

# OWNER/USER BUILDING FOR SALE

## 4100 Burbank Blvd | Burbank, CA



For more information please contact:

**Stacy Vierheilg-Fraser**  
Principal  
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BRE #00986794



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.

Corporate ID #01191898

A Member of the Lee & Associates® Group of Companies

15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403

P:818.986.9800 F:818.783.9260 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

### PRICING & SPECIFICATIONS

- **SALE PRICE:** \$5,200,000
- **BUILDING SIZE:** 11,753 SF plus 1,508 SF Patio (per architect)  
12,609 SF (per appraiser)
- **LOT SIZE:** 6,933 SF
- **STORIES:** Three
- **TOTAL PARKING:** 20 Spaces - Covered & Secured
- **APN:** 2476-007-032
- **ZONING:** BUC3
- **YEAR BUILT:** 1988
- **NOTES:**
  - (1) approx. 2,500 SF Lease through 09/30/20
  - Recent almost \$1 million renovation including some new HVAC and upgraded restrooms
  - Current use post production
  - 2 Types of fiber; 10 gigs cat 6; new elastomeric roof; new alarm system
  - Elevator
  - Patio
  - Great Corner Location
  - Ample Street Parking
  - Gym & Shower

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### AREA DETAILS

Located in the eastern end of the San Fernando Valley in Los Angeles County 12 miles from downtown Los Angeles, Burbank is acclaimed for being the home of many media related companies, including the world headquarters of The Walt Disney Company, Warner Bros., Nickelodeon, Cartoon Network, NBC, and more than 700 other ancillary entertainment industry businesses.

The number and types of media jobs available in Burbank shape the city's demographics. Its population of 107,702 residents is affluent and college educated with an average household income of \$101,253.

Burbank encompasses 17.3 square miles with several distinct commercial neighborhoods:

- Airport District
- Media District
- Magnolia Park
- Downtown

The city is served by the Golden State (5) Freeway and Route 134 as well as its own bus line. The recently renamed Hollywood Burbank Airport provides cross country as well as regional service.

### BOB HOPE AIRPORT

Located in Burbank and jointly owned by the Burbank/Glendale/Pasadena Airport Authority, Bob Hope Airport caters to 4.9 million passengers annually served by United Airlines, Southwest Airlines, Alaska Airlines, Delta Airlines, and U.S. Air.

### DEMOGRAPHICS

- Average Household Income: \$73,537
- Population: 109,103
- Median Age: 40.7

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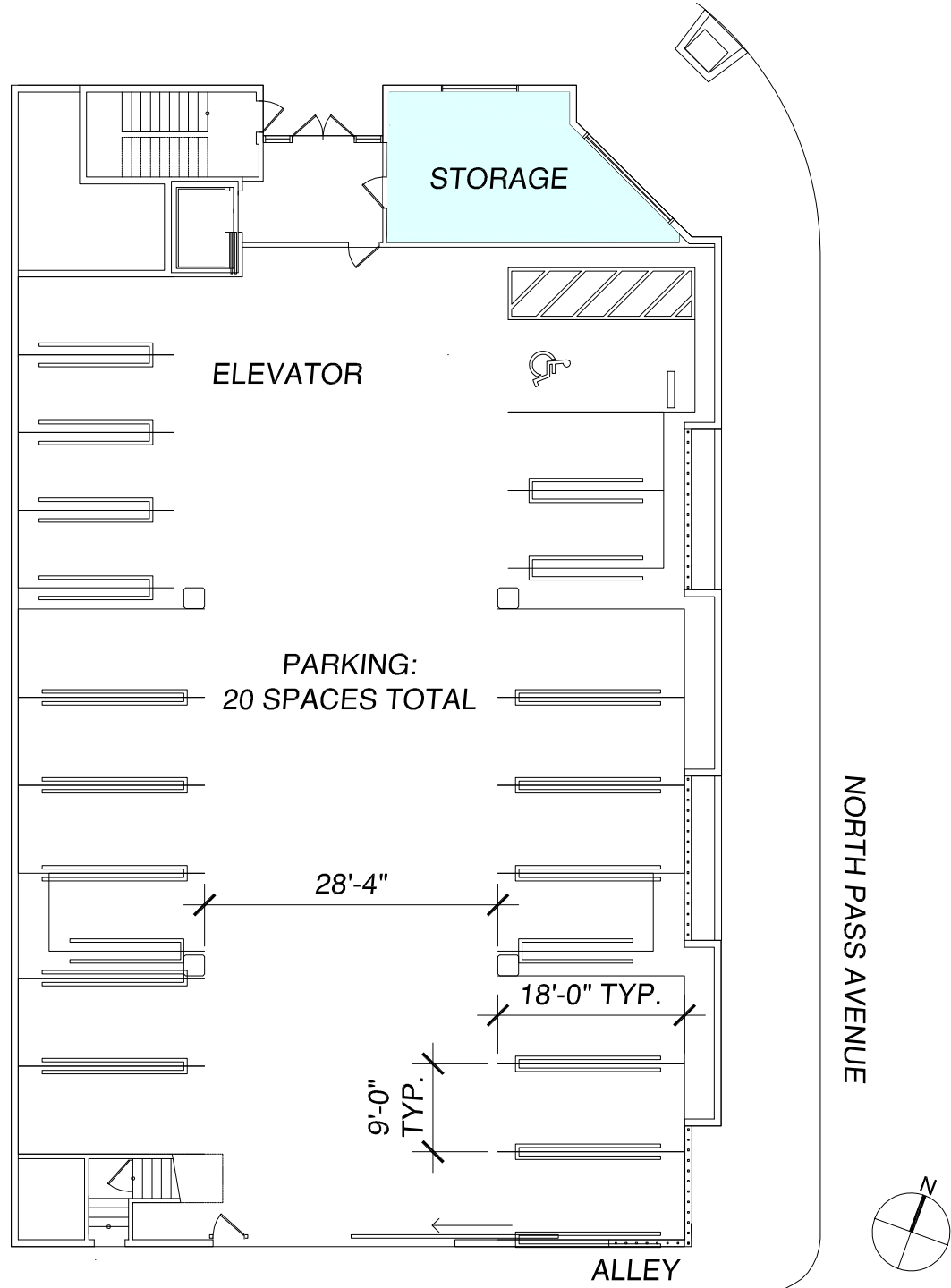
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## 1ST FLOOR PLAN



