

A Turnkey

COMMERCIAL SPACE

LOCATED WITHIN A
STATE-OF-THE-ART
MOTORSPORTS
FACILITY

2529

QUICK FACTS

MOTORSPORTS MECCA // MULTI-USE SPACES // RECENTLY RENOVATED // T1 FIBER OPTIC INTERNET
// 400 YD. FROM BURBANK AIRPORT // COLLABORATIVE OPPORTUNITIES // IN-HOUSE MEDIA &
CREATIVE DEPT. AVAILABLE FOR HIRE // 1000 SF. RETAIL EXPERIENCE // SAFE & QUIET INDUSTRIAL
NEIGHBORHOOD // 24/7 MUSEUM-LEVEL SECURITY MEASURES // 20 MIN. FROM LA // AVAILABLE NOW



ADDRESS

2529 N. Ontario St.
Burbank, CA 91504

SHARED BUILDING w/
Motorsport Exotica [MSE]

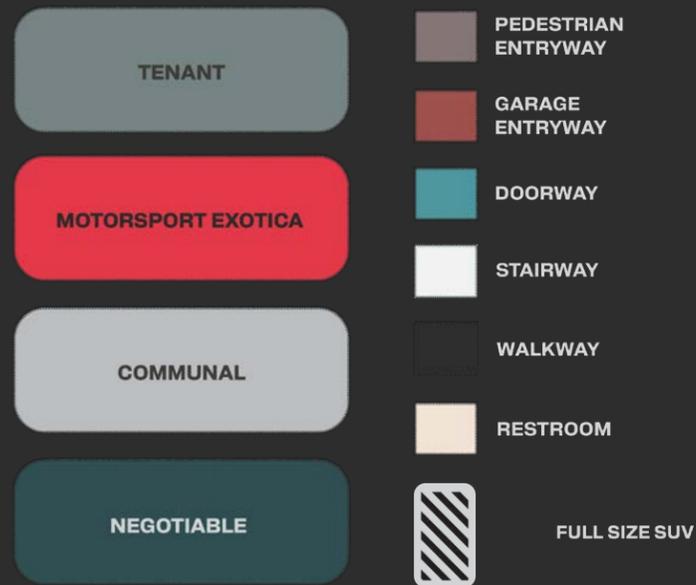
A world-class
motorcycle
race shop
& it's creative
department--
Race Designs.

EXTERNAL PARKING

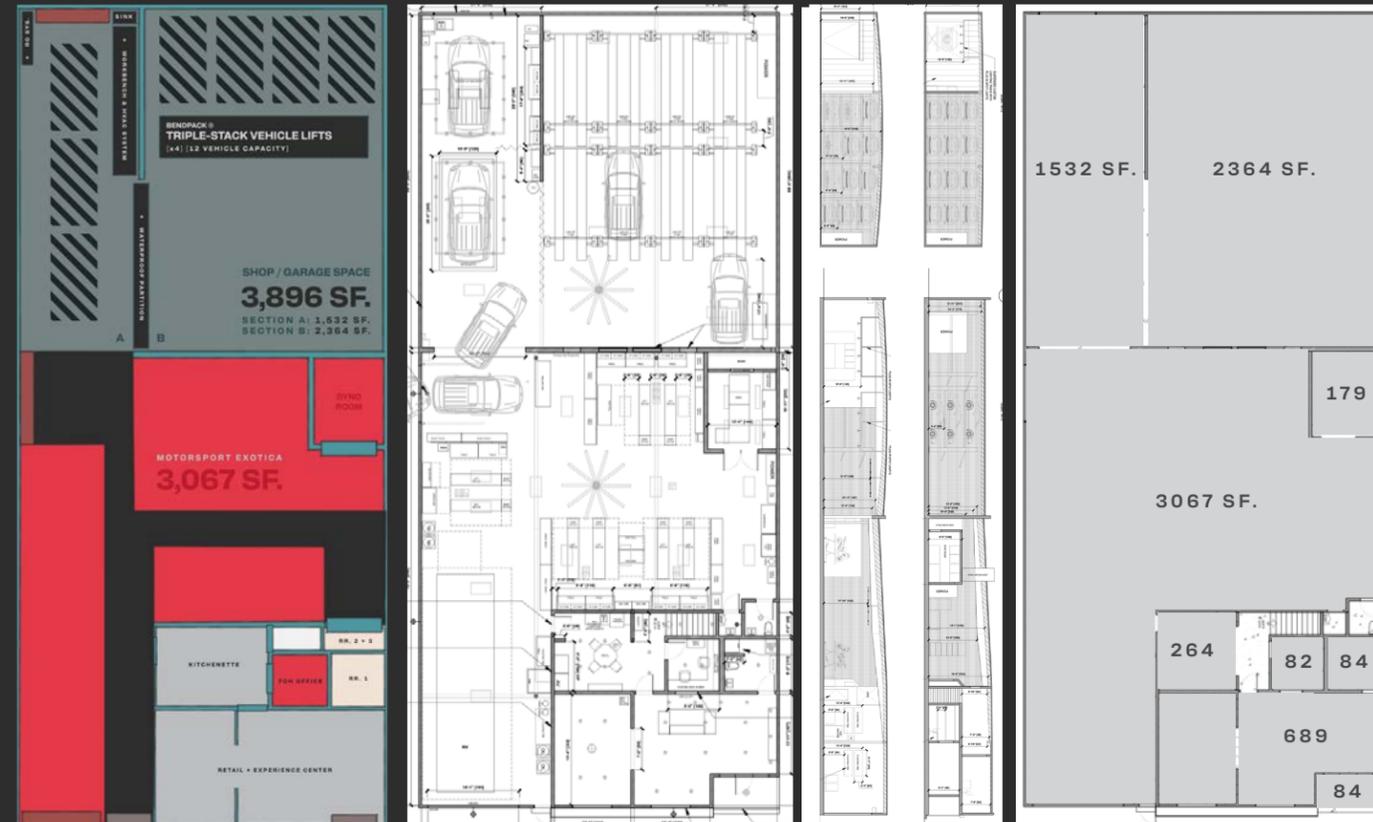
Gated Property Lot
[16 Shared Spaces]

