



2520 Olive Ave
Burbank CA 91505

Prime leasing opportunity in the heart of Burbank! Welcome to 2520 W Olive St, an exceptional ground-floor commercial space offering approximately 4,355 rentable square feet. Perfectly situated in a bustling area, this location is ideal for businesses looking to establish or expand in a high-demand market.

This property boasts an unbeatable location with ample parking, ensuring convenience for both employees and clients. Centrally located, it offers easy access to major movie studios, making it a perfect fit for entertainment-related businesses. Additionally, it's just minutes from major freeways, prominent medical facilities making it a perfect fit for a Doctors office and pharmacy. Near a variety of restaurants, ensuring that all your business needs are met.

Previously home to a credit union for the past 15 years, this space is already set up as a bank, making it an excellent choice for financial institutions. However, its versatile layout means it can be easily transformed to suit your unique business requirements. The property is currently subdivided into two units, but the owner is flexible and willing to consider adjusting the configuration to meet your specific needs.

Don't miss out on this rare opportunity to lease a premium commercial space in a highly sought-after Burbank location. Contact us today to schedule a viewing and discuss how this space could be customized to perfectly fit your business vision!



THE SPACE

Location	2520 Olive Ave Burbank, CA 91505
County	Los Angeles
Square Feet	4,443
Monthly Rent PSF	\$4.85

Notes Entire 1st floor. Contains 2 units but can be leased as a singular space.

PROPERTY FEATURES

BUILDING SF	27,068
LAND SF	43,952
LAND ACRES	1.01
YEAR BUILT	1991
ZONING TYPE	BUC3
BUILDING CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1

HIGHLIGHTS

- Just off the 101 Freeway
- Close Proximity to Warner Brothers & Disney
- Located in the heart of Burbanks Media District
- Less than a 10 minute drive from Bob Hope Airport



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
19,855	192,692	589,566



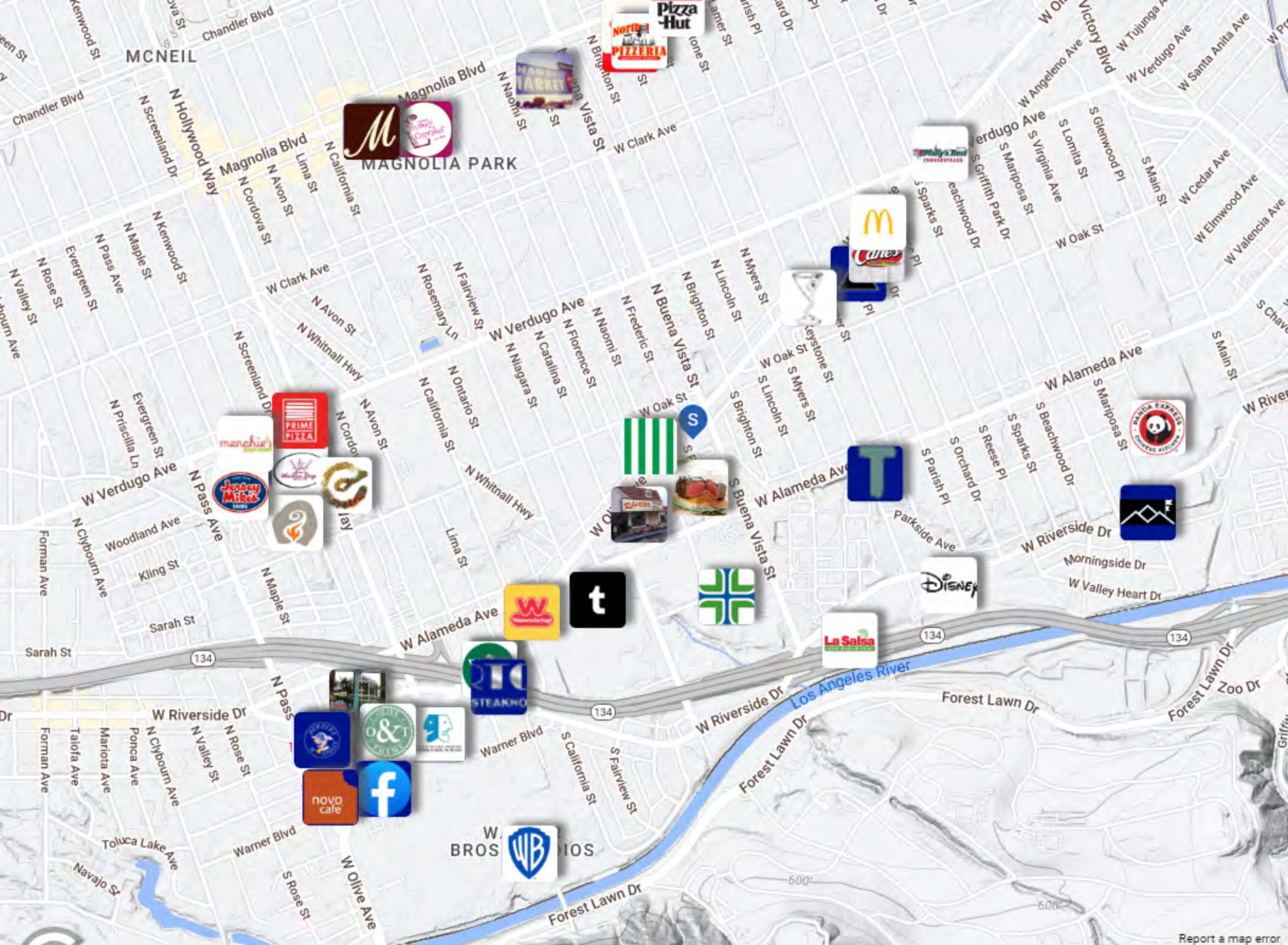
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$167,834	\$127,346	\$124,064

