

OFFERING MEMORANDUM

2 OFFICE/INDUSTRIAL BLDGS + PARKING LOT

1014-1020 W. MAGNOLIA BLVD.

Burbank, CA 91506



CORONADO
est. 2003

REAL
ESTATE
GROUP

COMPASS

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Multifamily & Commercial Realtor
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Meet Your Agent

Hi! I'm Dana Coronado

I help income property owners LIKE YOU save money and time, build generational wealth, increase cashflow, solve problems, and buy & sell real estate. I've been selling multifamily and commercial property for 15 years, and I own and manage my own income property. I am a consistent "top producer" and have closed over 160 transactions and hundreds of millions in volume. I choose to lead a small team because I like to be involved with clients directly from start to finish (and I am a mom that values family and balance). I love my chosen profession and helping clients smoothly navigate what can otherwise be a confusing and stressful time - an escrow.

As we get to know each other better, you will find that I am straightforward, honest, smart, intuitive, analytical, tenacious, and a great negotiator. I am well respected among industry professionals and known as a market expert, problem solver, a hard worker, and a woman of integrity. If these are ideals you value, we'll get along well and become fast friends. Most of my customers become repeat clients and refer me to their family and friends, which I am quite proud of.

I am excited that you are interested in purchasing income property in Los Angeles, and are interested in learning about this listing. I would be honored to represent you in the transaction, and welcome a phone call or meeting to discuss the property and your investment goals. Also, I usually have multiple off market deals at any given time, so I may have something else for you if this deal isn't the right fit. When you work with me, YOUR best interests come first. I look forward to meeting you soon!

CORONADO

REAL ESTATE GROUP





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EXCLUSIVELY LISTED BY:

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Executive Summary

The Coronado Real Estate Group at Compass Commercial is pleased to present for sale a very unique opportunity to purchase 3 contiguous parcels being sold together. Zoned BUC3, the property consists of two structures and one open parking lot. The property is on the corner of Magnolia Blvd and Lomita St, between Victory and Buena Vista Street. The larger structure is appx 7,000 SF and is currently used as creative office. The corner building is just over 1,500 SF and while zoned as a warehouse, it is also used as creative office. There are 13 parking spaces and the property was completely remodeled in 2011. An owner-user could easily occupy the larger structure and lease out the smaller building, while still qualifying for an owner-user SBA Loan with as little as 10% down payment. There is also flexibility in terms of how the structures are configured, with room to customize the set up to suit many needs. A must see, especially when it's cheaper to own than rent!

OFFERED AT

\$4,000,000

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Warehouse Flex Space
YEAR BUILT	1946-1953
LOT AREA	12,279 SF
BLDG SIZE	8,474 SF
ZONING	BUC3
PARKING	13 Spaces



