

2000

BUENA VISTA ST
BURBANK, CA 91504

OFFERING MEMORANDUM



Marcus & Millichap
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EXCLUSIVELY LISTED BY



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Executive Summary

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 2000 N Buena Vista Street (the “Property”), a 2,897 SF single-tenant creative and production office asset situated on a 5,367 SF parcel at the signalized corner of Buena Vista Street and Empire Avenue in Burbank, California, one of the most sought-after and supply-constrained media and entertainment submarkets in the country.

Price

\$2,100,000

Traffic Counts

51,376 VPD

Property Highlights

Building Size	2,897 SF
Lot Size	5,367 SF
Price/SF (BLDG)	\$725
Price/SF (LAND)	\$391
Year Built	1980
Parking	6 Parking Spaces
Parking Ratio	2.07 Space(s) per 1000
Cross Streets	N Buena Vista St & W Empire Ave



EXECUTIVE SUMMARY

A Single Tenant Creative & Production Office Asset on a Signalized Corner

The Asset

The property is delivered entirely vacant, presenting an exceptional and immediate opportunity for an owner-user seeking to establish or expand their presence in Burbank’s premier creative corridor, or for a value-add investor looking to capitalize on one of the strongest leasing environments in the submarket. The building has been purpose-built and outfitted for creative and post-production uses, featuring rooftop solar panels and a dedicated viewing room, amenities that are highly coveted and difficult to replicate in this market, significantly narrowing the competitive field for any prospective tenant or occupying buyer.

The asset occupies a rare signalized corner location, a meaningful differentiator in a submarket dominated by midblock assets, providing exceptional visibility, branding opportunity, and ease of access relative to comparable properties along the corridor. Traffic counts at the intersection of Buena Vista Street and Empire Avenue exceed 51,376 vehicles per day, delivering consistent and high-volume daily exposure to any occupant.

The Location

Positioned within Burbank’s established media and entertainment district, adjacent to major studio campuses, post-production facilities, and creative agency offices, the property benefits from one of the most durable and institutionally supported demand bases in Los Angeles County. Burbank is home to the operations of Warner Bros., Disney, NBCUniversal, and a deep ecosystem of independent production companies, music publishers, and digital content creators, all of whom generate consistent and recurring demand for functional, production-ready creative space. Favorable expense structure during lease-up: Wells Fargo currently absorbs 100% of utilities and parking expenses until the vacant space is leased. At stabilization, tenant transitions to a defined 36% pro-rata share of taxes, insurance, and utilities.



BURBANK TOWN CENTER

BARNES & NOBLE
IN-N-OUT
WORLD MARKET
california PIZZA KITCHEN

macy's
Durlington
AMC THEATRES
ASHLEY
ROUND1

IKEA

COSTCO WHOLESALE

BURBANK EMPIRE CENTER

Walmart
BevMo!
REI COOP
BEST BUY

target
OUTBACK STEAKHOUSE
COURTYARD BY HARRIOTT
NORDBLOM
Staples

LOWE'S
TJ-MAXX
Wendy's
Marshall's
extended STAY AMERICA
PANDA EXPRESS
Krispy Kreme