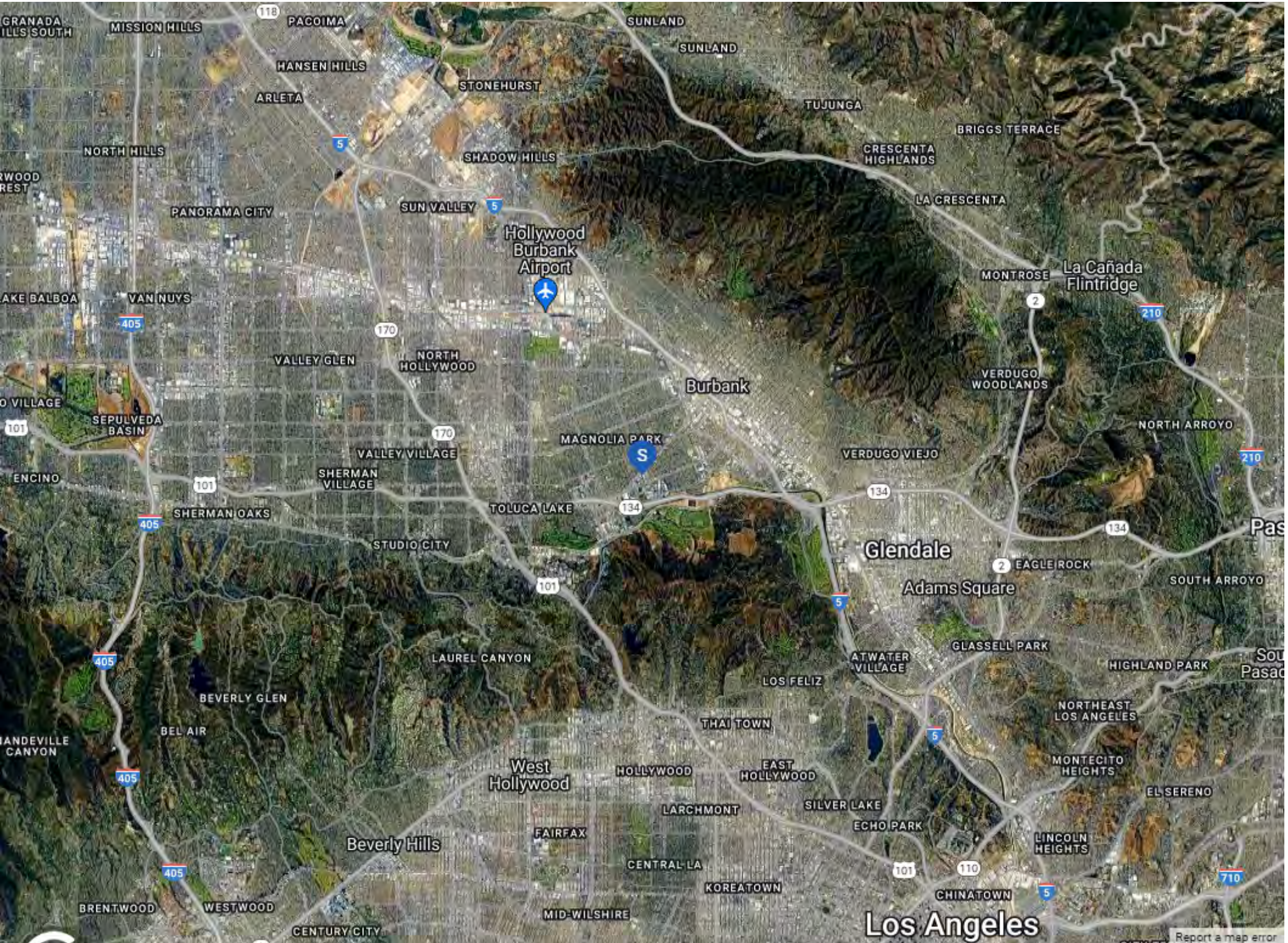


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,521	86,016	266,524



[Report a map error](#)



Hollywood
Burbank
Airport

Burbank

Glendale

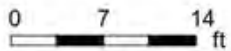
Los Angeles

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2520 W Olive Ave, Burbank, CA

