

# Industrial Lease Offering

## SCREENLAND PACIFIC BUSINESS PARK

**3611 W. PACIFIC AVE**  
**2,700 SF**



**3605 W. PACIFIC AVE**  
**6,000 SF**



**3625 W. PACIFIC AVE**  
**10,092 SF**



**BURBANK, CA 91505**



FEDER & ASSOCIATES  
COMMERCIAL REAL ESTATE



3605 | 3611 | 3625 W. PACIFIC AVE

BURBANK, CA 91505

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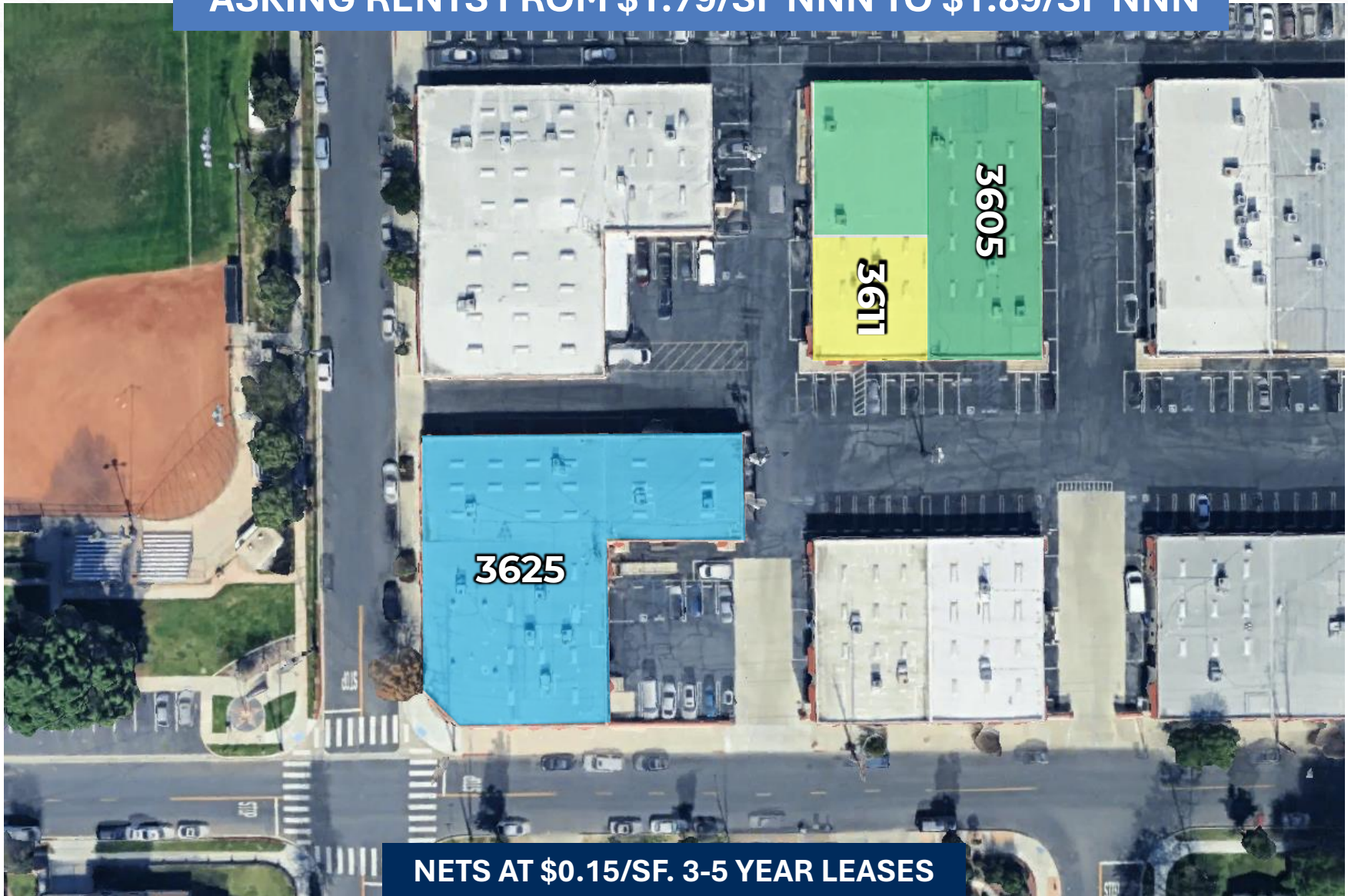
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DESIGN BY CRESC



