

FOR SALE

RARE DOWNTOWN BURBANK RETAIL CENTER



VALUE ADD OPPORTUNITY

130 - 140 N. SAN FERNANDO BOULEVARD | BURBANK, CA 91502

CHRIS ALIHEMMAT

Senior Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805

SPECTRUM

COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

EXECUTIVE SUMMARY

Spectrum Commercial Real Estate, Inc. is pleased to exclusively present a rare investment or owner-user opportunity featuring four contiguous retail storefronts totaling approximately 6,240 square feet. Located in the high-traffic pedestrian corridor of Downtown Burbank, the property is positioned in the "Media Capital of the World," surrounded by major global studios and a thriving residential base.



Excellent Value Add Investment Opportunity: A Rare Investment or Owner-User Opportunity Featuring Four Contiguous Retail Storefronts



NNN Leases



Two 2nd Gen Restaurant Spaces Ranging from 1,120 SF – 2,200 SF



Two Retail Spaces Ranging from 1,200 SF – 1,958 SF



Approx. 1,087 Residential Units Proposed/Under Construction in Downtown Burbank and 2,577 Existing Units



4 Million Visitors in 2024 (according to Placer.ai)



Prime Media Location: Positioned in the "Media Capital of the World," Within Close Proximity to Major Global Studios - Disney, Warner Bros., and Netflix



Strong Local Density: Surrounded by Over 3,600 Existing or Under-Construction Residential Units



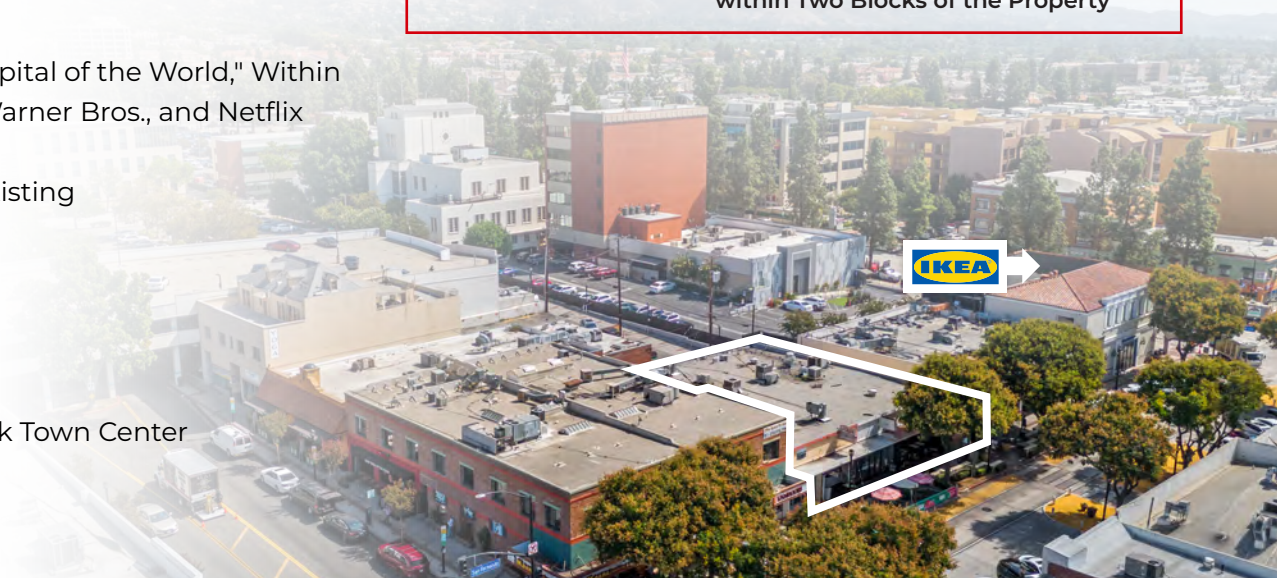
Proven Retail Synergy: Situated just Half a Mile from the Largest IKEA in the U.S.