Total SF. 9,367
Tenant SF. 4,073
 [NON-SHARED SPACE]
MSE SF. 3,548
 [NON-SHARED SPACE]
Shared SF. 1,747

Retail SF. 689
 Break SF. 264
 Office 1 SF. 82
 Restroom 1 SF. 84
 Restroom 2 SF. 33
 Restroom 3 SF. 16
 Office 2 SF. 177
 Office 3 SF. 199
 Office 4 SF. 199
 Conf. Center SF. 251
 HVAC Closet SF. 151



1ST FLOOR



2ND FLOOR



Tenant's Shop

CONFIGURED FOR

- + RO WATER SYSTEM
- + HVAC SYSTEM
- + VEHICLE LIFT [S]
- + CONFIGURABLE BENCH

- + SINK & DRAIN SYSTEM
- + ADJUSTABLE TEMPERATURE LIGHTING
- + RETRACTABLE WATERPROOF PARTITIONS
- + LEFT & RIGHT SIDE AIR LINES



Experience Center

- + ROTATING MEMORABILIA
- + CLIENT REFRESHMENT STATION
- + CUSTOM FURNITURE & LIGHTING
- + GALLERY-STYLE MERCHANDISING
- + 80" 4K TV
- + CUSTOM DISPLAYS
- + OFFICE PORTAL
- + SEMI-CONFIGURABLE



AT THE HEART OF WHAT WE DO, IS 'THE FEELING'-- & THE RETAIL STOREFRONT AT 2529 IS DESIGNED TO FOR THAT.

