

# BURBANK OWNER/USER PURCHASE OPPORTUNITY

Industrial / Flex for Sale  
±5,355 SF



## Confidential Offering Memorandum

### Exclusive Advisors

Chad Gahr, SIOR, Executive Vice President  
(818) 383-5581 • [cgahr@naicapital.com](mailto:cgahr@naicapital.com)  
CA DRE Lic #01230414

David Young, Executive Vice President  
(818) 422-8658 • [dyoung@naicapital.com](mailto:dyoung@naicapital.com)  
CA DRE Lic #00914504

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES · WORLDWIDE

# Table of Contents

## I Executive Overview

## II Property Information

Property Highlights

Building Photos

Property Aerials

## III Area Information

Burbank Overview

San Fernando Valley East

Burbank Area Map

**211 W. Palm Avenue**

Burbank, CA

### Exclusive Advisors

**Chad Gahr, SIOR**

Executive Vice President

mobile: (818) 383-5581

cgahr@naicapital.com

Cal DRE Lic: #01230414

**David Young**

Executive Vice President

mobile: (818) 422-8658

dyoung@naicapital.com

Cal DRE Lic: #00914504

The background is a solid blue color with a faint, repeating pattern of architectural lines, possibly representing a ceiling or a modern building structure. The lines are white and create a sense of depth and perspective.

## | Executive Summary

# Executive Summary

NAI Capital Commercial, Inc is pleased to present a unique, opportunity to purchase a free-standing owner-user building in Burbank, CA. Built in 1986, this approximately 5,355 square foot building is situated on an oversized parcel measuring approximate 9,910 square feet and zoned Burbank-M1 industrial.

The property provides a 54% building coverage ratio, which is substantially above the neighborhood average, thereby providing a Buyer with a true 2.05 / 1,000 parking ratio, which makes the building suitable for both industrial and office space uses. The property is fully fenced, and the parking lot is constructed of concrete rather than asphalt.

Minimum clearance height within the building is 13'. The building consists of 1,700 square feet of air-conditioned office space, plus 3,655 square feet of warehouse space and 2 restrooms.

Ideally located near the "five points" intersection of Burbank and Victory Boulevards, the property is situated in the center of the entertainment media district of the City of Burbank and is proximate to all of the major studios including Disney, Warner-Bros, Burbank Studios, Netflix Animation Studios and Nickelodeon.

With virtually no owner/user purchase opportunities currently available in the Burbank industrial submarket, 211 W. Palm Avenue represents a truly rare and unique opportunity to acquire a high-quality industrial/flex building suitable for a host of different business applications in one of the most in-demand locations in all of Southern California.