Main Floor Finished Area 4744.55 sq ft



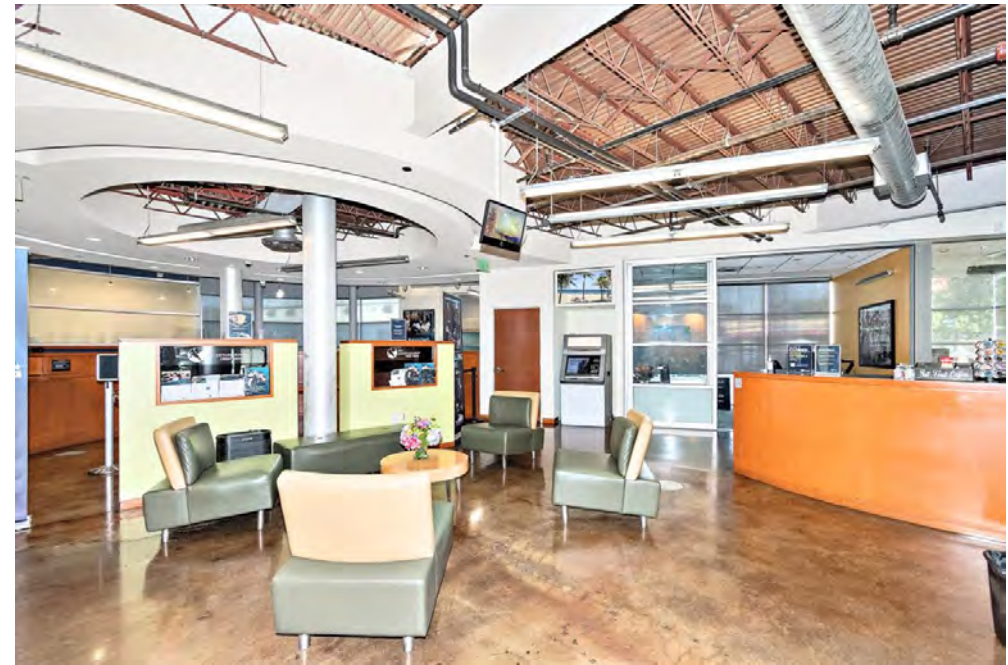
PREPARED: 2024/09/01



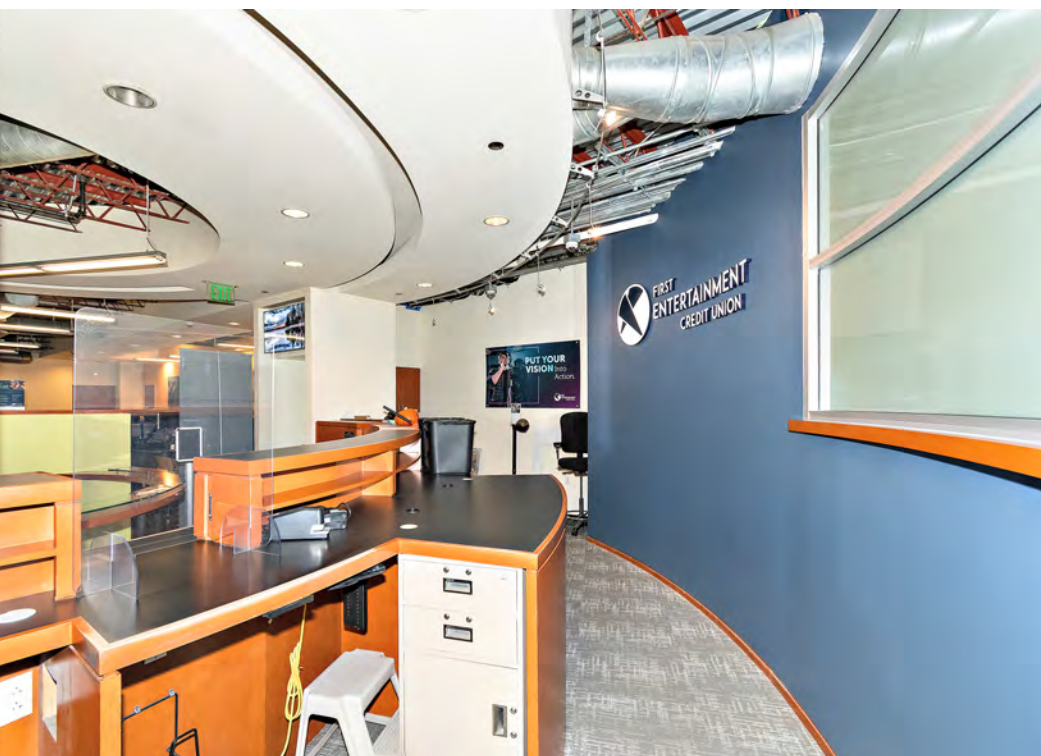
White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

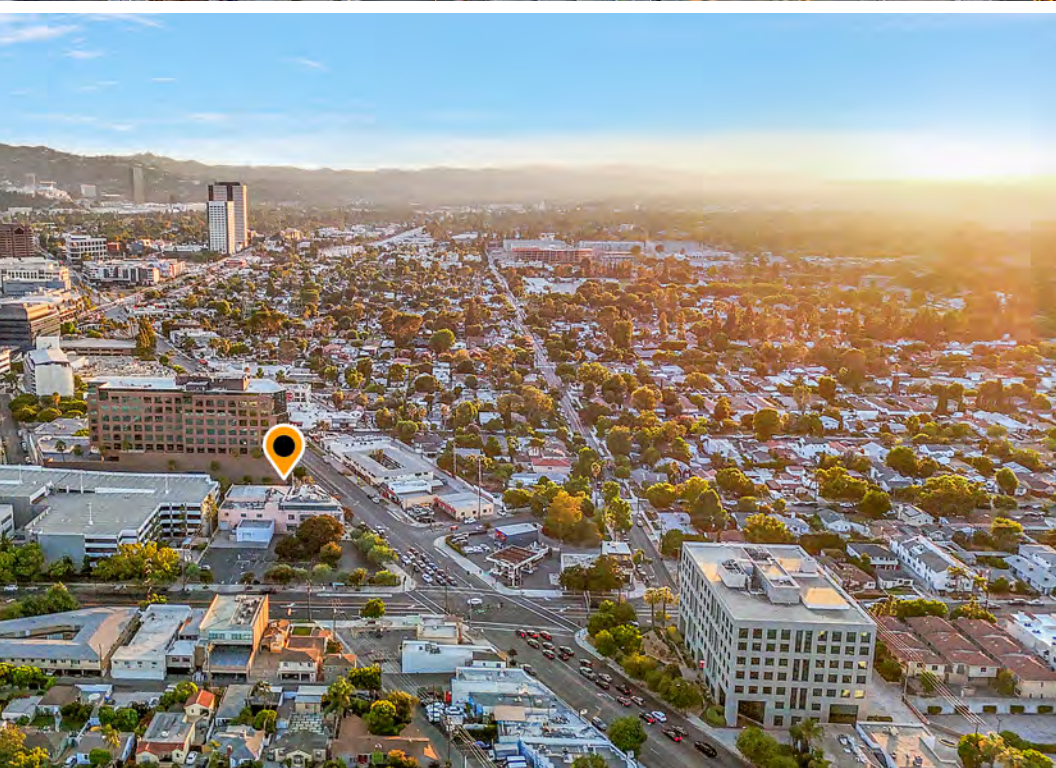
Traffic

Collection Street	Cross Street	Traffic Volume	Distance from Property
N Frederic St	W Oak St NW	660	0.07 mi
W Oak St	N Frederic St SW	1,225	0.09 mi
W Oak St	N Frederic St NE	1,680	0.10 mi
W Olive Ave	N Buena Vista St SW	24,901	0.10 mi
S Brighton St	S Edison Blvd S	422	0.12 mi
S Buena Vista St	W Alameda Ave SE	26,017	0.14 mi
N Buena Vista St	W Oak St SE	28,379	0.15 mi
N Florence St	W Olive Ave SE	559	0.15 mi
S Lincoln St	W Oak St NW	596	0.18 mi
S Brighton St	S Edison Blvd NW	372	0.19 mi





