

First Street Village

275 - 375 N. First Street
Burbank, CA



PRIME RETAIL / RESTAURANT SPACE
AVAILABLE FOR LEASE (± 2,150 SF)

**AVISON
YOUNG**

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First Steet Village

SPACE AVAILABLE:	± 2,150 RSF Ground Floor Retail / Restaurant Space (divisible)
TERM:	10+ Years
AVAILABLE:	Immediately

275 - 375 N First Street Burbank, CA

Description

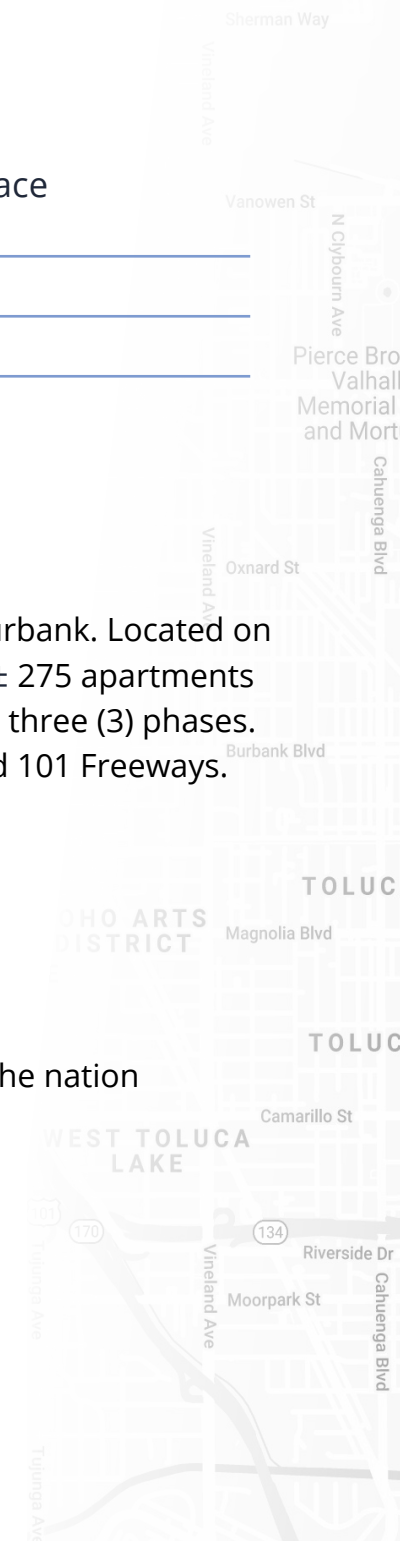
First Street Village is a mixed-use residential-commercial project in Downtown Burbank. Located on First Street between Magnolia Boulevard and Olive Avenue, the project includes ± 275 apartments and ± 18,876 square-feet of retail/restaurant and commercial space to be built in three (3) phases. It's central location in the heart of Burbank provides easy access to the 5, 134 and 101 Freeways.