Exceptional Accessibility: Located near the Burbank Town Center

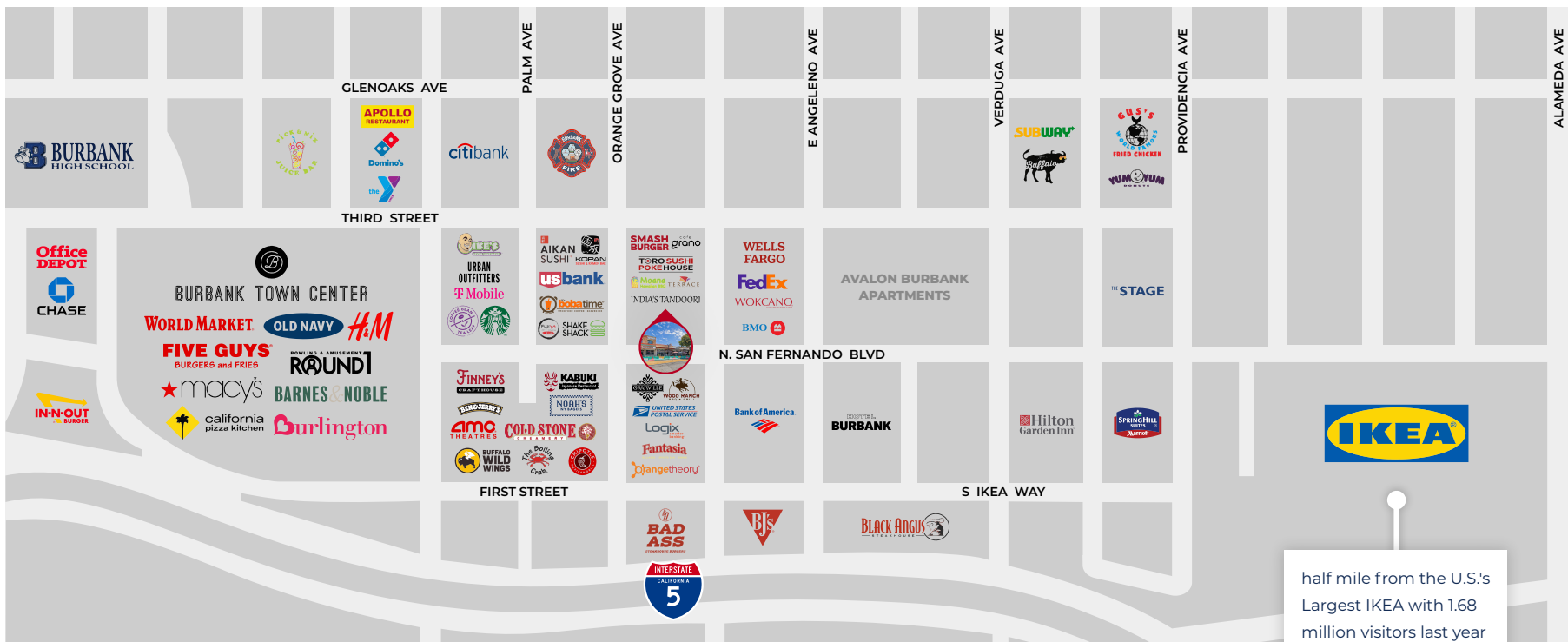
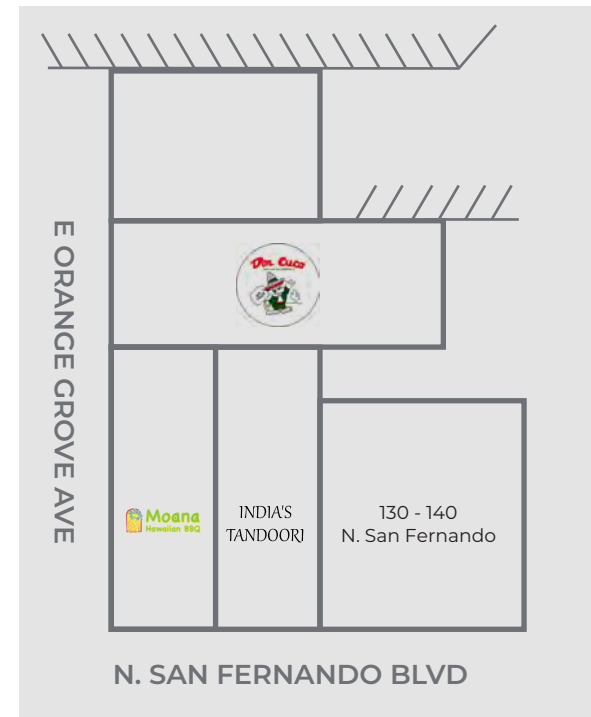
INVESTMENT HIGHLIGHTS