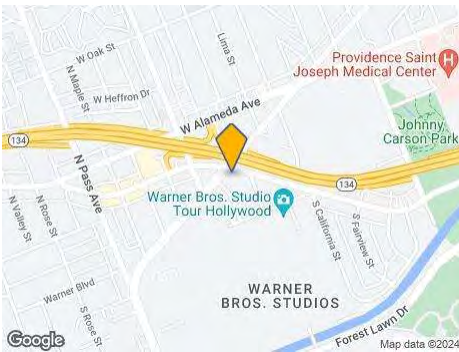








1 3500 W Olive Ave - Central Park at Toluca Lake Burbank, CA 91505 - Burbank Submarket



TENANT

Tenant Name: Edward Jones
 Industry: Finance and Insurance
 NAICS: Securities Brokerage - 523120

LEASE

SF Leased: 5,035 SF
 Sign Date: Jan 2024
 Space Use: Office
 Lease Type: Direct
 Floor: 8th Floor
 Suite: 810

RENTS

Asking Rent: \$4.85/FS

CONCESSIONS AND BUILDOUT

Buildout: Standard Office
 Buildout Status: Full Build-Out
 Space Condition: Excellent

LEASE TERM

Start Date: Feb 2024
 Expiration Date: Feb 2027
 Lease Term: 3 Years

TIME ON MARKET

Date On Market: Apr 2021
 Date Off Market: Jan 2024
 Months on Market: 34 Months

TIME VACANT

Date Vacated: Aug 2021
 Date Occupied: Feb 2024
 Months Vacant: 30 Months

MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	67.6%	▲ 43.6%
Submarket 2-4 Star	15.9%	▲ 5.7%
Market Overall	15.9%	▲ 1.4%

Same Store Asking Rent/SF	2024 Q1	YOY
Current Building	\$4.67	▲ 0.9%
Submarket 2-4 Star	\$3.66	▲ 1.5%
Market Overall	\$3.46	↔ 0.0%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	375,958	▲ 4.8%
Months On Market	8.8	▲ 2.9

LEASING REP

Worthe Real Estate Group
 3500 W Olive Ave, Suite 101
 Burbank, CA 91505-4628
 Phil Lindholm (818) 953-7517

CBRE

400 S Hope St, Suite 2500
 Los Angeles, CA 90071-2801
 Todd Doney (213) 593-1360

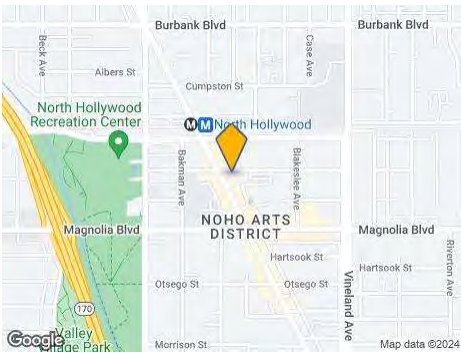
CBRE

234 S Brand Blvd, Suite 800
 Glendale, CA 91204-1310
 Doug Marlow (818) 502-6707
 Juliana Sampson (818) 502-6772

PROPERTY

Property Type:	Office	Rentable Area:	255,800 SF
Status:	Built 1985	Stories:	15
Tenancy:	Multi	Floor Size:	17,033 SF
Class:	A	Vacancy at Lease:	67.6%
Construction:	Steel	Land Acres:	1.51
Parking:	750 Covered Space...		

2 5250 Lankershim Blvd
North Hollywood, CA 91601 - North Hollywood Submarket



TENANT

Tenant Name:	Vitality First Home Health Care Agency, Inc
Industry:	Health Care and Social Assistance
NAICS:	Home Health Care Services - 621610

LEASE

SF Leased:	5,492 SF
Sign Date:	Jan 2024
Space Use:	Office
Lease Type:	Direct
Floor:	5th Floor
Suite:	540

RENTS

Asking Rent:	\$4.50/FS
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LEASE TERM

Start Date:	Mar 2024
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TIME ON MARKET

Date On Market:	Jun 2020
Date Off Market:	Jan 2024
Months on Market:	43 Months

TIME VACANT

Date Vacated:	Jun 2020
Date Occupied:	Mar 2024
Months Vacant:	45 Months

MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	11.9%	▼ -19.2%
Submarket 4-5 Star	42.8%	▲ 1.4%
Market Overall	15.9%	▲ 1.4%

Same Store Asking Rent/SF	2024 Q1	YOY
Current Building	\$4.11	▲ 0.9%
Submarket 4-5 Star	\$3.74	▼ -0.5%
Market Overall	\$3.46	↔ 0.0%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased SF	69,314	▼ -44.7%
Months On Market	6.7	▼ -0.5

LEASING REP

Colliers
505 N Brand Blvd, Suite 1120
Glendale, CA 91203-1906
Anneke O. Greco (818) 334-1865
Danny Redell (818) 334-1853
Gil Canton (818) 334-1856

PROPERTY

Property Type:	Office	Rentable Area:	181,408 SF
Status:	Built 2009	Stories:	9
Tenancy:	Multi	Floor Size:	21,101 SF
Class:	A	Vacancy at Lease:	11.9%
Construction:	Steel	Land Acres:	2.21
Parking:	720 Covered Space...		