The Property

SITE SUMMARY

GALLERY

MAPS & AERIALS

PROPERTY HIGHLIGHTS



SITE SUMMARY

THE OFFERING

Address 1014-1020 W Magnolia Blvd,
Burbank, CA 91506

Property Type Office & Warehouse

Assessor's Parcel 2446-002-029
2446-002-030
2446-002-031

SITE DESCRIPTION

Building Size \pm 8,474 SF Combined

Lot Size \pm 12,279 SF Combined

Year Built 1946 - 1953

Zoning BUC3*

Parking 13 Spaces



Front of Property



Side View of Property



Corner View of Property



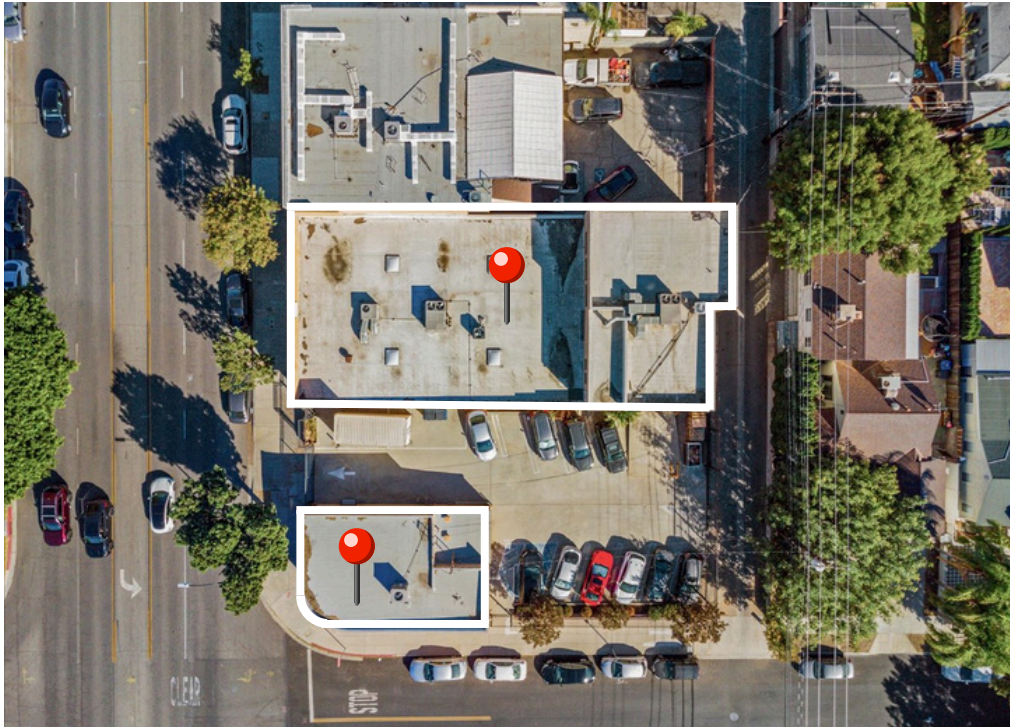
Automatic Gate to Parking Lot in Rear



Gated Parking View South



Gated Parking & Ground Level Roll Up Door



Aerial of Both Buildings



Aerial



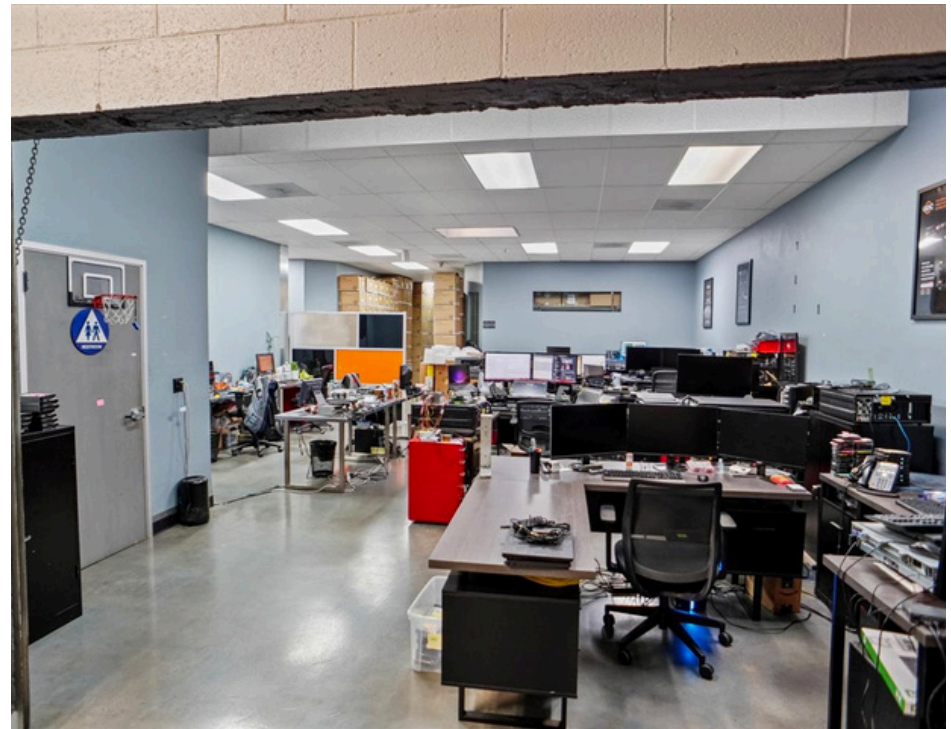
Lobby in 1016 W Magnolia



Room Behind Reception Area



Work Space with Roll Up Doors



Office Area



Conference Room



Storage Room with Kitchen



Kitchen



