

# AVION

## BURBANK

CONNECT. CREATE. INNOVATE.



+

OMP  
OVERTON MOORE PROPERTIES

+

CBRE

MASTER  
SITE PLAN

- > Low density
- > Open Space
- > Mobility
- > Sustainability

-  Creative Industrial
-  Creative Office
-  Retail
-  Hotel



RETAIL LEASES

Logos for Randy's, Jersey Mike's Subs, and Dog Haus are shown, indicating retail leases for these businesses.

CONNECTIVITY  
SITE PLAN

-  Bike Share
-  Bus Stop
-  Metrolink Station
-  Metrolink Parking
-  Train Tracks
-  Multi-Purpose Path
-  Walking Path



# Project Benefits

- **± 60-acre master planned mixed use campus environment**
- **Innovative architectural design by Gensler and HPA architects**
- **Mobility**
  - WALK To Hollywood Burbank Airport
  - RIDE Commuter Rail Service & Bus Line Access
  - DRIVE Interstate 5 Freeway within ¼ mile
- **Collaborative community with multi-purpose paths, outdoor gathering space, dog parks, and recreational activities**
- **Onsite retail and 150 room hotel with amenities**
- **LEED Gold Core and Gold Design**

CREATIVE  
OFFICE



3029

CREATIVE OFFICE  
SITE PLAN



CREATIVE OFFICE  
FEATURES

- Rare opportunity to purchase and/or lease
- Creative office campus with 9 buildings totaling 142,250 SF
- Available building sizes range from 14,250 SF to 18,750 SF
- High quality design by Gensler
- Parking available at 3.6/1,000 SF
- Plug and play open areas ideal for meetings and group collaboration
- WIFI Campus
- On-site property management

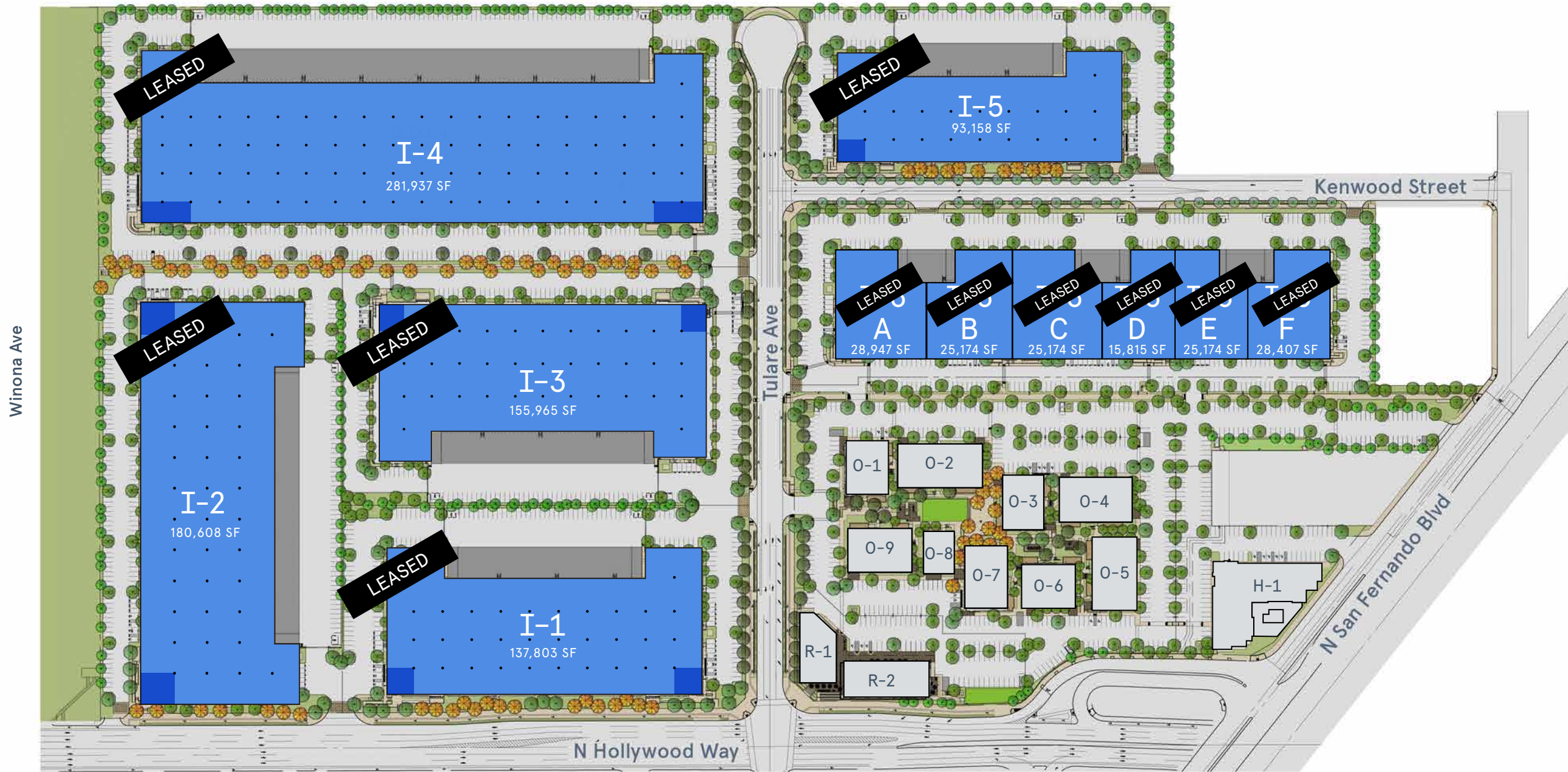




CREATIVE  
INDUSTRIAL



CREATIVE INDUSTRIAL  
SITE PLAN - 100% LEASED



Potential Office



RETAIL



RETAIL  
SITE PLAN

SF PER UNIT

R-1

A-C: 4,756 SF Available

D: 1,542 SF Leased

R-2

E-H: 5,874 SF Available

I: 1,200 SF Leased

J: 2,100 SF Leased



Tulare Ave

N Hollywood Way



R

TRADE AREA

- Adjacent to 1 million SF of new office/industrial
- 108,000 residents in the immediate trade area
- “Media Capital of the World” – home to Disney Studios, Warner Bros., Nickelodeon
- Strong daytime population in excess of 200,000 people

PROPERTY FEATURES

- High profile restaurant and retail space located at the gateway of the new Burbank Airport Terminal.
- 15,473 SF, with 1,450 SF to 4,000 SF per unit.
- Signalized intersection with easy access and convenient parking.
- Outdoor patio and common dining areas

