

209 N VICTORY BLVD

BURBANK, CA 91502

syuzisells.com



Syuzi Hakobyan

REALTOR® | DRE 02126702

818.640.0208



JOHN HART
COMMERCIAL · RE

DRE 01873088 / 02126702



209 N VICTORY BLVD



1,350 SQFT



C4 ZONING

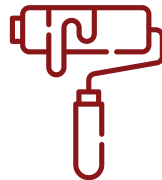
209 N VICTORY BLVD

Discover an exceptional commercial space for lease at 209 N Victory Blvd in the heart of Burbank. This 1,350 sqft open layout unit offers ample parking, prime visibility with signage opportunities, and access to premium amenities including a gym, sauna and lounge areas. The space also offers a complimentary coffee bar with barista service for you and your clients. Located in a vibrant area with great tenant neighbors, this space provides the perfect environment for your business to thrive. Contact us today to schedule a tour and make this prime location your next business home!



VISIBILITY

Prime Victory Blvd
Location
in Burbank



AMENITIES

AC & Central Heating,
Sauna + Gym Access,
Complimentary
Coffee Bar*



ACCESSIBILITY

Airport, Shopping,
Dining, Entertainment
are all short distances
away from Victory Blvd

*Tenant and all of Tenant's customers
will have access to an exclusive coffee bar

PHOTOS



IMAGES FROM LOOPNET

AMENITIES



DEMOGRAPHICS

OVERVIEW The average resident is white, a U.S. Citizen, family-oriented, educated, and employed.



39

MEDIAN AGE



~100k

POPULATION



43%

RATE OF HOMEOWNERSHIP



\$116k

AVERAGE HOUSEHOLD INCOME



93%

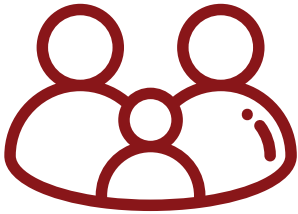
EMPLOYED



91%

U.S. CITIZENS

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED COLLEGE**

	5 MILE 2023 PER CAPITA	5 MILE 2023 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$ 973	\$ 2,430
HEALTH CARE	\$ 638	\$ 1,592
TRANSPORTATION & MAINTENANCE	\$ 3,188	\$ 7,959
HOUSEHOLD	\$ 702	\$ 1,753
FOOD & ALCOHOL	\$ 3,722	\$ 9,292
ENTERTAINMENT, HOBBIES & PETS	\$ 1,916	\$ 4,784
APPAREL	\$ 678	\$ 1,693

NEIGHBORHOOD OVERVIEW

Downtown Burbank, nestled in the heart of the city, seamlessly merges its entertainment heritage with modern vibrancy. Home to major studios like Warner Bros. and Disney, this dynamic neighborhood exudes a creative energy that extends to its diverse culinary scene, eclectic shops, and vibrant arts and cultural landscape. From historic venues like the Alex Theatre to unique boutiques and galleries, Downtown Burbank offers a rich tapestry of experiences. Its pedestrian-friendly design and community events foster a lively atmosphere, while the presence of technology and media companies reflects its role as a thriving business hub. Between its iconic landmarks and its entrepreneurial spirit, Downtown Burbank captures the essence of a dynamic urban center.



SHOPS	GROCERIES	BANKS
BURBANK TOWN CENTER	SPROUTS	WELLS FARGO
IT'S A WRAP	RALPHS	BANK OF AMERICA



RESTAURANTS	BARS	EVENT SPACE
BJ'S	BARNEY'S BEANERY	THE CASTAWAY BURBANK
ISLANDS	TONY'S DARTS AWAY	COLONY THEATRE



PARKS	FITNESS	SPAS
MAGNOLIA PARK	BURBANK FITNESS CLUB	BURBANK SPA & GARDEN
MOUNTAIN VIEW PARK	F45 TRAINING	BELL VISAGE



BURBANK HOTSPOTS

TRAVEL

- Hollywood Burbank Airport (BUR) **AD**
818-840-8840
- Amtrak Pacific Surfliner & Metrolink Station **AD**
800-872-7245 & 800-371-5465 (serving airport)
- Chandler Bikeway **MP**
- Consolidated Car Rental Facility **AD**
- Downtown Burbank Metrolink Station
800-371-5465

