

923

N HOLLYWOOD WAY
BURBANK, CA 91505

FOR SALE

Premier Creative Office
and ADR Sound Stages



Exclusively
Listed By:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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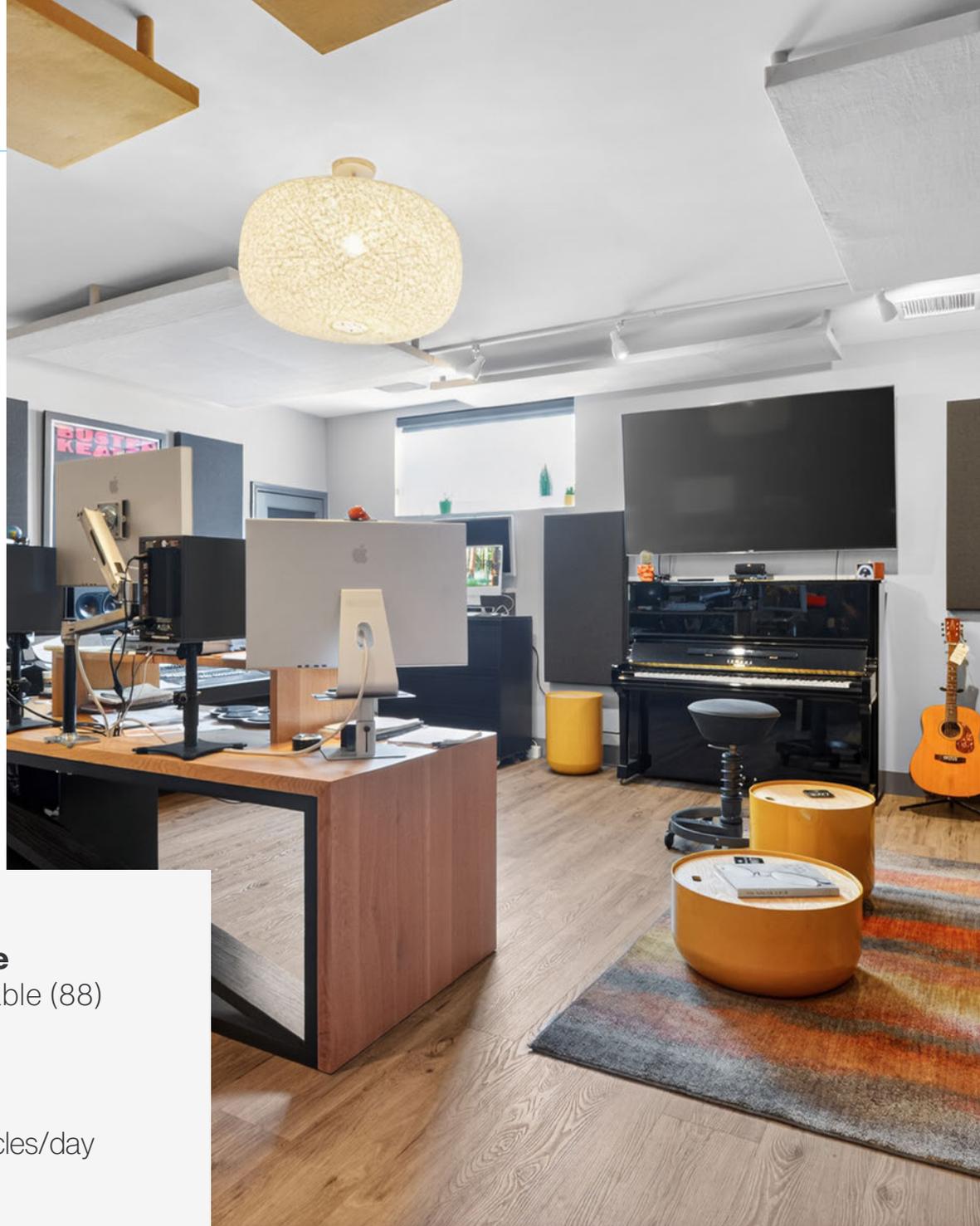
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INVESTMENT OVERVIEW

NAI Capital is pleased to present 923 N Hollywood Way, an incredible owner user creative office and sound stages in one of Burbank's most desirable areas. The property is located near the signalized intersection of N Hollywood Way and Magnolia Blvd, with easy access to a variety of local eateries, creative businesses, and the hub of the entertainment industry. The single-story building is currently improved with creative offices, 2 working sound stages, restrooms, full kitchen, and both private and common areas, allowing for a variety of creative uses. The 4,990 SF building was originally constructed in 1952 and fully renovated in 2018.

