

# PROMINENT BURBANK LOCATION FOR LEASE

2011 N. HOLLYWOOD WAY, BURBANK, CA 91505



## EXCLUSIVE ADVISORS

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE





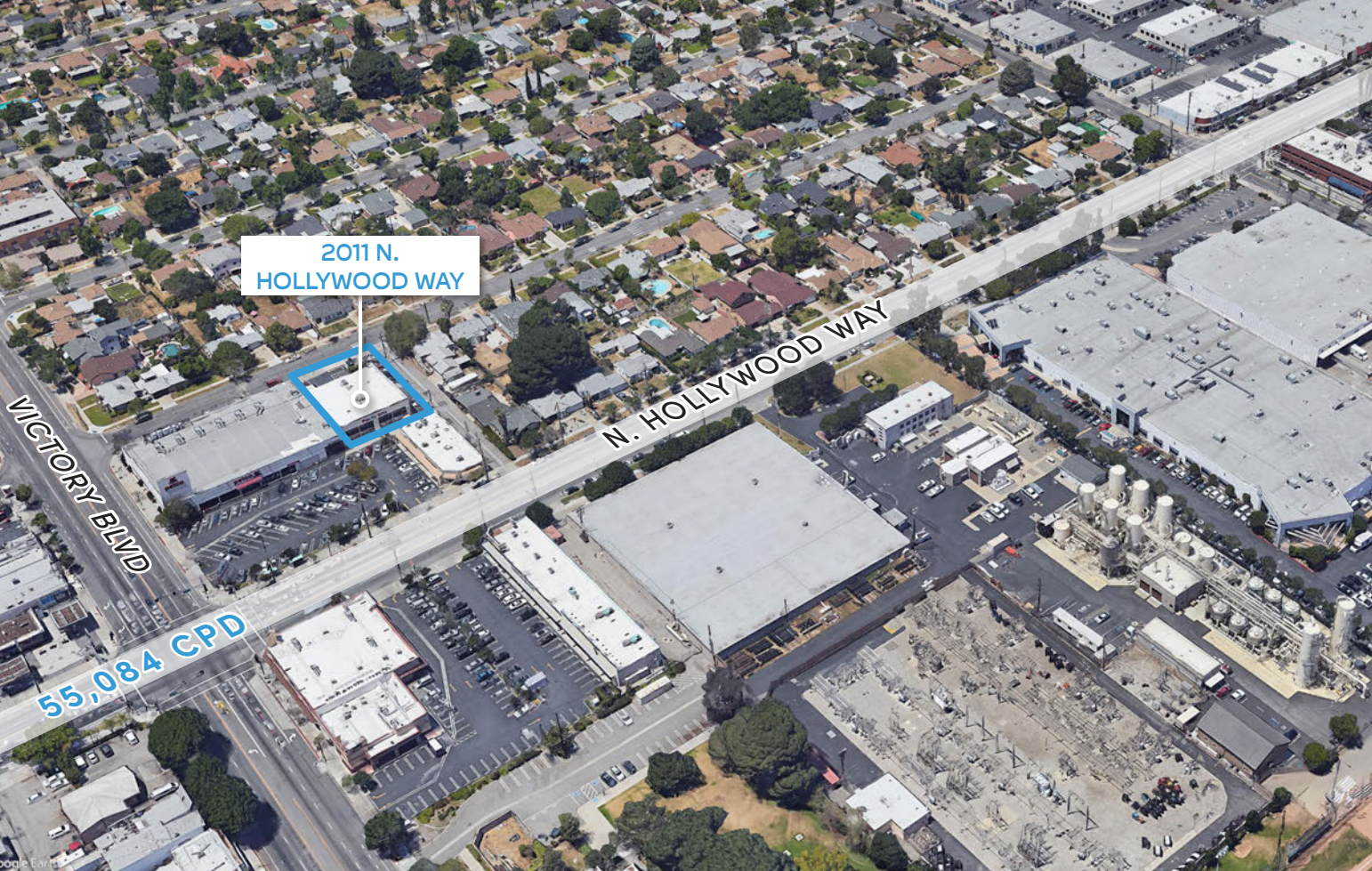
## LEASE HIGHLIGHTS

Space Available:	8,000 RSF
Lease Rate:	Negotiable
Land Area:	130,680 SF
Year Built:	1940 (Renovated 1985/2010 & 2023)
Parcel Number:	2463-008-026
Occupancy:	100%
Traffic Counts:	±55,084 vehicles per day

## MAJOR TENANTS







## INVESTMENT INFORMATION

- ◆ Fully occupied center with synergetic service based Tenant Mix
- ◆ Located at a strong signalized intersection
- ◆ Ample Parking with abundant on-site parking
- ◆ High-Profile Signage
- ◆ Strong Demographics
- ◆ High Traffic count on Victory Blvd X Hollywood Way
- ◆ Prime Burbank Location
- ◆ Same ownership for over 65 years!