STAY & UNWIND

- 2021 Olive
- Best Western Plus Media Center Inn & Suites **MD**
- Burbank Inn & Suites
- Coast Anabelle Hotel
- Courtyard by Marriott Los Angeles Burbank Airport **AD**
- Extended Stay America-Los Angeles-Burbank Airport **AD**
- Hilton Garden Inn Burbank Downtown **DB**
- Hotel Amaranco Burbank-Hollywood **MD**
- Hotel Burbank **DB**
- Los Angeles Marriott Burbank Airport Hotel **AD**
- Portofino Inn Burbank
- Quality Inn Burbank Airport **AD**
- Ramada by Wyndham Burbank Airport **AD**
- Residence Inn Los Angeles Burbank/Downtown **DB**
- Safari Inn
- SpringHill Suites Los Angeles Burbank/Downtown **DB**
- The Tangerine **MD**
- Travelodge by Wyndham Burbank-Glendale **MP**

SEE & DO

- Warner Bros. Studio Tour Hollywood **MD**
- AMC Burbank 6, 8 and 16 **DB**
- Batman Statue **DB**
- Burbank Farmers Market **DB**
(Saturday mornings only)
- Calamigos Los Angeles
- The Colony Theatre Company **DB**
- DeBell Golf Club
- Downtown Burbank Cultural Market
(Every Friday Night) **DB**
- Flappers Comedy Club **DB**
- Garry Marshall Theatre **MD**
- Gordon R. Howard Museum
- Grove Theater Center
- Honda Stage at iHeartRadio Theater **MD**
- K1 Speed Go Kart Racing **MP**
- LA Kings Ice at Pickwick Gardens

SEE & DO (cont'd)

- Martial Arts History Museum **MP**
- Mural Walk **DB**
- The Nitecap LA
- Round1 **DB**
- Starlight Bowl
- Stough Canyon Nature Center
- Universal Studios Hollywood
- The Walt Disney Company **MD**
- Wonder Woman Statue **MD**
- World Famous West Coast Customs **AD**

SHOP

- Aldi **MP**
- An Open Invitation **MP**
- Atomic Records **MP**
- Audrey * k Boutique **MP**
- Best Friend Central **MP**
- Burbank Town Center **DB**
(including: Macy's, Barnes & Noble, Cost Plus World Market, H&M, Forever 21)
- Empire Center **AD**
(including: West Elm, Marshalls, Nordstrom Rack, Target, REI, T.J.Maxx)
- Enchanted Florist **MP**
- European Wax Center **DB**
- Gap Factory Store **DB**
- GRAU Women's Boutique **MP**
- IKEA **DB**
- It's a Wrap! **MP**
- Naimie's **MP**
- ra Organic Spa **DB**
- Playclothes **MP**
- Sephora **AD**
- Skechers **DB**
- Stay Home Friend **MP**
- Tansy **MP**
- Tesla Motors **DB**
- Urban Outfitters **DB**
- Whole Foods **MD**
- Zamba **DB**

EAT & DRINK

- Another Broken Egg Cafe **DB**
- Artelice Patisserie **DB**
- Barney's Beanery **DB**
- Basecamp/High Horse Cafe
- Bea Bea's **MD**
- Black Elephant Coffee **MP**
- Bob's Big Boy **MD**
- Brews Brothers **MD**
- Café de Olla **AD**
- Castaway/Green Room
- Cheebo Express **DB**

EAT & DRINK (cont'd)