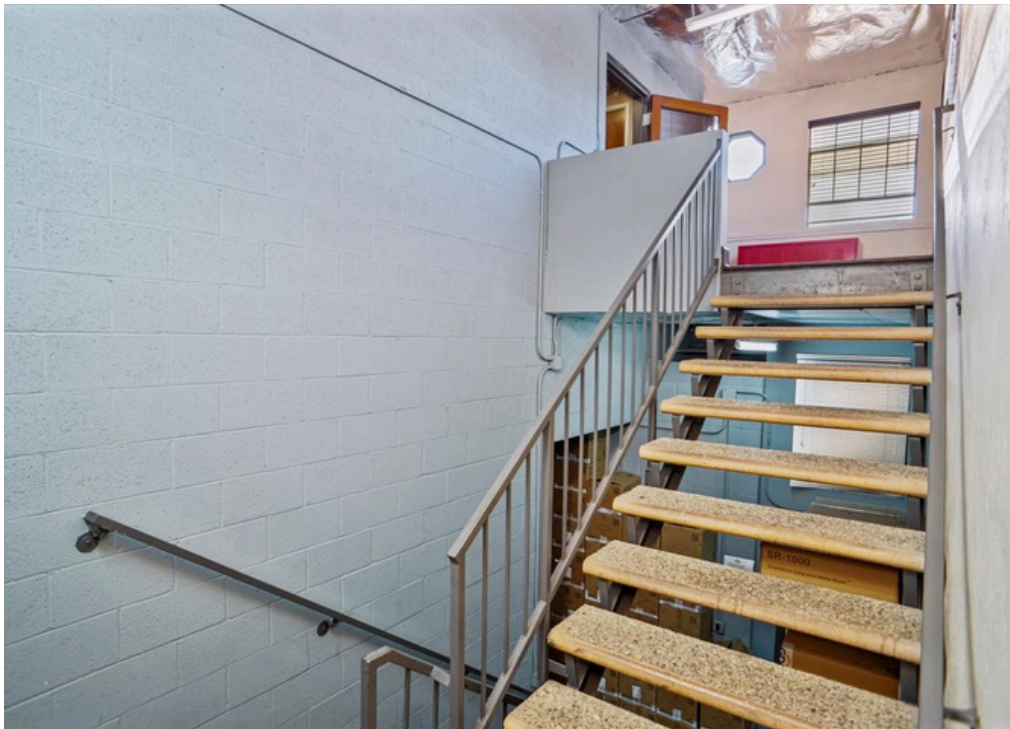
Bathroom



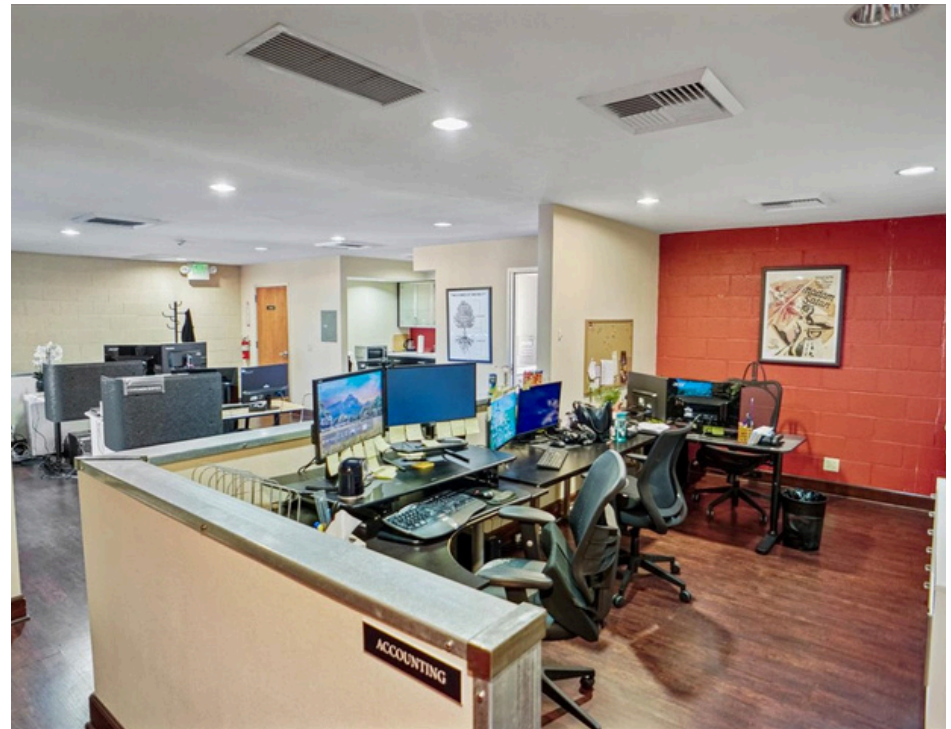
Electrical Room



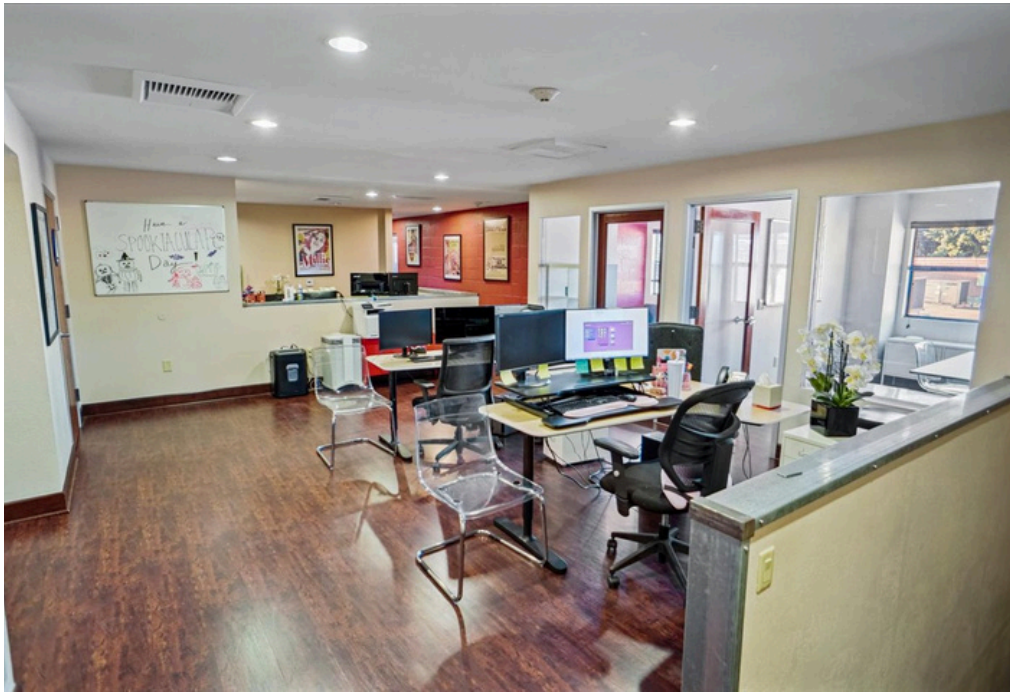
Screening Room



Stairs to 2nd Story



2nd Story Office Space



Open Area & 3 Private Offices on 2nd Floor



Large Office on 2nd Floor



Bathroom on 2nd Floor



1020 W Magnolia



Back Door to 1020 W Magnolia and Work Space



Work Space



Bathroom



Aerial

Downtown Burbank