Investment Highlights

- Pride of ownership single story creative office with two working sound stages (ADR & DUB)
- Amazing owner user opportunity with income in place
- Incredible frontage near one of Burbank's most desirable intersections at Hollywood Way and Magnolia Blvd with traffic counts of 32,458 vehicles/day
- Ten private parking spaces available via back alley plus excellent street parking in front of the building



Parking

10 Spaces



Walk Score

Very Walkable (88)



Market Rent

\$2.50/SF



Traffic

32,458 Vehicles/day

PRICING INFORMATION

923 N Hollywood Way, Burbank, CA 91505

Purchase Price: \$3,643,000

Total Building Area: 4,990 SF

Total Land Area*: 5,253 SF

Year Built: 1952

Price per SF: \$730

Zoning: MPC-2
(Magnolia Park Limited Business)

* Land Area estimated from public record – buyer to verify



FINANCIAL OVERVIEW

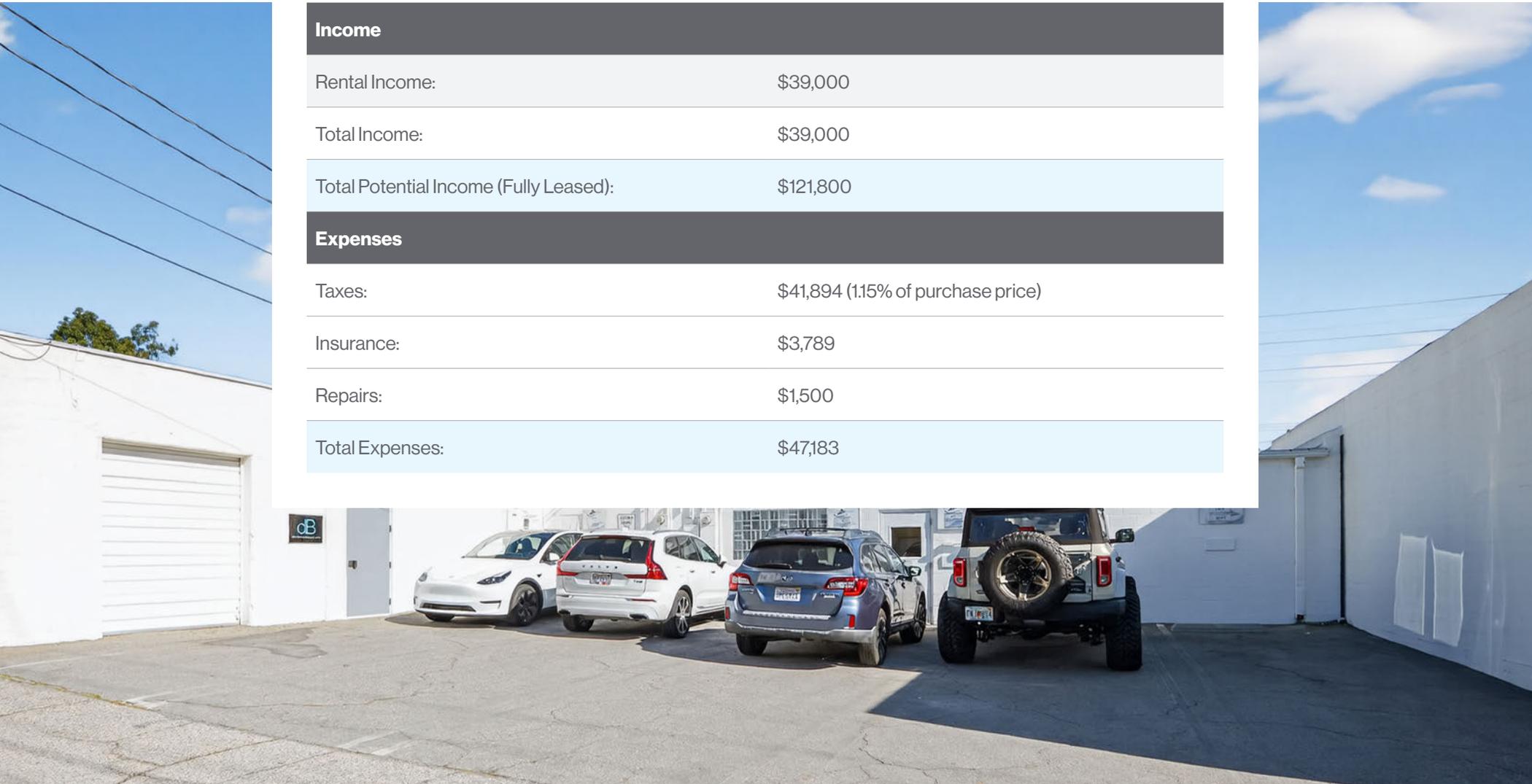
Income & Expenses

Income

Rental Income:	\$39,000
Total Income:	\$39,000
Total Potential Income (Fully Leased):	\$121,800

Expenses

Taxes:	\$41,894 (1.15% of purchase price)
Insurance:	\$3,789
Repairs:	\$1,500
Total Expenses:	\$47,183



RENT ROLL

Rent Roll

Tenant	Square Feet	Rent/Yr	Rent/Mo	Rent/SF/Mo	Lease Type	Term	Increases
Available*	3,240 SF	-	-	-	-	-	-
Castle Design & Fabrication	525 SF	\$14,400	\$1,200	\$2.29	Gross	12/23/24 – 1/1/26	None
SoundByte Inc	225 SF	\$12,000	\$1,000	\$4.44	Gross	3/3/25 – 3/3/26	None
Don Barrett Music	1,000 SF	\$12,600	\$1,050	\$1.05	Gross	Month to Month	None
Total	4,990 SF	\$39,000	\$3,250				

*Note: Available space includes full kitchen, restroom, private offices, and 2 working ADR sound stages



PROPERTY PHOTOS



AREA OVERVIEW

Burbank, CA

