

conroy



FOR
LEASE

1617 N. SAN FERNANDO RD

STAND-ALONE AUTO REPAIR / BODY SHOP ■ BURBANK, CA 91504

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Executive Summary



SUMMARY

| | |
|--------------------------------|--|
| Property Address | 1617 N San Fernando Rd |
| Property Type | Auto Service/Repair |
| Lease Rate | \$15,000/Month Gross |
| Year Built | 1958 |
| APN | 2460-012-034 |
| Building Size | ±2,300 SF |
| Lot Size | 8,253 SF |
| Number of Buildings | 2 |
| Number of Stories | 1 |
| Zoning | BUC3-R4 |
| Electric Meters | 1 |
| Gas Meters | 1 |
| Mechanic Bays | 6 Bays in 3 Garages |
| Mechanical Lifts | 2 |
| Paint Spray Booth | Permitted Booth Included (Currently Off-Site) |
| Additional Improvements | Storage Container, Small Office with Signage |

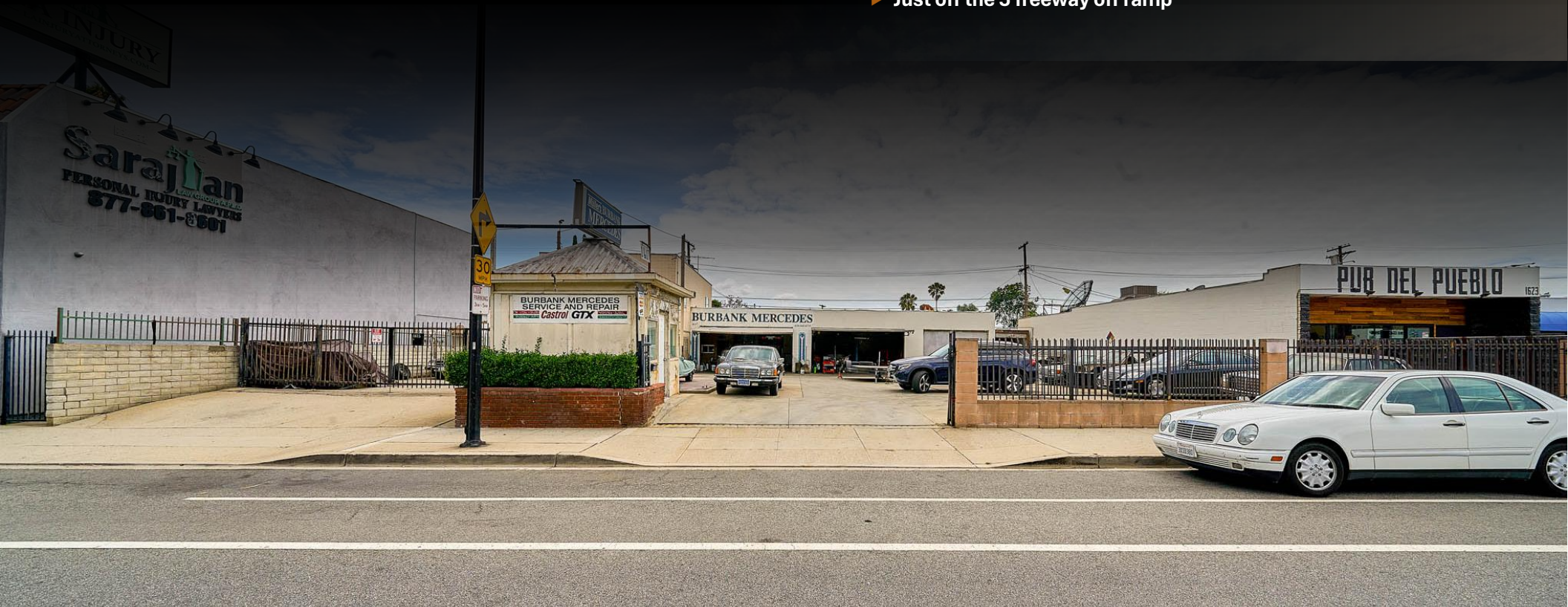


SAN FERNANDO BLVD

PROPERTY OVERVIEW

A very well-located auto-repair and body shop property available for lease in prime Burbank, just 500 feet from the 5-freeway off-ramp. Total land area is 8,253 square feet and includes a permitted paint spray booth (currently off-site and can be moved onto the property), six mechanic bays in three garages, 2 mechanical lifts, a storage container and a small office with good signage on top. Burbank Mercedes operated here for decades.

