

# 135 W MAGNOLIA BLVD

BURBANK, CA



AVISON  
YOUNG

**FOR LEASE | ±15,204 SF AVAILABLE**  
In Burbank's Renowned Magnolia Park

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## EXECUTIVE SUMMARY

Located on Magnolia Boulevard in the heart of Burbank, the Subject Property consists of a  $\pm$  22,643 square-foot, four (4) story office building on  $\pm$ 7,966 square feet of BUM2\* zoned land with significant, valuable improvements throughout. Additionally, the offering includes a 3.00 per 1000 parking ratio, with excellent free street parking available. The area surrounding the Property is a mix of residential, office and neighborhood-serving light commercial.

135 West Magnolia Boulevard is located at the intersection of W. Magnolia Boulevard and N. Varney St Street. This outstanding location provides easy access to Hollywood, Glendale and the San Fernando Valley. 135 W. Magnolia offers a user or investor the opportunity to acquire a rarely available, freestanding building that has a great location, visibility and parking. It is an exceptionally well-located property in a highly amenitized, desirable core market. The Property, features excellent onsite and street parking, High-quality improvements and phenomenal visibility. 135 W. Magnolia provides an owner-user or investor the opportunity to acquire a well-maintained, well-located building in a desirable market, with a history of low vacancy and rising rents.



# PROPERTY DETAILS



ADDRESS: 135 W Magnolia Blvd  
Burbank, CA 91502

SPACE AVAILABLE: ± 3,500-15,204 RSF

ASKING RATE: \$2.50/SF

ZONING BUM2\*

YEAR BUILT: 1959

PARKING RATIO: 3.00/1000

APN: 2449-034-034

## THE IDEAL BUSINESS / MEDIA ENVIRONMENT



Ideal Opportunity with high visibility. Located within easy walking distance to Magnolia Park amenities.



No Gross Receipts Tax.



Adjacent to Downtown Burbank & walking distance to retail, dining and mass transit.



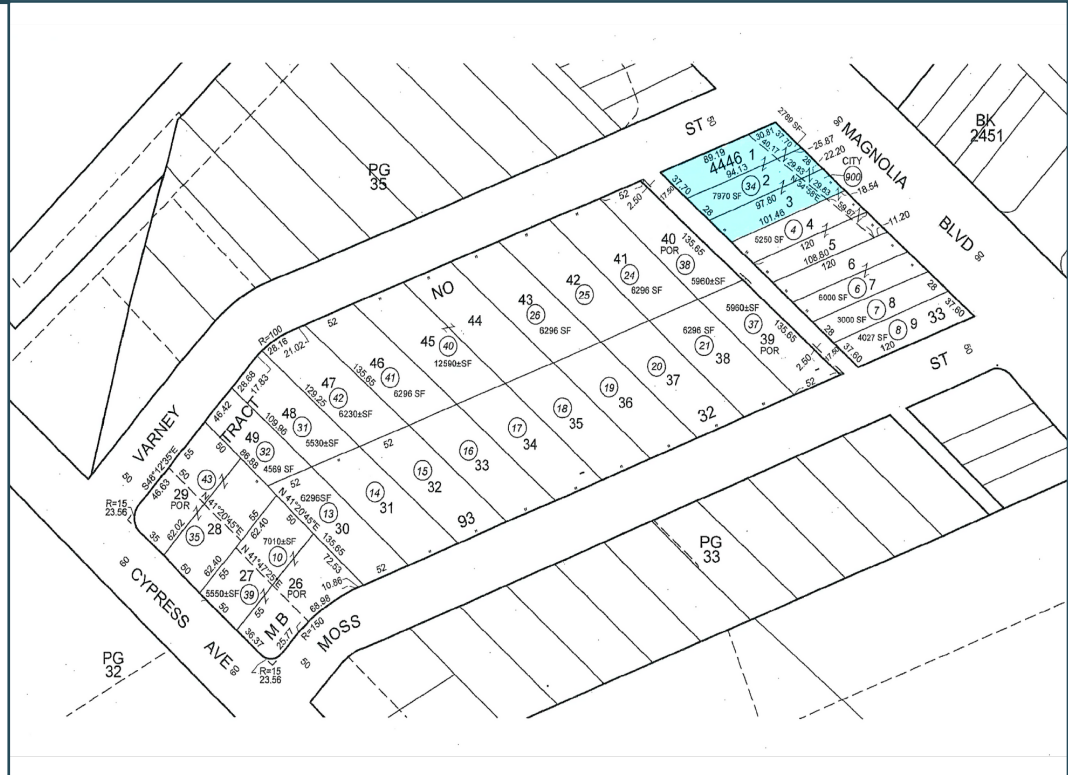
Ample Parking Available



Prime location, in Burbank, walking distance to restaurants & shops.



