



Colliers

**MOTIVATED
OWNER!**

For Sale

**2101 W Olive Ave
Burbank, CA 91506**

±11,521 SF Industrial Building

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Accelerating success.

Building Highlights



Rare Burbank Building
Near Major Studios /
Media District



Main Street
Frontage



Access to Amenities
& 134 Freeway



Creative Potential with
Saw Tooth Roof Structure
in Portion

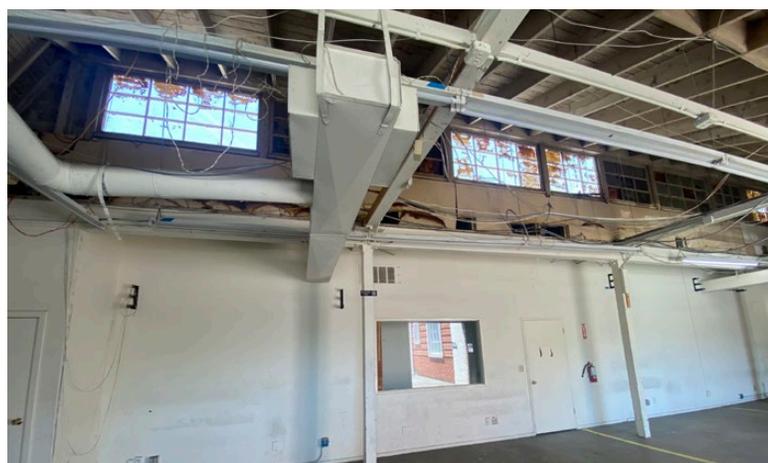
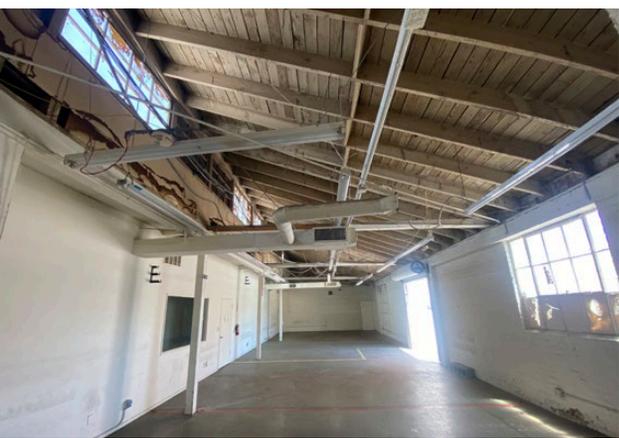


Ample Street
Parking

Sale Price	\$4,471,910 \$4,719,100
Sale Price PSF	\$388.15 \$409.61
Available SF	Approx. ±11,521
Lot Size	0.35 AC / 15,359 SF
Clear Height	10'-14'
GL Doors / Dim	3 / 8'x9'; 10'x9'; 8'x8'
Power	4 Power Panels: 1. 200A, 120/480V, 3Ph 2. 200A, 240V 3. 200A, 240V 4. 200A, 120/480V
Parking Spaces / Ratio	13 / 1.13:1
Office SF	TBD
Restrooms	7
Yard	Yes
Zoning	BUC2
APN	2444-007-004
Possession	Close of Escrow
To Show	Call Agent



Notes: Some parking tandem. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning.



