

# First Street Village

275 - 375 N. First Street  
Burbank, CA



PRIME RETAIL / RESTAURANT SPACE  
AVAILABLE FOR LEASE ( $\pm$  2,150 SF)

**AVISON  
YOUNG**

**CHRISTOPHER BAER**  
Principal  
818.939.1259  
[chris.baer@avisonyoung.com](mailto:chris.baer@avisonyoung.com)  
License No. 00875482

**FISCHER CABOT**  
Associate  
818.438.6115  
[fischer.cabot@avisonyoung.com](mailto:fischer.cabot@avisonyoung.com)  
License No: 02149143

# PROPERTY DESCRIPTION



# First Street 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. Its 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)

Sherman Way

Vineyard Ave

Vanowen St

N Clybourn Ave

Pierce Bro  
Valhall  
Memorial and Mort

Oxnard St

Burbank Blvd

TOLUC

OH ARTS  
DISTRICT

Magnolia Blvd

TOLUC

Camarillo St

WEST TOLUCA  
LAKE

TOLUC

170  
134  
Riverside Dr  
Vineyard Ave  
Moorpark St  
Cahuenga Blvd

Tujunga Ave

Cahuenga Blvd

Vineyard Ave

Tujunga Ave



1 Warner Bros. Studio

2 Burbank Studios

3 i Heart Radio