Great mix of open space and private offices.





# 135

WEST MAGNOLIA  
BOULEVARD

AVAILABLE SPACE

## INTERIOR PHOTOS

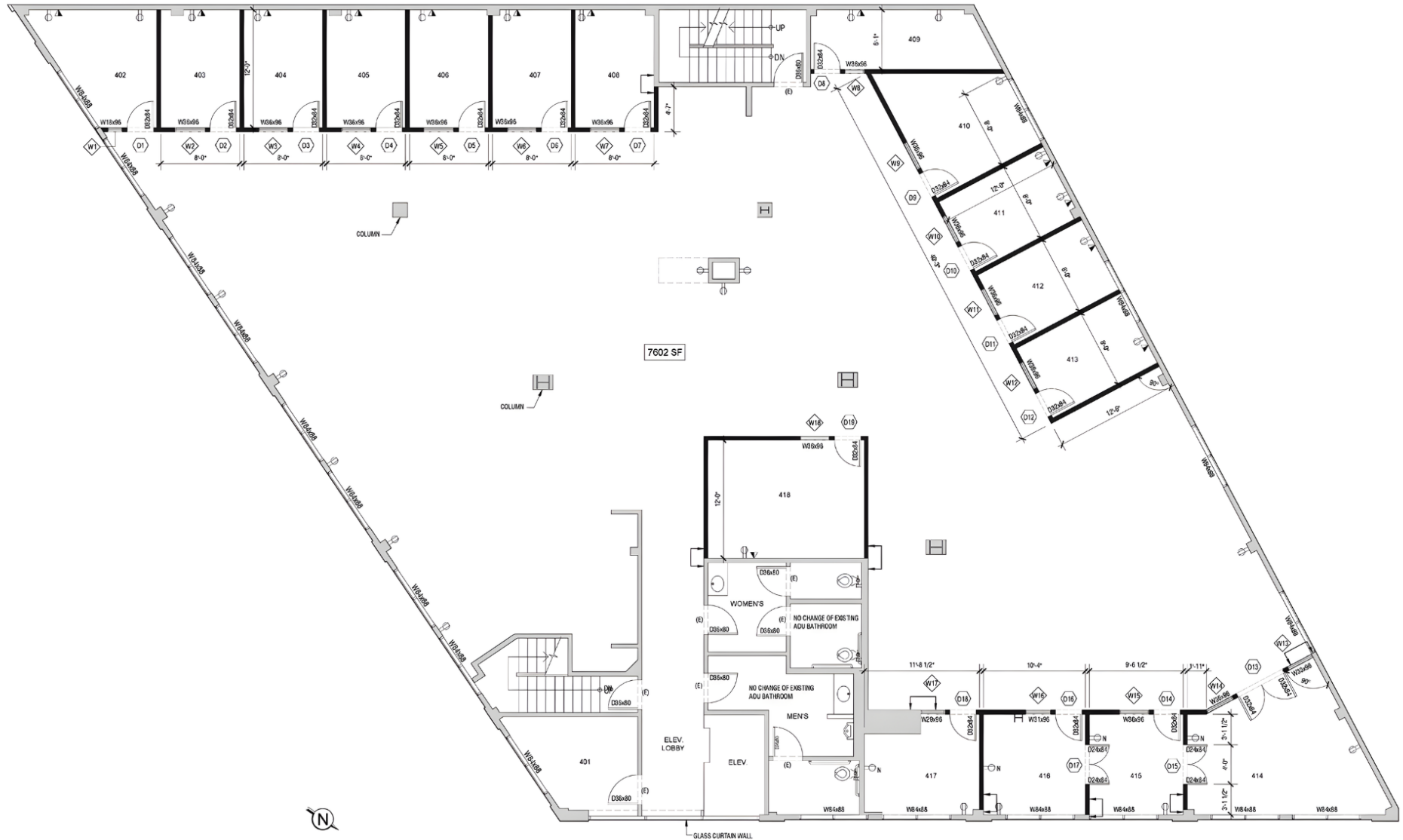




THIRD FLOOR PLAN



## FOURTH FLOOR PLAN



## AT THE CENTER OF IT ALL

The Subject Property is located in the heart of Burbank, only a few miles northeast of Hollywood and northwest of Downtown Los Angeles. Burbank is bordered by North Hollywood and the San Fernando Valley to the west, Hollywood and Universal/ Studio Cities to the south, and Glendale to the east. Several major highways including the 5, 134, 101 and 170 are nearby allowing for easy access to the surrounding Burbank and Los Angeles Metro areas.

Burbank is perhaps best known as being the entertainment capital of the world, and is home to Walt Disney Studios, Warner Bros., ABC Television, Nickelodeon, Cartoon Network, Deluxe, FotoKem, and many other industry leaders. The city offers great demographics, amenities, a business-friendly tax structure, restaurants, shopping, and renowned community services, making it one of the most desired cities in the region for residents and businesses.

Whether you're a local resident or a visitor, Burbank Media District provides a unique blend of culture, entertainment, and community charm.





# ABOUT BURBANK



Located at 135 W Magnolia Blvd in the heart of Magnolia Park, this property stands as a true gem, offering a prime location.

Known as the “Media Capital of the World,” Burbank is a major hub for the entertainment industry. It is home to several major film and television studios, including Warner Bros., Walt Disney Studios, Nickelodeon, Netflix and NBC/Universal. The city’s close proximity to Hollywood has contributed to its significance in the entertainment world. Adding to its allure, Burbank’s lack of Gross Receipts Tax further sweetens the deal, offering potential investors and owner/users a more favorable financial landscape.

