

The BURBANK COLLECTION

AVISON
YOUNG



EXECUTIVE SUMMARY

A rare opportunity to lease a ±4,064 SF retail space with premier frontage on First Street in the heart of Downtown Burbank. Located within the Burbank Collection, a high-traffic mixed-use development, this space benefits from strong co-tenancy and exceptional foot traffic in one of the most vibrant entertainment districts in the region.

PROPERTY HIGHLIGHTS:

- **Size:** ±4,064 SF (Divisible)
- **Asking Rent:** \$4.50 NNN
- **NNN Charges:** ±\$1.70/SF
- **Parking:** Access to ±723 free parking spaces, with potential for reserved spaces adjacent to the unit
- **Location:** Prime retail frontage on First Street, steps from top dining, shopping, and entertainment destinations

ABOUT THE BURBANK COLLECTION:

- A premier mixed-use development featuring ±40,000 SF of retail below 120 luxury condominiums
- Anchored by top-tier tenants including Yard House, Boiling Crab, Chipotle, Silver Lake Ramen, Pinkberry, Barney's Beanery, and Sushi Stop.
- Located within Downtown Burbank's Entertainment District, adjacent to AMC Theatres – the highest-grossing AMC Theater Company in the country.
- Surrounded by leading national brands, including Buffalo Wild Wings, Finney's Crafthouse, and Cold Stone Creamery

This is an unparalleled opportunity to establish your business in a thriving, high-visibility retail destination.

For leasing inquiries, floor plans, or to schedule a tour, please contact us today.





PROPERTY DETAILS

AVAILABLE SPACE ±4,064 SF (Divisible)

TERM Negotiable

RENT \$4.50/RSF, NNN

PARKING Access to 723 Free Public Spaces
**Reserved Parking adjacent to the unit can be made available.*
 See Downtown Burbank Parking Map (Page 5) for Additional Details