first floor

+ MOTORSPORT EXOTICA



+ OFFICE



+ KITCHENETTE

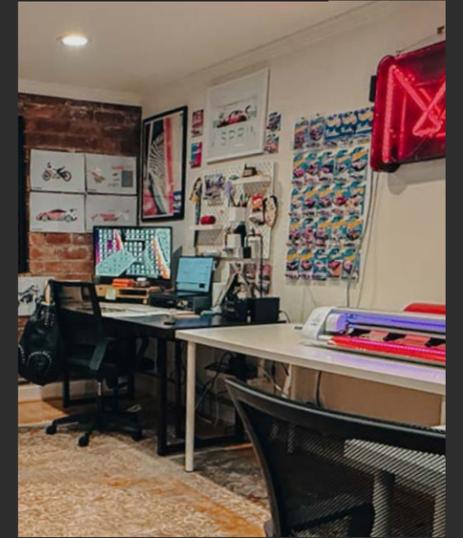


+ RESTROOMS

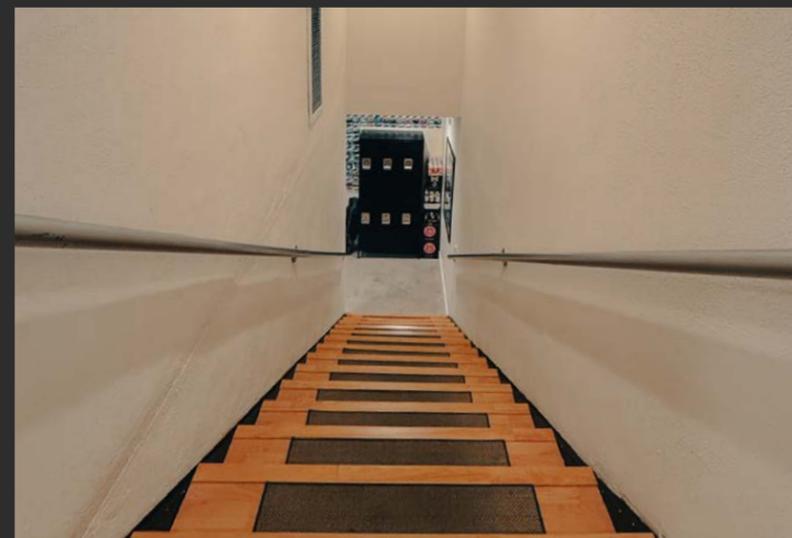
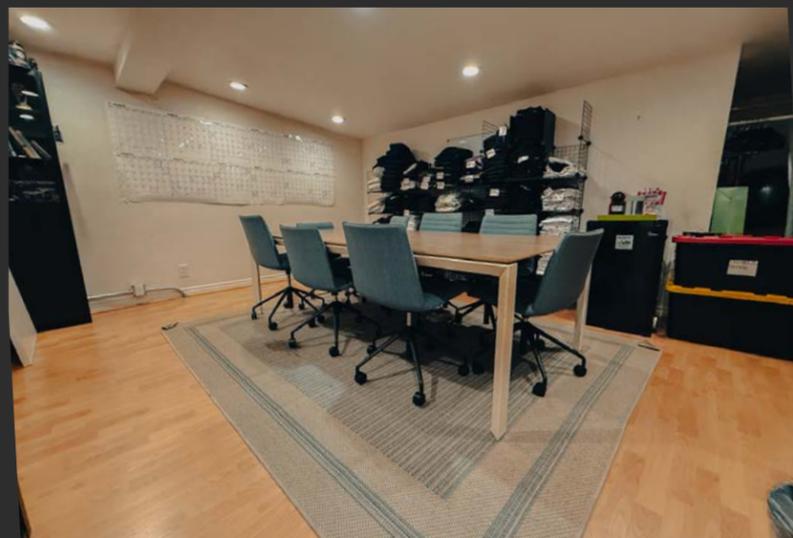


second floor

+ OFFICE



+ CONF. CENTER



exterior



NEIGHBORHOOD

LOCATION

- + BURBANK, CALIF.
- + QUIET / INDUSTRIAL AREA

Nestled away within a quiet, industrial pocket of Burbank, Calif. sits a plain brick facade. Unsuspecting by design, you don't know unless you know.