RETAIL  
DEMOGRAPHICS



DRIVE TIME

10

MINUTES



2016 EMPLOYEES

103,508



2016 POPULATION

205,772



AVERAGE INCOME

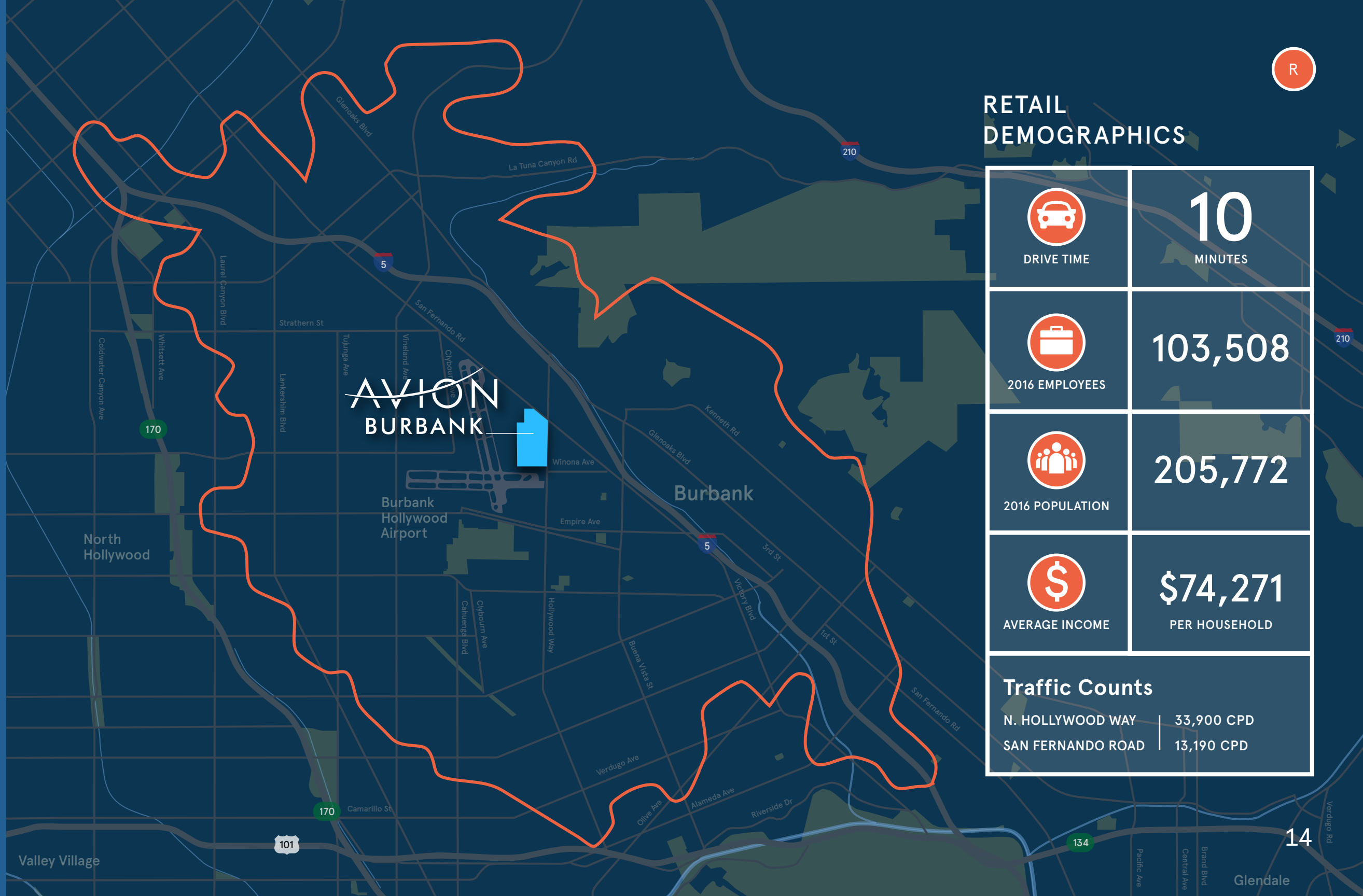
\$74,271

PER HOUSEHOLD

Traffic Counts

N. HOLLYWOOD WAY | 33,900 CPD  
SAN FERNANDO ROAD | 13,190 CPD

10 Minute Drive



TRANSPORTATION  
MAP



Van Nuys

AVION  
BURBANK

Van Nuys  
Metrolink  
Amtrak

Metrolink Ventura County Line

Amtrak Coast Starlight/Pacific Surfliner

North Burbank  
Metrolink Station

Burbank  
Hollywood  
Airport (BUR)

Burbank  
Airport  
Metrolink  
Amtrak

COMMERCIAL AIRLINES  
Alaska Airlines  
American Eagle  
American Airlines  
Delta Connection  
jetBlue  
JetSuiteX  
Southwest Airlines  
United Express

CARGO AIRLINES  
AirNet Express  
Ameriflight  
FedEx Express  
UPS Airlines

PRIVATE AIRLINES  
Atlantic Aviation  
Avjet  
Charter Flight Group  
Evojets  
Liberty Jet  
Million Air Burbank  
Paramount Business Jets  
Priority One Jets  
Surfair  
The Early Air Way

M Van Nuys

M Woodman

M Valley College

M Laurel Canyon

M North Hollywood

Metro Bus 154

Metro Bus 222

Chandler Bike Way

Downtown  
Burbank  
Metrolink

Metro Orange Line

Metro Red Line

Burbank

11 miles  
To Sherman Oaks

101

101

134

134

27 miles  
To Westwood



14 miles  
To Beverly Hills



10 miles  
To Hollywood



M Universal/  
Studio City

16 miles  
To Downtown  
Los Angeles



10 miles  
To Glendale  
And Downtown Los Angeles  
Union Station  
Metrolink  
Metro  
Amtrak



Glendale  
15





- Restaurants
- Entertainment
- Retail
- Hotels
- Services





# Burbank Amenities

AVION Burbank offers unparalleled access to all modes of transportation and the support of a progressive and business friendly City government focused on thoughtful, creative development that will benefit not only business, but also the entire Burbank Community.