THE IDEAL **RETAIL** ENVIRONMENT



Ideal Retail Opportunity with outstanding visibility & signage



Adjacent to the top AMC Theater in the country



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



Access to ±723 spaces that service the project

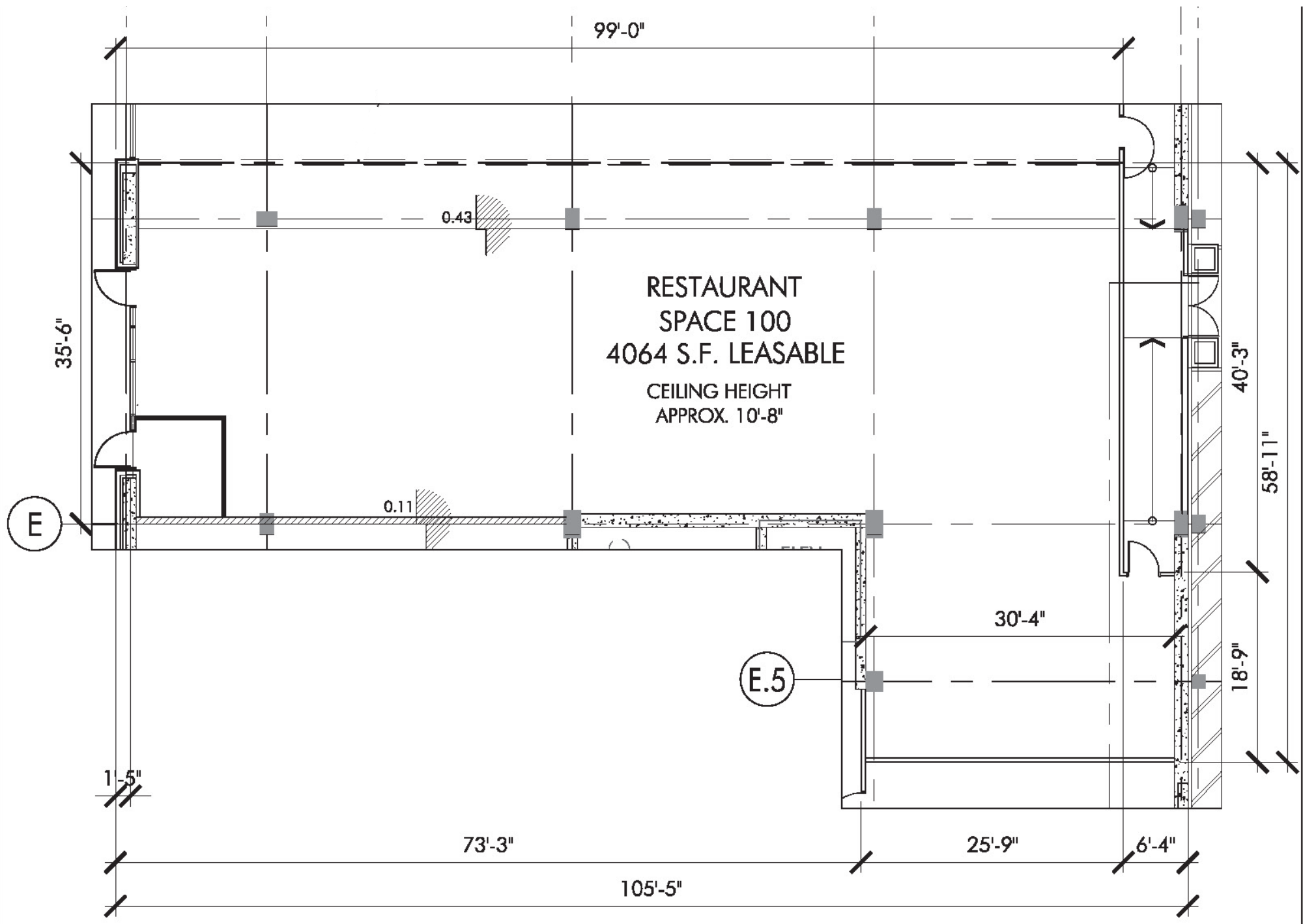