ADDRESS	130 - 140 N. San Fernando Blvd Burbank, CA 91502
APN #	2453-009-015
PRICE	\$6,252,286.00
CURRENT CAP RATE	6.84%
PROFORMA CAP RATE	8.1%
ANNUAL BASE RENT	\$427,788.00 + NNN
PRICE PER SF	\$965.16
YEAR BUILT	1948
ZONING	BUC1*
CROSS STREETS	San Fernando Rd & Orange Grove Ave
CITY JURISDICTION	Burbank
COUNTY	LOS ANGELES COUNTY
PARKING	±5,000 City of Burbank Parking Spaces within Two Blocks of the Property



LOCATION HIGHLIGHTS

-  Located Directly on a High-Traffic Pedestrian Corridor
-  Less than a Mile from the 'First Street Village' with 275 New Apartments
-  Excellent Demographics
-  High Traffic Counts +/-50,000 CPD
-  Minutes From Primary Thoroughfare with Direct Access to Major Studio Lots like Warner Bros & Disney
-  Near Interstate 5, SR-134 & SR-170 Freeway Onramps



FINANCIALS

RENT ROLL

TENANT	ADDRESS	SQ FT	LEASE EXPIRATION	CURRENT		PROFORMA		OPTION	NOTES
				PPSF	BASE RENT	PPSF	BASE RENT		
Lamay Nails	134 N. San Fernando	1,958	11-30-2030	\$5.50	\$10,769.00	\$6.00	\$11,748.00	5-year	FMV adjustment 12/1/30
Wild Carvery	130 N. San Fernando Blvd	2,200	2-14-2031	\$5.00	\$11,000.00	\$7.00	\$15,400.00	5-year	FMV 2-1-2026
Knights In	138 N. San Fernando Rd	1,120	2-28-2030	\$6.50	\$7,280.00	\$7.00	\$7,840.00	NONE	N/A
Lusanet	140 N. San Fernando Blvd	1,200	2-28-2029	\$5.50	\$6,600.00	\$6.00	\$7,200.00	3-year	FMV Adjustment in option (no less than 104% but no greater than 115%)

YEAR TO DATE EXPENSES

PROPERTY TAXES	\$24,005.55
PROFESSIONAL FEES	24,917.88
PROPERTY INSURANCE	\$3,939.50
PROPERTY MANAGEMENT	\$8,094.9
PEST CONTROL	\$240.00
PLUMBING	\$790.00
HVAC	\$325.00
ADMINISTRATIVE	\$196.33
LEASE-UP EXPENSES	\$39,950.69