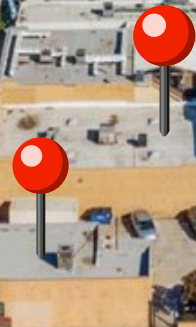
MALL

IKEA



Victory Blvd

Magnolia Blvd



Lomita St

Glendale

Griffith Park

Magnolia Blvd





Burbank Airport

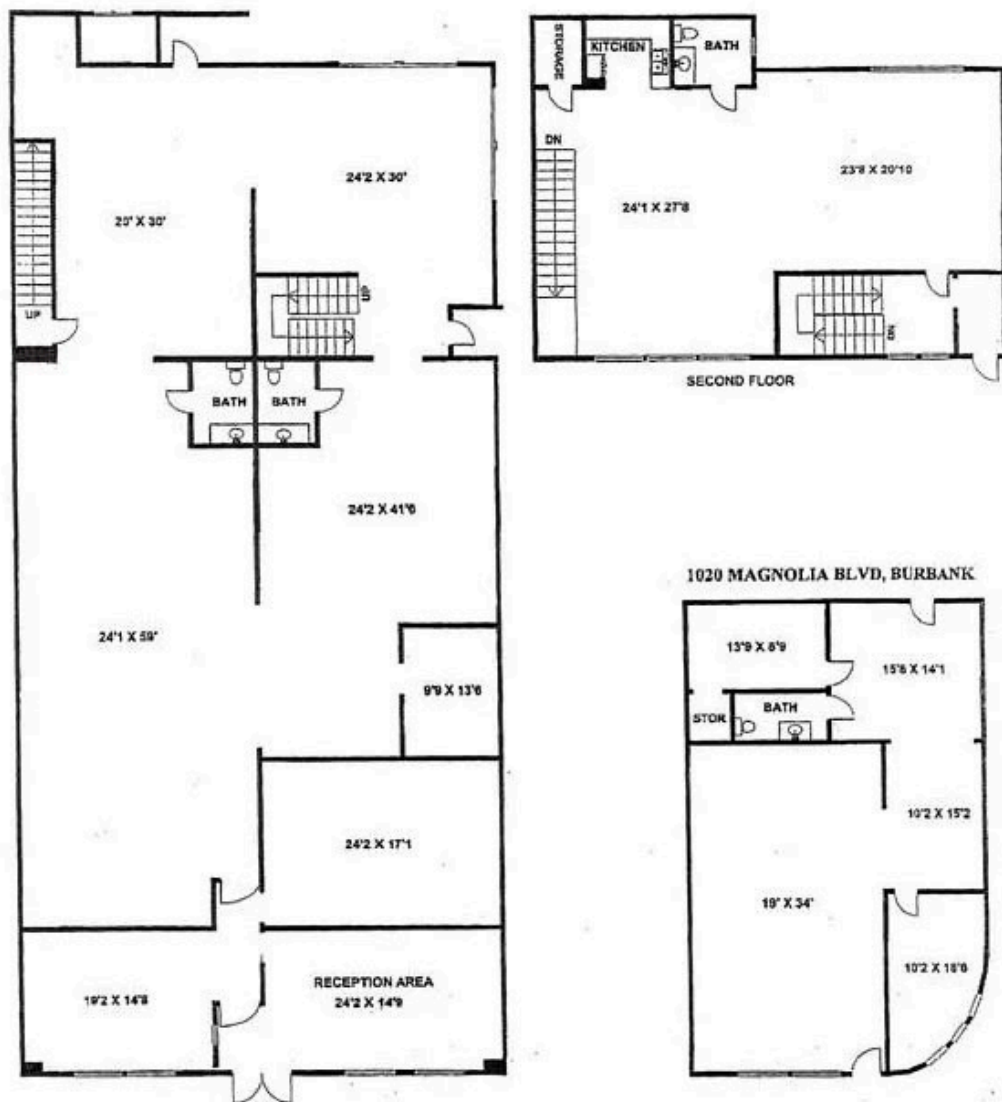


Glendale

Magnolia Blvd



Floor Plan



1016 W Magnolia

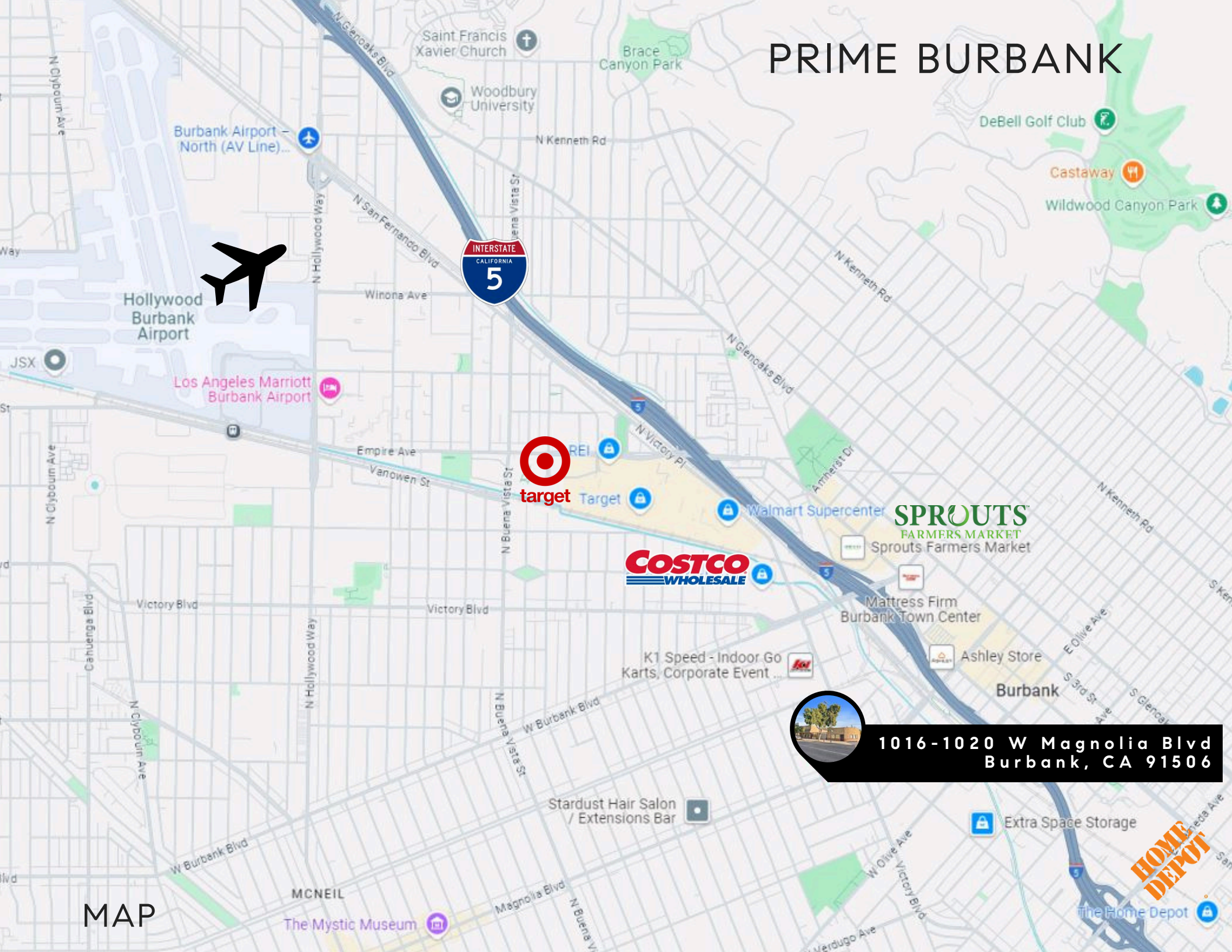
Ground Floor: The ground floor opens with a reception area, sized at 24 feet by 14 feet. Beyond the reception, two open spaces – one spreading 24 feet by 43 feet, and another at 20 feet by 30 feet. These can be used as work or storage spaces. The ground level also includes a conference room, 2 office spaces with glass walls. These rooms include dimensions of 24 feet by 41 feet, 9 feet by 13 feet, and 10 feet by 13 feet. Towards the back of the ground floor there is a screening room and electrical room. There are 2 bathrooms provide ease of access within the workspace.