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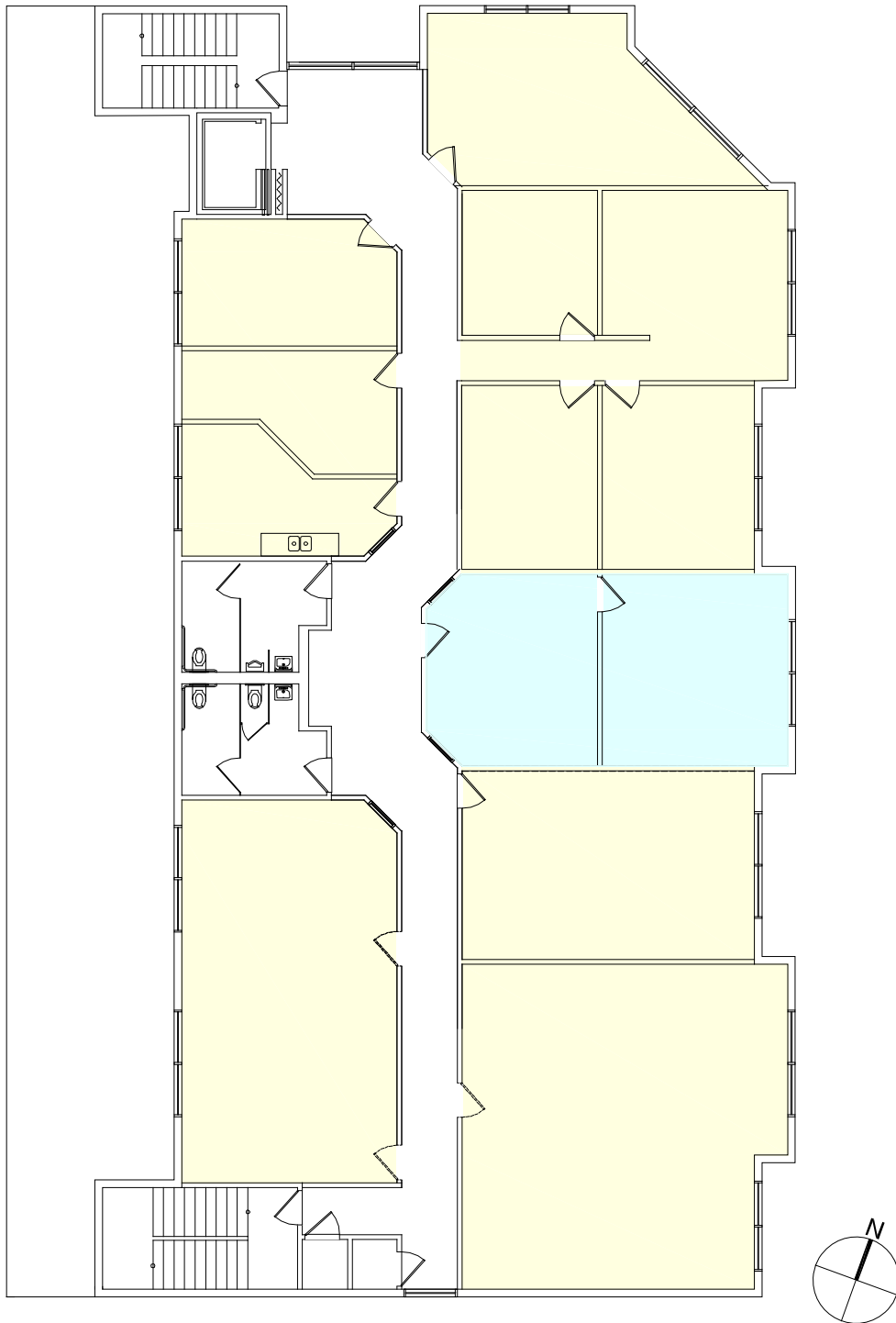
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## 2ND FLOOR PLAN