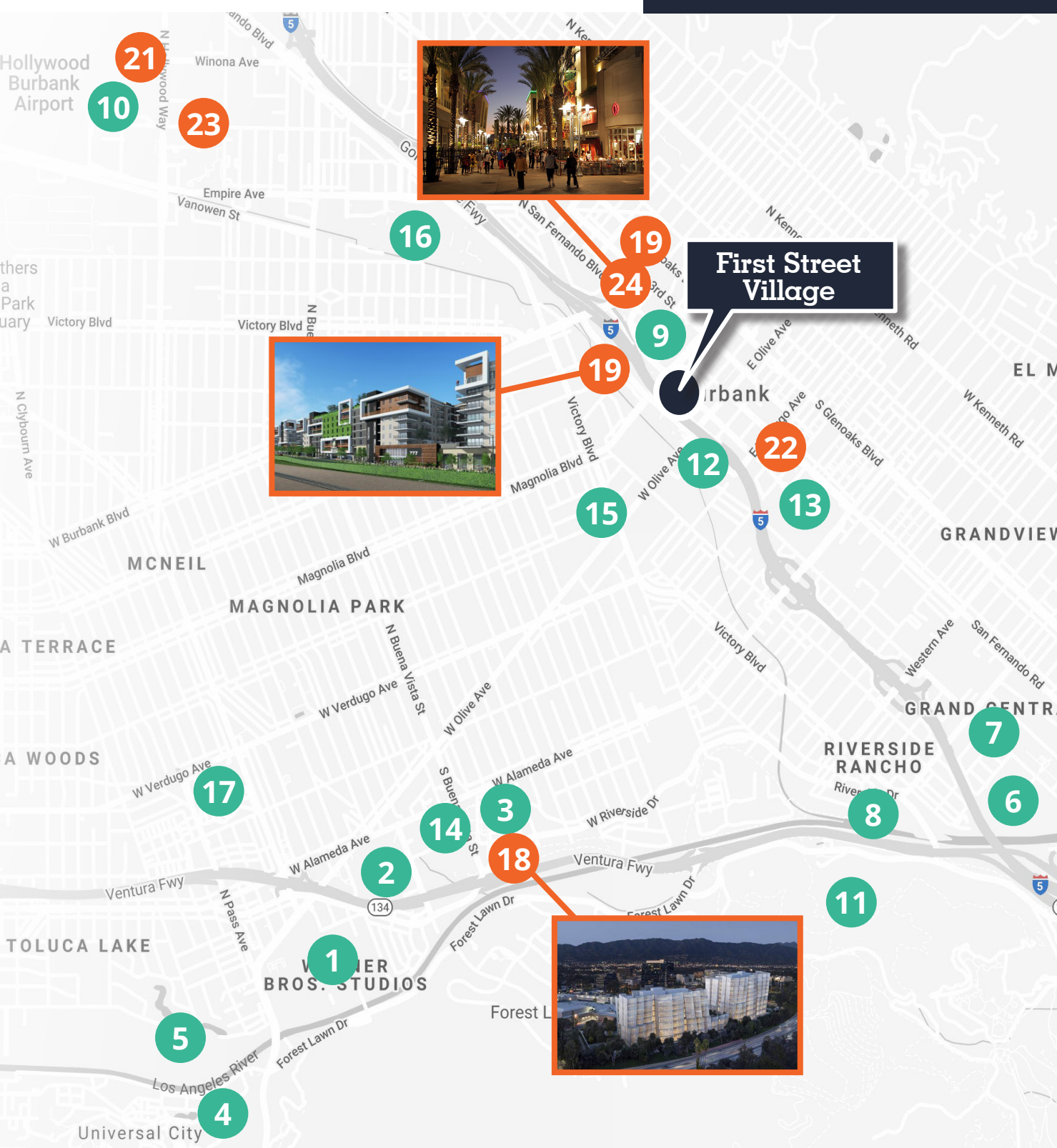
Highlights

- CUPs Infrastructure in place for Restaurants/ Liquor
- TI Allowances available for qualified tenants
- 5 Freeway signage potential
- Wide sidewalks allow for outstanding outdoor dining opportunities
- ± 16' Ceilings
- Located across the street from AMC 16, one of the highest grossing AMC's in the nation
- Largest mixed use development in Burbank in the last 35 Years
- Conveniently located within half a block of Burbank Metro Rail Station
- Multi building/block branding opportunity

Traffic Counts & Walkability

5 Freeway	Approximately 227,355 ADT
First Street	Approximately 18,749 ADT
Magnolia Blvd.	Approximately 30,646 ADT
Olive Avenue	Approximately 31,437 ADT
Walk Score	Vary Walkable (80)
Transit Score	Excellent Transit (84)