- ▶ **Stand-alone auto repair/body shop**
- ▶ **Prime Burbank location**
- ▶ **Good ingress and egress**
- ▶ **Permitted paint spray booth**
- ▶ **Just off the 5 freeway off ramp**



Stand-alone auto repair/body shop



6 Bays in 3 Garages



Prime Burbank Location





Permitted paint spray booth



An aerial photograph of a city street, likely in Los Angeles, showing a mix of residential and commercial buildings, palm trees, and a parking lot. The image is darkened to serve as a background for the text.

02

The Location

Burbank, CA



165,000

RELATED JOBS



4.1M

ANNUAL VISITORS



\$97,680

AVG HH INCOME

Widely recognized as the “Media Capital of the World,” Burbank commands one of the most enviable tenant bases of any submarket in Southern California. The city is home to a who’s who of global media and entertainment - The Walt Disney Company, Warner Bros. Entertainment, Warner Music Group, Cartoon Network, Nickelodeon, NBC Universal, ABC, ARRI Cameras, Cinelease, Entertainment Partners, J.L. Fisher, and Matthews Studio Equipment, among many others - driving sustained, broad-based demand for quality office and retail space at every price point. Situated at the nexus of the 134 and 5 freeways, Burbank offers unmatched regional connectivity throughout the greater Los Angeles basin.