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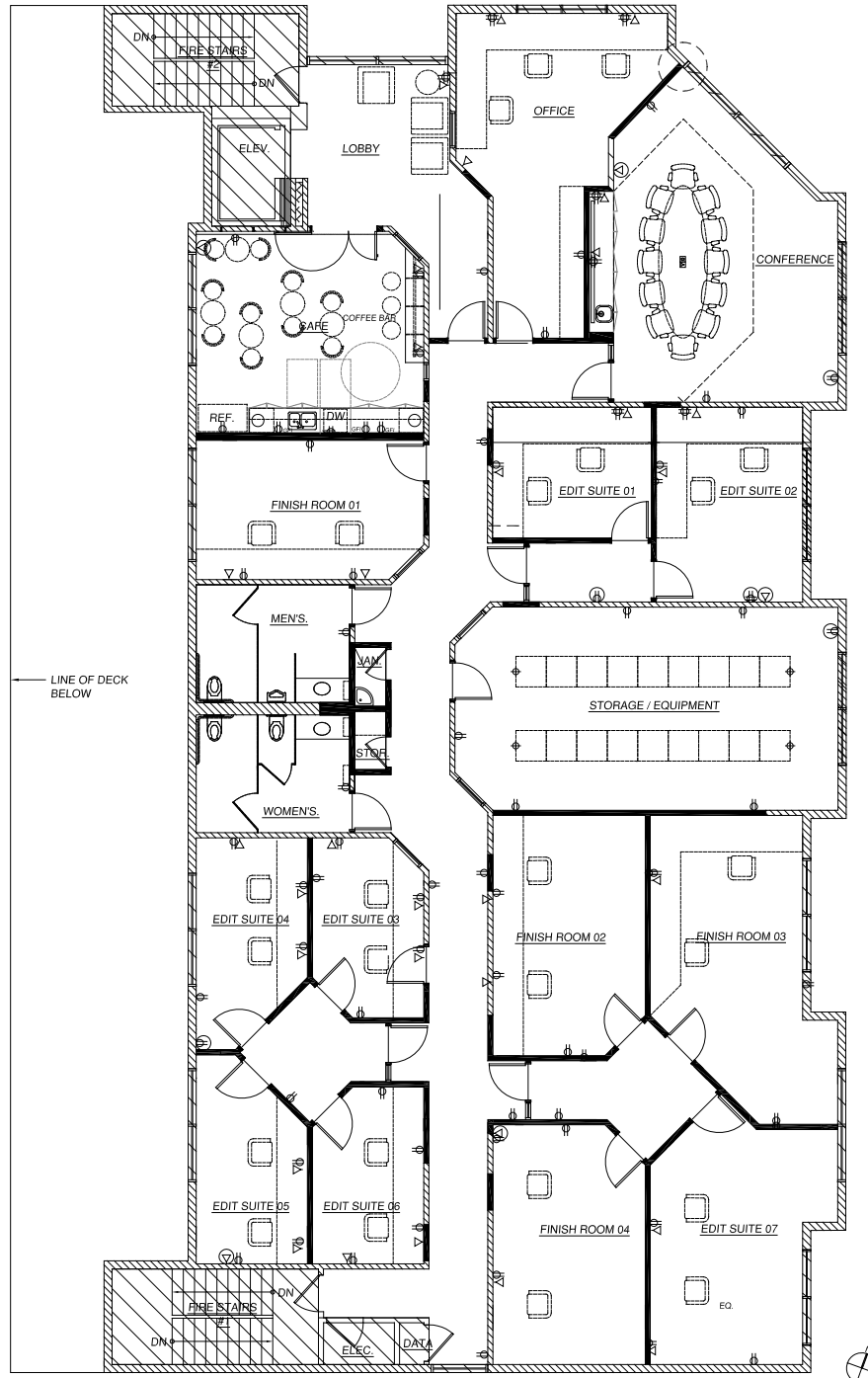
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### 3RD FLOOR PLAN



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### PROPERTY PHOTOS



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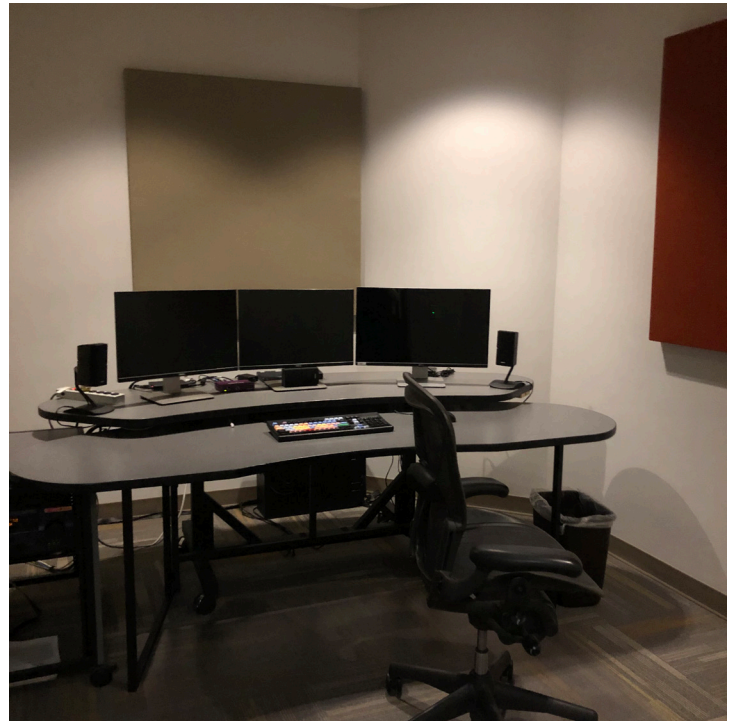
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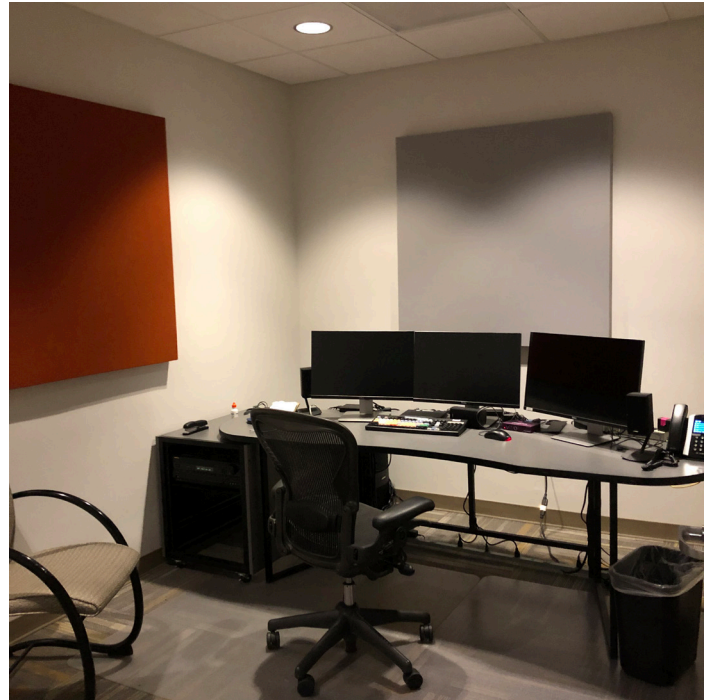
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### SALE COMPS