Second Floor: The second floor has a large office space sitting at 24 feet by 27 feet with a balcony door facing South. There is an additional section of 23 feet by 20 feet also used for office or storage space. The floor also has a kitchenet and a bathroom. The Burbank section on this level includes another entrance leading to a sizable rectangular area, measuring 19 feet by 35 feet. There are three smaller rooms used as smaller office spaces.

1020 W Magnolia

1020 Magnolia Blvd, Burbank, includes a main room measuring 19' x 35'4". This would be perfect for a larger office setup or a secluded meeting space. Two additional rooms that can be used as flex space.

PRIME BURBANK



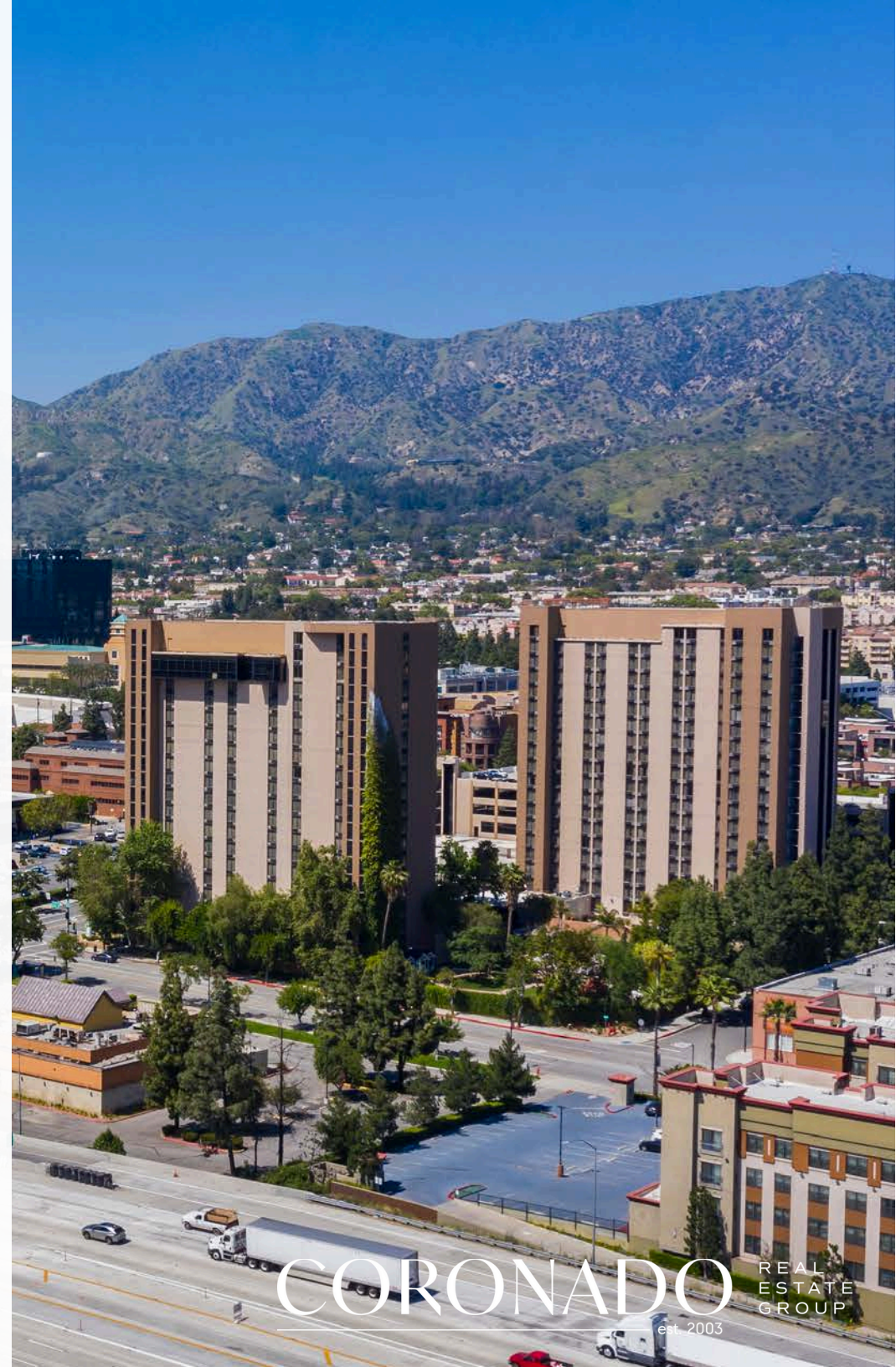
1016-1020 W Magnolia Blvd
Burbank, CA 91506

