

CONNECT
—
CREATE
—
INNOVATE

AVION

BURBANK



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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



± 60-ACRE MASTER PLANNED MIXED USE
campus environment



INNOVATIVE ARCHITECTURAL DESIGN
by Gensler and HPA architects



MOBILITY
WALK To Hollywood Burbank Airport
***RIDE** Commuter Rail Service & Bus Line Access
DRIVE Interstate 5 Freeway within ¼ mile
**16 parking spaces dedicated to rail service*



COLLABORATIVE COMMUNITY
with multi-purpose paths, outdoor gathering space, dog parks, and recreational activities



ONSITE RETAIL and 150 ROOM HOTEL
with amenities
Hotel is adjacent to the property.



LEED GOLD CORE and GOLD DESIGN

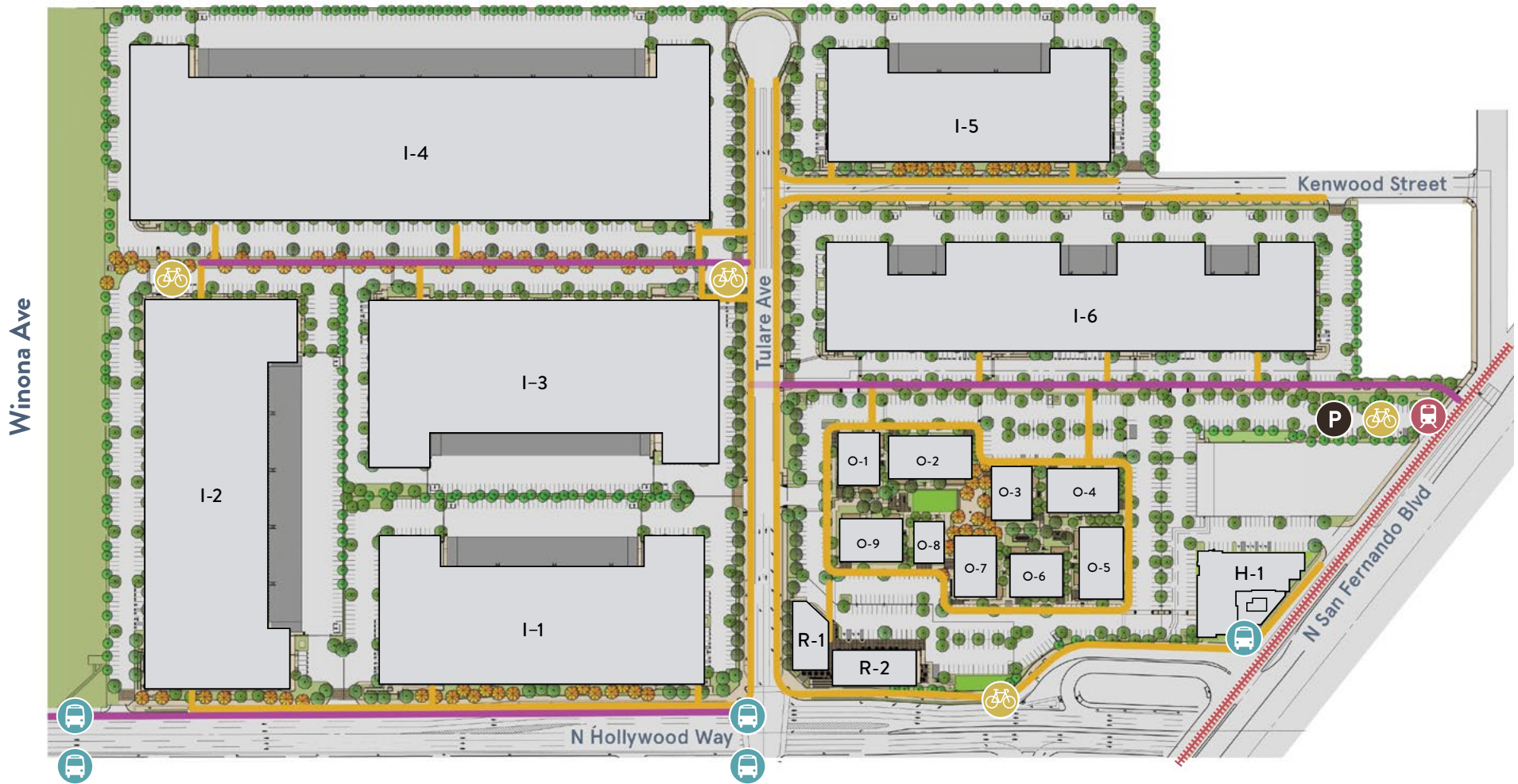
MASTER SITE PLAN



Low Density | Open Space | Mobility | Sustainability



- Creative Industrial
- Creative Office
- Retail
- Hotel

CONNECTIVITY SITE PLAN



-  Bike Share
-  Bus Stop
-  Metrolink Station
-  Metrolink Parking
-  Train Tracks
-  Multi-Purpose Path
-  Walking Path