4 Walt Disney Studios

5 Marvel Studios

6 ABC Studios

7 NBC Universal

8 Lakeside Golf Club

9 Dreamworks

10 Disney Grand Central Creative Campus

11 Creative Campus

12 Los Angeles Equestrian Center

13 Burbank Town Center

14 Hollywood/Burbank Airport

15 Griffith Park

16 MetroLink Station

17 Ikea

18 Providence Saint Joseph Medical Center

19 Nickelodeon

20 Burbank Empire Center

21 WB Ranch

22 Warner Bros. Second Century Project

23 LaTerra Select Burbank

24 AC Hotel

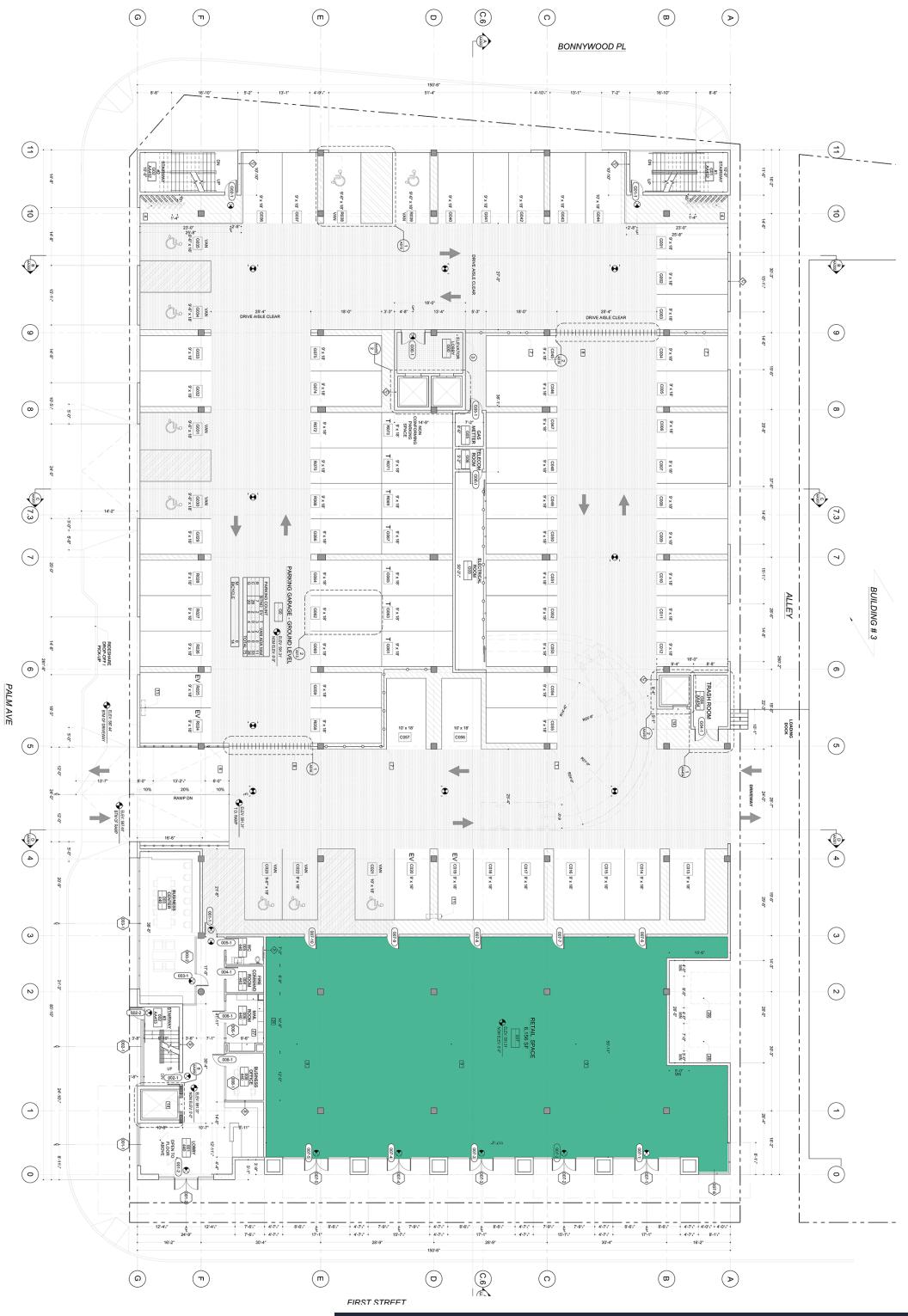