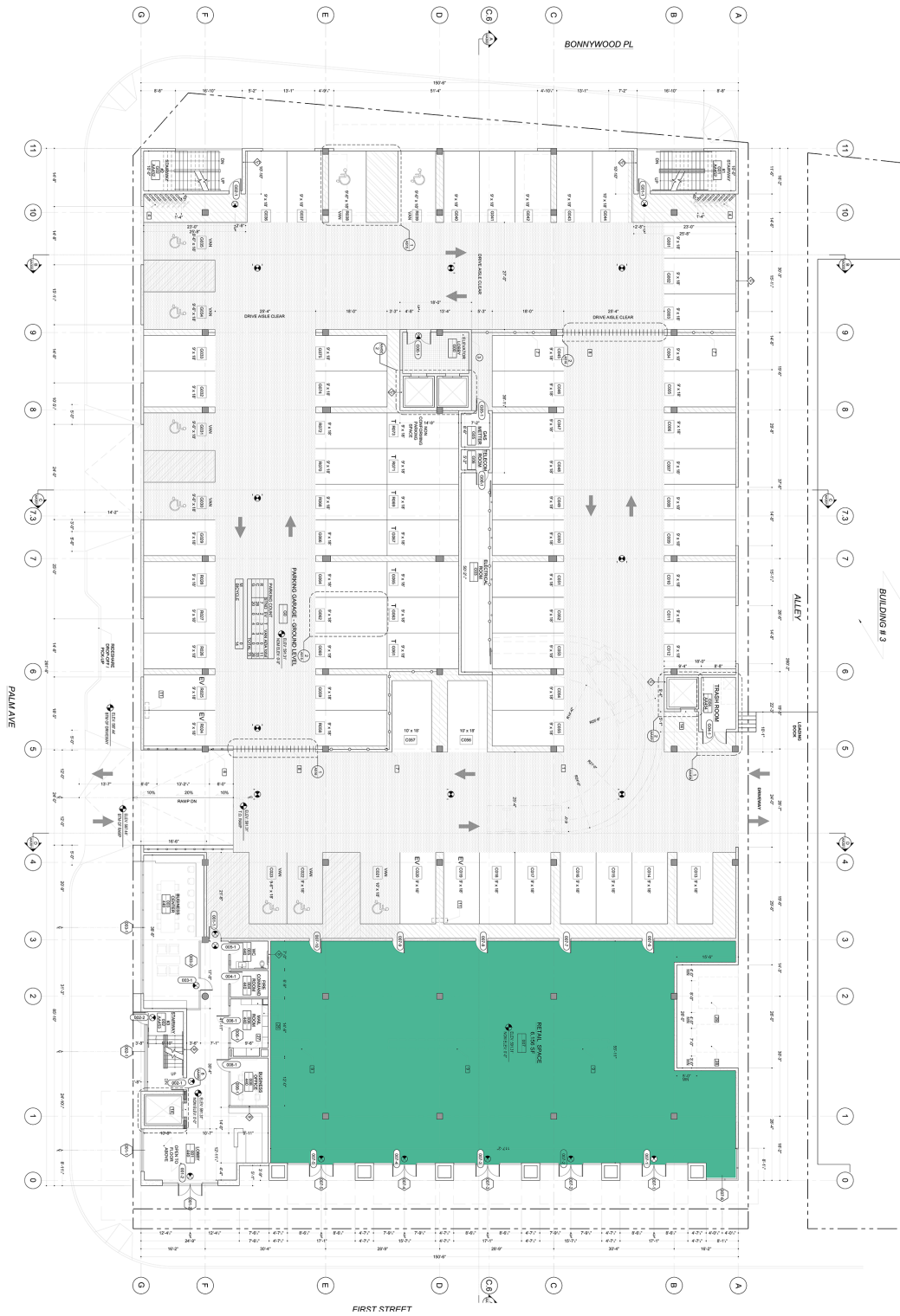


EXISTING AMENITIES / POINTS OF INTEREST

FUTURE DEVELOPMENTS

- 1 Warner Bros. Studio
- 2 Burbank Studios
i Heart Radio
- 3 Walt Disney Studios
Marvel Studios
ABC Studios
- 4 NBC Universal
- 5 Lakeside Golf Club
- 6 Dreamworks
- 7 Disney Grand Central
Creative Campus
- 8 Los Angeles Equestrian Center
- 9 Burbank Town Center
- 10 Hollywood/Burbank Airport
- 11 Griffith Park
- 12 MetroLink Statio
- 13 Ikea
- 14 Providence Saint Joseph
Medical Center
- 15 Nickelodeon
- 16 Burbank Empire Center
- 17 WB Ranch
- 18 Warner Bros. Second
Century Project
- 19 LaTerra Select Burbank
- 20 AC Hotel
- 21 Avion Burbank
- 22 Premier on First
- 23 Aloft & Residence Inn Hotel
- 24 I Heart Burbank