CURRENT SUMMARY

BASE RENT

MONTHLY	\$35,649.00
ANNUALLY	\$427,788.00

CAP RATE

CURRENT	6.84%
---------	-------

PROFORMA SUMMARY

BASE RENT

PROFORMA MONTHLY	\$42,188.00
PROFORMA ANNUALLY	\$506,256.00

CAP RATE

PROFORMA CAP RATE	8.1%
-------------------	------



130 - 140 N.
SAN FERNANDO BLVD
BURBANK, CA 91502

ORANGE GROVE AVE

N. SAN FERNANDO BLVD

WITHIN 0.5 MILES



WITHIN A 5-MINUTE DRIVE



DEMOGRAPHICS



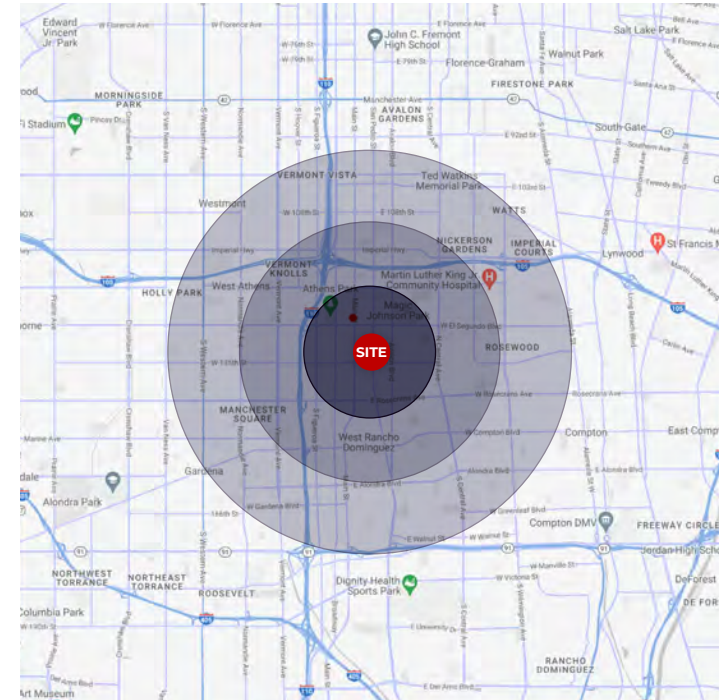
POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	37,497	150,627	475,390
Estimated Households	15,843	60,067	191,932
Median Age	40.9	41.7	40.2



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$119,067	\$144,339	\$134,943
Median Household Income	\$88,480	\$103,424	\$96,522



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	3,447	12,096	33,532
Total Employees	25,487	93,120	235,895



DRIVE TIMES

DESTINATIONS

- Downtown Los Angeles
- Natural History Museum
- Burbank Airport
- West Los Angeles
- Los Angeles Intl. Airport

DISTANCE

- 8 Minute Drive
- 15 Minute Drive
- 20 Minute Drive
- 28 Minute Drive
- 35 Minute Drive



475,390*
TOTAL POPULATION



\$134,943*
AVERAGE INCOME



235,895*
DAYTIME EMPLOYMENT



33,532*
TOTAL BUSINESSES

* 5 MILE RADIUS

TOP EMPLOYERS



EMPLOYER	# OF EMPLOYEES
01 WARNER BROS DISCOVERY	10,000
02 THE WALT DISNEY COMPANY	7,800
03 HOLLYWOOD BURBANK AIRPORT	2,700
04 PROVIDENCE ST. JOSEPH'S MEDICAL	2,500
05 BURBANK UNIFIED SCHOOL DISTRICT	2,000
06 CITY OF BURBANK	1,400
07 NICKELODEON	900
08 NETFLIX INC.	850
09 CAST & CREW	800
10 DELUXE SHARED SERVICES	700

NEARBY SIGNIFICANT DEVELOPMENTS



- BURBANK RANCHO NEIGHBORHOOD -
- ALOFT & RESIDENCE INN HOTEL -
- LATERRA AERO CROSSING -
- FIRST STREET VILLAGE -
- HOME 2 SUITES BY HILTON -

BURBANK MEDIA STUDIOS

Hines Global Income Trust, Inc. ("Hines Global") acquired Burbank Media Studios, consisting of approximately 30,000 square feet of studio space in Burbank, California.

Located in the "Media Capital of the World," the asset is occupied by Madison Square Garden Entertainment. Home to media giants like Walt Disney Studios, Warner Bros., Cartoon Network, Netflix and Nickelodeon. With a population of 105,000 residents, 182,000 jobs and its close proximity to Los Angeles.