AVION  
BURBANK

BURBANK  
EMPIRE  
CENTER



**RESTAURANTS**

- California Roll & Sushi
- Grain Lab Deli & Kitchen
- HomeTown Buffet
- Hook Burger
- Jamba Juice
- Krispy Kreme
- Olive Garden
- Outback Steakhouse
- Panda Express
- Sharky's Woodfired Mexican Grill
- Starbucks
- Subway
- Wendy's
- Yala



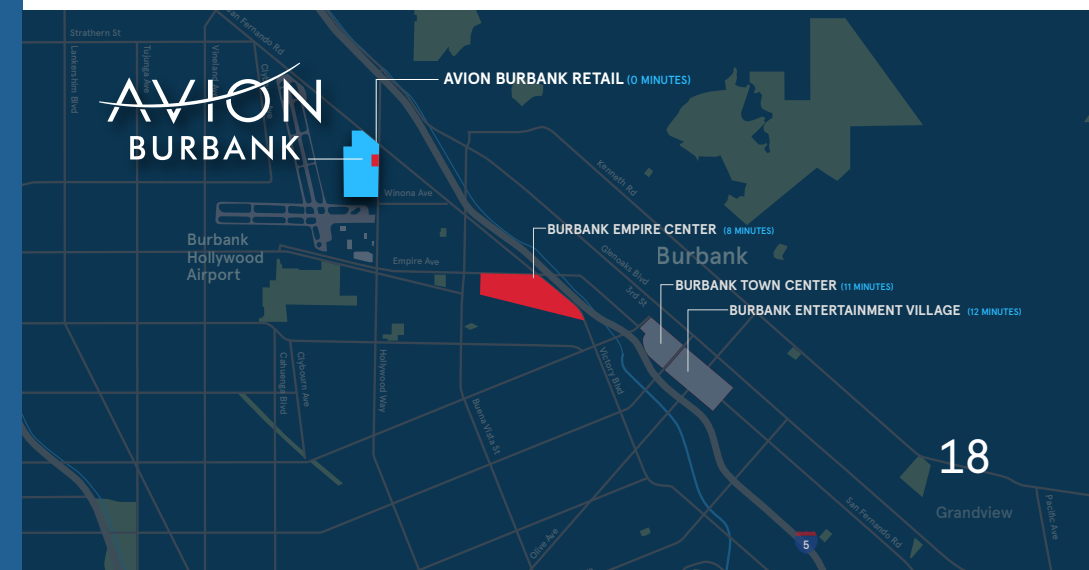
**SERVICES**

- Fantastic Sams
- Polished Nail Spa
- Verizon



**RETAIL**

- Aaron Brothers
- Best Buy
- BevMo!
- Catherine's
- David's Bridal
- Gamestop
- GNC
- Lowe's Home Improvement
- Marshalls
- Men's Wearhouse
- Michaels
- Nordstrom Rack
- Ortho Mattress
- Payless Shoes
- Radio Shack
- REI
- Staples
- Target
- Tilly's
- TJ Maxx
- ULTA
- Walmart



AVION  
BURBANK

BURBANK  
TOWN  
CENTER



**RESTAURANTS**

- Around the World Café
- California Pizza Kitchen
- Chevy's Fresh Mex
- Corner Bakery Cafe
- D.Q.
- El Pollo Loco
- Five Guys Burgers & Fries
- Gloria Jean's Coffees
- Häagen-Dazs
- Hooters
- In N' Out
- Jersey Mike's Subs
- Mrs. Fields
- Northpole Snowcream
- Orange Julius
- Panda Express
- P.F. Chang's
- See's Candies
- Wetzel's Pretzels
- Zono Sushi
- Claire's
- Cost Plus World Market
- Forever 21
- Gamestop
- GNC
- Hallmark
- Hot Topic
- The Home Depot
- Journeys
- Lane Bryant
- Lids
- Macy's
- New York & Co.
- Office Depot
- Old Navy
- Payless
- Proactiv
- Perfumes N Cosmetics
- Red Zone Footwear
- Sears
- Shoe Tree
- Sunglass Hut
- Timepiece Network
- Tuxedo Junction
- Vans
- Victoria's Secret
- Zale's The Diamond Store



**ENTERTAINMENT**

- All Amusement Fun Center
- AMC Burbank Town Center 6
- The Colony Theatre Company
- Game Portal
- Kiddie Rides
- Rockin' Kids Indoor Playground