3 191 S Buena Vista St - Burbank Medical Plaza II

Burbank, CA 91505 - Burbank Submarket



LEASE	
SF Leased:	2,363 SF
Sign Date:	Nov 2023
Space Use:	Medical
Lease Type:	Direct
Floor:	3rd Floor
Suite:	370

RENTS	
Asking Rent:	\$5.00

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Medical
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Dec 2023

TIME ON MARKET	
Date On Market:	Apr 2022
Date Off Market:	Nov 2023
Months on Market:	20 Months

TIME VACANT	
Date Vacated:	Dec 2022
Date Occupied:	Dec 2023
Months Vacant:	12 Months



LEASING REP
PMB Real Estate Services
 329 S Highway 101, Suite 160
 Solana Beach, CA 92075-1808
 Dasche Foley (858) 704-7350
 Trey Trask (858) 794-1900

MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	0.0%	▼ -2.5%
Submarket 3-5 Star	17.1%	▲ 4.5%
Market Overall	15.5%	▲ 1.5%

Same Store Asking Rent/SF	2023 Q4	YOY
Current Building	\$4.74	▲ 2.3%
Submarket 3-5 Star	\$3.90	▲ 2.4%
Market Overall	\$3.45	▼ -0.4%

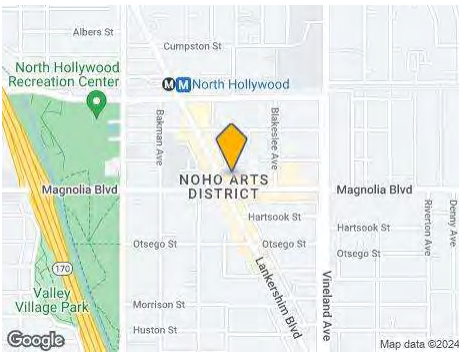
Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased SF	386,404	▼ -7.7%
Months On Market	7.7	▲ 0.2

PROPERTY	
Property Type:	Office
Status:	Built 2008
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	416 Covered Space...

Rentable Area:	94,427 SF
Stories:	4
Floor Size:	23,177 SF
Vacancy at Lease:	0.0%
Land Acres:	4.75

4 5200 Lankershim Blvd - The Academy Tower

North Hollywood, CA 91601 - North Hollywood Submarket



LEASE	
SF Leased:	3,798 SF
Sign Date:	May 2023
Space Use:	Office
Lease Type:	Direct
Floor:	8th Floor
Suite:	860

RENTS	
Asking Rent:	\$4.65/FS

LEASE TERM	
Start Date:	Jun 2023

TIME ON MARKET	
Date On Market:	Jun 2020
Date Off Market:	May 2023
Months on Market:	35 Months

TIME VACANT	
Date Vacated:	Feb 2021
Date Occupied:	Jun 2023
Months Vacant:	27 Months

LEASING REP
Colliers
 6324 Canoga Ave, Suite 100
 Woodland Hills, CA 91367-2501
 Matt Heyn (818) 334-1850
 Caitlin Hoffman (818) 334-1850

MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	20.2%	▲ 0.4%
Submarket 3-5 Star	21.4%	▼ -0.7%
Market Overall	14.7%	▲ 1.3%

Same Store Asking Rent/SF	2023 Q2	YOY
Current Building	\$4.14	▲ 0.7%
Submarket 3-5 Star	\$3.27	▼ -0.4%
Market Overall	\$3.44	▼ -0.9%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased SF	53,887	▼ -69.3%
Months On Market	8.5	▼ -2.3

PROPERTY			
Property Type:	Office	Rentable Area:	167,472 SF
Status:	Built 1991	Stories:	8
Tenancy:	Multi	Floor Size:	20,896 SF
Class:	A	Vacancy at Lease:	20.2%
Construction:	Steel	Land Acres:	1.05
Parking:	Covered Spaces @...		

5 3900 W Alameda Ave - The Tower
Burbank, CA 91505 - Burbank Submarket



LEASE	
SF Leased:	2,457 SF
Sign Date:	Mar 2023
Space Use:	Office
Lease Type:	Direct
Floor:	8th Floor

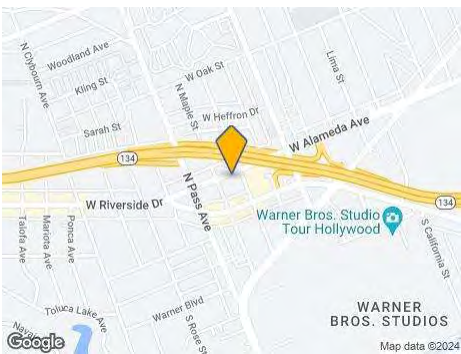
RENTS	
Asking Rent:	\$4.85

CONCESSIONS AND BUILDOUT	
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	May 2023

TIME ON MARKET	
Date On Market:	May 2022
Date Off Market:	Mar 2023
Months on Market:	11 Months

TIME VACANT	
Date Vacated:	May 2022
Date Occupied:	Apr 2023
Months Vacant:	11 Months



LEASING REP
CBRE
234 S Brand Blvd, Suite 800
Glendale, CA 91204-1310
Doug Marlow (818) 502-6707
Juliana Sampson (818) 502-6772

CBRE
400 S Hope St, Suite 2500
Los Angeles, CA 90071-2801
Todd Doney (213) 593-1360

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	41.9%	▲ 16.3%
Submarket 3-5 Star	12.4%	▲ 5.6%
Market Overall	14.5%	▲ 1.2%

Same Store Asking Rent/SF	2023 Q1	YOY
Current Building	\$4.83	▲ 0.5%
Submarket 3-5 Star	\$3.85	▲ 1.1%
Market Overall	\$3.46	▼ -0.3%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased SF	358,660	▲ 76.0%
Months On Market	5.9	▼ -6.1

PROPERTY	
Property Type:	Office
Status:	Built 1989
Tenancy:	Multi
Class:	A
Construction:	Steel
Parking:	350 Covered Space...

Rentable Area:	462,896 SF
Stories:	32
Floor Size:	14,466 SF
Vacancy at Lease:	41.9%
Land Acres:	1.38

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,274	183,560	583,476
2010 Population	18,852	187,279	578,392
2024 Population	19,855	192,692	589,566
2029 Population	19,664	193,467	588,290
2024 African American	609	8,663	25,499
2024 American Indian	142	1,807	6,011
2024 Asian	2,322	20,248	59,829
2024 Hispanic	4,630	52,825	178,731
2024 Other Race	1,697	25,030	96,775
2024 White	12,047	110,210	325,114
2024 Multiracial	3,016	26,474	75,560
2024-2029: Population: Growth Rate	-0.95%	0.40%	-0.20%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	577	9,263	30,188
\$15,000-\$24,999	215	5,193	17,462
\$25,000-\$34,999	247	4,557	16,186
\$35,000-\$49,999	483	6,503	21,496
\$50,000-\$74,999	1,031	11,187	36,051
\$75,000-\$99,999	869	10,572	32,203
\$100,000-\$149,999	1,793	14,925	43,948
\$150,000-\$199,999	1,032	9,103	25,171
\$200,000 or greater	2,275	14,709	43,814
Median HH Income	\$118,321	\$88,282	\$82,714
Average HH Income	\$167,834	\$127,346	\$124,064

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,637	80,804	251,768
2010 Total Households	8,133	79,600	245,051
2024 Total Households	8,521	86,016	266,524
2029 Total Households	8,660	88,719	274,109
2024 Average Household Size	2.30	2.22	2.17
2000 Owner Occupied Housing	3,855	27,796	75,716
2000 Renter Occupied Housing	4,470	49,942	167,118
2024 Owner Occupied Housing	3,917	28,412	76,071
2024 Renter Occupied Housing	4,604	57,604	190,453
2024 Vacant Housing	560	5,499	20,003
2024 Total Housing	9,081	91,515	286,527
2029 Owner Occupied Housing	4,048	29,292	78,201
2029 Renter Occupied Housing	4,612	59,426	195,908
2029 Vacant Housing	494	5,057	17,962
2029 Total Housing	9,154	93,776	292,071
2024-2029: Households: Growth Rate	1.60%	3.10%	2.80%



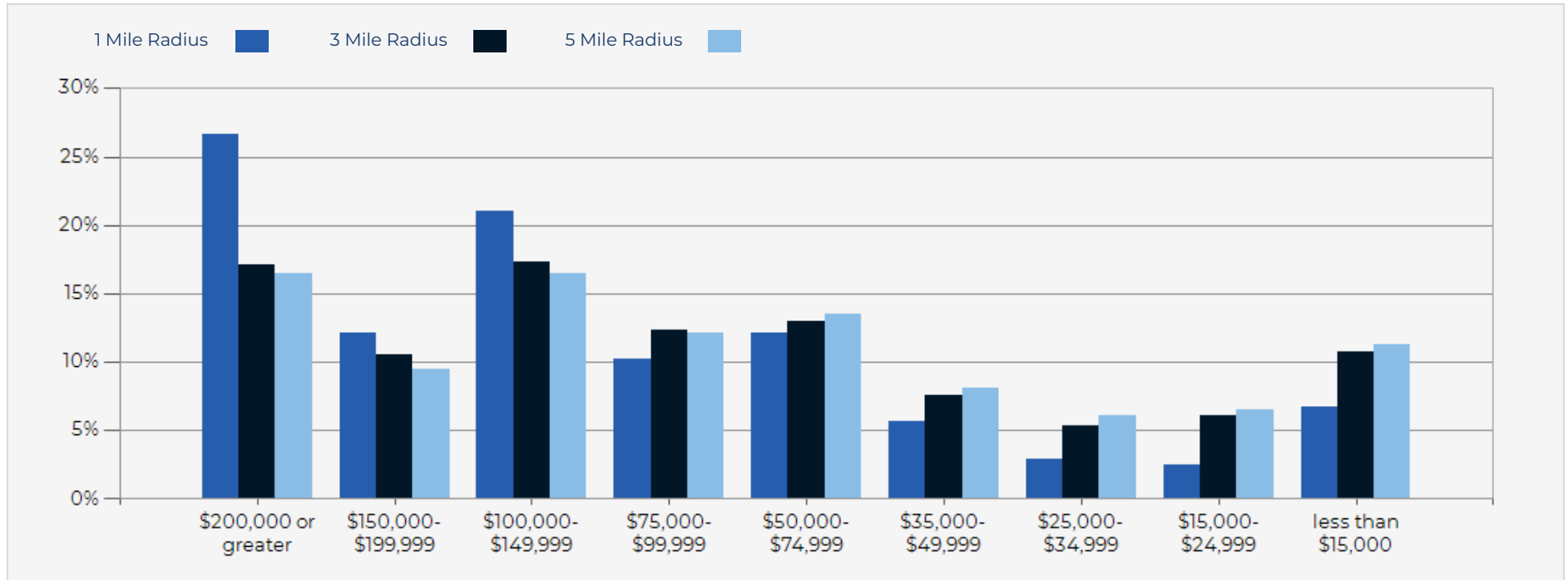
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,709	21,102	66,203
2024 Population Age 35-39	1,576	17,679	56,331
2024 Population Age 40-44	1,591	15,712	48,109
2024 Population Age 45-49	1,504	13,032	39,044
2024 Population Age 50-54	1,578	13,084	39,074
2024 Population Age 55-59	1,293	11,685	34,575
2024 Population Age 60-64	1,194	10,992	32,758
2024 Population Age 65-69	1,022	9,246	28,071
2024 Population Age 70-74	817	7,288	22,780
2024 Population Age 75-79	633	5,542	17,027
2024 Population Age 80-84	401	3,614	11,196
2024 Population Age 85+	475	3,932	11,938
2024 Population Age 18+	16,744	165,025	506,213
2024 Median Age	42	39	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,810	\$84,071	\$79,946
Average Household Income 25-34	\$149,457	\$114,595	\$110,688
Median Household Income 35-44	\$147,064	\$104,240	\$96,279
Average Household Income 35-44	\$193,616	\$144,872	\$140,236
Median Household Income 45-54	\$156,149	\$116,756	\$107,905
Average Household Income 45-54	\$203,916	\$159,224	\$154,832
Median Household Income 55-64	\$143,561	\$105,203	\$95,860
Average Household Income 55-64	\$194,216	\$146,567	\$141,221
Median Household Income 65-74	\$100,309	\$70,433	\$68,251
Average Household Income 65-74	\$136,692	\$106,258	\$108,070
Average Household Income 75+	\$95,432	\$73,958	\$77,520