- Cider Works **DB**
- Coffee Commissary **MD**
- Daily Grill **AD**
- Dog Haus **AD**
- Finney's Crafthouse **DB**
- Gordon Biersch Brewery Restaurant **DB**
- Granville **DB**
- Guisados **DB**
- Gus's World Famous Fried Chicken **DB**
- Gyu-Kaku Japanese BBQ **DB**
- Han Korean BBQ **DB**
- In-N-Out **DB**
- Jinya Ramen Bar **MD**
- Lemonade **MD**
- Lou, The French On The Block **MD**
- The Morrison **MP**
- Morton's The Steakhouse **MD**
- The New Deal Restaurant **MP**
- Novo Café **MD**
- Olive & Thyme **MD**
- Over/Under Public House **DB**
- Palm Coffee Bar **MP**
- Ponto's Bakery & Cafe **MP**
- Priscilla's Gourmet Coffee, Tea and Gifts **MD**
- Raising Caines
- Randy's Donuts **AD**
- Romancing the Bean **MP**
- Shake Shack **DB**
- Silverlake Ramen **DB**
- Smashed Burger **DB**
- The Smoke House **MD**
- The Stage Café **DB**
- Sushi Stop **DB**
- Sotta
- Story Tavern **DB**
- Tacos 1986 **MD**
- TAP **DB**
- Tender Greens **DB**
- Tocaya Organica **MD**
- Tony's Darts Away **MP**
- Unincorporated Coffee Roasters **MD**
- Urban Press Winery **DB**
- viaSELFIE Kitchen **DB**
- Wokcano Asian Restaurant & Bar **DB**
- Wood Ranch BBQ & Grill **DB**
- Yakumi Sushi **MD**
- Yard House **DB**

VisitBurbank.com



STUDIOS & ENTERTAINMENT

BURBANK, CALIFORNIA, IS KNOWN AS THE MEDIA CAPITAL OF THE WORLD AND IS HOME TO SEVERAL MAJOR ENTERTAINMENT STUDIOS.



WARNER BROS. ENTERTAINMENT INC

One of the major film studios in Hollywood, Warner Bros. is headquartered in Burbank and has a significant presence in the entertainment industry, producing films, television shows, and other content.

The *WALT DISNEY* Studios

WALT DISNEY STUDIOS

Disney, a giant in the entertainment industry, has a studio lot in Burbank where they produce films, television shows, and other content. This includes animation studios such as Walt Disney Animation Studios and Pixar Animation Studios.



UNIVERSAL PICTURES

While Universal Pictures' main studio lot is in Universal City, its proximity to Burbank warrants its inclusion. Universal City is just a short drive from Burbank and is a major player in the entertainment industry.

nickelodeon[™]
ANIMATION STUDIO

NICKELODEON ANIMATION

Nickelodeon Animation Studio has been the creative force behind popular animated series such as "Spongebob Squarepants," "Rugrats," "The Fairly Oddparents," and many others.





AMC Theatres, a renowned entertainment destination, offers an unparalleled cinematic experience that transcends the ordinary. With a rich history dating back to 1920, AMC has consistently pushed the boundaries of technology and comfort, ensuring moviegoers enjoy the latest blockbusters in state-of-the-art theaters. Boasting cutting-edge amenities, from imax screens to premium recliners, AMC elevates the art of film viewing. As a trendsetter in the industry, AMC theatres welcomes audiences to immerse themselves in the magic of storytelling, creating memories that last well beyond the final credits.



Flappers comedy club and restaurant, nestled in the heart of Burbank, is the ultimate destination where laughter meets culinary excellence. Since its inception, Flappers has been a cornerstone of the comedy scene, showcasing top-notch comedians from around the country. The intimate setting of the club creates a vibrant atmosphere, allowing guests to enjoy a delectable meal while being treated to a stellar lineup of comedians who never fail to tickle funny bones. Whether you're a comedy aficionado or a first-time visitor, Flappers guarantees an unforgettable night of laughter and gastronomic delight. Welcome to a world where humor and great food collide in perfect harmony!



Downtown Burbank is a vibrant and dynamic urban hub that seamlessly blends modern flair with a touch of nostalgia. Lined with trendy boutiques, diverse dining options, and cultural hotspots, this lively district invites visitors to explore its charming streets. From bustling sidewalks to inviting outdoor spaces, downtown Burbank offers a welcoming atmosphere for both locals and visitors alike. The district is renowned for its entertainment offerings, featuring theaters, live music venues, and a thriving arts scene. With a mix of historic architecture and contemporary developments, downtown Burbank captures the essence of a lively community, making it a must-visit destination for those seeking a blend of culture, entertainment, and unique shopping experiences.



AREA LAYOUT

Mere minutes away from LA's most exciting attractions, Burbank is a logistical hotspot for the ideal SoCal experience. With something for everyone, Burbank offers the gateway to your perfect Los Angeles vacation.