### PROPERTY ADDRESS

2011 N HOLLYWOOD WAY



### BUILDING AREA

61,690 SF



### LAND AREA

1.628 AC



### APN PARCEL #S

2463-008-026



### YEAR BUILT

1940  
(RENOVATED 1985 / 2010 / 2023)



### PARKING SPACES

188



### PARKING RATIO

5:1,000



### ZONING

C3

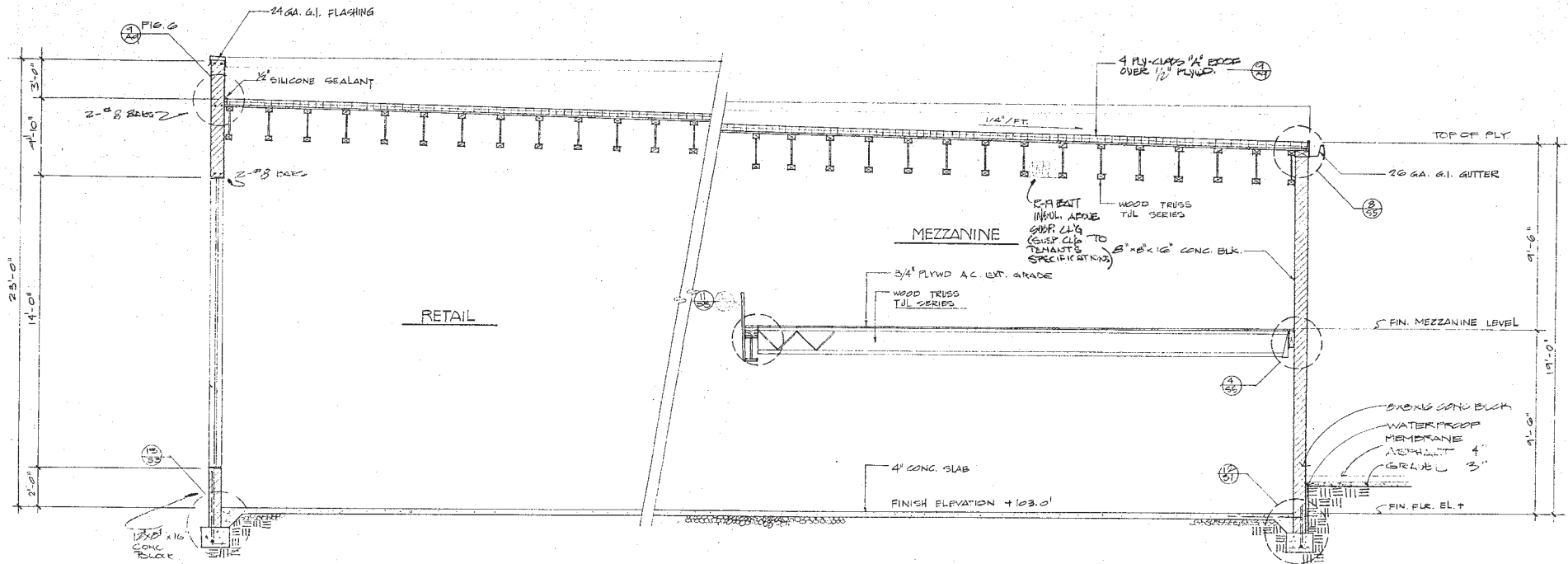


## RETAIL MAP





# SITE PLAN





## AREA OVERVIEW

### BURBANK OVERVIEW

The City of Burbank, incorporated in 1911 under the general laws of the State of California, is a long-established residential city and commercial center located within Los Angeles County in Southern California. The City of Burbank is a unique urban community located 12 miles northwest of downtown Los Angeles and nestled between the Hollywood Hills and the Verdugo Mountains near the 5 and 134 Freeways. The City occupies a land area of 17.16 square miles and it is the easternmost city in Los Angeles' San Fernando Valley. Burbank is often referred to as the "media capital of the world." It is located northeast of Hollywood and is home to numerous entertainment companies, media outlets and production facilities. Some of the most significant companies housed in Burbank include Warner Bros. Entertainment, The Walt Disney Company, Nickelodeon Animation Studio, The Burbank Studios, Cartoon Network Studios with the West Coast branch of Cartoon Network, and Insomniac Games. In addition, it contains the largest IKEA in the U.S.