Burbank has a diverse population, with a mix of residents from various ethnic and cultural backgrounds. Burbank is a “Jobs Rich City” with a population of  $\pm 105,000$  and a daytime population of  $\pm 250,000$  people.. The demographics include a mix of professionals, families, and individuals working in the entertainment industry,

Moreover, the market’s almost complete buildout presents substantial barriers to entry, making this property a rare find with limited competition.



## LIVING IN BURBANK

Burbank offers an exceptional quality of life with its top-rated schools, safe neighborhoods, and abundant recreational spaces. Residents enjoy a variety of dining, shopping, and entertainment options, along with easy access to major freeways and public transportation. The city's proximity to downtown Los Angeles and major attractions, combined with its community-oriented atmosphere, makes Burbank an ideal place to call home.

## WORKING IN BURBANK

Burbank offers an exceptional work experience with its vibrant community and abundant job opportunities, particularly in the entertainment industry. Companies enjoy a low tax and utility cost environment. Burbank is a pro-business city that provides high quality municipal services, outstanding public schools, a rich cultural scene, numerous parks and a wide variety of dining and shopping options within a safe and well maintained city. Burbank combines the charm of a close-knit community with easy access to "Big-City" amenities.

# LIVEWORKPLAY



**105,357**  
POPULATION



**250K**  
DAYTIME POPULATION



**2.2M**  
POPULATION IN 10-MI RADIUS



**12,400**  
BUSINESSES



**182K**  
HIGHLY EDUCATED & SKILLED  
WORKFORCE POPULATION



**\$124K**  
AVERAGE HOUSEHOLD  
INCOME



**NO** CITY INCOME TAX  
**NO** GROSS SALES RECEIPT TAX  
**DEDICATED** BUSINESS  
CONCIERGE SERVICES



**\$8,500**  
PER CAPITA SALES



**5.9M**  
ANNUAL PASSENGERS AT  
HOLLYWOOD BURBANK  
AIRPORT

Sources: The Nielsen Company, EMSI, Tourism Economics

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# AMENITIES MAP





# 135

WEST MAGNOLIA  
BOULEVARD

FOR MORE INFORMATION:

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