WALT DISNEY STUDIOS

The Walt Disney Studios encompasses a collection of respected film studios, including Disney, Pixar Animation Studios, Marvel, etc. Today it brings quality movies, episodic storytelling, and stage plays to consumers throughout the world.



WARNER BROS. STUDIO

With nearly 100 years of TV and movie making history right on the studio backlot, Warner Bros. Studio Tour Hollywood takes you behind the-camera for a revealing look at how the magic of Hollywood is made.



NICKELODEON ANIMATION STUDIO

Nickelodeon Animation Studio is owned by Paramount Global through the Nickelodeon Group. It has created many original television programs such as SpongeBob SquarePants, The Fairly OddParents, & Rugrats among various others.



NETFLIX ANIMATION

Netflix already leases around 33,000 SF in Burbank, along with its main animation office in Hollywood. With the new lease, it would appear that the streaming giant is getting set to move a significant portion of its animation operation to Burbank.



BURBANK OVERVIEW

If you want to go behind the scenes of Hollywood's latest blockbuster or see your favorite television stars in action, Burbank is the place to be. Recognized as "Media Capital of the World," Burbank beckons you to stroll through star-filled neighborhoods, dine at legendary restaurants, discover unique shops, take in a live TV taping and create your own vacation hideaway. It's also convenient to many of Los Angeles' most exciting attractions, making Burbank an ideal setting to enjoy movie magic, connect and network, or simply relax and soak in the sun.

UNIVERSAL STUDIOS

Explore Universal Studios backlot on the legendary Studio Tour, then face the action head on in heart-pounding rides, shows and attractions that put you inside some of the world's biggest movies. End your day with the energy and excitement of Universal CityWalk. All this and much more.

HOLLYWOOD BURBANK AIRPORT

For 94 years, the Hollywood Burbank Airport has been known as the friendliest, most convenient airport for flying to or from Los Angeles, Hollywood, and the San Fernando Valley and it's the closest L.A.-area airport to most of the region's popular tourist destinations.

GRIFFITH PARK & OBSERVATORY

Griffith Park is known for its stunning panoramic views over Los Angeles. It's also home to the famous Griffith Observatory, or Southern California's gateway to cosmos, as some might call it. Go here to hike, take pictures with the famous Hollywood sign.



UNIVERSAL STUDIOS



HOLLYWOOD BURBANK AIRPORT



GRIFFITH PARK & OBSERVATORY



VIEW LOOKING WEST



BURBANK TOWN CENTER
WORLD MARKET
FIVE GUYS
BURGERS and FRIES
★ macy's
AVEDA

OLD NAVY
H&M
ROUND1

AMC THEATRES

**BURBANK COLLECTION
118 CONDOMINIUMS**

ROSS
HUMMUS REPUBLIC
GAP
NOAH'S

Starbucks
ICEE

URBAN
OUTFITTERS
T Mobile

COLD STONE
BUFFALO WILD WINGS
The Pollo
Cafe

Bobabtime
usbank
AIKAN SUSHI

BURBANK CENTER
APARTMENTS

BEN & JERRY'S
FINNEY'S
CRAFTHOUSE

KOPAN
SUSHI & RAMEN BAR

REPUBLIC
MAMA HONG'S

F45
TRAINING
CLUB PILATES

Flavor of India

KABUKI
Japanese Restaurant

130 - 140 N.
SAN FERNANDO BLVD
BURBANK, CA 91502

SHAKE SHACK

VIEW LOOKING EAST



**BURBANK COLLECTION
118 CONDOMINIUMS**



MAGNOLIA BLVD

N. 1ST STREET

**FIRST STREET VILLAGE
275 NEW APARTMENT**

130 - 140 N.

SAN FERNANDO BLVD

BURBANK, CA 91502



CHRIS ALIHEMMAT

Senior Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805