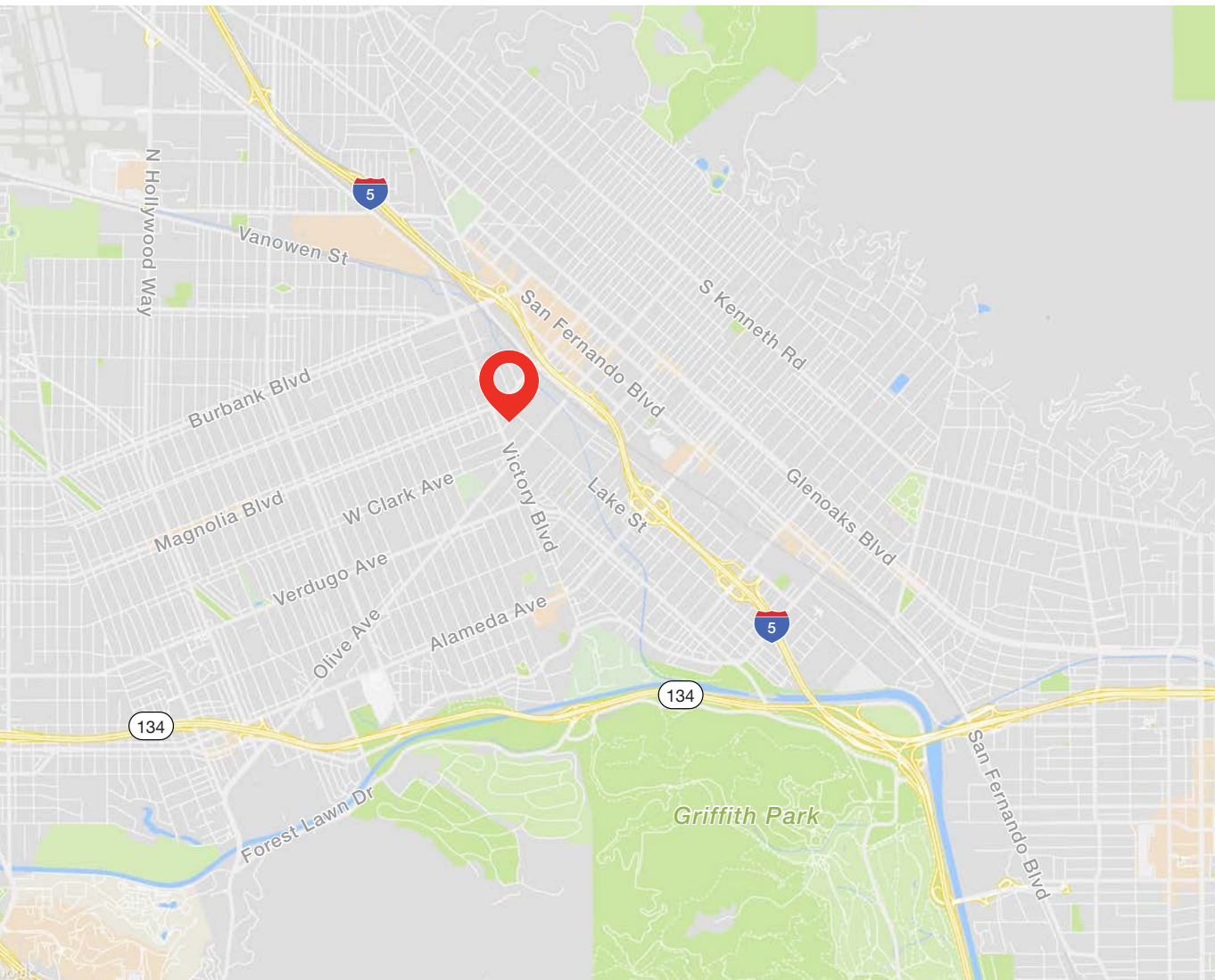
## Investment Summary

<b>Address</b>	211 W. Palm Avenue, Burbank
<b>Price</b>	\$2,597,000
<b>Building Size</b>	5,355 SF
<b>Price/SF</b>	\$485
<b>Lot Size</b>	9,910 SF
<b>Property Type/Zoning</b>	Industrial/M1
<b>Property Sub-type</b>	Flex Space
<b>Additional Sub-Types</b>	Manufacturing, Warehouse
<b>Property Use Type</b>	Vacant/Owner-User
<b>No. of Stories</b>	1
<b>Year Built</b>	1986