ASKING RENTS FROM \$1.79/SF NNN TO \$1.89/SF NNN



**2,700 SF**

3611 W. PACIFIC

**6,000 SF**

3605 W. PACIFIC

**10,092 SF**

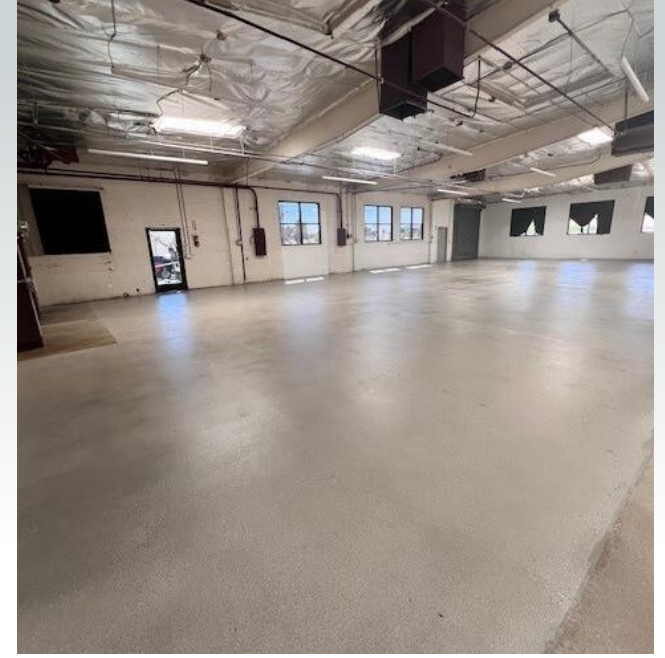
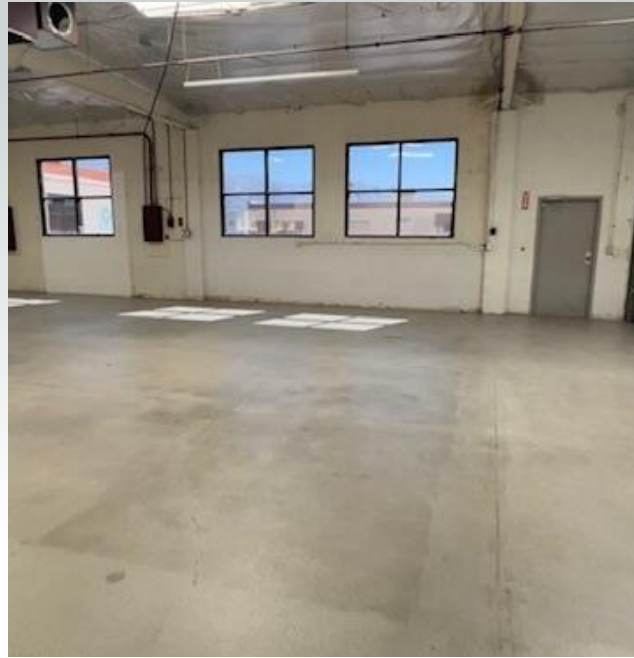
3625 W. PACIFIC