CREATIVE OFFICE



CREATIVE OFFICE SITE PLAN



CREATIVE OFFICE FEATURES

The innovative collaboration tradition continues



**RARE
OPPORTUNITY**
to purchase or lease



CREATIVE OFFICE
campus with 9 buildings
totaling **142,250 SF**

Remaining
office availability
84,750 SF



**AVAILABLE
BUILDING**
sizes range from
7,125 SF to 18,750 SF



HIGH QUALITY
Designed by Gensler



PARKING
available at
3.6/1,000 SF



PLUG AND PLAY
open areas ideal for
meetings and group
collaboration



WIFI
campus



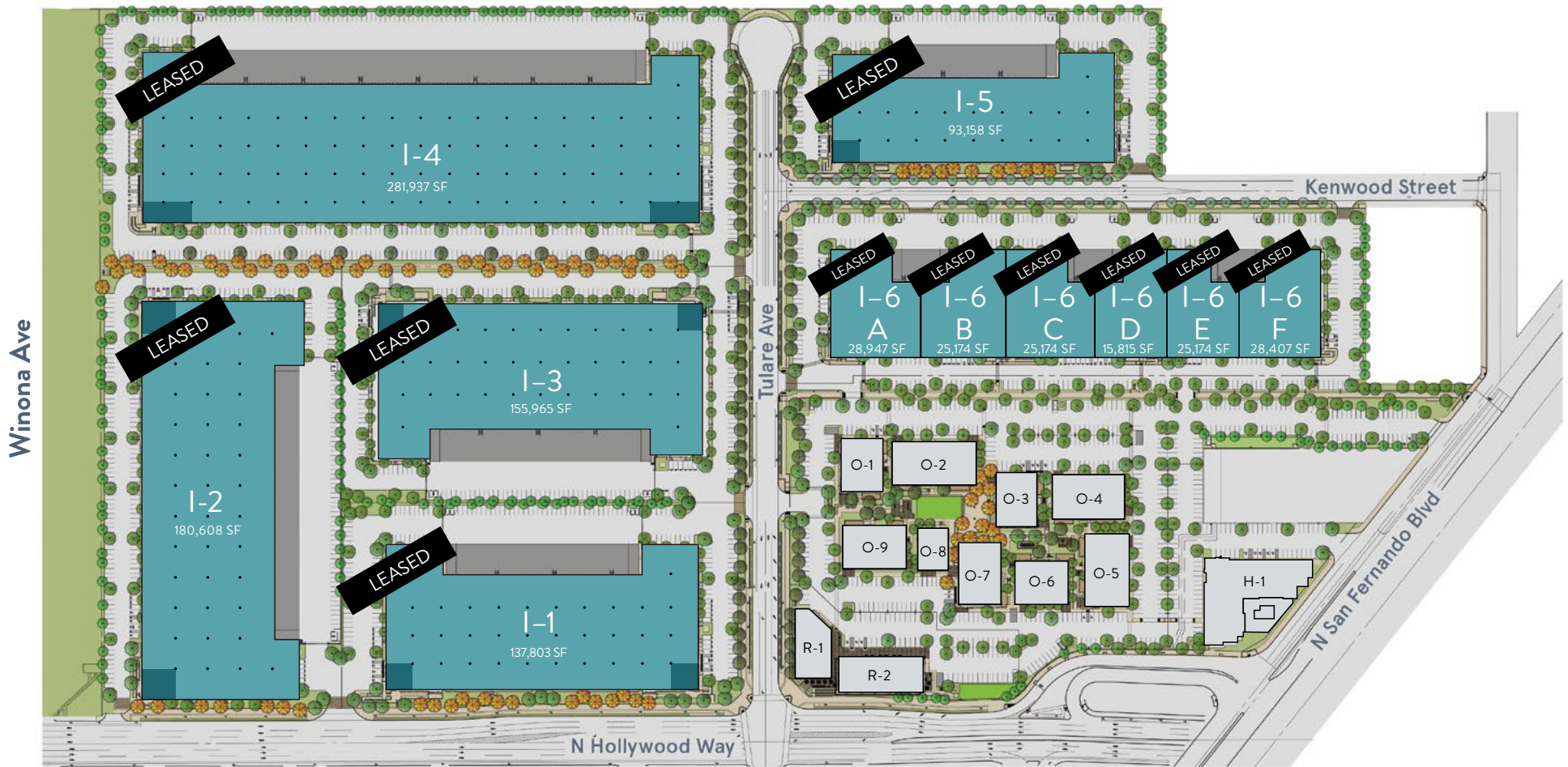
ON-SITE PROPERTY
management

CREATIVE
INDUSTRIAL



CREATIVE INDUSTRIAL SITE PLAN

100% LEASED



Potential Office

RETAIL



RETAIL SITE PLAN

R-1 | R-2



RETAIL AVAILABILITY

R-1 A-C:
4,564 SF Available

R-2 E-F:
3,061 SF Available

RETAIL PROPERTY FEATURES

A unique local amenity opportunity



ADJACENT TO 1 MILLION SF
of new Creative Industrial



108,000 RESIDENTS
in the immediate trade area



POPULAR RESTAURANTS
and retail space located at the
gateway of the new
Burbank Airport Terminal



RETAIL TOTALING 15,213 SF
with available units ranging from