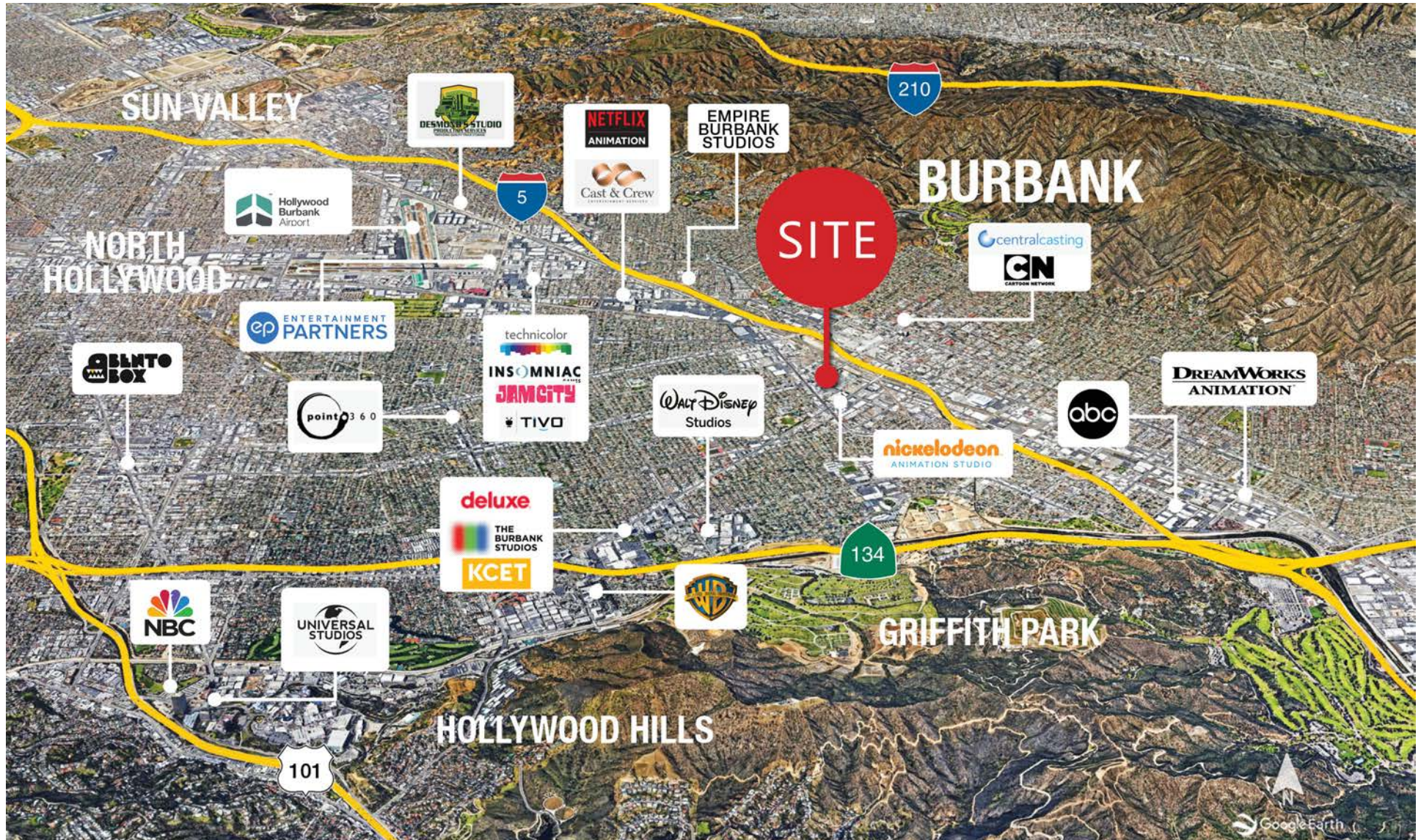


## || Property Information

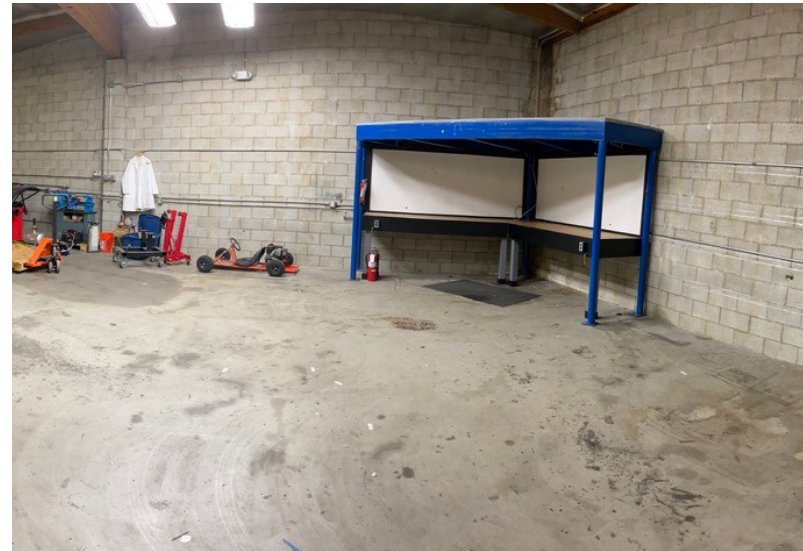


Located near the five-points intersection of Victory and Burbank Boulevard. Close proximity to numerous freeways, the Burbank Airport and all major studios

- Excellent Owner/User Opportunity
- Concrete Block Construction
- Electrical Service: TBD
- One (1) ground level loading door measuring 12'x14'
- Ideal Location near Downtown Burbank
- New IKEA recently opened less than 1 mile away
- Parking for 10 plus cars
- 13' Minimum clear height
- Minutes from the Burbank Airport, City Hall, Studios and numerous other amenities.

