As-Is Layout



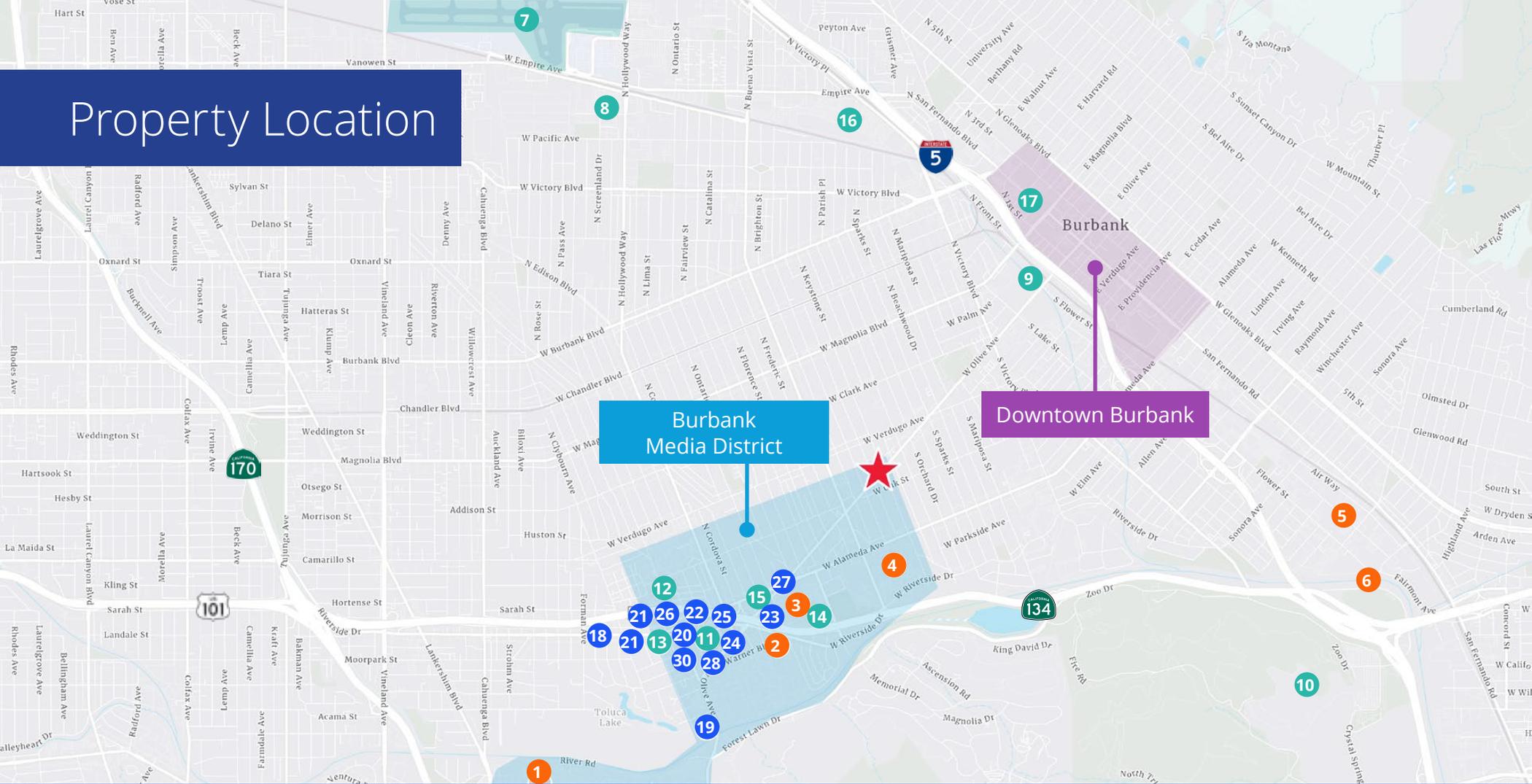
Olive Ave

Keystone St

Proposed Layout



Property Location



2101 W Olive Ave

Major Tenants

Amenities

Food & Drink

1 Universal Studios Hollywood

2 Warner Brothers Studios

3 The Burbank Studios

4 The Walt Disney Company

5 Walt Disney Imagineering

6 Dreamworks

7 Hollywood Burbank Airport

8 Amtrack & Metrolink Station

9 Downtown Burbank Metrolink Station

10 Griffith Park

11 Best Western Plus Media Center Inn & Suites

12 Hotel Amarano Burbank

13 Garry Marshall Theatre

14 Honda Stage at iHeartRadio Theater

15 Whole Foods

16 Burbank Empire Center

17 Burbank Town Center

18 Coffee Commissary

19 Dog Haus

20 Jinya Ramen Bar

21 Lemonade

22 Lou, The French On The Block

23 Morton's The Steakhouse

24 Novo Café

25 Olive & Thyme

26 Priscilla's Gourmet Coffee, Tea and Gifts

27 Red Maple Café

28 The Smoke House

29 Tacos 1986

30 Tocaya Organica



Accelerating success.

Contact Info

David Harding

License No. 01049696

+1 818 334 1880

David.Harding@colliers.com

Greg Geraci

License No. 01004871

+1 818 334 1844

Greg.Geraci@colliers.com

Matt Dierckman

License No. 01301723

+1 818 334 1870

Matt.Dierckman@colliers.com

Billy Walk

License No. 01398310

+1 818 334 1898

William.Walk@colliers.com

Kevin Carroll

License No. 02078759

+1 818 334 1892

Kevin.Carroll@colliers.com

Colliers

505 N Brand Blvd

Suite 1120

Glendale, CA 91203

www.colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers