.



30,893  
CARS PER DAY



25,864  
CARS PER DAY

Smart  
& Final



theCREW



DOLLAR KING

Vineland Ave.

24 FITNESS



Ono Hawaiian BBQ

amazonfresh



LAWLESS



APACHE  
RENTAL GROUP



Magnolia Blvd.

32,976  
CARS PER DAY



WELLS  
FARGO  
GNC  
LIVE WELL  
SUBWAY



Yogurtland

ubreakifix  
by asurion



CALIFORNIA DENTAL GROUP

THE SONG  
WRITING  
SCHOOL  
ANGELES



PORTO'S  
BAKERY & CAFE

THE SNUG

GUN WORLD



# OBLIQUE AERIAL

N

Izalco Restaurant



Swish

Thai SA!

Deep Blue Aquarium

SUBJECT

10615

BURBANK  
BOULEVARD



Oxnard Street  
Elementary School  
277 Students

OVALLETA  
SUPERMARKETS



TARGET

Andrene Self  
Service Car Wash



30,893   
CARS PER DAY

25,864   
CARS PER DAY

Cahuenga Blvd.

Burbank Blvd.





03

## FINANCIAL ANALYSIS



# PRICING DETAILS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

## OWNER-USER-SBA

### VALUATION SUMMARY

OWNER USER		
Price	\$1,200,000*	
Required Equity	\$120,000	10%
<b>Price/SF Building</b>	<b>\$608</b>	
Price/SF Land	\$417	

### OPERATING COST

Property Expenses	(\$18,680)
Mortgage Payment	(\$85,493)
<b>Carrying Cost</b>	<b>(\$104,173)</b>

### FINANCING

#### SBA 20 Yrs. Loan

Loan To Value	\$1,080,000	90% LTV
Term	20	
Interest Rate	6.25%	
Amortization	25	
Annual Mortgage Payment	\$85,493	
Interest Payment	\$66,976	
Principle Payment	\$18,518	

### TAX BENEFITS

#### SBA 20 Yrs. Loan

Standard Depreciation Per Year	\$24,615
Interest Write Off Per Year	\$66,976
Property Tax	\$14,396
<b>Total Annual Write Off</b>	<b>\$105,987</b>

### PROPERTY DETAILS

Building Sq. Ft.	1,975
Land Sq. Ft.	2,875
Year Built/Renovated:	1955/2015
Parking:	-
Zoning:	C2

### OPERATING EXPENSES

	\$ Per Yr.	\$ Per SF
Property Tax	\$14,396	\$7.29
Insurance	\$1,284	\$0.65
Maintenance/Repair	\$3,000	\$1.52
Total Expenses	(\$18,680)	(\$0.79)

SBA FINANCING PROVIDED BY:  
**MARCUS & MILLICHAP CAPITAL CORP.**  
CONTACT RONALD J. BALYS  
FOR MORE INFORMATION  
DIRECT: (716) 445-7581  
[ronald.balys@marcusmillichap.com](mailto:ronald.balys@marcusmillichap.com)