## ||| Area Information

## BURBANK

### Los Angeles County, CA

The City of Burbank is located between North Hollywood and Glendale in northern Los Angeles County. Burbank lies just minutes from Hollywood in the southeastern San Fernando Valley region, approximately 12 miles northwest of Downtown LA. Burbank spans 17.4 square miles with the Verdugo Mountains acting as the City's norther border.

Burbank considers itself the "Media Capital of the World" due to its heavy concentration of entertainment and media companies, including Warner Bros., The Walt Disney Company, Nickelodeon Animation Studios, Netflix Animation, Cartoon Network Studios, and Insomniac Games.

### Population & Income

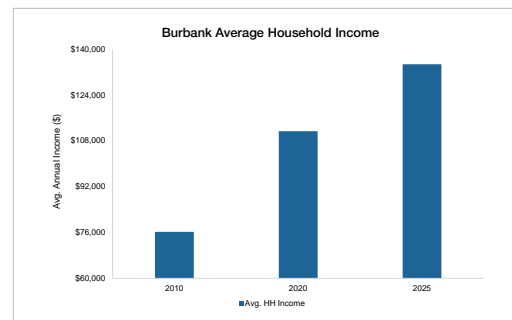
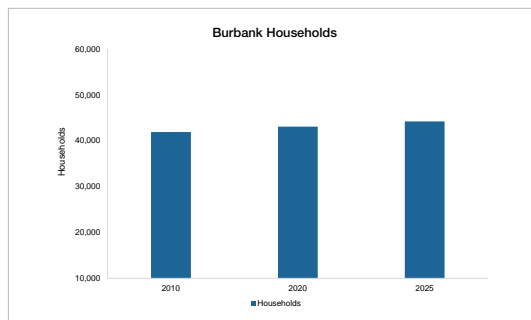
Burbank is home to more than 102K residents and over 43K households. The City expects to grow 0.5%, adding over 1K households through 2025. Overall, residents are highly educated as 72.8% of adults attended some college and 43% earned a bachelor's degree or higher.

Area households are affluent, enjoying an average annual income of \$111,364, which is forecast to increase 21% to \$134,748 per year in 2025.

### Economy & Employment

Burbank represents a business-friendly city that offers a thriving local economy with four commercial districts — Downtown, Magnolia Park, Media District and the Airport District. The City provides numerous business incentives, such as no city income tax, no gross sales receipt tax, business rebates, and employee recruitment and hiring assistance. Hollywood Burbank Airport makes air travel convenient while the 5 & 134 freeways provide easy commuting and moving material goods.

Major local industries include entertainment, education, healthcare and tourism. Burbank's labor pool consists of about 70.5% white collar workers and 29.% blue collar. This breaks down to 29.8% in professional and related services, 21% in sales and office positions, and 19.6% in management, business, and financial operations.

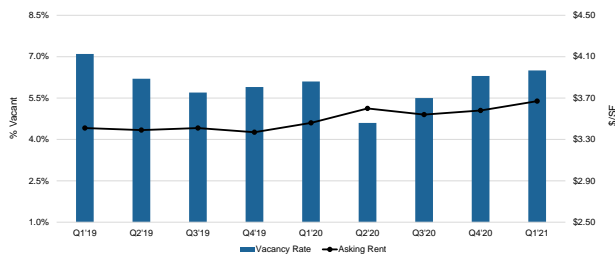


## Burbank Top Employers

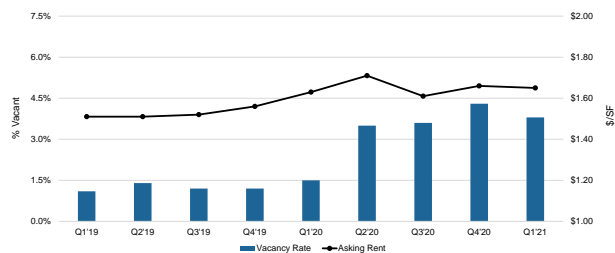
Rank	Employer	Employees
1	Warner Bros. Entertainment	4,378
2	The Walt Disney Company	4,008
3	Providence St. Joseph's Hospital	2,850
4	Bob Hope Airport	2,850
5	Deluxe Shared Services	1,495
6	City of Burbank	1,459
7	ABC Inc	1,180
8	Burbank Unified School District	1,170
9	Entertainment Partners	796
10	Nickelodeon Animation	602