Open Floor Plan



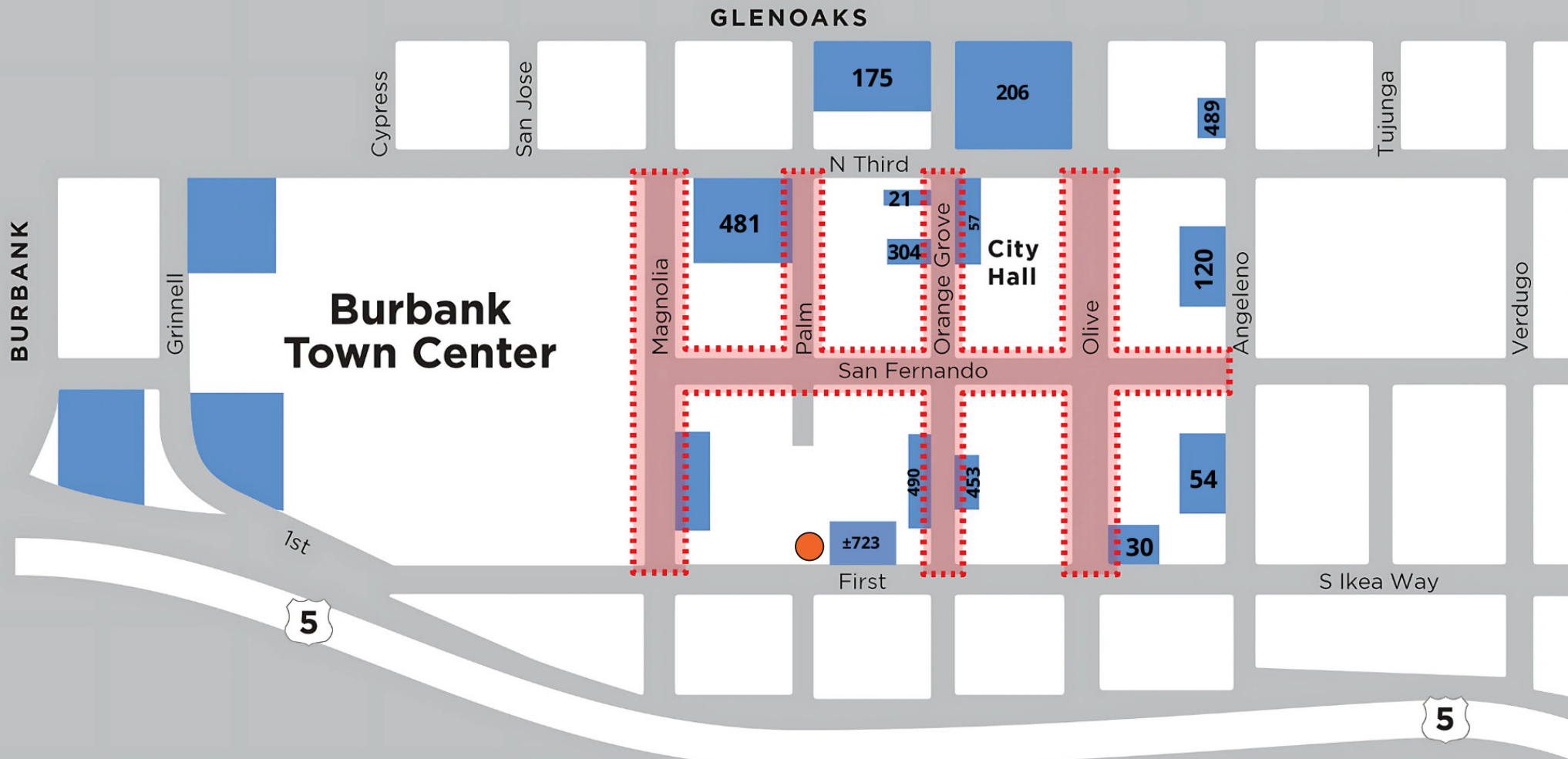
Proposed Entrance off of the Parking Garage. This is a rendering.

FLOORPLAN



PARKING MAP

DOWNTOWN BURBANK MAP OF PAID STREET PARKING METER ZONE



LEGEND

- Paid Street Parking Meter Zone
- Free Parking
(time limits and restrictions vary)