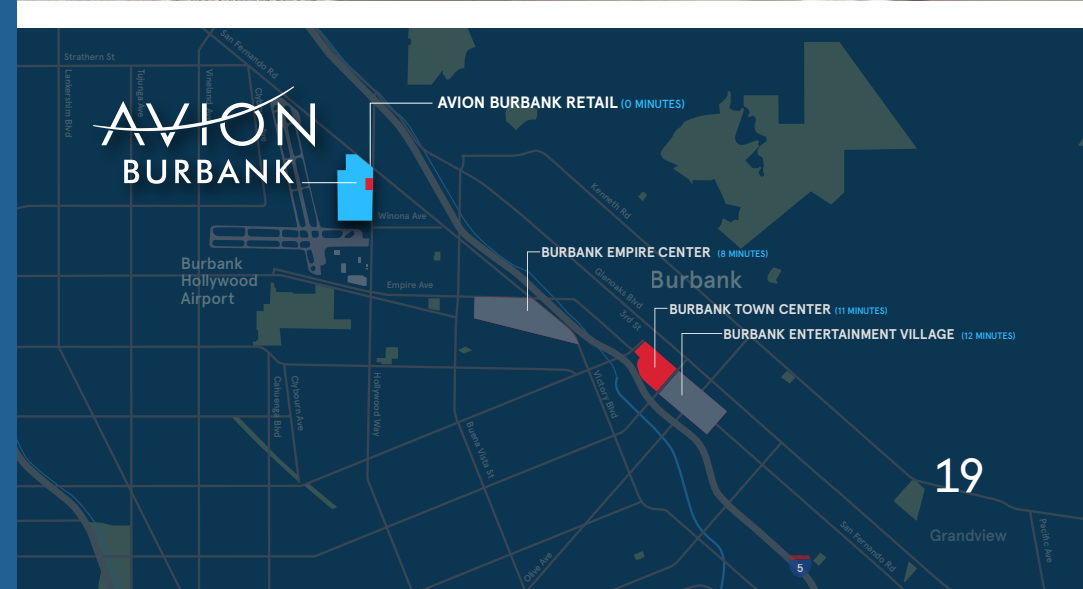


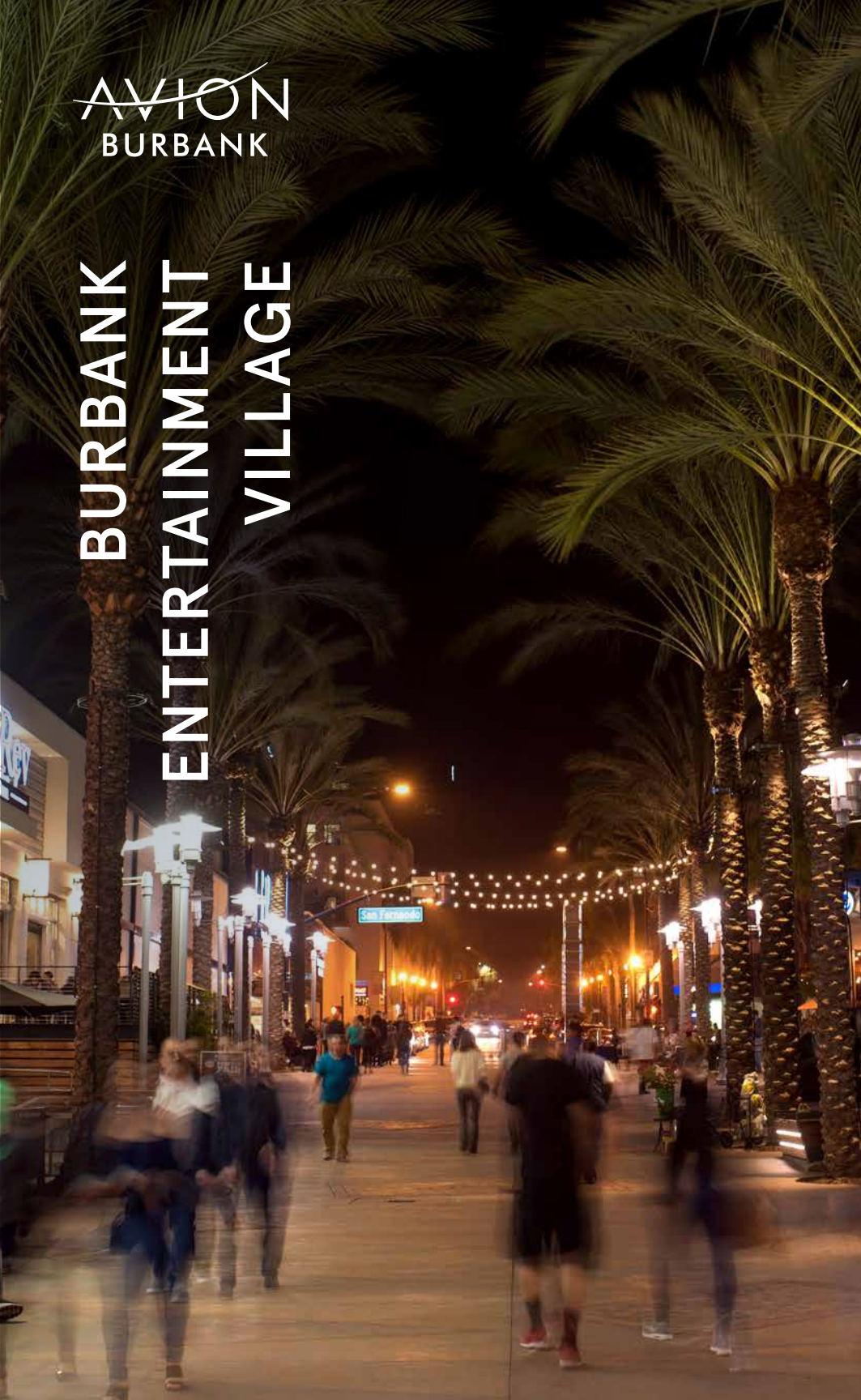
**RETAIL**

- Aldo
- All Pro Sports
- American Eagle Outfitters
- Ashley Furniture HomeStore
- Barnes & Noble
- Bath & Body Works
- Bed, Bath & Beyond
- Burlington
- Charlotte Russe
- Cinderella Shoes
- Andre's Martial Arts
- Boost Mobile
- Carlton Hair International
- Comerica Bank
- Crunch Fitness
- Dr. Cynthia Arata, Optometrist
- Fashion Nail Spa
- Heel 2 Toe Shoe Repair
- i-Brow Threading & Beauty Salon
- Nora Threading Salon
- Queen Nails
- Red Persimmon Nails & Spa
- Shapes Brow Bar
- Stein Optometric
- T-Mobile
- Verizon



**SERVICES**





**RESTAURANTS**

- Another Broken Egg Cafe
- The Backhouse
- Barneys Beanery
- Ben & Jerry's
- BJ's Restaurant & Brewhouse
- Black Angus
- The Boiling Crab
- Buffalo Wild Wings
- Burbank Bar & Grille
- Carving Board
- Chadaka Thai
- Chipotle Mexican Grill
- Chronic Tacos
- The Coffee Bean & Tea Leaf
- Cold Stone Creamery
- Don Cuco
- Fuddrucker's
- Fuji Sushi Rolls
- Gaucho Grill
- Gitana
- Gordon Biersch
- Gourmet 88
- Granville Cafe
- Great Grill
- Guisados Tacqueria
- Gyu-Kaku Japanese BBQ
- H2O Poke
- Hokkaido Seafood Buffet
- Ike's Place
- India's Tandoori
- Islands Burgers
- Kabuki
- Knight Restaurant
- Kopan Ramen
- Mama Hongs
- Market City Cafe
- Mr. Kabob
- Noah's Bagels
- Octopus Japanese
- Olivia
- Pho Burbank
- Pinkberry
- PizzaRev Burbank
- Planet Grill
- PortuCal Peri Peri
- Season Thai Cuisine
- Seoul Korean BBQ
- Starbucks

- Steak 'n Shake
- Story Tavern
- Tender Greens
- Tomo Sushi
- Wild Carvery
- Wokcano
- Woodranch BBQ & Grill
- Yardhouse
- Yogurtland