MAP



PROPERTY HIGHLIGHTS

- Current Owner-Users have Outgrown this Location - Property to be Delivered Vacant or with Short Term Lease Back
- Fantastic Creative Office With Many Potential Uses: Office, Warehouse, Flex, etc.
- Prime Burbank on Main Thoroughfare Close to Shopping, Entertainment, Airport, Transportation, Studios, and Downtown Los Angeles.
- Excellent Signage Opportunity - Corner Lot
- Both Buildings were Renovated in 2011.
- Corner Property with Easy Alley Access.
- Spacious Buildings with Plenty of Office, Warehouse, and Storage Space.
- Gated Parking Lot with 13 Spaces.
- HVAC in Both Buildings.
- 2 Ground Level Roll Up Doors in Main Building
- Easy Access to the 5 and 134 Freeway.
- Ideal Owner-User, With Potential to Lease Smaller Building and Generate Income While Still Utilizing SBA Loan.



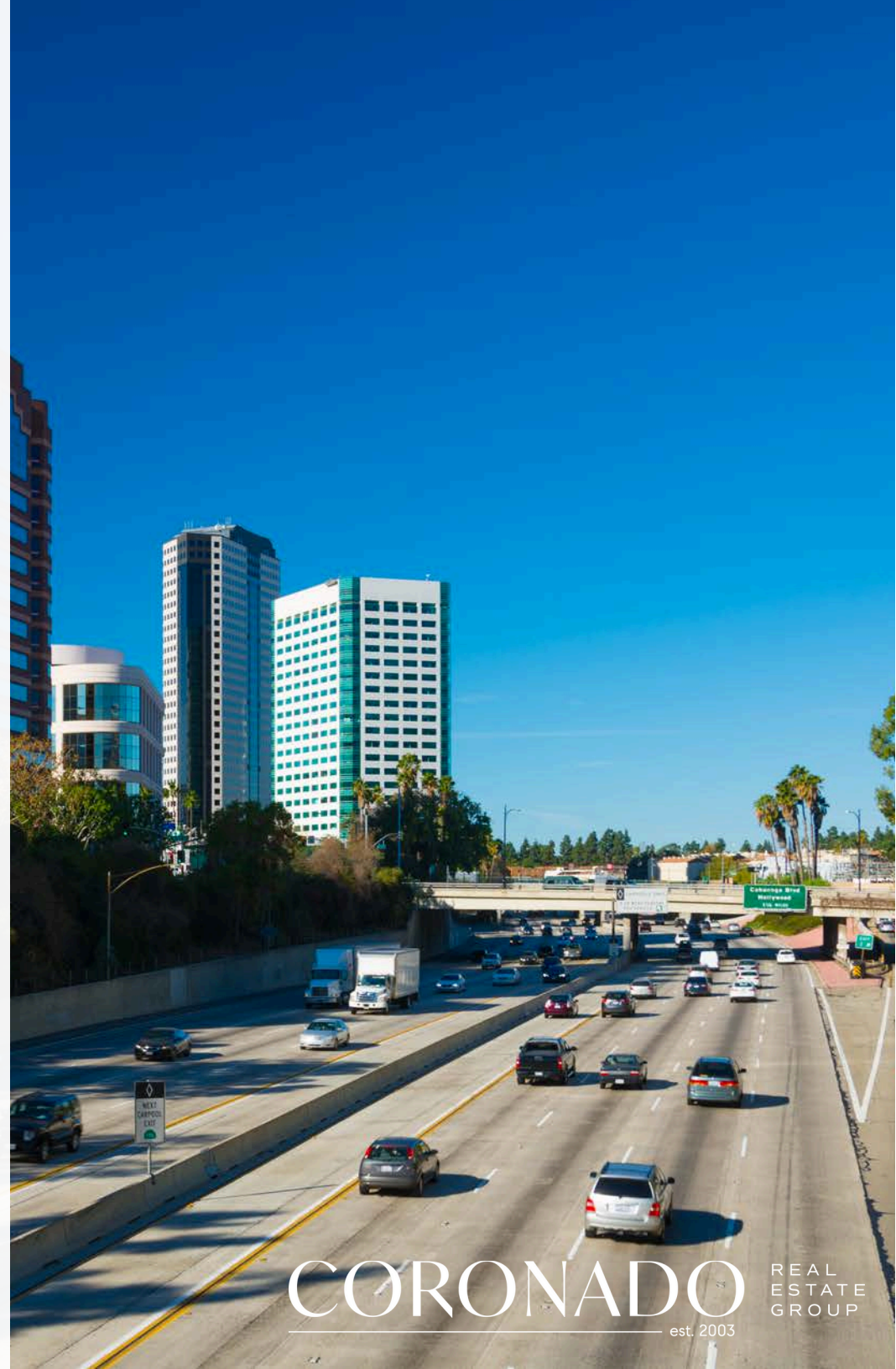
LOCATION OVERVIEW

Burbank is a city in the southeastern end of the San Fernando Valley in Los Angeles County with a population of 107,337 people, located just 12 miles northwest of downtown Los Angeles. Known as the "Media Capital of the World," Burbank boasts more than 1,000 media and entertainment companies such as Walt Disney Studios, Warner Bros., Cartoon Network, Netflix and Nickelodeon. The city offers tons of restaurants, shops, and in addition, the city contains the largest IKEA in the U.S.

Many people living in Burbank work in the entertainment sector, given the proximity to major production studios like Warner Bros. and Walt Disney. This creates a vibrant community of artists, technicians, and other industry professionals. The City of Burbank seeks to advance sustainable job growth and enhance commercial activity through business incentives and special resources for Burbank-based businesses

Families are also a significant part of the Burbank community, attracted by the city's highly-rated public schools, family-friendly neighborhoods, and abundance of parks and recreational facilities. The city's commitment to safety and community services further enhances its appeal to families.

The city's infrastructure supports easy commuting, with access to major freeways and public transportation options like the Metrolink, making it convenient for those working in and around Los Angeles.



Financial Overview

PRICING & FINANCIALS

RENT ROLL





1016-1020 W Magnolia Blvd, Burbank, CA 91506

Pricing & Financials

FINANCIAL SUMMARY

Price	\$4,000,000
Number of Units	2
Year Built	1946, 1952, & 1953
Combined Bldg SF	± 8,474 SF
Combined Lot Size SF	± 12,279 SF
Price per SF	\$472/SF
Current CAP	N/A
Market CAP	4.48-5.14% CAP

FINANCIAL SUMMARY

All Cash Preferred
SBA Loan Possible With As Little As 10% Down
SBA Blended Rate of Appx 5.5% - 6%



RENT ROLL

Unit	Type	Market Rent	Current \$/SF/Mo	Market Rent	\$/SF/Mo	Notes
1014	Office/Flex	6,950	Owner Occupy	\$15,638	\$2.25 - \$2.50	Ground Level Roll Up Door
1020	Warehouse/Flex	1,524	Owner Occupy	\$3,429	\$2.25 - \$2.50	
Total					\$19,067 - \$21,185/month	
Annual Total					\$228,798 - \$254,220/year	

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