SEPHORA
Michael's
Olive Garden

The WALT DISNEY Studios

StreetCrest

NETFLIX ANIMATION STUDIOS

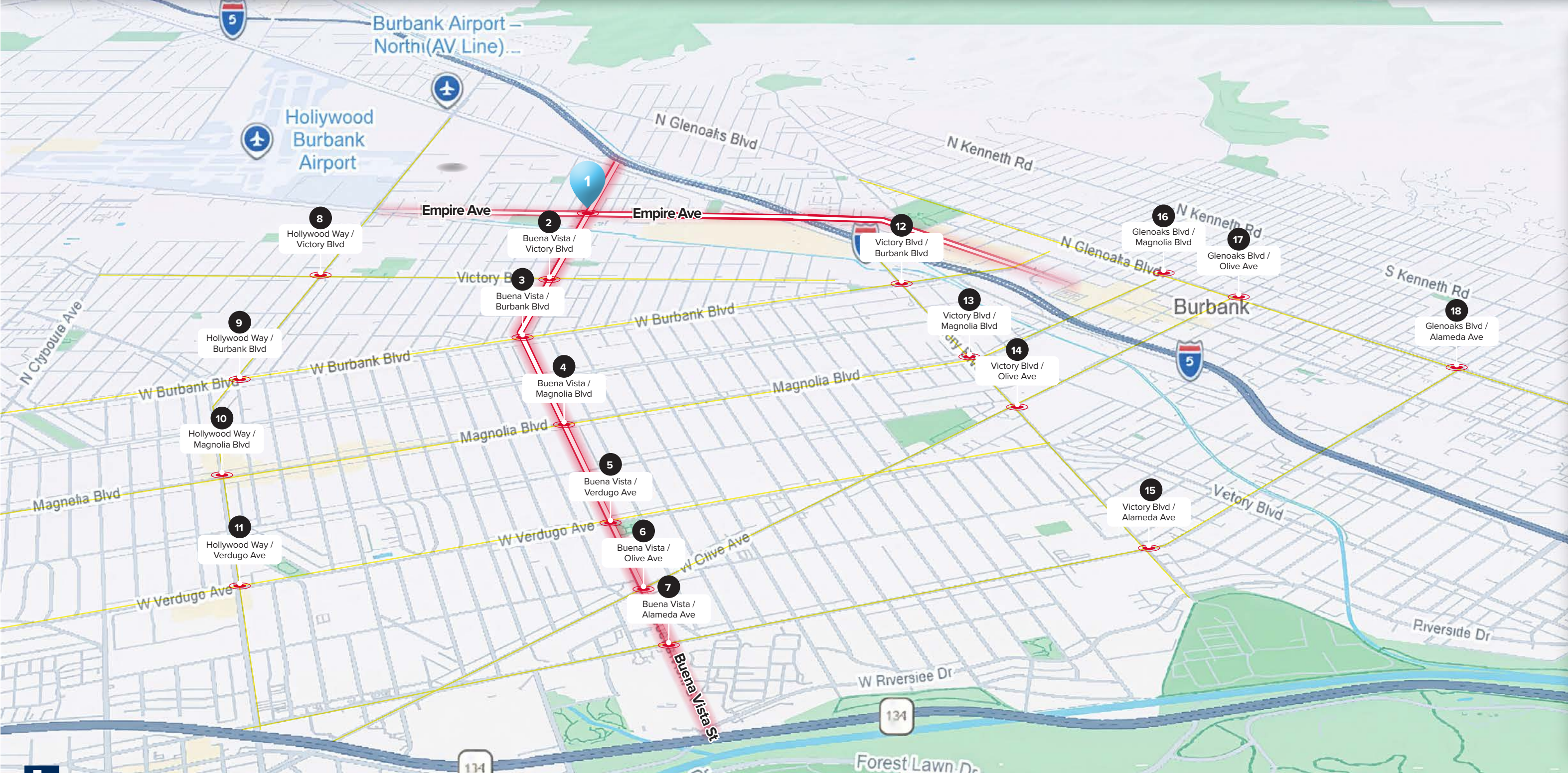
deluxe digital STUDIOS

2000 BUENA VISTA ST



EMPIRE AVE

BUENA VISTA ST (36,652 VPD)



2000 N Buena Vista St

Located on One of Eighteen Major Signalized Corner Thoroughfares in the City of Burbank

While Burbank's primary corridors average roughly 25,000 vehicles per day, the signalized intersection of Buena Vista Street and Empire Avenue captures over 50,000 vehicles per day, driven by the convergence of two major arterials—establishing it as a dominant, high-exposure corner within the submarket.

Thoroughfare	Cross Street	Traffic Counts
1 Buena Vista St	Empire Ave	51,367 VPD
2 Buena Vista St	Victory Blvd	~52,000 VPD
3 Buena Vista St	Burbank Blvd	~54,000 VPD
4 Buena Vista St	Magnolia Blvd	~48,000 VPD
5 Buena Vista St	Verdugo Ave	~39,000 VPD
6 Buena Vista St	Olive Ave	~42,000 VPD
7 Buena Vista St	Alameda Ave	~48,000 VPD
8 Hollywood Way	Victory Blvd	~60,000 VPD
9 Hollywood Way	Burbank Blvd	~62,000 VPD
10 Hollywood Way	Magnolia Blvd	~56,000 VPD
11 Hollywood Way	Verdugo Ave	~50,000 VPD
12 Victory Blvd	Burbank Blvd	~65,000 VPD
13 Victory Blvd	Magnolia Blvd	~60,000 VPD
14 Victory Blvd	Olive Ave	~55,000 VPD
15 Victory Blvd	Alameda Ave	~58,000 VPD
16 Glenoaks Blvd	Magnolia Ave	~52,000 VPD
17 Glenoaks Blvd	Olive Ave	~50,000 VPD
18 Glenoaks Blvd	Alameda Ave	~54,000 VPD

Rare Burbank Signalized Corner Asset, Immediate Owner-User or Value-Add Opportunity

Maximum Exposure

**Prime
Signalized Corner**

Immediate Occupancy

**Delivered
100% Vacant**

Office Use

**Creative &
Production Use**

Signalized Corner Location with Dominant Visibility

The property occupies a true signalized corner at the intersection of N Buena Vista Street and W Empire Avenue, one of the most trafficked and commercially active intersections in Burbank. Signalized corner assets of this scale and profile are exceedingly rare in the submarket, providing superior identity, branding visibility, and accessibility relative to the midblock competition.

Delivered 100% Vacant, Immediate Occupancy or Lease-Up

The building features a dedicated viewing room and rooftop solar panels, specialized amenities purpose-built for media, entertainment, and post-production users that are costly to replicate and command a meaningful premium in the leasing market, positioning the property as a turnkey solution for the right buyer or tenant.



Burbank Media Submarket — Institutional Demand, Supply Constraints & Long-Term Fundamentals

Burbank - The Premier Media & Entertainment Submarket in Los Angeles

Home to the headquarters and studio operations of Warner Bros., The Walt Disney Company, and NBCUniversal, alongside a dense concentration of post-production houses, music publishers, and digital content studios, Burbank represents one of the most durable and recession-resistant commercial real estate demand profiles in Southern California.



Deep and Active Creative Office Tenant Pool

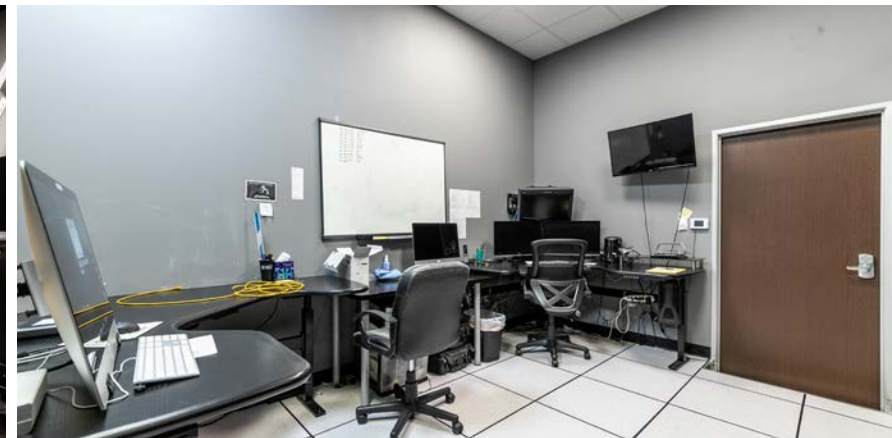
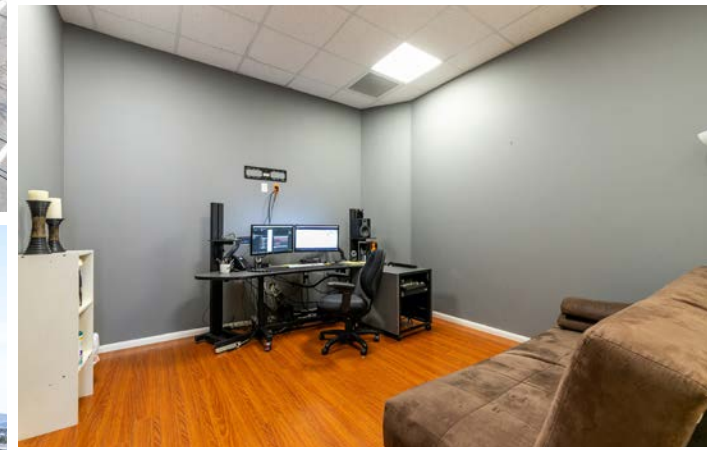
Executed lease comparables in the immediate submarket confirm strong and consistent market rents for comparable creative and production office space, with active demand from media companies, production studios, creative agencies, wellness providers, and professional service firms.

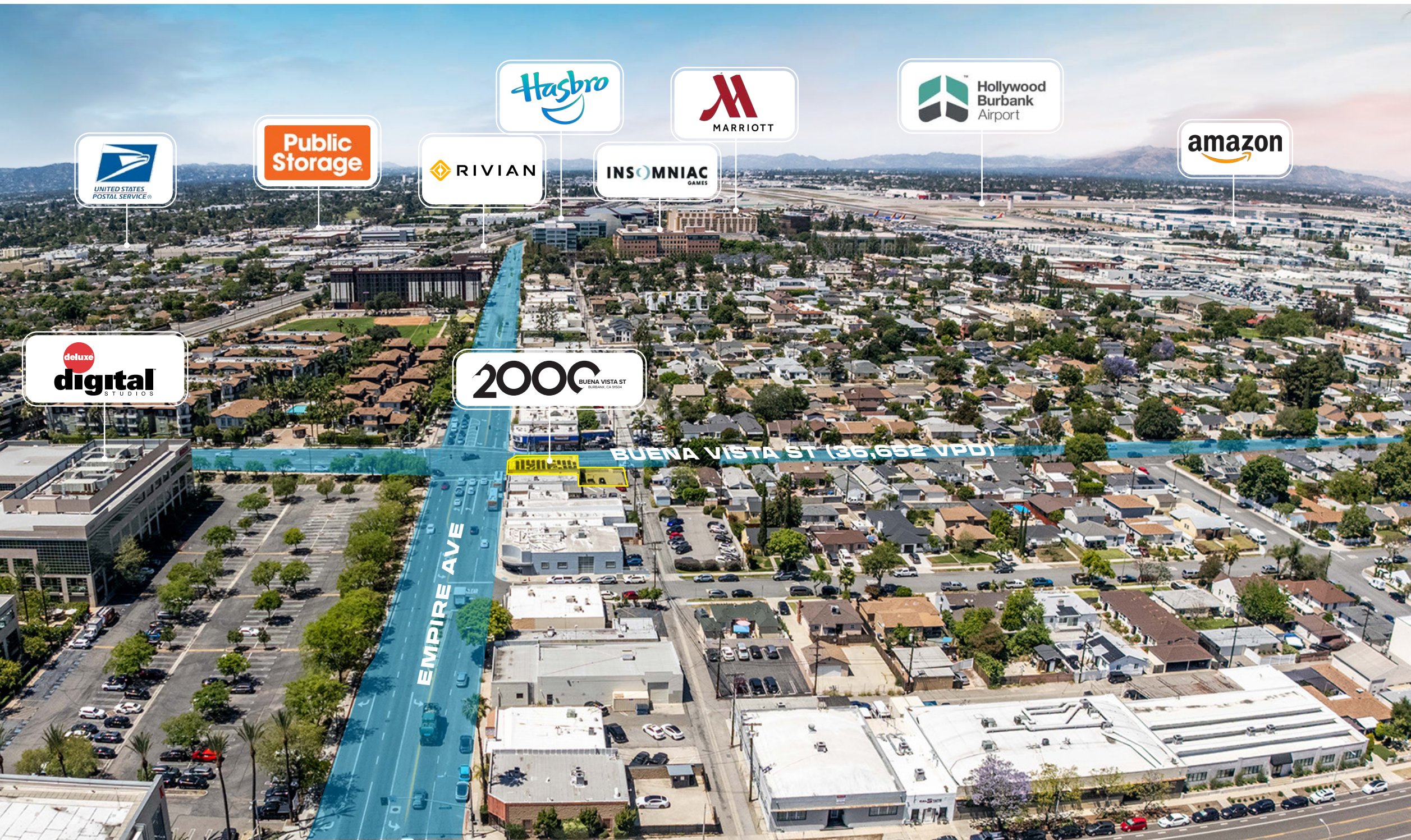


Limited Supply of Functionally Comparable Product

The submarket offers very little vacancy in purpose-built creative and production assets, particularly at the boutique scale represented by this property. Available alternatives are few in number, lease quickly, and rarely offer the signalized corner positioning, solar infrastructure, and dedicated production amenities present here.







Site Fundamentals & Physical Characteristics

Signalized Corner Parcel at Buena Vista & Empire Avenue

A rare and hard-to-replicate site configuration offering enhanced visibility, monument signage opportunity, and multi-directional accessibility that midblock assets fundamentally cannot match.

2,897 SF Building on 5,367 SF Lot - Efficient and Functional Footprint

The building's compact, purpose-built design is ideally scaled for a single creative or production occupant, offering an efficient operational layout without excess square footage or unnecessary carrying cost.

6 On-Site Parking Spaces at 2.07/1,000 SF

Parking provided on-site consistent with the submarket norm for boutique creative office assets, augmented by street parking and nearby public lots within the property's walkable urban location in the Burbank media district.

Rooftop Solar Panels

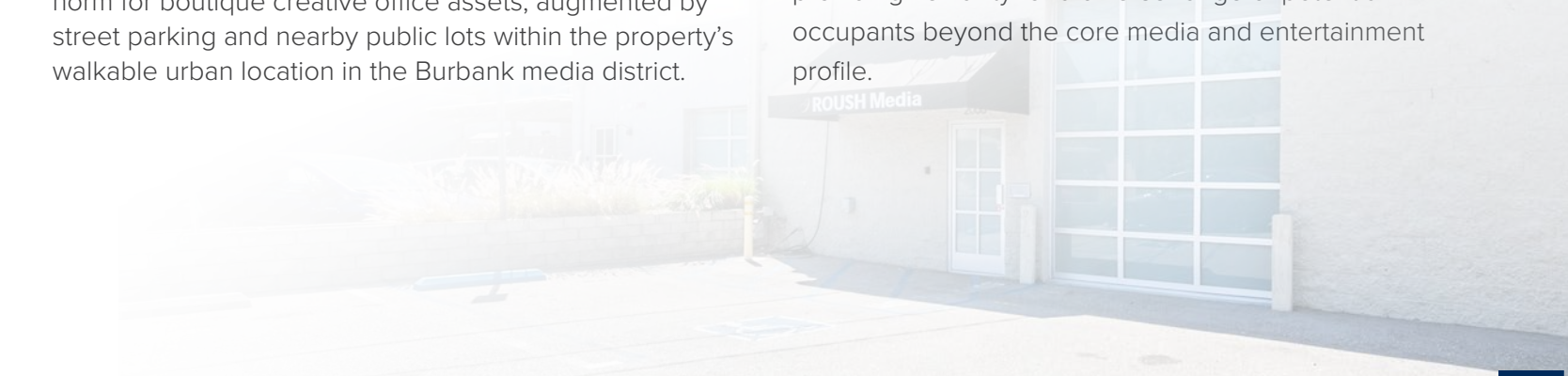
An operational and cost-reducing amenity that meaningfully reduces utility expense for any occupant, a differentiator in a market where energy costs represent a significant portion of occupancy overhead for production-intensive users.

Dedicated Viewing Room

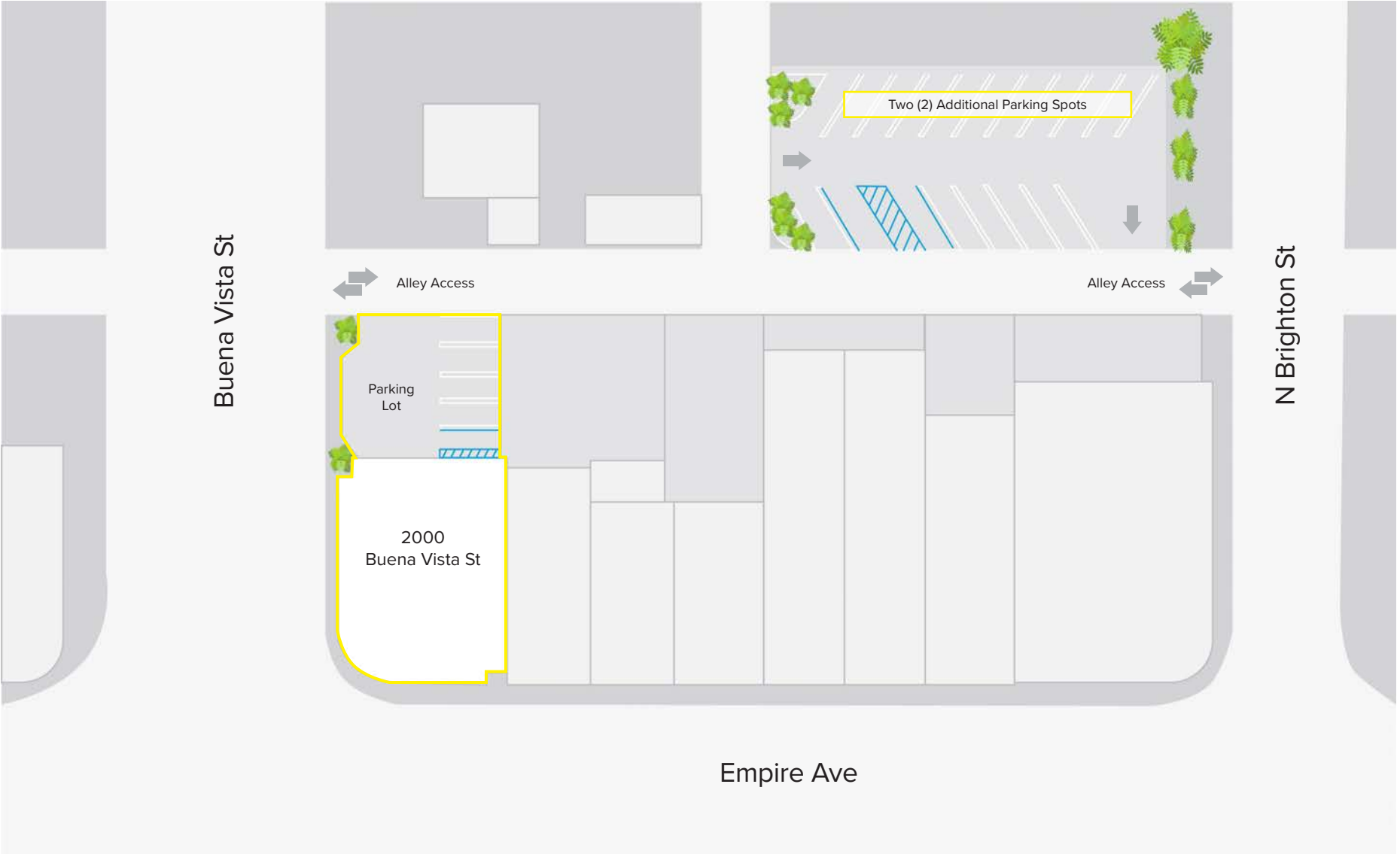
A specialized production amenity rarely found in assets of this size, allowing the property to serve the full spectrum of media and content creation workflows without external facility costs.