**ENTERTAINMENT**

- AMC Burbank 16
- Flappers Comedy Club



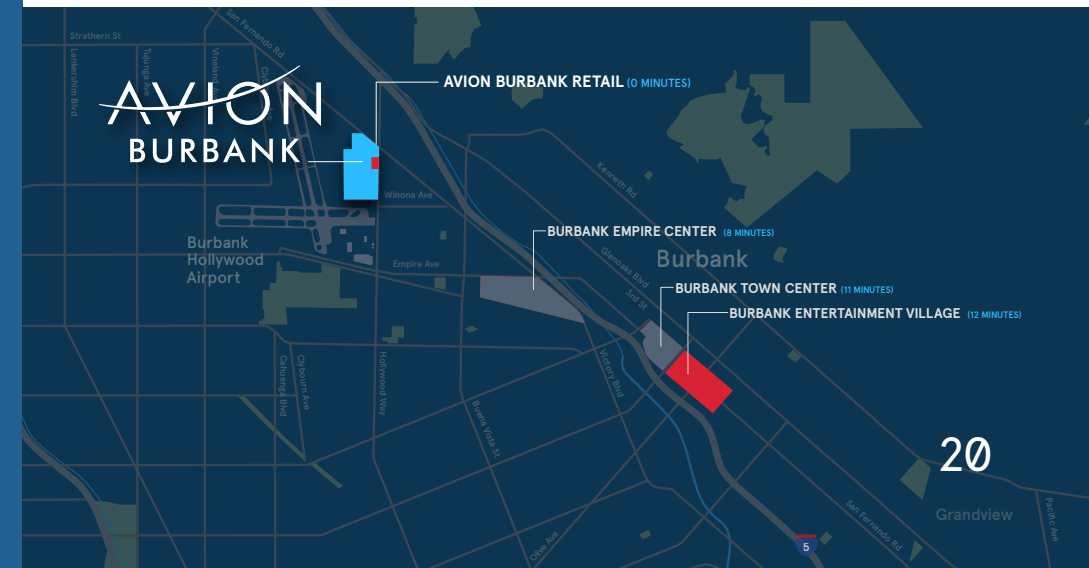
**RETAIL**

- Active Ride Shop
- Color Me Mine
- Gap Outlet
- Ross Dress for Less
- Sketchers
- Urban Outfitters
- Zamba



**SERVICES**

- AT&T
- Bank of America
- Burbank Athletic Club
- Chase Bank
- European Wax Center
- FedEx Office Print & Ship Center
- Partners Federal Credit Union
- Sprint Store
- T-Mobile Burbank