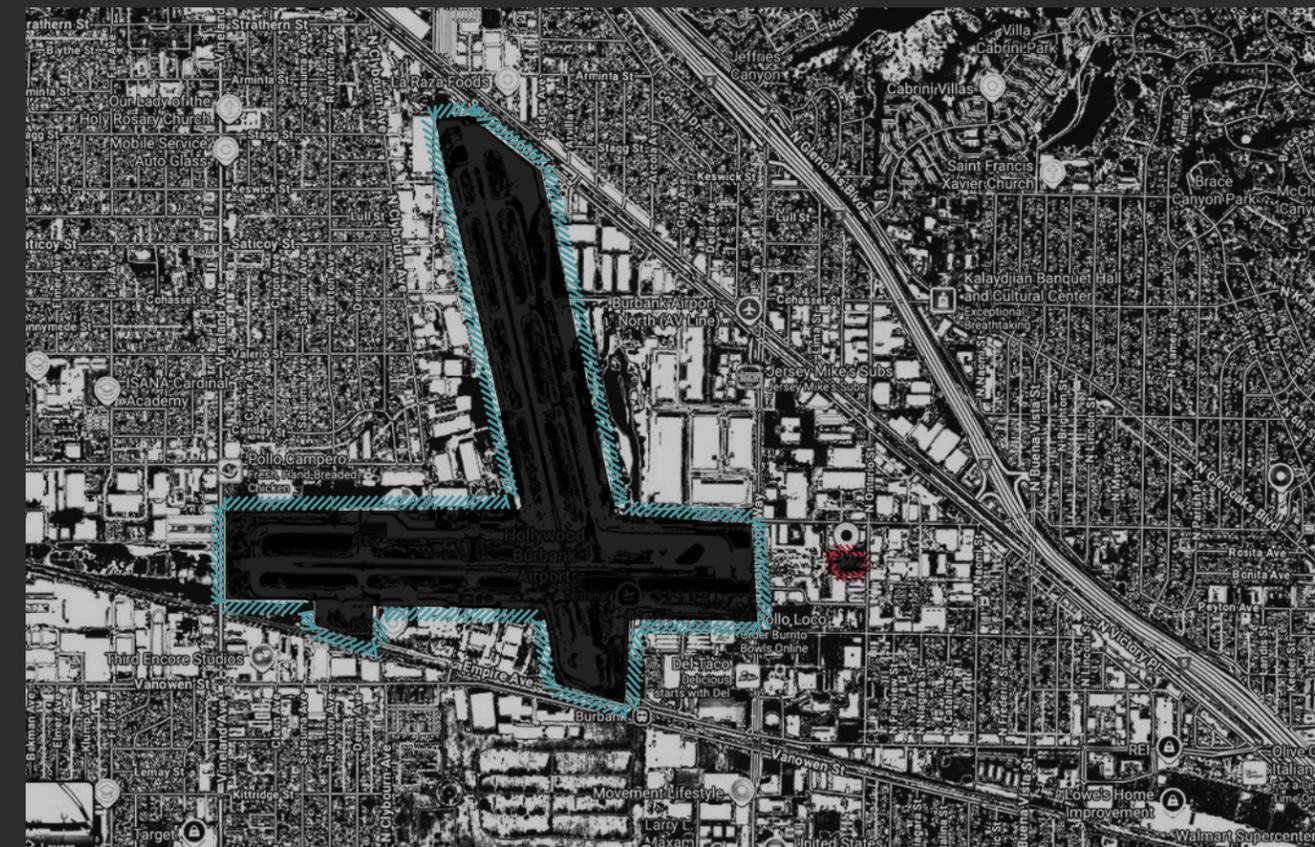
SAFETY SCORE

- + VERY SAFE AREA
- + NO LOITERING ISSUES
- + RESPONSIVE POLICE DEPT.
- + NO TRANSIENT / HOMELESS ISSUES

AS A SELF-GOVERNED MUNICIPALITY, BURBANK HAS LESS TOLERANCE FOR CRIME COMPARED TO LA CITY AND/OR COUNTY.

AMMENITIES

- + 400 YD. FROM BURBANK AIRPORT
- + 5 MIN. FROM ESSENTIAL BUSSINESSES
- + QUIET, SAFE, MINIMAL TRAFFIC
- + 20 MIN. FROM LA / WEHO AREA



2529

BURBANK AIRPORT

The Building

RECENT CHANGES

- + NEW GARAGE DOORS
- + NEW PANELS & SUB PANELS
- + NEW AIRLINES THROUGHOUT
- + NEW INDUSTRIAL OVERHEAD FANS
- + NEW T1 INTERNET SYSTEM
- + NEW VOIP PHONE SERVICE

AN UNSUSPECTING FORTRESS

- + PROPERTY KEPT LOCKED AT ALL TIMES
- + REMOTE-OPERATED PERIMETER GATE
- + FULL COVERAGE INT. & EXT. CAMERAS
- + THREE REDUNDANT CAMERA SYSTEMS
- + 24/7 ACS SECURITY MONITORING
- + PERIMETER LASER ZONES
- + STEEL SECURITY VEHICLE BALLARD

2529

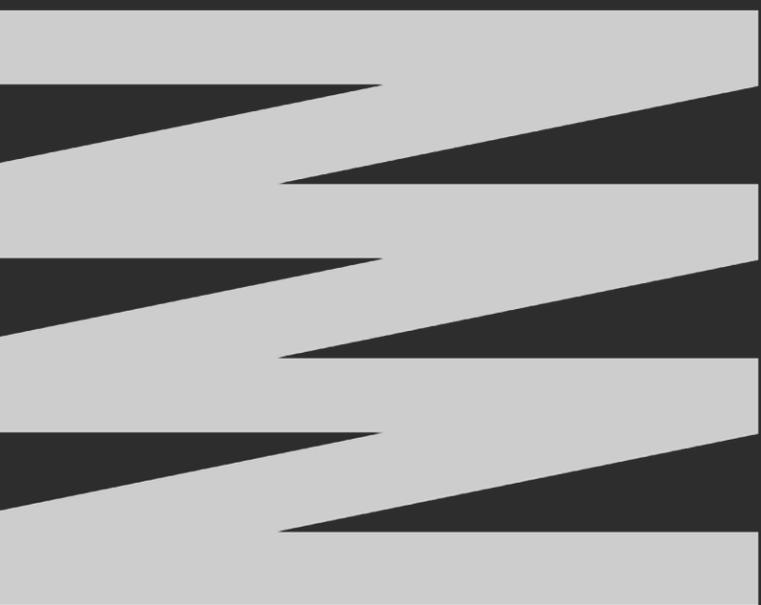
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CBRE



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2529 N. ONTARIO ST. BURBANK, CALIF. 91504