SUBJECT PROPERTY



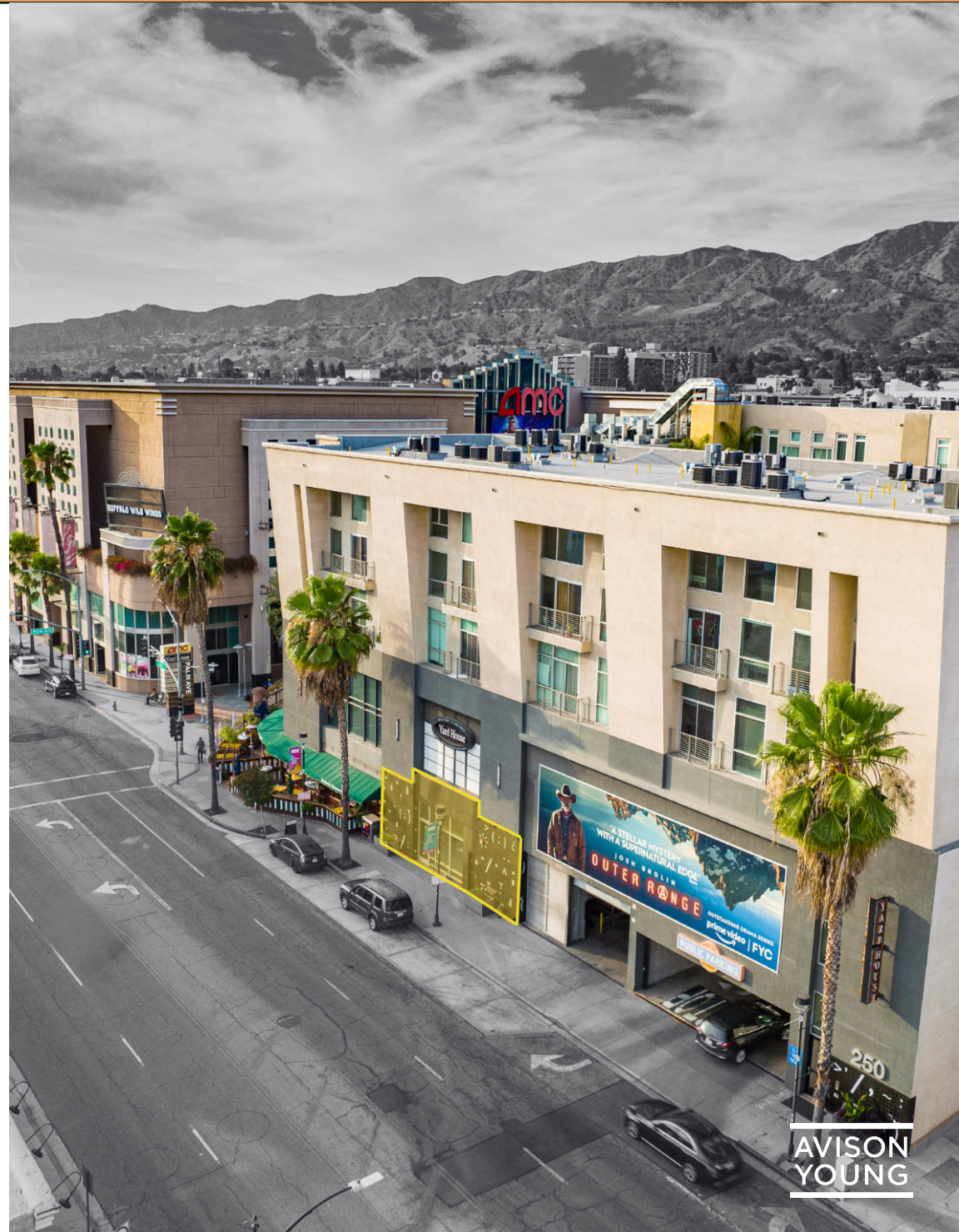
[Click Here for Additional Downtown Burbank Parking Details](#)



AT THE **CENTER** OF IT ALL

The Subject Property is located in “Beautiful Downtown Burbank”, only a few miles northeast of Hollywood and northwest of Downtown Los Angeles. Burbank is bordered by San Fernando Valley to the west, 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 Los Angeles Metro areas.

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



COLLECTION



AREA MAP

The BURBANK COLLECTION



DOWNTOWN BURBANK

amc THEATRES **CLADDER'S COMEDY CLUB AND RESTAURANT**

Yard House **BARNEY'S BEAVER** **ISLANDS fine burgers & drinks**

FINNEY'S CRAFTHOUSE **GRAYVILLE**

SUSHITO LOS ANGELES **FIVE GUYS BURGERS and FRIES** **CORNER BAKERY** **BUFFALO WILD WINGS**

IN-N-OUT BURGER **tender greens**

california PIZZA KITCHEN **Starbucks** **DUNKIN'** **SUBWAY** **COFFEE BEAN TEA LANE**