The beautiful city of Burbank is located just northwest of downtown Los Angeles, in the heart of the entertainment industry. Known as the “Media Capital of the World,” just some of its notable resident businesses include The Walt Disney Company, Warner Bros. Entertainment, ABC Studios, Freeform, Marvel Studios, Nickelodeon, Cartoon Network, iHeartMedia, Inc., and Insomniac Games.

Other post production, film processing, special effects, equipment rental and related businesses are also in Burbank. As the second-largest office space market in the San Fernando Valley, much of the space is utilized by the entertainment industry, which has among the highest office lease rates in the region.

Another uniquely attractive feature of this market is its easy accessibility. Visitors arriving by car enjoy easy access via the 134 or 5 Freeways. Those traveling by air can utilize the Burbank Airport, which is the largest privately owned municipal airport in the United States.

Burbank is home to four distinct neighborhoods: Downtown Burbank, Magnolia Park, the Airport District and Media District. Recent notable and ongoing developments include Warner Bros Ranch, a \$500 Million development with plans that call for 926,000 SF of offices and sound stages, and Warner Bros 2nd Century, a \$1 Billion Development featuring two Buildings and 800K SF of office.



AREA DEMOGRAPHICS

City of Burbank Demographics & Economy



Population
106,590



Households
43,548



Avg. HH Income
\$147,683



Median Home Value
\$999,419



Median Age
40.6



Total Businesses
9,399



Total Employees
77,363



Unemployment Rate
3.9%



Annual HH Retail Expenditures
\$2.39 B



Monthly HH Retail Expenditures
\$4,568

Source: NAI Capital Research, Applied Geographic Solutions



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