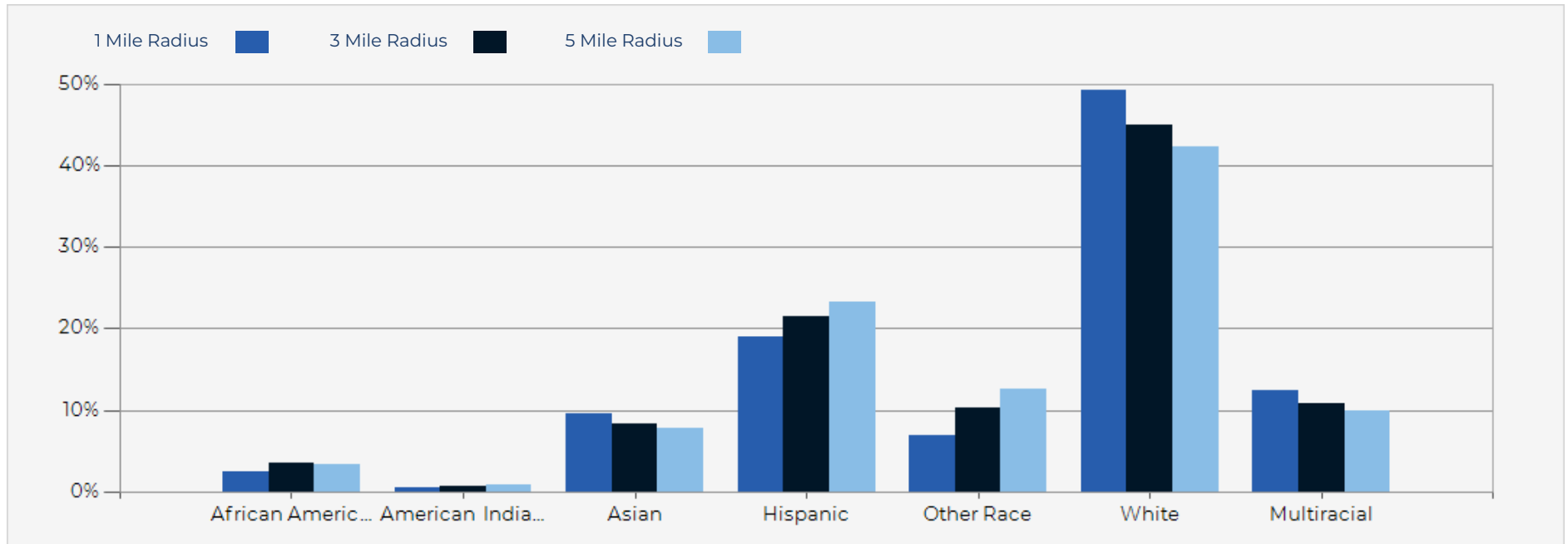
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,579	17,106	53,047
2029 Population Age 35-39	1,618	19,208	59,861
2029 Population Age 40-44	1,527	16,615	51,675
2029 Population Age 45-49	1,520	15,030	45,168
2029 Population Age 50-54	1,437	12,758	37,965
2029 Population Age 55-59	1,451	12,237	36,101
2029 Population Age 60-64	1,195	10,914	31,814
2029 Population Age 65-69	1,070	10,104	29,609
2029 Population Age 70-74	897	8,491	25,340
2029 Population Age 75-79	735	6,575	19,936
2029 Population Age 80-84	497	4,686	14,416
2029 Population Age 85+	537	4,449	13,268
2029 Population Age 18+	16,669	165,801	505,499
2029 Median Age	43	42	41

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$120,107	\$96,340	\$89,998
Average Household Income 25-34	\$176,936	\$135,238	\$128,629
Median Household Income 35-44	\$163,706	\$118,238	\$108,972
Average Household Income 35-44	\$221,587	\$165,234	\$158,465
Median Household Income 45-54	\$176,079	\$134,621	\$123,613
Average Household Income 45-54	\$234,502	\$181,161	\$176,148
Median Household Income 55-64	\$167,418	\$122,742	\$113,672
Average Household Income 55-64	\$225,162	\$170,240	\$165,144
Median Household Income 65-74	\$112,462	\$86,258	\$84,208
Average Household Income 65-74	\$166,171	\$128,511	\$129,753
Average Household Income 75+	\$123,305	\$92,028	\$95,868