**CITY OF
BURBANK**



**WALT DISNEY
Studios**



nickelodeon



RANCH LOT STUDIOS

Area Connectivity

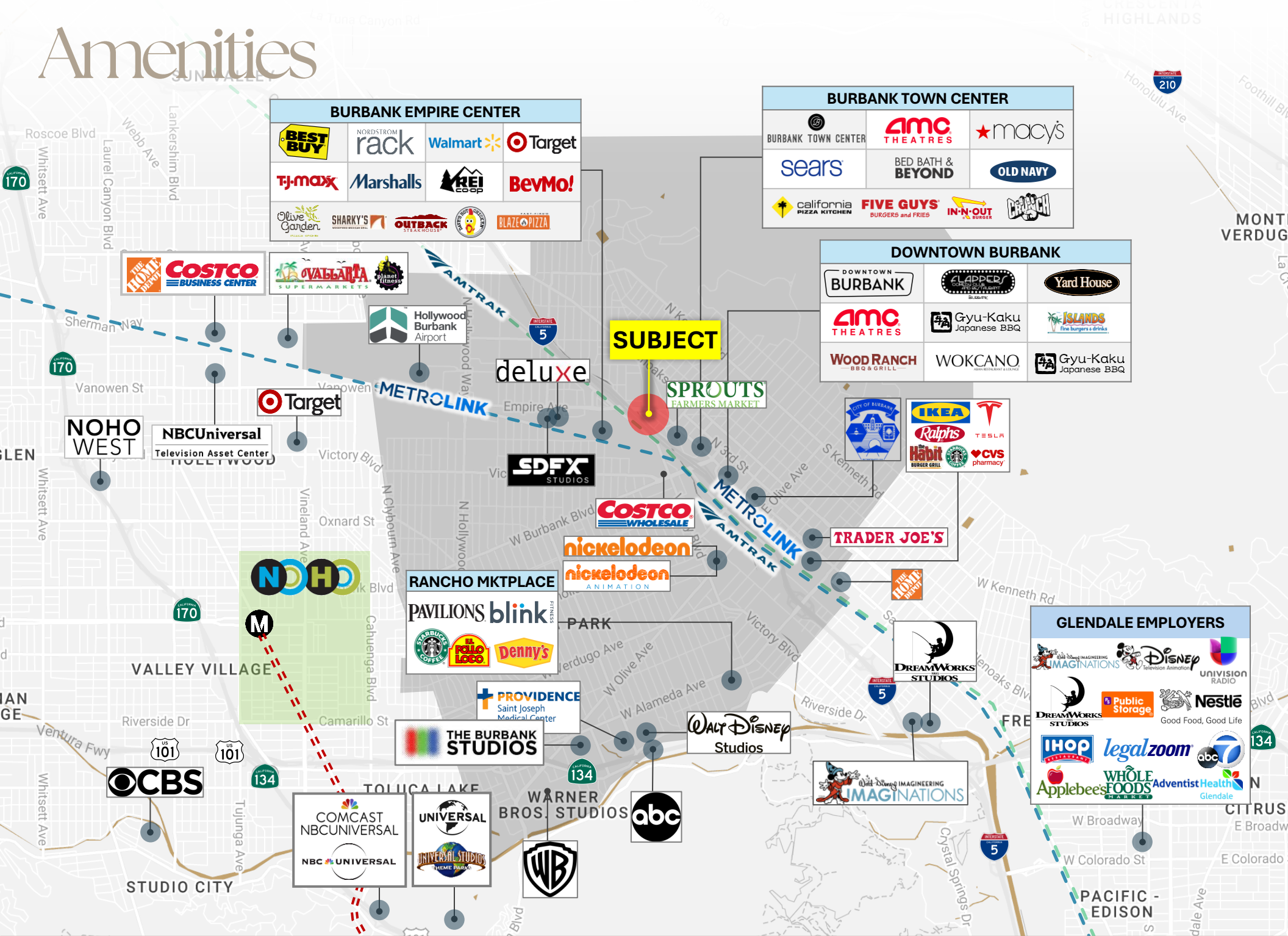


Community Profile

Burbank draws about 4.1 million visitors annually, largely driven by media-related attractions and studio tours—a key contributor to rental demand among hospitality and tourism workers. California's Film & TV Tax Credit Program has acted as a significant economic driver statewide. Through Program 3.0, it generated \$26 billion in economic activity and supported over 197,000 cast and crew jobs in the state. A massive local employment base in entertainment ensures stable rental demand from industry professionals.

- **Studio Infrastructure:** A production hub with robust technical infrastructure; ONE Burbank high-speed fiber optics network.
- **Regional Amenities:** Burbank Hollywood Airport (named the best US airport by Fodor's Travel) and Metrolink; abundant shopping districts, entertainment and hotels.
- **Access to Labor:** Burbank draws from a skilled and qualified workforce of which 62% is college educated or higher.
- **Quality of Life:** An independent city, with its own police and fire, school district, transportation and utilities; 41 city parks and recreation facilities, distinguished Burbank Unified School District and attractive residential neighborhoods.

Amenities



BURBANK EMPIRE CENTER

| | | | |
|-----------------|--------------------------|---------------------------|--------------------|
| BEST BUY | NORDSTROM rack | Walmart | Target |
| TJ-maxx | Marshalls | REI | BevMo! |
| Olive Garden | SHARKY'S | OUTBACK STEAKHOUSE | BLAZE PIZZA |

BURBANK TOWN CENTER

| | | |
|--------------------------|------------------------------------|------------------------|
| BURBANK TOWN CENTER | AMC THEATRES | MACY'S |
| sears | BED BATH & BEYOND | OLD NAVY |
| california PIZZA KITCHEN | FIVE GUYS BURGERS and FRIES | IN-N-OUT BURGER |

DOWNTOWN BURBANK

| | | |
|-----------------------------------|------------------------------|------------------------------|
| DOWNTOWN BURBANK | CLAPPER | Yard House |
| AMC THEATRES | Gyu-Kaku Japanese BBQ | ISLANDS |
| WOOD RANCH BBQ & GRILL | WOKCANO | Gyu-Kaku Japanese BBQ |

SUBJECT

SPROUTS FARMERS MARKET

Employment Hubs

Burbank has one of the strongest employment bases in the San Fernando Valley and is widely known as the “Media Capital of the World.” The city’s economy is driven primarily by entertainment and media production, healthcare, aviation, professional services, and a growing technology and digital content sector. More than 150,000 people commute into Burbank daily, making it a major regional employment hub. The entertainment industry is the backbone of Burbank’s economy, with more than 1,000 media and creative companies operating in the city.

TOP REGIONAL EMPLOYERS



Location Snapshot

Strategically positioned near Downtown Los Angeles, Hollywood, Glendale, Pasadena, and the Westside, Burbank benefits from direct access to Interstate 5, State Route 134, and State Route 170, providing strong regional connectivity throughout Southern California. The city is also served by Hollywood Burbank Airport, one of the region’s primary commercial airports, offering convenient domestic travel access for both business and leisure travelers.

Burbank features a highly amenitized urban environment with a mix of established residential neighborhoods, major studio campuses, office corridors, retail destinations, and entertainment districts. Downtown Burbank serves as the city’s primary commercial core and includes a walkable collection of restaurants, shopping, theaters, hotels, and mixed-use developments anchored by the San Fernando Boulevard corridor and the outdoor Burbank Town Center retail complex.

The city’s strong employment base draws more than 150,000 daytime workers and supports consistent housing demand across multifamily and single-family product types. In addition to entertainment and media, major employers include Providence Saint Joseph Medical Center, aerospace and aviation-related firms, and a growing number of digital content and technology companies.

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For additional information or to schedule a tour, contact:

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