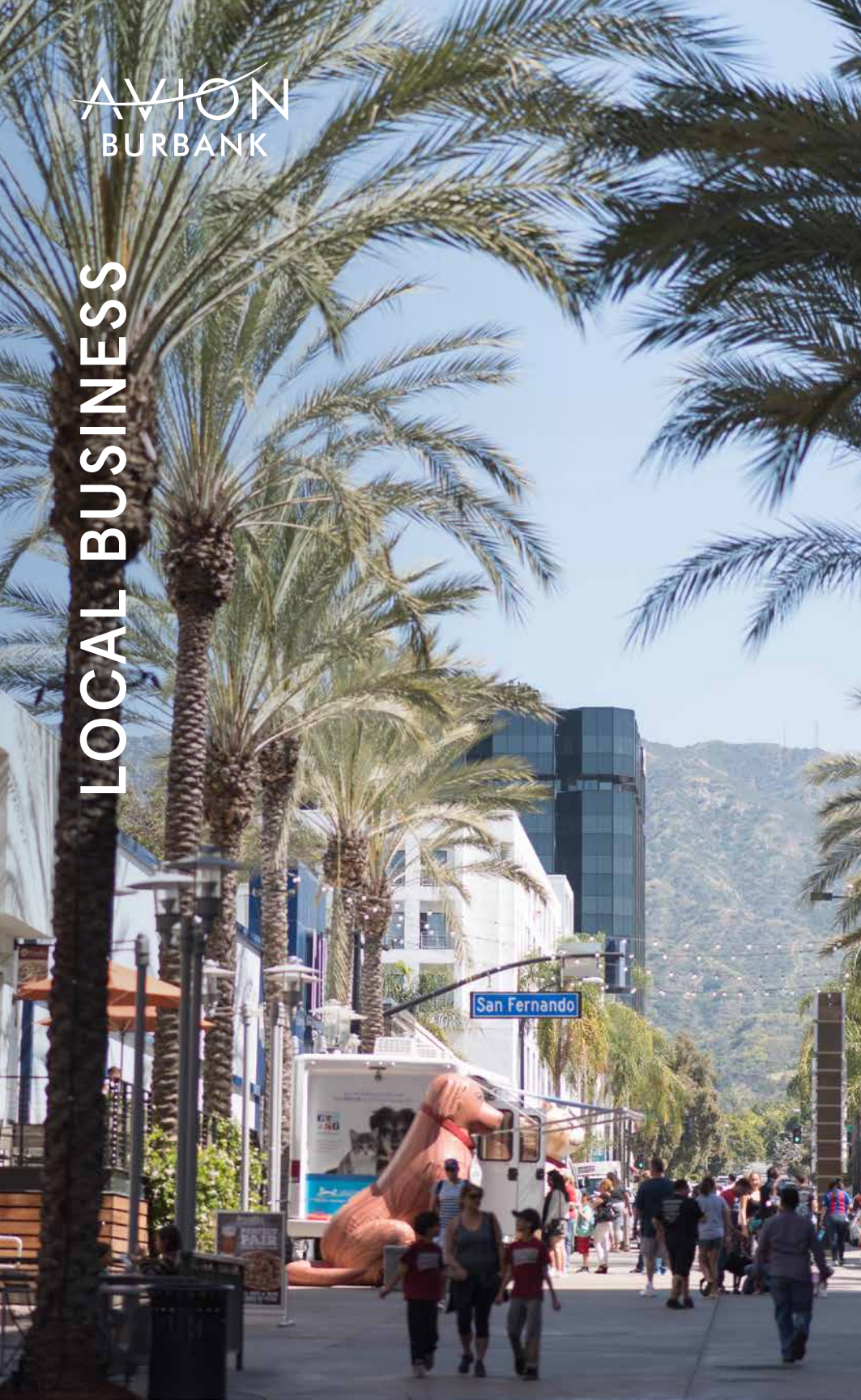




REGIONAL SHIPPING  
MAP

- 1 Mile
- 3 Miles
- 5 Miles



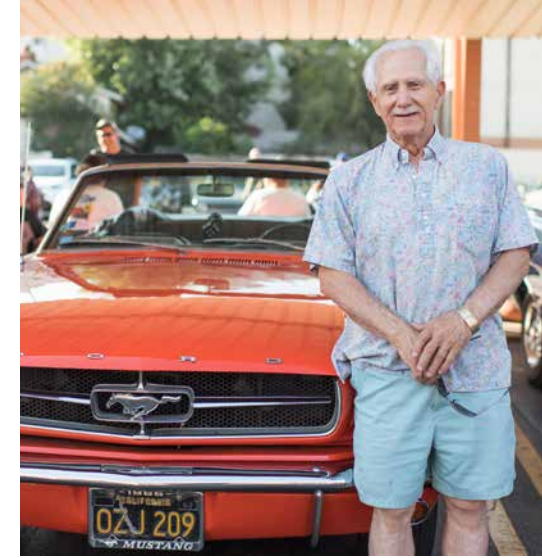


**OFFICE**

ABC Entertainment  
Applied Minds  
ARAMARK Uniform Services  
Ascent Media  
Bunim/Murray Productions  
Cartoon Network  
Cast & Crew Entertainment Services, LLC  
CBS Interactive, Inc.  
DC Comics  
Deluxe Entertainment Llc  
Dolby  
DreamWorks  
Entertainment Partners  
Fotokem  
Fremantle Media  
Hasbro, Inc.  
Hertz Equipment Rental  
iHeart Media, Inc.  
Insomniac Games  
KABC  
KCET-TV  
Legendary Entertainment  
MTV Networks Enterprises  
New Wave Entertainment, Inc.  
New York Film Academy  
Nickelodeon Studios  
OMD USA  
Open Road Entertainment  
Outlook Amusements, Inc.  
Playboy Plus Entertainment  
Point.360  
Public Storage, Inc.  
Qwest Cyber Solutions  
Reliance MediaWorks  
Rough Draft Studios, Inc  
Screen Actors Guild  
Starz  
STX Filmworks  
Technicolor LTD  
Tesla Motors  
The Disney Channel  
Turner Broadcasting System  
Twentieth Century Fox  
Viacom Inc.  
VUBIQUITY, Inc.  
Warner Bros. Entertainment Inc.  
Warner Music, Inc.

**INDUSTRIAL**

Artisan House Inc.  
Avibank Mfg Inc  
Bexel Broadcast Service  
Bonded Services  
DreamWorks  
Hutchinson Aerospace & Industry  
Independent Studio Services  
Industrial Metal Supply Company  
KABC-TV  
L A Graphico  
Matthews Studio Equipment Inc  
MS International, Inc.  
Public Storage  
Quixote  
Reel EFX, Inc.  
Rem Optical Co  
Ryan Herco Flow Solutions  
SARO  
Science of Skincare  
Senior Aerospace SSP  
The Walt Disney Company  
Unifactor Corporation  
Warner Bros. Entertainment Inc.  
Warner Bros. Records, Inc.  
Western Costume Company  
Western Studio Service  
Whittaker Controls





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