M-2 Zoning with Broad Use Flexibility

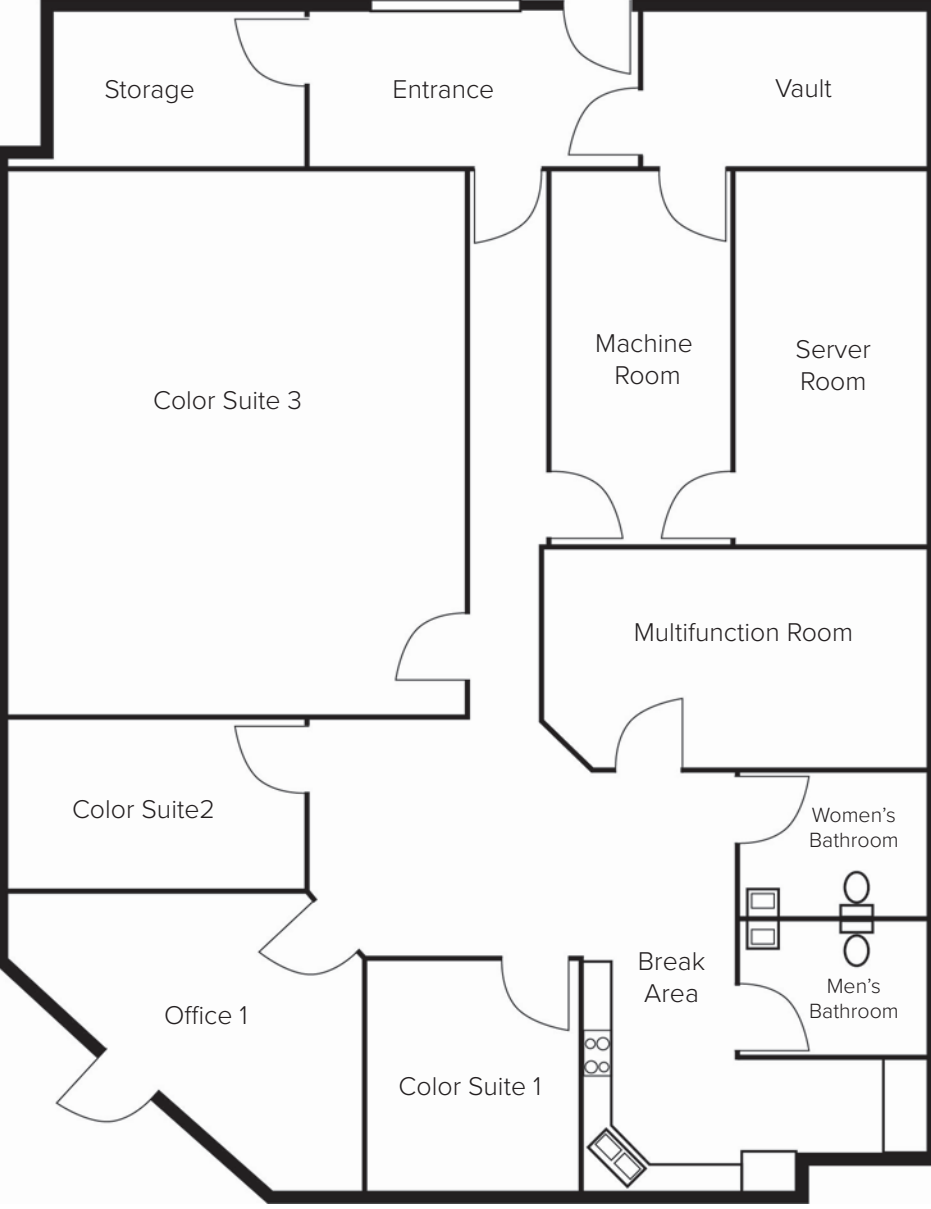
M-2 zoning accommodates a wide range of creative, production, light industrial, office, and studio uses, providing flexibility for a diverse range of potential occupants beyond the core media and entertainment profile.



Site Plan



Floor Plan



*Not to Scale

Burbank Submarket - Strong Demographics & Consumer Fundamentals

Affluent and Stable Immediate Trade Area

The 1-mile area includes 23,100 residents and 8,500 households, with a slightly larger household size (2.6) and median age of 41.1. It is the most affluent segment, with average household income of \$123,300 and median income of \$94,500. A balanced mix of owners and renters, along with 1,500 businesses, supports a stable local base.

Dense and Dynamic Mid-Range Population

The 3-mile radius expands to 213,200 residents and 81,200 households, with similar demographics and a median age of 40.4. The area is renter-heavy, indicating a more mobile population. Strong incomes and 12,800 businesses contribute to a highly active economic environment.

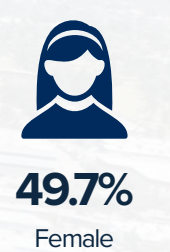
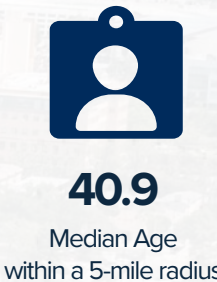
Large-Scale, High-Activity Regional Base

The 5-mile trade area reaches 445,700 residents and 171,400 households, maintaining consistent household size and age. Renters remain the majority, supporting ongoing demand. With solid incomes and 33,300 businesses, the area serves as a major regional employment and commercial hub.

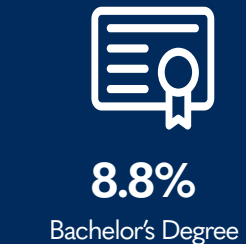
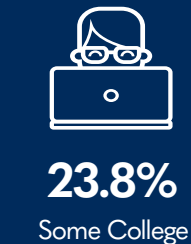
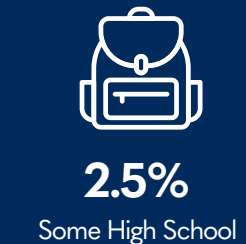
Demographics

	1 Mile	3 Mile	5 Mile
Population	23,100	213,200	445,700
Households	8,500	81,200	171,400
Average Household Size	2.6	2.5	2.5
Median Age	41.1	40.4	40.9
Owner Occupied Households	3,600	28,500	64,000
Renter Occupied Households	4,700	52,000	106,000
Average Household Income	\$123,300	\$111,600	\$116,000
Median Household Income	\$94,500	\$87,200	\$90,200
Businesses	1,500	12,800	33,300

Population



Education



Burbank, California

2000 N Buena Vista Street is situated at the epicenter of Burbank, California, a city universally recognized as the media and entertainment capital of the world. Burbank is not merely a commercial submarket; it is a purpose-built creative ecosystem anchored by the physical campuses, production infrastructure, and institutional presence of the most consequential media companies in the global entertainment industry. For commercial real estate, this translates into one of the most durable, institutionally supported, and fundamentally sound demand environments in all of Southern California, a submarket where creative and production-oriented space is perpetually absorbed, rarely oversupplied, and consistently commanded at premium rents.