25 Avion Burbank

26 Premier on First

27 Aloft & Residence Inn Hotel

28 I Heart Burbank

# PHASE I - BUILDING A

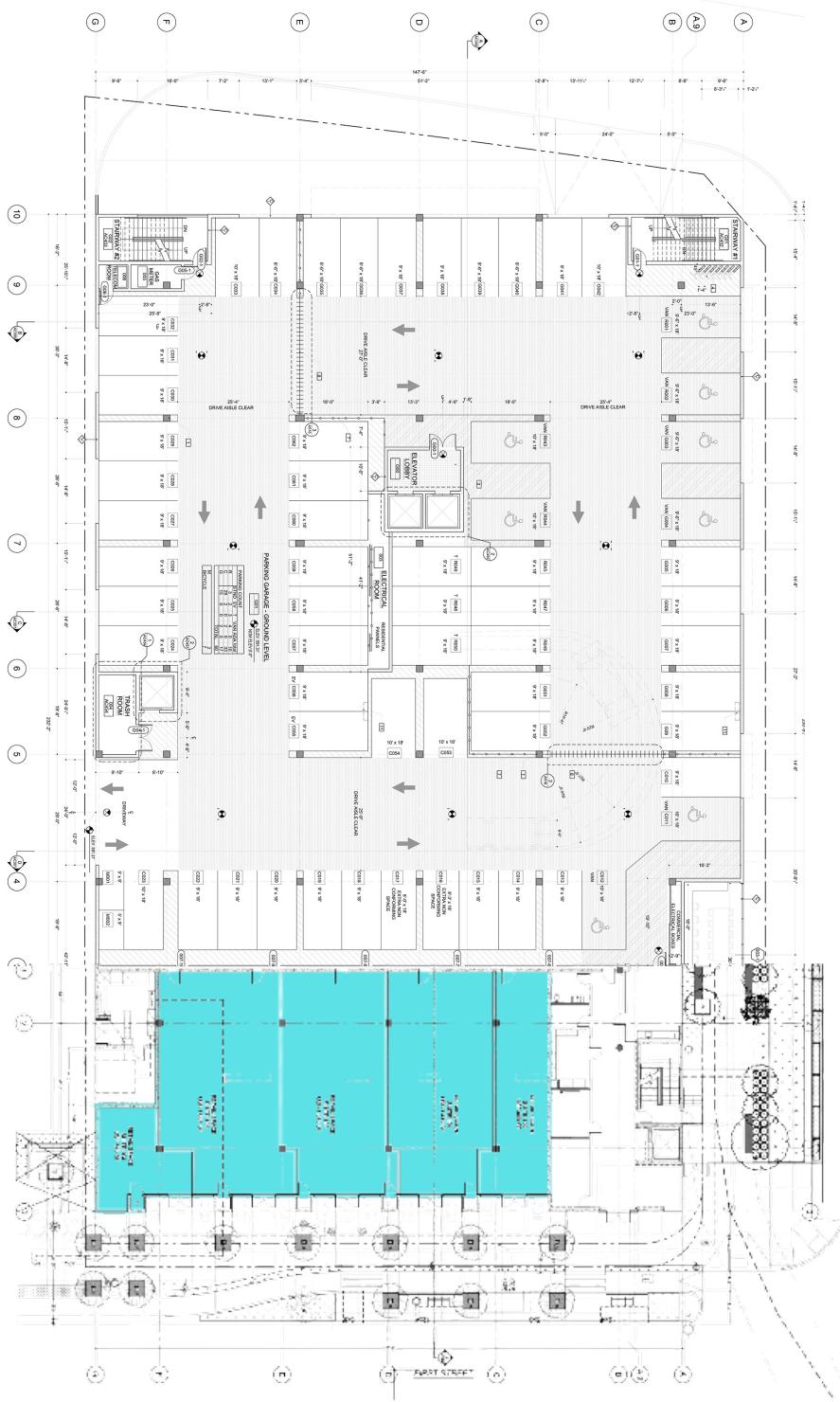


# 325 N. FIRST STREET

## FULLY LEASED



# PHASE II - BUILDING C



# 375 N. FIRST STREET

## AVAILABLE

SUITE C-1

± 2,150

## SIZE (RSF)

± 2,150

# DELIVERY

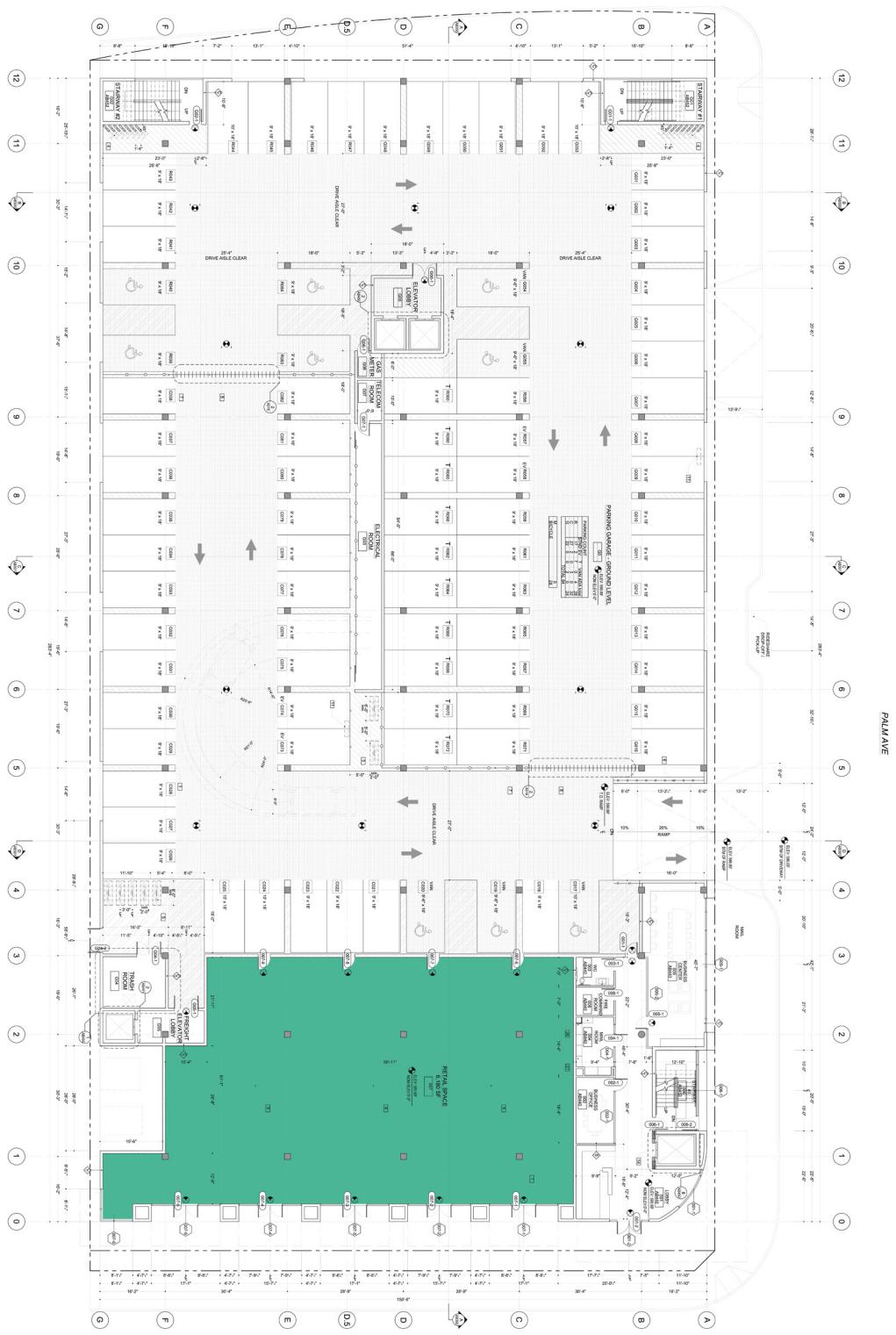
1Q2025

## TYPE

## Retail/Restaurant



# PHASE III - BUILDING B



# 275 N. FIRST STREET

AVAILABLE

SUITE

B-1

SIZE (RSF)