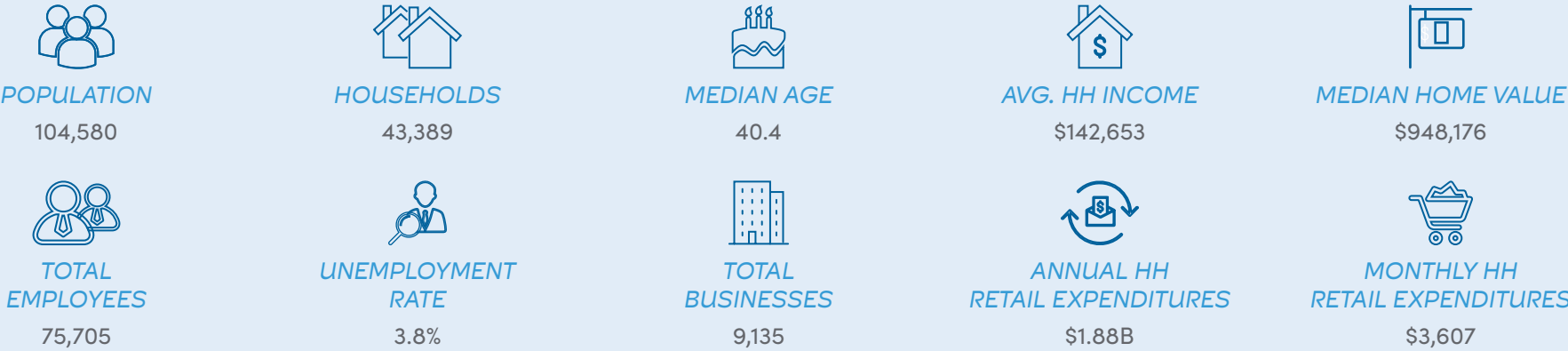
Several transportation arterials connect Burbank with the surrounding Los Angeles region and beyond. Interstate 5 cuts through the middle of the city, heading south to San Diego and extending north through and Northern California to the Pacific Northwest. California State Route 134 lays at Burbank's southern edge and connects U.S. 101 with I-210 and State Route 210 to the San Gabriel Valley. Hollywood Burbank Airport, previously known as Bob Hope Airport, serves the northern Greater Los Angeles area with passenger, cargo and military flights. The airport estimates it serves between four and five million passengers a year. Burbank offers several rail and bus options, including Burbank Bus that serves the city. Metrolink trains from the Ventura County and Antelope Valley lines stop in Downtown Burbank with an additional stop at Burbank Airport for the Ventura County line.



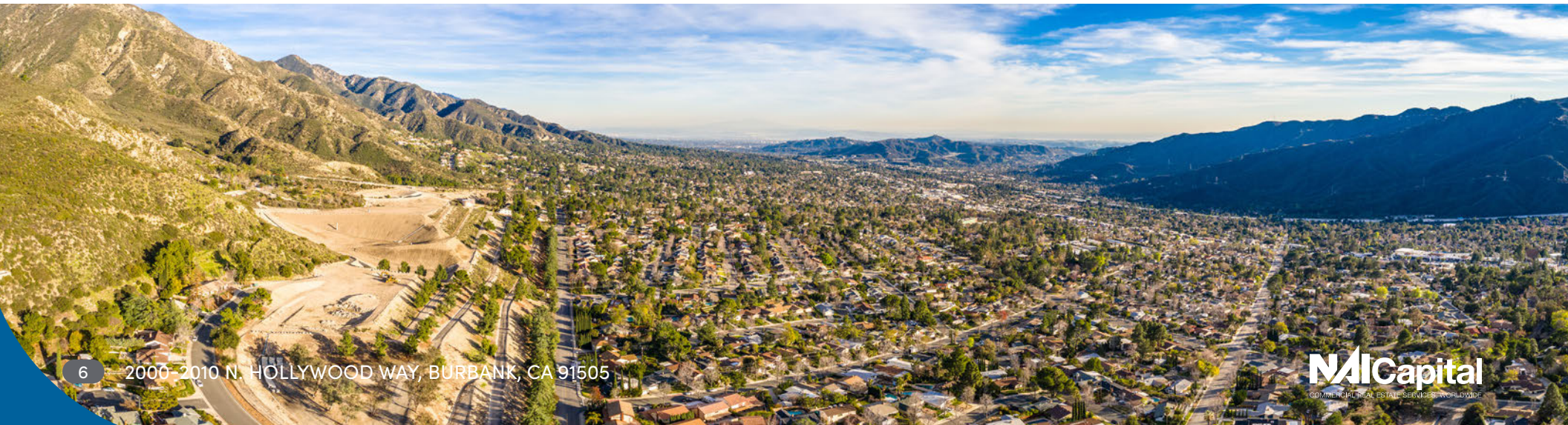
The City of Burbank’s economic environment is showing strength and continued growth in commercial, residential, and retail development sectors. The City continues to focus on projects promoting the beautification of their neighborhoods and business districts, the attraction of new retail stores and restaurants, the development of much-needed housing, and the expansion of the citywide transportation system. Downtown Burbank continues to evolve with the opening of new restaurants and retailers.