1,450 TO 4,000 SF



**“MEDIA CAPITAL OF
THE WORLD”**
– home to Disney Studios,
Warner Bros., Nickelodeon,
Viacom and Sony



**STRONG DAYTIME
POPULATION**
in excess of 200,000 people



SIGNALIZED INTERSECTION
with easy access and
convenient parking



**OUTDOOR
PATIO AND COMMON
DINING AREAS**

LOCATION OVERVIEW



RETAIL DEMOGRAPHIC MAP

RETAIL DEMOGRAPHICS

10 MIN
DRIVE TIME



2023 EMPLOYEES
181,062



2023 POPULATION
351,513



AVERAGE INCOME
\$107,526
PER HOUSEHOLD



TRAFFIC COUNTS

N. HOLLYWOOD WAY
34,064 CPD

SAN FERNANDO ROAD
13,660 CPD



TRANSPORTATION MAP



AVION BURBANK

North Burbank
Metrolink Station

Burbank
Hollywood
Airport (BUR)

Burbank
Airport
Metrolink
Amtrak

COMMERCIAL AIRLINES

- Alaska Airlines
- American Eagle
- American Airlines
- Delta Connection
- JetBlue
- JetSuiteX
- Southwest Airlines
- United Express

CARGO AIRLINES

- AirNet Express
- Ameriflight
- FedEx Express
- UPS Airlines

PRIVATE AIRLINES

- Atlantic Aviation
- Avjet
- Charter Flight Group
- Evojets
- Liberty Jet
- Million Air Burbank
- Paramount Business Jets
- Priority One Jets
- Surfair
- The Early Air Way