bobotime **CARVING BOARI**

BARNES & NOBLE

UP URBANPRESS **FedEx Office** **SLICE HOUSE BY TONY GEMIGNANI** **CHIPOTLE MEXICAN GRUBB**

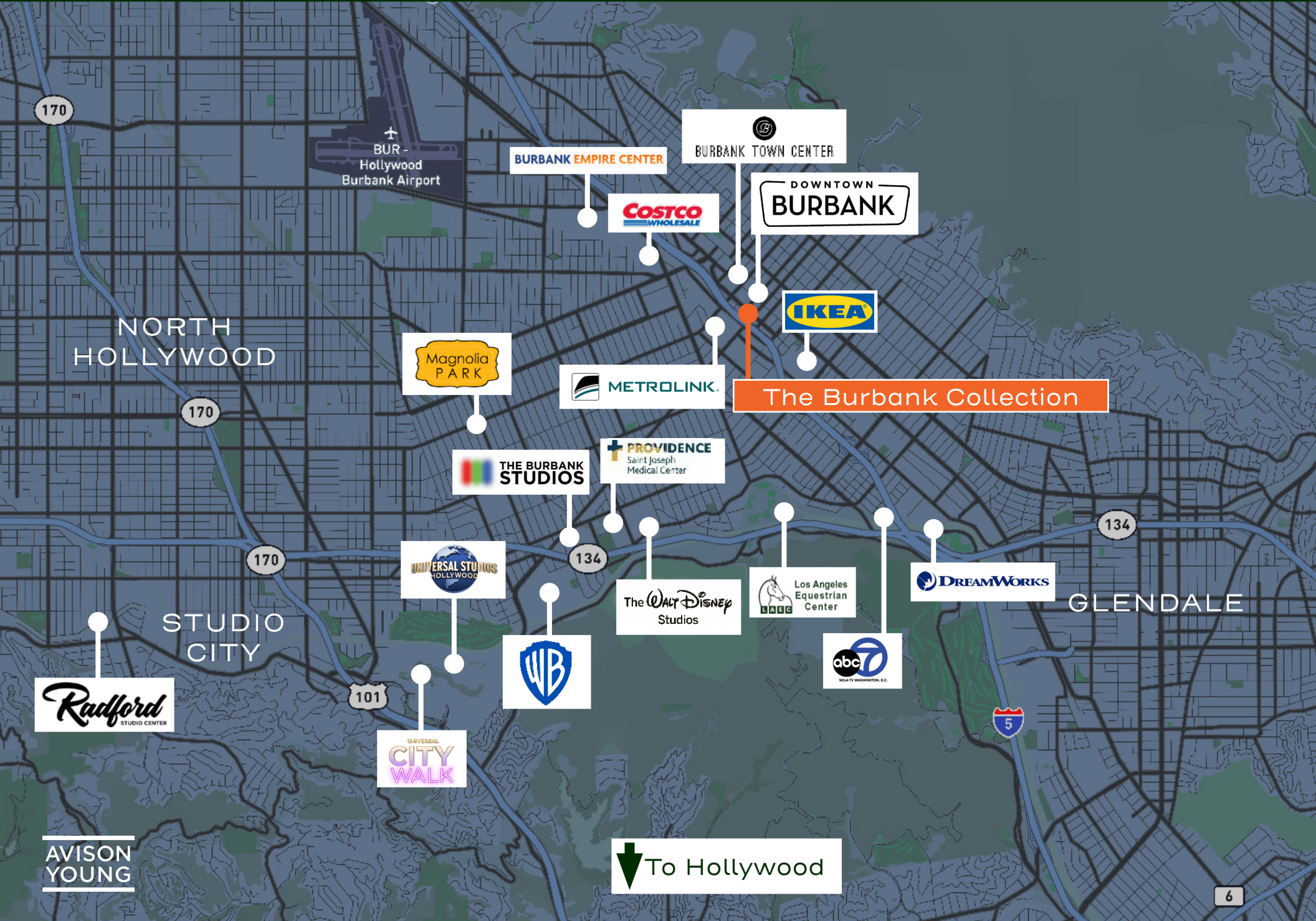
Office DEPOT

Click for Full Directory

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LOCATION

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