**12,000 SF**

3605-3611 W. PACIFIC

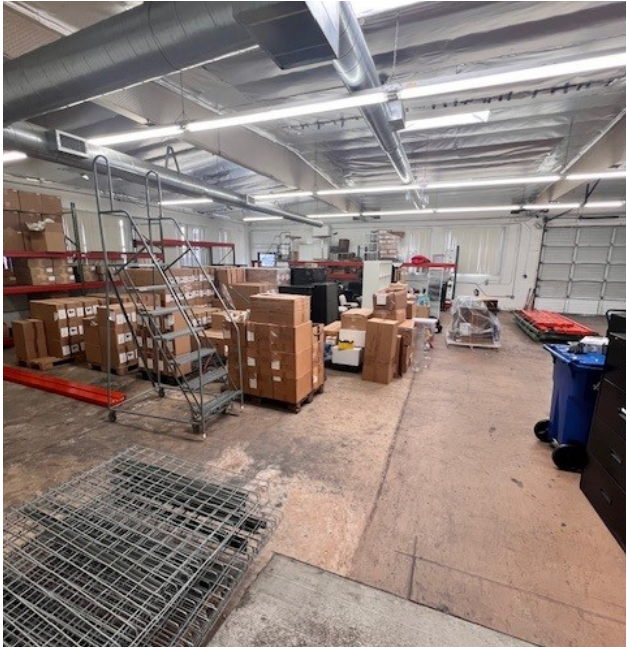


# 3625 GALLERY





# 3605 & 3611 GALLERY



# 3625 FLOOR PLAN



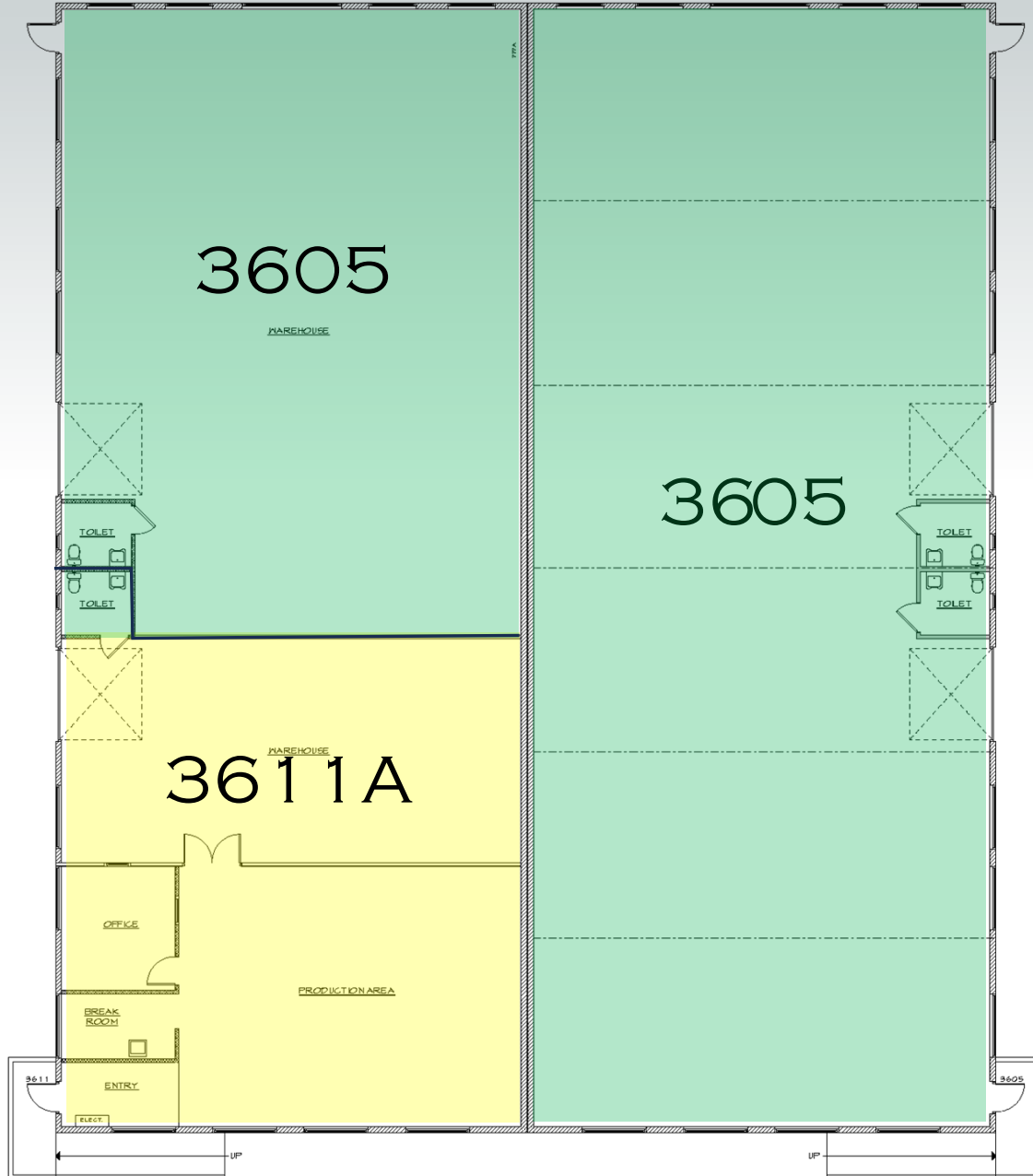
## PROPERTY SPECS

- Office Space: 1,729 SF
- Configuration: 4 Offices, Reception, 2 Warehouses
- Renovation: New polished floors & LVT in offices and reception
- Loading Docks: 1 Partial DH, 1 GL
- Parking: 20 Spaces

FLOOR PLAN



# 3605 & 3611 FLOOR PLAN



## PROPERTY SPECS

- Available: November 1<sup>st</sup>
- Configuration: Several Offices, Conference Rooms & Plenty of Storage Space
- Feature: Well-maintained business park
- Loading Docks: 4 GL
- Parking: 24 Spaces



# BURBANK, CA

104,966

Population

\$124,984

Avg HH Income

75%

Some College+

Billed as the "Media Capital of the World" and only a few miles northeast of Hollywood, numerous media and entertainment companies are headquartered or have significant production facilities in Burbank, including The Walt Disney Company, Warner Bros. Entertainment, ABC Studios, Freeform, Marvel Studios, Nickelodeon, NBC, Cartoon Network, and Insomniac Games. The city is also home to Bob Hope Airport. It was the location of Lockheed's Skunk Works, which produced some of the most secret and technologically advanced airplanes, including the U-2 spy planes that uncovered the Soviet Union missile components in Cuba in October 1962.





# RETAIL MAP



# Burbank – The Media Capital of the World

At its heart, the San Fernando Valley is a mecca for creativity and storytelling. Buoyed by a robust entertainment production ecosystem and brandishing a priceless name representing a neighborhood and an industry, the SFV Media District combines the best of laid-back Southern California culture with dedicated work, creative energy, and drive.



One of the largest and most renowned film studios in the world, Warner Bros. is located in Burbank, in the San Fernando Valley. They produce and distribute films, television shows, and other entertainment content.



3605 | 3611 | 3625 W. Pacific Ave



Universal Pictures is another major film studio with a presence in the San Fernando Valley. Located in Universal City, they produce and distribute a wide range of films, including blockbusters and independent movies.



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Located in Studio City, CBS Studio Center is a major production facility that has been the home of many television shows over the years. It offers sound stages, backlots, and other production resources.



3 3 Lease Spaces Available | Burbank, CA







Home of Innovation



# SAN FERNANDO VALLEY

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.

## AFFLUENT SYNERGY

Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.





# Demand Drivers

EXCELLENT SFV LOCATION

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.

## MAJOR EMPLOYERS



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