Burbank

Glendale

11 miles
To Sherman Oaks

27 miles
To Westwood

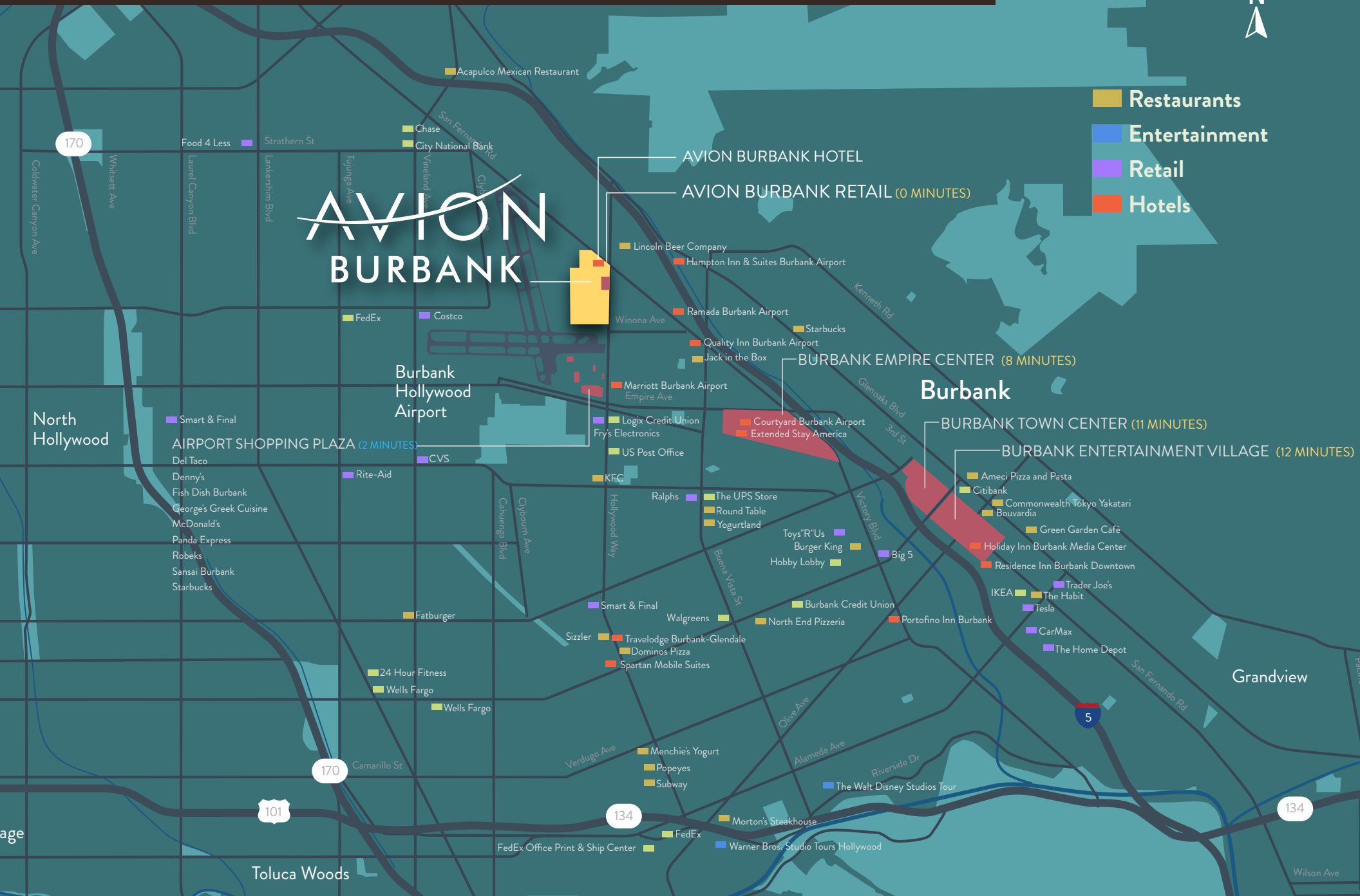
14 miles
To Beverly Hills

10 miles
To Hollywood

16 miles
To Downtown
Los Angeles

10 miles
To Glendale
And Downtown Los Angeles
Union Station
Metrolink
Metro
Amtrak

AMENITIES MAP



- Restaurants
- Entertainment
- Retail
- Hotels

**AVION
BURBANK**

AVION BURBANK HOTEL
AVION BURBANK RETAIL (0 MINUTES)

BURBANK EMPIRE CENTER (8 MINUTES)

Burbank
BURBANK TOWN CENTER (11 MINUTES)
BURBANK ENTERTAINMENT VILLAGE (12 MINUTES)

AIRPORT SHOPPING PLAZA (2 MINUTES)

- North Hollywood
- Smart & Final
 - Del Taco
 - Denny's
 - Fish Dish Burbank
 - George's Greek Cuisine
 - McDonald's
 - Panda Express
 - Robeks
 - Sansai Burbank
 - Starbucks

- FedEx
- Costco
- CVS
- Rite-Aid
- KFC
- Logix Credit Union
- Fry's Electronics
- US Post Office
- Walgreens
- Smart & Final
- Sizzler
- Travelodge Burbank-Glendale
- Dominos Pizza
- Spartan Mobile Suites
- 24 Hour Fitness
- Wells Fargo
- Wells Fargo
- Fatburger
- The UPS Store
- Round Table
- Yogurtland
- Ralphs
- Toys "R" Us
- Burger King
- Hobby Lobby
- Big 5
- Burbank Credit Union
- North End Pizzeria
- Portofino Inn Burbank
- Menchie's Yogurt
- Popeyes
- Subway

- Ameci Pizza and Pasta
- Citibank
- Commonwealth Tokyo Yakatori
- Bouvardia
- Green Garden Café
- Holiday Inn Burbank Media Center
- Residence Inn Burbank Downtown
- IKEA
- The Habit
- Trader Joe's
- Tesla
- CarMax
- The Home Depot

LOCAL BUSINESS MAP



AVION BURBANK

CONNECT | CREATE | INNOVATE

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Another Quality Development by



CBRE

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