PHASE I - BUILDING A

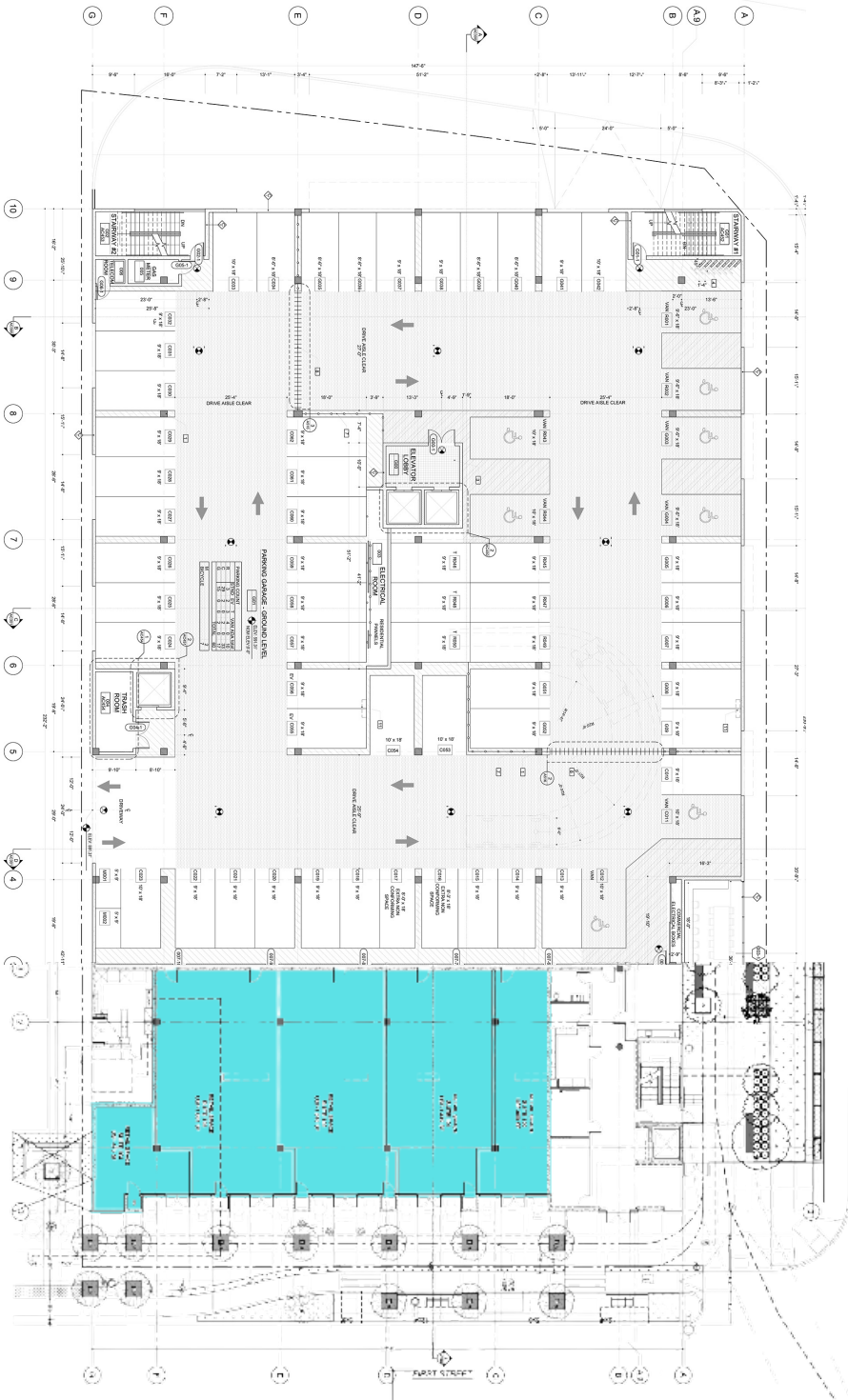


325 N. FIRST STREET

FULLY LEASED



PHASE II - BUILDING C



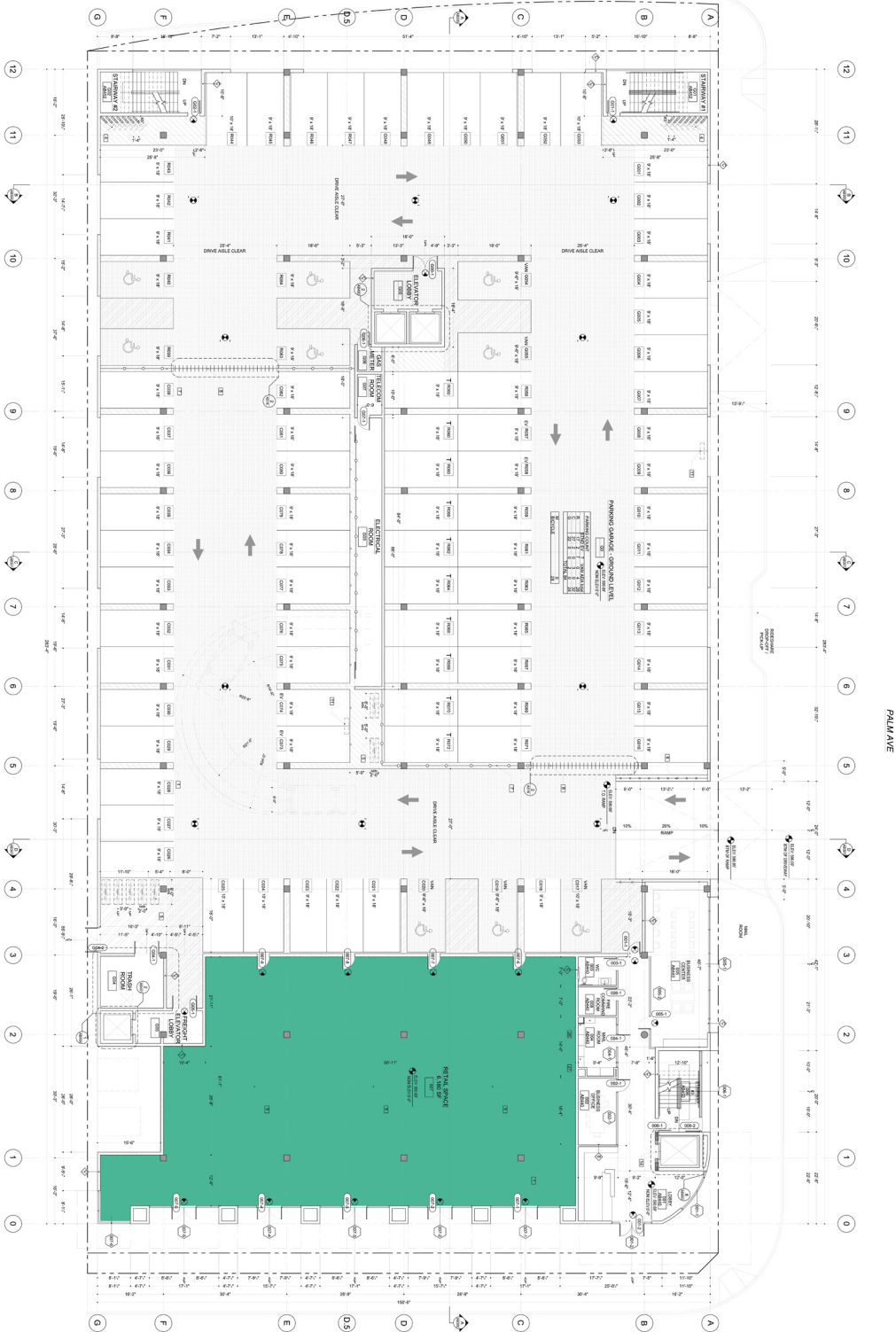
375 N. FIRST STREET

AVAILABLE

SUITE	C-1
SIZE (RSF)	± 2,150
DELIVERY	1Q2025
TYPE	Retail/Restaurant



PHASE III - BUILDING B



275 N. FIRST STREET

AVAILABLE

SUITE

B-1

SIZE (RSF)

± 6,180

DELIVERY

TBD

TYPE

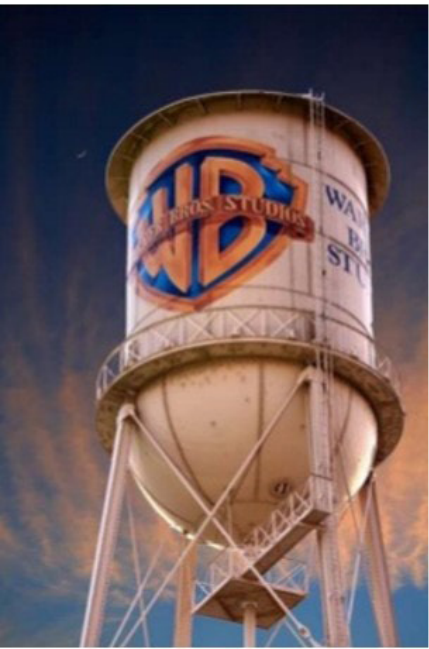
Retail/Restaurant



ABOUT BURBANK

The Subject Property is located in “Beautiful Downtown Burbank”, only a few miles northeast of Hollywood and northwest of Downtown Los Angeles. Burbank is bordered by North Hollywood, Universal/ Studio Cities, Hollywood to the west, Universal/ Studio Cities to the south and Glendale to the east. Several major highways including the 5, 134, 101 and 170 are nearby allowing for easy access to the surrounding Burbank and Los Angeles Metro areas.

Burbank is perhaps best known as being the entertainment capital of the world, and is home to the Walt Disney Studios, Warner Bros., Blizzard Arena, ABC Television, Nickelodeon, Cartoon Network, Deluxe, Fotokem, and many other industry leaders. The city offers great demographics, amenities, a business friendly tax structure, restaurants, shopping, and renowned community services, making it one of the most desired cities in the region for residents and businesses.





5-MILE RADIUS | 2021 DEMOGRAPHICS



472,113
POPULATION

\$101,785
AVERAGE HOUSEHOLD INCOME

238,042
DAYTIME EMPLOYEES

\$1.72B
FOOD & BEVERAGE CONSUMER
SPENDING

34.6
MEDIAN AGE



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