Property	Number	Property Address	Bldg SF	Land SF	Sale Price	Price/SF	Date Sold
		Subject Property 4100 Burbank Blvd Burbank CA 91505	11,753	6,933	\$5,495,000	\$425.00	-
	1	3349 Cahuenga Blvd W Los Angeles, CA 90068	5,958	7,405	\$3,500,000	\$587.45	06/03/19
	2	The Enclave 3450 Cahuenga Blvd W Unit 300-305 Studio City, CA 91604	11,630	111,078	\$6,750,000	\$580.40	06/21/19
	3	3501 Cahuenga Blvd W Los Angeles, CA 90068	7,800	20,473	\$3,750,000	\$481.00	11/18/19
	4	10045 Riverside Dr Toluca Lake, CA 91602	13,130	9,583 SF	\$7,500,000	\$571.21	09/03/19
	5	736 Salem St Glendale, CA 91203	5,741	6,970	\$2,600,000	\$452.88	04/25/19

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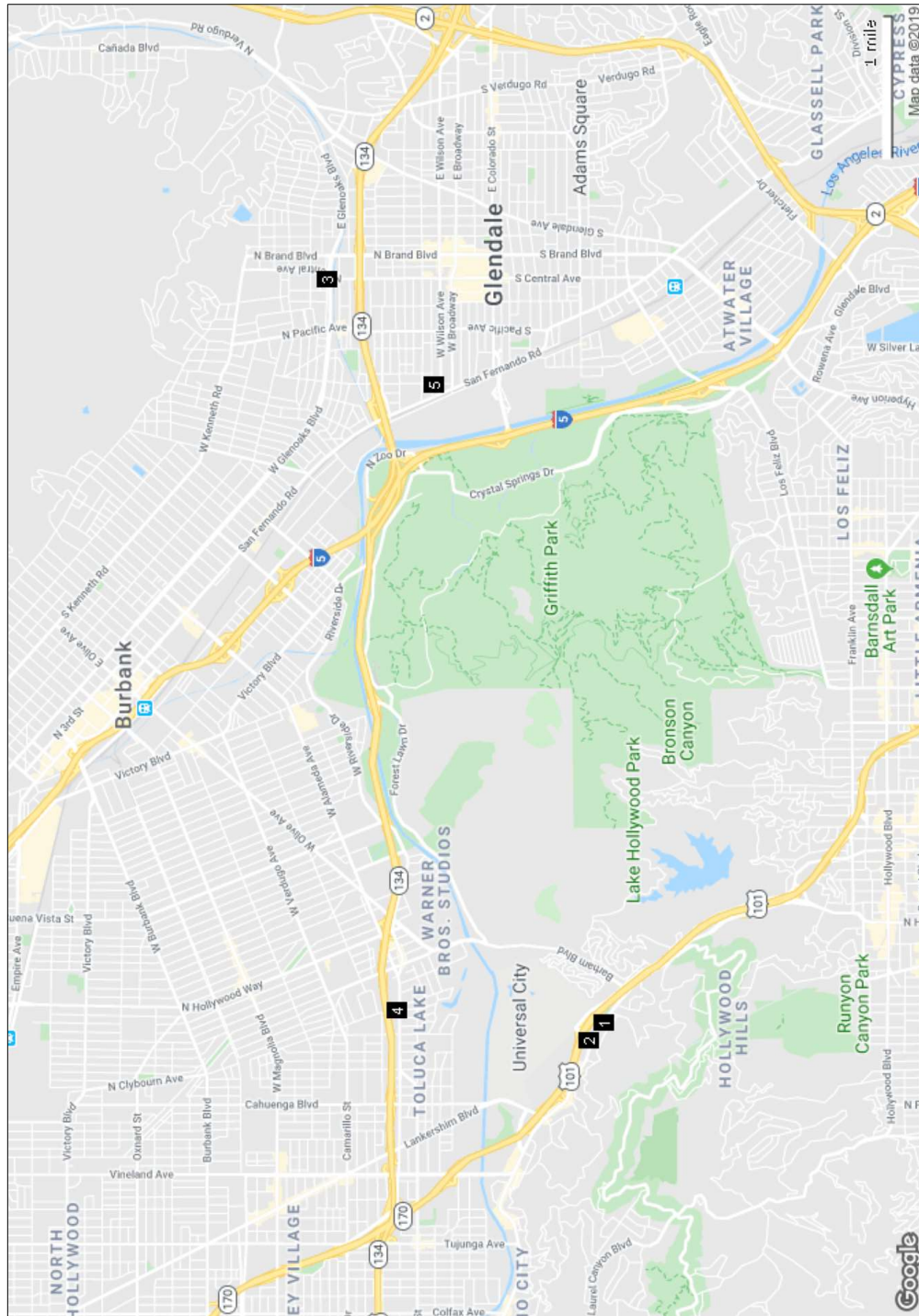
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### SALE COMPS MAP



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