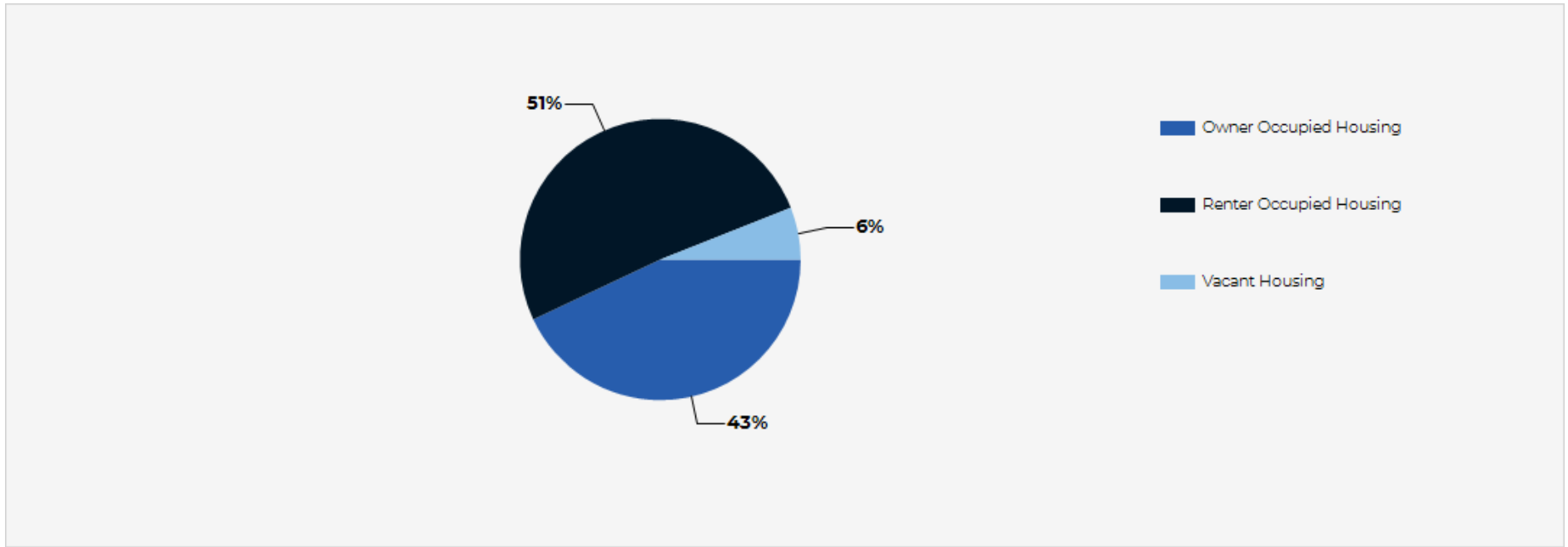
2024 Household Income



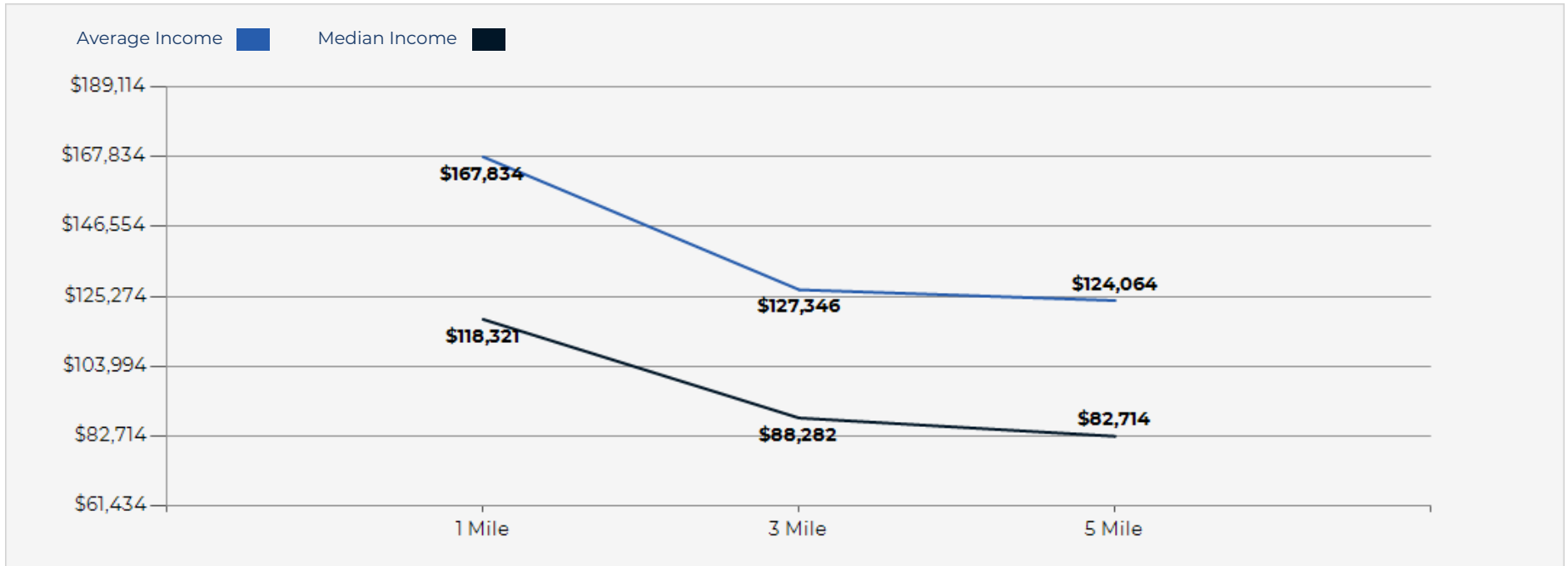
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



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