

# NEIGHBORHOOD SUMMARY

## Neighborhood Summary

The property is located along Olive Avenue (24,878 ADT) in the City of Burbank, at the signalized intersection with Verdugo Avenue (13,269 ADT), Sparks Street (1,214 ADT), and Beachwood Drive. The subject property is located within an area of compatible retail/commercial uses along the commercial arteries and supporting residential uses to the north and south. Surrounding improvements, in general, feature similar effective ages and maintenance levels as compared to the subject property.

## Neighborhood Boundaries

**North** – Magnolia Boulevard

**East** – Victory Boulevard

**South** – Ventura Freeway (SR-134)

**West** – Hollywood Way

## Adjacent Properties

**North** – Single- and multi-family residences

**East** – Commercial property, followed by single-family residences and Griffith Park Drive

**South** – Olive Avenue, followed by a 7-Eleven, a landscaped median, Verdugo Avenue, and commercial uses and residential uses

**West** – Single- and multi-family residences, followed by Sparks Street, and a multi-tenant retail property tenanted by Grocery Outlet, LensCrafters, and FunXional Fitness

## Proximity to Transportation Routes/Hubs

- Golden State Freeway (I-5) is located 1.0 mile northeast
- Ventura Freeway (SR-134) is located 1.0 mile south
- US Hwy 10 is located 3.2 miles southwest
- Hollywood Freeway (SR-170) is located 3.3 miles southwest
- Foothill Freeway (I-210) is located 5.0 miles north
- Glendale Freeway (SR-2) is located 5.7 miles southeast
- Downtown Burbank Metrolink Station is located 0.9 miles northeast
- Hollywood Burbank Airport Amtrak & Metrolink Station is located 2.4 miles northwest
- Hollywood Burbank Airport (BUR) is located 3.0 miles northwest
- Los Angeles International Airport is located 16.0 miles southwest

## Proximity to Major Shopping Centers/Business Districts/Public Uses

- Burbank Town Center / Downtown Burbank is located 1.2 miles northeast
- Burbank Empire Center is located 1.5 miles north
- Warner Bros Studio Tour Hollywood is located 1.4 miles southwest
- Los Angeles Zoo is located 2.5 miles southwest
- Universal Studios Hollywood is located 2.8 miles southwest
- Griffith Observatory is located 3.7 miles south
- The Americana at Brand is located 4.1 miles southeast
- Hollywood Bowl is located 4.0 miles south
- Providence Saint Joseph Medical Center is located 0.9 miles south
- Dignity Health - Glendale Memorial Hospital is located 4.7 miles southeast
- Adventist Health Glendale is located 5.4 miles southeast

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## Housing