The Burbank Media & Entertainment Ecosystem

Within a short distance of the subject property sit the studio campuses and operational headquarters of Warner Bros. Entertainment, The Walt Disney Company, NBCUniversal, and a dense surrounding ecosystem of independent production companies, post-production facilities, music publishers, talent agencies, and digital content creators. The Media Studios campus on Empire Avenue, directly adjacent to the property's corridor, represents one of the most concentrated clusters of studio-grade production infrastructure in the country. This institutional anchoring is not incidental to the submarket's commercial real estate performance; it is its defining characteristic. Tenants in this ecosystem, from boutique post houses to major network production arms, require proximate, functional, and production-ready space, and they compete actively for the limited supply of quality creative office product that the submarket provides..



Hollywood Burbank Airport

The subject property benefits from its proximity to Hollywood Burbank Airport, one of the most operationally convenient and traveler-preferred airports in the greater Los Angeles region. For media and production companies, whose principals, talent, and creative teams frequently travel between Los Angeles, New York, and international production markets, direct access to a smaller, navigable airport without the logistical friction of LAX represents a meaningful and daily operational advantage. The airport anchors a surrounding ecosystem of corporate travel services, production logistics providers, and hospitality infrastructure that further reinforces Burbank's appeal as a primary business address for the entertainment industry.



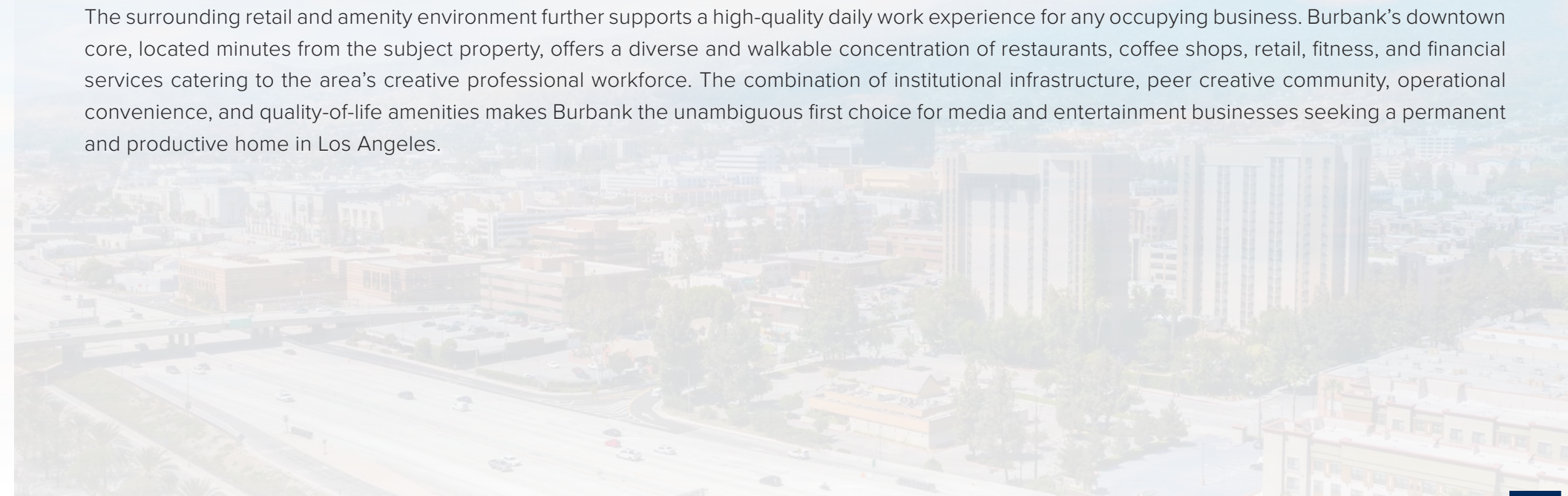
Regional Freeway Connectivity

The property's location along Hawthorne Boulevard offers immediate access to two of Southern California's most critical freeway corridors, the I-405 and the I-105, each within approximately 1.5 miles. The I-405 serves as the primary north-south spine connecting the South Bay to the Westside, West Los Angeles, and the San Fernando Valley. The I-105 provides direct east-west access to LAX, Downtown Los Angeles, and the Inland Empire. Together, these two corridors place the property within a 20-minute drive of tens of millions of square feet of office, industrial, and retail activity, making it one of the most regionally accessible locations in the South Bay submarket.