Source: City of Burbank CAFR, 2020  
Demographics represent 2020 estimates for the City of Burbank; Source: NAI Capital Commercial Research; Applied Geographic Solutions

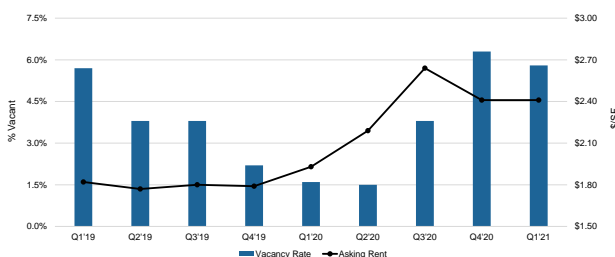
## Office Market



## Industrial Market



## Flex Market



**BURBANK** Glendale, and Pasadena form the Tri-Cities market. Although Burbank and Glendale are considered part of LA's San Fernando Valley, these three cities are seen as a distinct subregion within LA County. The Tri-Cities areas share many commonalities in terms of their commercial real estate markets distinct from the other parts of the San Fernando and San Gabriel Valleys.

### Office

Burbank's office market contains over 13M SF of prime office space with 12 projects under construction that will add more than 946K SF to the inventory. Vacancy reached 6.5% in Q1 2021, much lower than Tri-Cities rate of 10.8% and 13.3% rate in LA County. The average asking rent reached a record-high \$3.67/SF, up 2.5% from the prior quarter and 8.9% year over year. Rent growth is expected to continue throughout 2021 as demand increases from the economy reopening.

### Industrial

Burbank's industrial market features more than 9M SF of industrial space, most of which is occupied by production companies. The vacancy rate dropped 50 bps from the previous quarter to 3.8%, indicating increased demand from production resuming after government-imposed shutdowns on filming and post-production. The average asking rent remained steady compared the Q4 2020, down a mere \$0.01/SF to \$1.65/SF NNN.

### Flex

Burbank's flex market features nearly 1.1M SF of space and also attracts tenants as well as owner/users in the entertainment industry. Vacancy tightened up in Q1 2021, shrinking down 50 bps from the prior quarter to 5.8%. The average asking rent remained unchanged quarter over quarter at \$2.41/SF NNN, up 25% compared to Q1 2020. Rent is expected to stay elevated as demand for flex space increases during the economic recovery.

Source: NAI Capital Commercial Research; CoStar

**The San Fernando Valley** is a diverse urban and suburban region in LA County. Locally known as “The Valley”, the region stretches from Santa Susana Mountains in the northwest, the Simi Hills to the west, the Santa Monica Mountains and Chalk Hills to the south, Verdugo Mountains to the east, and San Gabriel Mountains to the northeast.

Approximately 80% of the San Fernando Valley lies in the City of LA. The eastern portion of the Valley includes neighborhoods such as Arleta, Mission Hills, North Hollywood, Pacoima, and Studio City as well as the independent cities of Burbank, Glendale and San Fernando.

## Population & Income

The San Fernando Valley’s estimated population is nearly 2M and Burbank represents the largest city located entirely in the Valley region. The eastern Valley contains the highest population with Van Nuys and Pacoima as the largest communities. The eastern Valley also features some of the region’s most dense neighborhoods with a high concentration of multifamily housing.

Area households are affluent overall with single family home prices soaring as seen in other parts of Los Angeles.