± 6,180

DELIVERY

TBD

TYPE

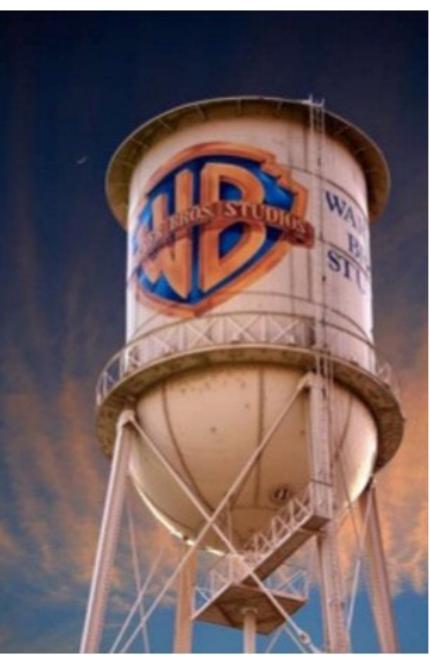
Retail/Restaurant

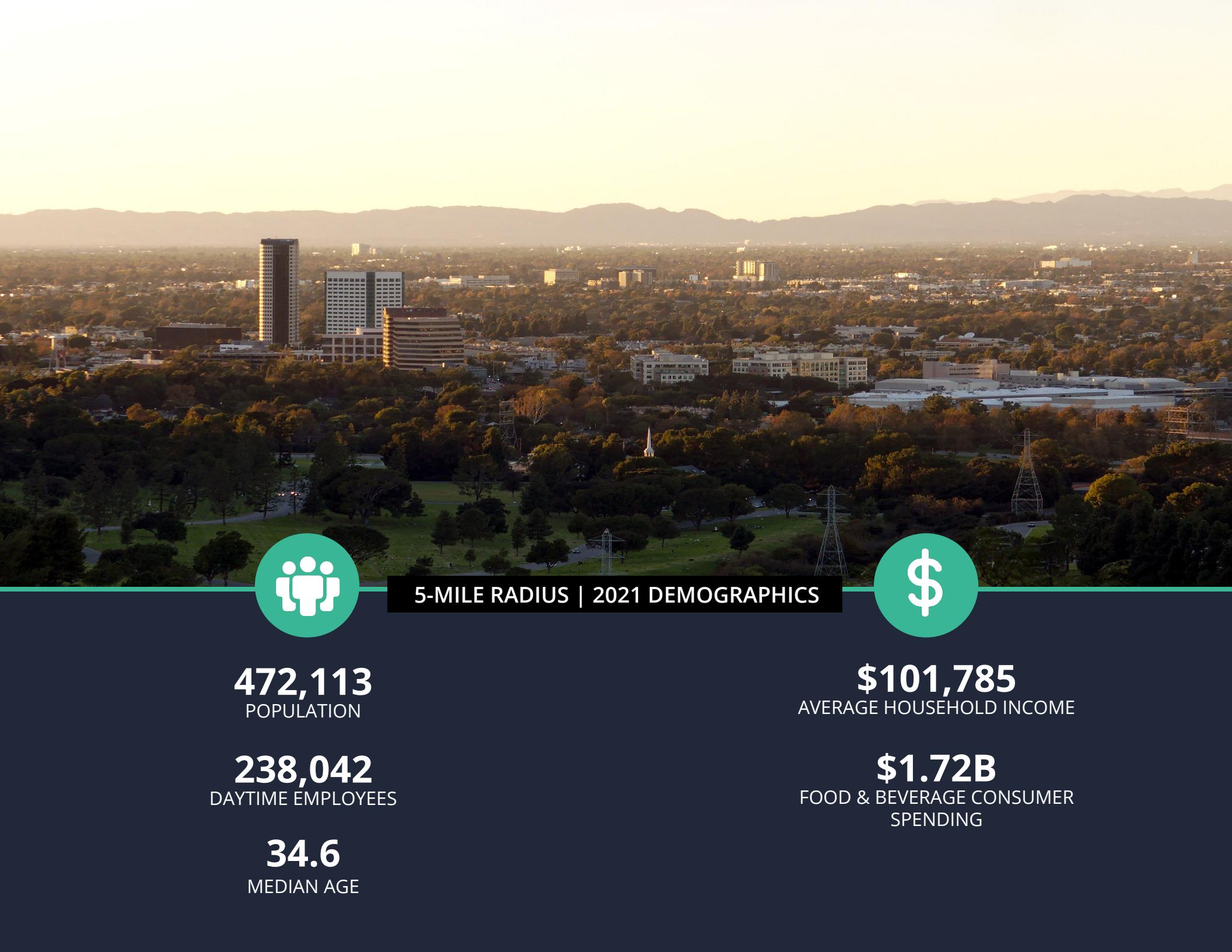


# ABOUT BURBANK

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



**AVISON  
YOUNG**

**CHRISTOPHER BAER**  
Principal  
818.939.1259  
[chris.baer@avisonyoung.com](mailto:chris.baer@avisonyoung.com)  
License No. 00875482

**FISCHER CABOT**  
Associate  
818.438.6115  
[fischer.cabot@avisonyoung.com](mailto:fischer.cabot@avisonyoung.com)  
License No: 02149143