Beyond its studio anchors and infrastructure, Burbank offers one of the most complete and self-contained operating environments in Los Angeles County for creative and media businesses. The surrounding corridors along Magnolia Boulevard, Victory Boulevard, and Burbank Boulevard feature a rich concentration of production equipment rental houses, grip and lighting vendors, music studios, sound stages, editing suites, and post-production facilities, providing any production-oriented occupant with an immediately functional supply chain directly outside their door. This concentration of specialized vendors and service providers, which has developed organically over decades of studio-driven commercial activity, is nearly impossible to replicate in other submarkets and represents a structural competitive advantage that keeps tenants rooted in Burbank across market cycles.

The surrounding retail and amenity environment further supports a high-quality daily work experience for any occupying business. Burbank's downtown core, located minutes from the subject property, offers a diverse and walkable concentration of restaurants, coffee shops, retail, fitness, and financial services catering to the area's creative professional workforce. The combination of institutional infrastructure, peer creative community, operational convenience, and quality-of-life amenities makes Burbank the unambiguous first choice for media and entertainment businesses seeking a permanent and productive home in Los Angeles.



BURBANK AIRPORT

1.0 MILES FROM THE SUBJECT PROPERTY



HOLLYWOOD

8.2 MILES FROM THE SUBJECT PROPERTY



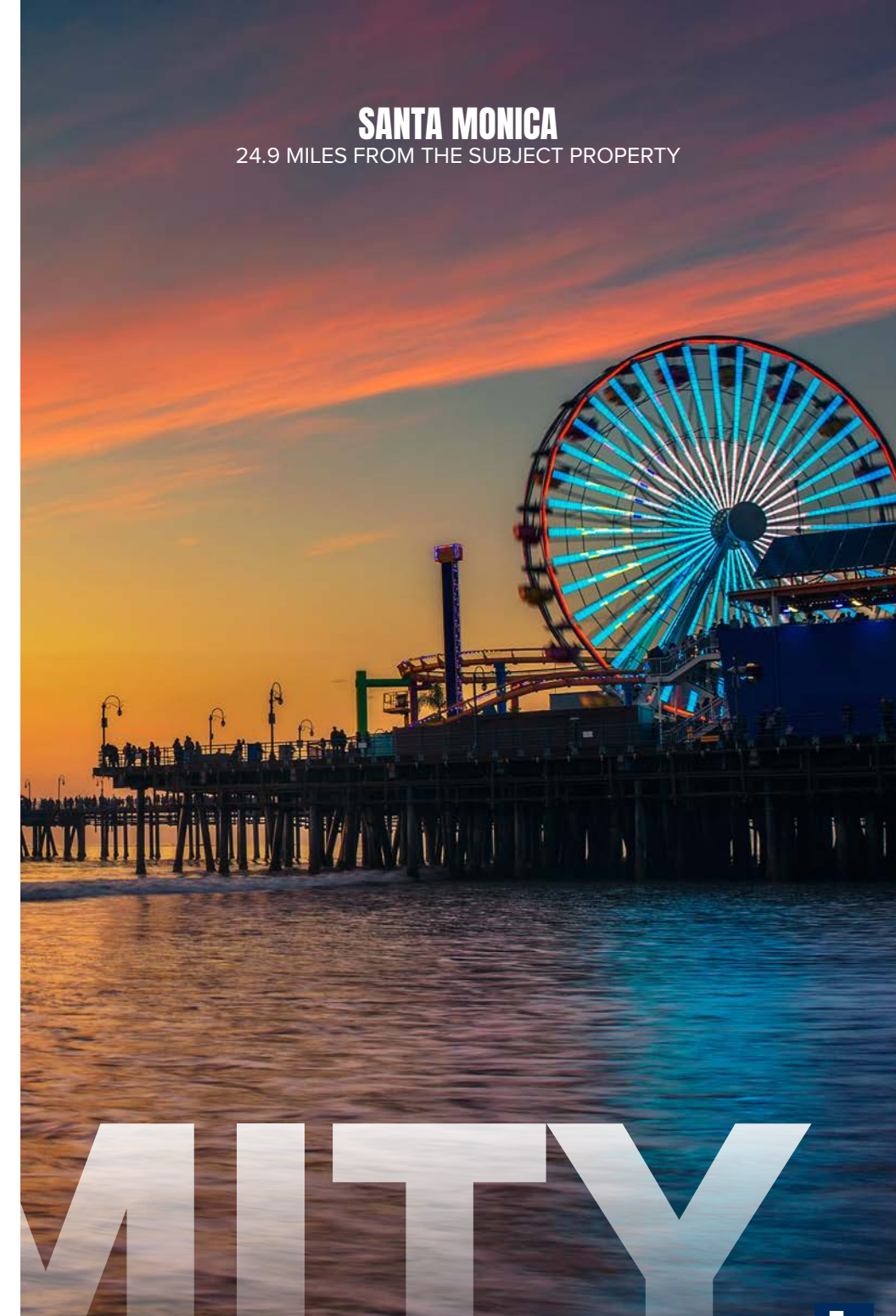
DOWNTOWN LA

12.9 MILES FROM THE SUBJECT PROPERTY



SANTA MONICA

24.9 MILES FROM THE SUBJECT PROPERTY



CLOSE PROXIMITY

2000

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Marcus & Millichap
BRANDON MICHAELS
GROUP

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