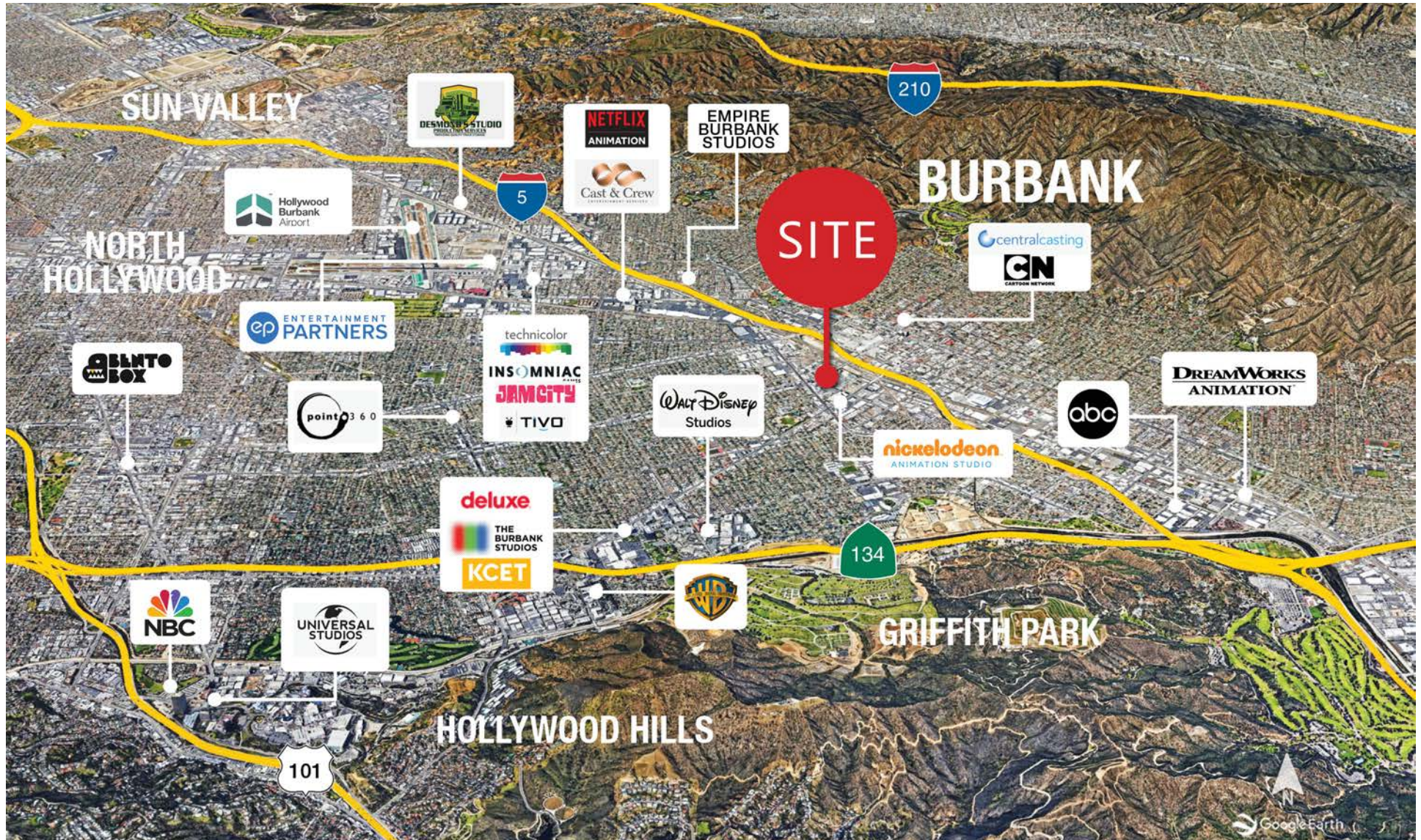
## Economy & Employment

The San Fernando Valley serves as a dynamic economic engine with a wide range of local industries including entertainment, filmmaking, aerospace, tech, healthcare, education, and biotechnology. Intuit, Universal Music Group, Farmers Insurance, CBS Studios, Anheuser Busch, and Aerojet Rocketdyne and many more operate out of the Valley alongside over 50K small businesses.

The eastern Valley is seeing sizeable investments in transportation and infrastructure as well as multifamily housing. LA Metro approved the East Valley Transit Corridor project in Dec. 2020. This light rail project will run north/south along Van Nuys Blvd. and San Fernando Rd. and significantly reduce traffic congestion. North Hollywood is another epicenter of local development with numerous multifamily units under construction, creative office and mixed-use projects as well as the NoHo metro station redevelopment known as District NoHo.

Source: NAI Capital Commercial Research; Applied Geographic Solutions





**211 W. Palm Avenue**  
Burbank, CA



**Exclusive Advisors**

**Chad Gahr, SIOR, Executive Vice President**  
(818) 383-5581 • [cgahr@naicapital.com](mailto:cgahr@naicapital.com)  
CA DRE Lic #01230414

**David Young, Executive Vice President**  
(818) 422-8658 • [dyoung@naicapital.com](mailto:dyoung@naicapital.com)  
CA DRE Lic #00914504