\*Equipment not included - contact Broker for more details





04

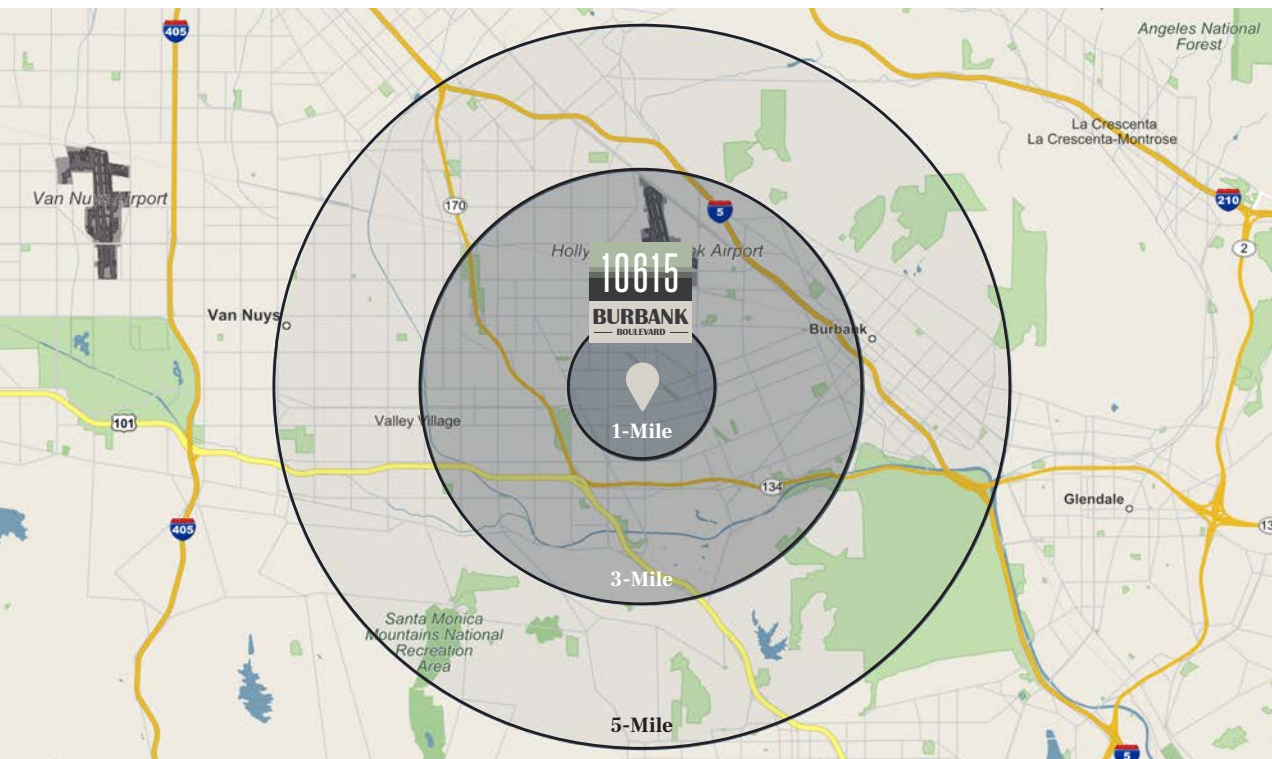
## LOCATION & MARKET OVERVIEW



# OVERVIEW

## NORTH HOLLYWOOD, CALIFORNIA

North Hollywood, CA is a vibrant and fast-growing neighborhood in the San Fernando Valley, known for its thriving arts scene, trendy dining spots, and walkable streets. With the revitalized NoHo Arts District and major developments like NOHO West, the area is attracting a wave of creative businesses, entertainment professionals, and young professionals. Its central location offers easy access to major freeways and public transit, including the Metro B and G Lines, making it a convenient hub for both locals and visitors. Investing in property here means being part of a dynamic, upward-trending community with long-term growth potential.



# CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



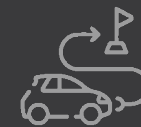
**524,704**  
2024 POPULATION



**\$113,702**  
AVERAGE HOUSEHOLD INCOME



**221,403**  
TOTAL HOUSEHOLDS



**± 18 Minute Drive**  
TO LOS ANGELES, CA

PALM SPRINGS

**120**  
MILES

LOS ANGELES

**13**  
MILES

SAN DIEGO

**133**  
MILES

FRESNO

**317**  
MILES

SAN FRANCISCO

**371**  
MILES

SACRAMENTO

**374**  
MILES



# DEMOGRAPHICS

Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	40,070	252,762	530,089
<b>2024 Estimate</b>			
Total Population	39,460	250,167	524,704
<b>2020 Census</b>			
Total Population	40,462	259,810	542,512
<b>2010 Census</b>			
Total Population	39,558	249,945	526,434
<b>Daytime Population</b>			
2024 Estimate	26,547	430,008	691,673
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	18,175	110,286	224,315
<b>2024 Estimate</b>			
Total Households	17,779	108,815	221,403
Average (Mean) Household Size	2.2	2.4	2.5
<b>2010 Census</b>			
Total Households	17,235	106,804	217,417
<b>2010 Census</b>			
Total Households	15,653	99,604	205,655
<b>Occupied Units</b>			
2029 Projection	19,221	115,862	235,636
2024 Estimate	18,797	114,291	232,503
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$150,000 or More	16.8%	23.4%	24.8%
\$100,000-\$149,999	17.2%	18.1%	17.2%
\$75,000-\$99,999	12.7%	12.9%	12.3%
\$50,000-\$74,999	14.8%	13.7%	13.7%
\$35,000-\$49,999	10.3%	8.9%	9.0%
Under \$35,000	28.2%	23.1%	23.1%
Average Household Income	\$94,309	\$110,872	\$113,702
Median Household Income	\$72,014	\$87,298	\$89,585
Per Capita Income	\$42,371	\$48,906	\$48,798

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$29,503	\$32,082	\$32,095
Transportation	\$11,929	\$12,998	\$12,876
Food	\$10,772	\$11,555	\$11,480
Personal Insurance and Pensions	\$8,966	\$10,155	\$10,126
Entertainment	\$3,316	\$3,666	\$3,697
Apparel	\$2,187	\$2,387	\$2,362
Cash Contributions	\$2,151	\$2,566	\$2,675
Education	\$1,189	\$1,367	\$1,395
Personal Care Products and Services	\$933	\$978	\$971
Alcoholic Beverages	\$589	\$638	\$636
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	39,460	250,167	524,704
Under 20	17.1%	18.9%	19.1%
20 to 34 Years	30.6%	26.0%	24.2%
35 to 39 Years	9.1%	8.8%	8.5%
40 to 49 Years	13.7%	14.3%	14.2%
50 to 64 Years	17.1%	18.4%	19.1%
Age 65+	12.4%	13.7%	15.0%
Median Age	37.0	38.0	39.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	29,923	187,286	393,631
Elementary (0-8)	5.9%	6.8%	7.6%
Some High School (9-11)	6.8%	5.9%	5.8%
High School Graduate (12)	15.6%	15.9%	16.9%
Some College (13-15)	19.9%	20.1%	19.3%
Associate Degree Only	10.7%	8.6%	8.2%
Bachelor's Degree Only	30.8%	30.2%	28.8%
Graduate Degree	10.3%	12.3%	13.4%



# LOS ANGELES OVERVIEW

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



## METRO HIGHLIGHTS

### ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.

### PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.

### JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.

## ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.



# EXCLUSIVELY LISTED BY

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**Marcus & Millichap**  
**OVANESS-ROSTAMIAN GROUP**



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