Construction of the Warner Brothers Second Century project was completed in May 2023. These iconic Frank Gehry towers were developed by Worthe Real Estate Group in Burbank’s Media District. The new 800,000–square–foot office campus was designed to increase interaction and collaboration, positioning Warner Brothers Discovery for continued creative excellence.

CITY OF BURBANK DEMOGRAPHICS & ECONOMY



Source: NAI Capital Research, Applied Geographic Solutions, econdevburbank.com, State of California EDD 2024 Estimates







Burbank represents a business-friendly city that offers a thriving local economy with four commercial districts — Downtown, Magnolia Park, Media District and the Airport District. The City provides numerous business incentives, such as no city income tax, no gross sales receipt tax, business rebates, and employee recruitment and hiring assistance. Major local industries include entertainment, education, healthcare and tourism. Burbank's diverse employment base ensures a steady flow of daily foot traffic for area retailers. Tourists and locals alike flock to Burbank's world-class shopping destinations. Burbank Town Center, Burbank Empire Center, Magnolia Park and Downtown Burbank bring an exciting mix of national retailers and chic boutiques to suit everyone's taste and budget.

### CITY OF BURBANK TOP EMPLOYERS

Top Employers	Employees
The Walt Disney Company	7,800
Hollywood Burbank Airport	2,685
Providence St. Joseph Medical Center	2,507
Burbank Unified School District	2,000
City of Burbank	1,433
Nickelodeon	895
Netflix, Inc.	850
Cast & Crew	784
Deluxe Shared Services	668
Other employers	33,231

Source: City of Burbank CAFR, 2023





## LOS ANGELES COUNTY OVERVIEW

With a gross domestic product (GDP) of more than \$790 billion in 2022, Los Angeles County contributes a quarter of California's total economic output and nearly 4% of the nation's GDP, ranking first among all U.S. counties. The county's economy exceeds that of all but five U.S. states (California, Texas, New York, Florida, and Illinois). If Los Angeles County were an independent nation, it would rank as the world's 21st largest economy, just behind Switzerland, and ahead of countries like Poland, Argentina, Sweden, and Ireland. As the central trade hub for the western United States and the gateway to Asia, Los Angeles County plays a pivotal role in international commerce and investment. Home to the largest port complex in the nation, the combined ports of Los Angeles and Long Beach handle over 40% of all inbound U.S. containers, ranking as the ninth largest globally by cargo tonnage and container volume.

Los Angeles County boasts a diverse industrial base, with key employment sectors including Private Education & Health Services, Trade, Transportation & Utilities, and Professional & Business Services. The county is home to more than 1.3 million small businesses, leading the nation in women- and BIPOC-owned enterprises. While traditionally recognized for its entertainment industry, Los Angeles County has evolved into a hub for digital media, game design, virtual reality, and online video platforms. The growth of 'Silicon Beach' has fueled a substantial and expanding pool of high-paying jobs in the Information sector. Additionally, with a property assessment roll exceeding \$2 trillion, encompassing approximately 2.6 million residential and commercial properties, the county's real estate market remains a cornerstone of its economic strength.



## LOS ANGELES COUNTY DEMOGRAPHICS & ECONOMY



### POPULATION

9.69M



### HOUSEHOLDS

3.39 M



### MEDIAN AGE

37..3



### AVG. HH INCOME

\$134,535



### MEDIAN HOME VALUE



### TOTAL EMPLOYEES

4M



### UNEMPLOYMENT RATE

3.8%



### TOTAL BUSINESSES

501,681



### ANNUAL HH RETAIL EXPENDITURES

\$140.32 B



### MONTHLY HH RETAIL EXPENDITURES

\$3,448

Source: NAI Capital Research, Applied Geographic Solutions, econdevburbank.com, State of California EDD 2024 Estimates

Retail businesses thrive in Los Angeles County's dynamic economy, supported by a wide range of services, tech incubators, and small business programs. Institutions like UCLA, USC, and Caltech provide a steady stream of skilled workers. Tourism also bolsters the retail sector, with over 50 million visitors enjoy 24-plus miles of public beaches. Key retail destinations include Rodeo Drive, The Grove, 3rd St. Promenade, Melrose Avenue, Robertson Boulevard, The Commons at Calabasas, Hollywood & Highland, Abbot Kinney Boulevard, and Universal CityWalk Hollywood.

## LA COUNTY EMPLOYMENT BY INDUSTRY

Industry	Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government - All Agencies Except Defense & State	44,600
Kaiser Permanente	37,400
State of California (non-education)	33,900
University of Southern California	21,000
Northrop Grumman Corp.	16,600
Amazon	15,900

Source: [www.laalmanac.com](http://www.laalmanac.com)



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