EMPIRE SHOPPING CENTER

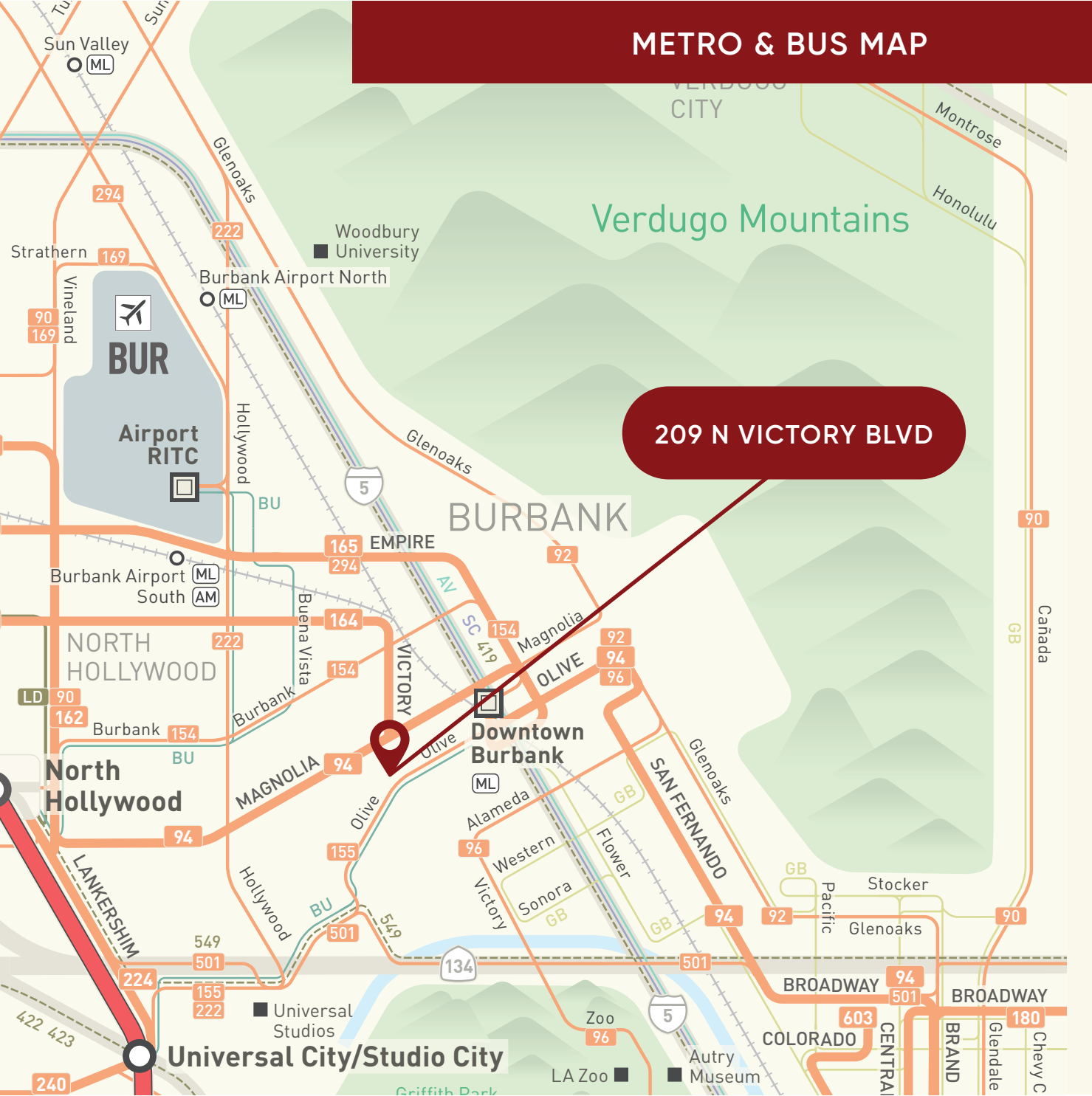
Serving as a bustling hub for shopping, dining, and business activities, the Empire Shopping Center hosts a diverse array of retail stores, restaurants, and professional services, consistently attracting locals and visitors alike. Recognized for its convenient location, freeway accessibility, and the variety it affords its patrons, it remains a popular destination for avid shoppers and those seeking a bustling commercial environment in the Burbank area.



TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
N VICTORY BLVD	W CLARK AVE NW	27,912	0.10 mi
W OLIVE AVE	N VICTORY BLVD NE	26,619	0.14 mi
MAGNOLIA BLVD	N VICTORY BLVD NE	25,197	0.17 mi
N MARIPOSA ST	W PALM AVE NW	2,045	0.24 mi
W OLIVE AVE	N LAKE ST SW	26,124	0.24 mi
MAGNOLIA BLVD	N MARIPOSA ST SW	26,829	0.27 mi
W OLIVE AVE	S VIRGINIA AVE SW	23,513	0.29 mi
MAGNOLIA BLVD	N VARNEY ST SW	29,848	0.33 mi
W VERDUGO AVE	S VICTORY BLVD NE	7,414	0.34 mi
W VERDUGO AVE	S LAKE ST NE	3,160	0.35 mi

METRO & BUS MAP



Transit Service Guide

The table shows *approximate frequency in minutes* for all Metro services and major municipal bus lines on this map. Information reflects the main part of the line. Consult schedules for details.

Metro Rail & Busway

LINE	WEEKDAY			SATURDAY		SUNDAY	
	PEAK	DAY	EVE	DAY	EVE	DAY	EVE
B Line	12	12	15-20	12	15-20	12	15-20
G Line	6	10	10-20	10	12-20	10	12-20

Metro Bus

LINE	WEEKDAY			SATURDAY		SUNDAY	
	PEAK	DAY	EVE	DAY	EVE	DAY	EVE
2	8	10	20-30	10	20-30	10	20-30
90	20	20	30-60	30	30-60	30	30-60
92	20	20	30-60	30	45-60	30	45-60
94	12-15	15	30-60	20-30	30-60	20-30	30-60
96	45	45	-	60	-	60	-
150	20	20	30-60	30	20-60	30	20-60
152	15	15	20-60	20	30-60	20	30-60
154	60	60	60	60	60	60	60
155	60	60	60	60	60	60	60
158	60	60	60	60	60	60	60
161	30-60	60	-	60	-	60	-
162	15	15	15-60	20	25-60	30	30-60
164	15	15	15-60	30	45-60	30	45-60
165	15	15	15-60	30	40-60	30	40-60
166	15	15	20-45	30	30-45	30	30-45
167	50-60	50	55-60	50-60	55-60	50-60	55-60
169	60	60	60	60	60	60	60
180	10	10	10-30	10-12	15-30	10-12	15-30
182	30	30	30-50	30	35-50	30	35-50
204	10	10	10-30	12	20-30	12	20-30
206	15	15	30-60	20	30-60	20	30-60
207	6-7.5	7.5	8-25	10	10-25	10	10-25
210	10	10	15-55	10	15-60	10	15-60
212	10	10	15-30	15	20-35	15	20-35
217	10	10	15-30	15	15-30	15	15-30
218	55	55	55-60	55	55-60	55	55-60
222	30-60	30-60	30-60	60	60	60	60
224	15	15	20-60	20	20-60	20	20-60
230	20-30	30	30-60	35	35-60	35	35-60
233	10	10	10-60	12	20-60	12	20-60
234	10	10	10-60	15	20-60	15	20-60
235	60	60	-	-	-	-	-
236	60	60	60	60	60	60	60
237	60	60	60	60	60	60	60
240	10	10	10-20	15	15-20	15	15-20
242	40	40	40	40	40	40	40
243	40	40	40	40	40	40	40
244	30	30	30	30	30	30	30
294	30	30	30-60	30	30-60	30	30-60
501	20	30	30	40	40	40	40
601	20	20	20	20	20	20	20
603	12	12	15-30	12	15-30	15	20-30
690	30	30	30	40	40	40	40
754	10	10	20-30	15	30	15	30
761	15	15	15-30	30	30	30	30

209 N VICTORY BLVD

BURBANK, CA 91502



Syuzi Hakobyan

REALTOR® | DRE 02126702

818.640.0208

syuziproperties@gmail.com

syuzisells.com



JOHN HART
COMMERCIAL RE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JohnHart Commercial and should not be made available to any other person or entity without the written consent of JohnHart Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. JohnHart Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, JohnHart Commercial has not verified, and will not verify, any of the information contained herein, nor has JohnHart Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and JohnHart Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

DRE 01873088 / 02126702

