



615 S. VICTORY BLVD

BURBANK, CALIFORNIA 91502
FOR SALE OR LEASE

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	\$3.00 SF/Month (MG)
Available SF:	2,220 SF

Property Highlights

- Available for Sale or Lease
- Approximately 2,220 SF Stand-Alone Commercial Building
- Fully Remodeled and Updated Throughout including a new roof
- Three (3) On-Site Parking Spaces
- Distinctive Architectural Façade with Clean Geometric Lines and Strong Street Presence
- Flexible Retail, Showroom, Office, and Creative Space Configuration
- Roll-Up Door for Operational Flexibility
- Ideal for Owner- User
- Convenient Access to Interstate 5
- Open concept floor plan with one (1) private office

Tina LaMonica, SIOR

Executive Vice President
626.204.1523
tlamonica@naicapital.com
CA DRE #01841057

Confidentiality & Disclaimer

All materials and information received or derived from NAI Capital, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NAI Capital, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NAI Capital, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NAI Capital, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NAI Capital, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NAI Capital, LLC in compliance with all applicable fair housing and equal opportunity laws.

Property Summary	1
Table of Contents	2
Executive Summary	3
Property Details & Highlights	4
Property Details	5
Floor Plans	6
Additional Photos	7
Site Plans	8
Location Map	9
Retailer Map	10
Sale Comps Map & Summary	11
Sale Comps	13
Demographics Map & Report	17
Meet the Team	18
Advisor Bio 1	19

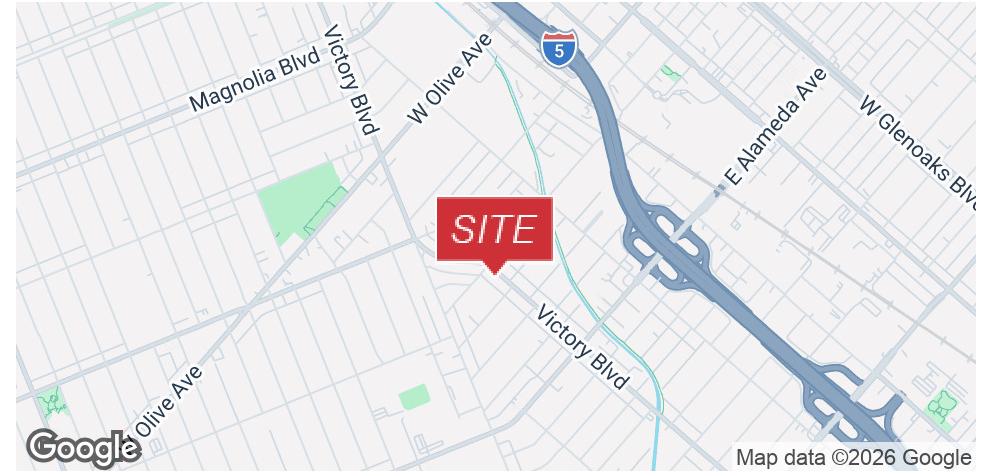
Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlaonica@naicapital.com

CA DRE #01841057



Offering Summary

Sale Price:	Negotiable
Lease Rate:	\$3.00 SF/Month (MG)
Building Size:	2,220 SF
Lot Size:	2,844 SF
Year Built:	1950

Executive Summary

NAI Capital Commercial is pleased to present 615 S. Victory Boulevard, a rare stand-alone commercial building available for sale or lease in the heart of Burbank. Consisting of approximately 2,220 square feet, the property offers a highly flexible layout suitable for retail, showroom, creative office, professional services, and a variety of commercial users seeking a distinctive business presence.

The property has been fully remodeled and updated, including a new roof, and features decorative brick accent walls, exposed wood beam ceilings, large storefront windows, modern finishes, and a thoughtfully designed showroom and creative office environment. These unique design elements create a warm and inviting atmosphere rarely found in traditional office space.

Additional features include three on-site parking spaces and a large rear flex area with a roll-up door, providing functionality for showroom operations, inventory storage, deliveries, creative production, and a variety of business uses. Located in the heart of Burbank's Media Capital, the property offers convenient access to Downtown Burbank, Hollywood Burbank Airport, and the I-5 Freeway, providing exceptional visibility and accessibility in one of Southern California's premier business locations.

Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlaonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

Property Type	Office
Property Subtype	Office Building
APN	2451-026-013
Building Size	2,220 SF
Lot Size	2,844 SF
Building Class	C
Year Built	1950
Number of Floors	1
Number of Buildings	1



- Available for Sale or Lease
- Approximately 2,220 SF Stand-Alone Commercial Building
- Fully Remodeled and Updated Throughout including a new roof
- Three (3) On-Site Parking Spaces
- Distinctive Architectural Façade with Clean Geometric Lines and Strong Street Presence
- Flexible Retail, Showroom, Office, and Creative Space Configuration
- Roll-Up Door for Operational Flexibility
- Excellent Visibility Along Victory Boulevard
- Convenient Access to Interstate 5
- Open concept floor plan with one (1) private office

Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlamonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

Sale Price

Negotiable

Lease Rate

\$3.00 SF/Mo/MG

LOCATION INFORMATION

Street Address	615 S Victory Blvd
City, State, Zip	Burbank, CA 91502
County	Los Angeles

BUILDING INFORMATION

Building Size	2,220 SF
Building Class	C
Number of Floors	1
Year Built	1950
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	Verify with City
Lot Size	2,844 SF
APN #	2451-026-013

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Tina LaMonica, SIOR

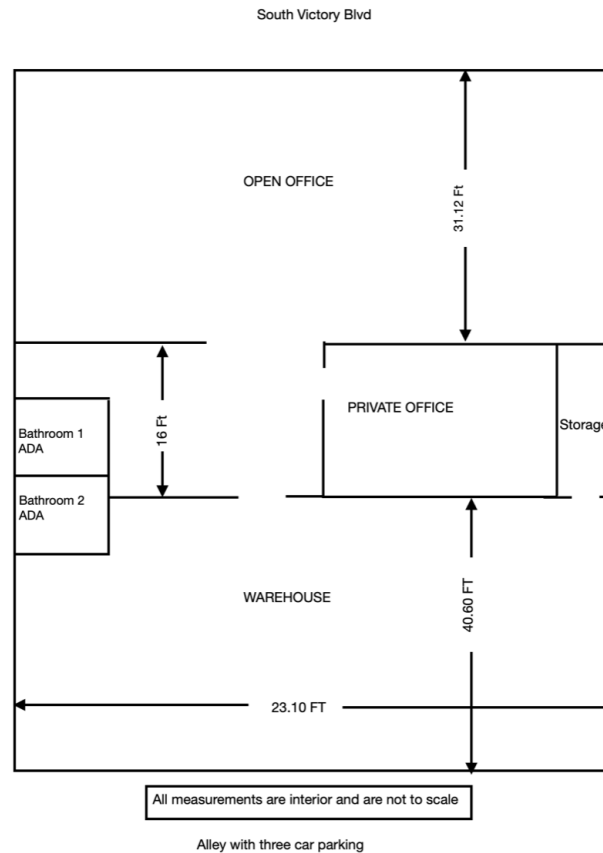
Executive Vice President

626.204.1523

tlamonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Tina LaMonica, SIOR

Executive Vice President

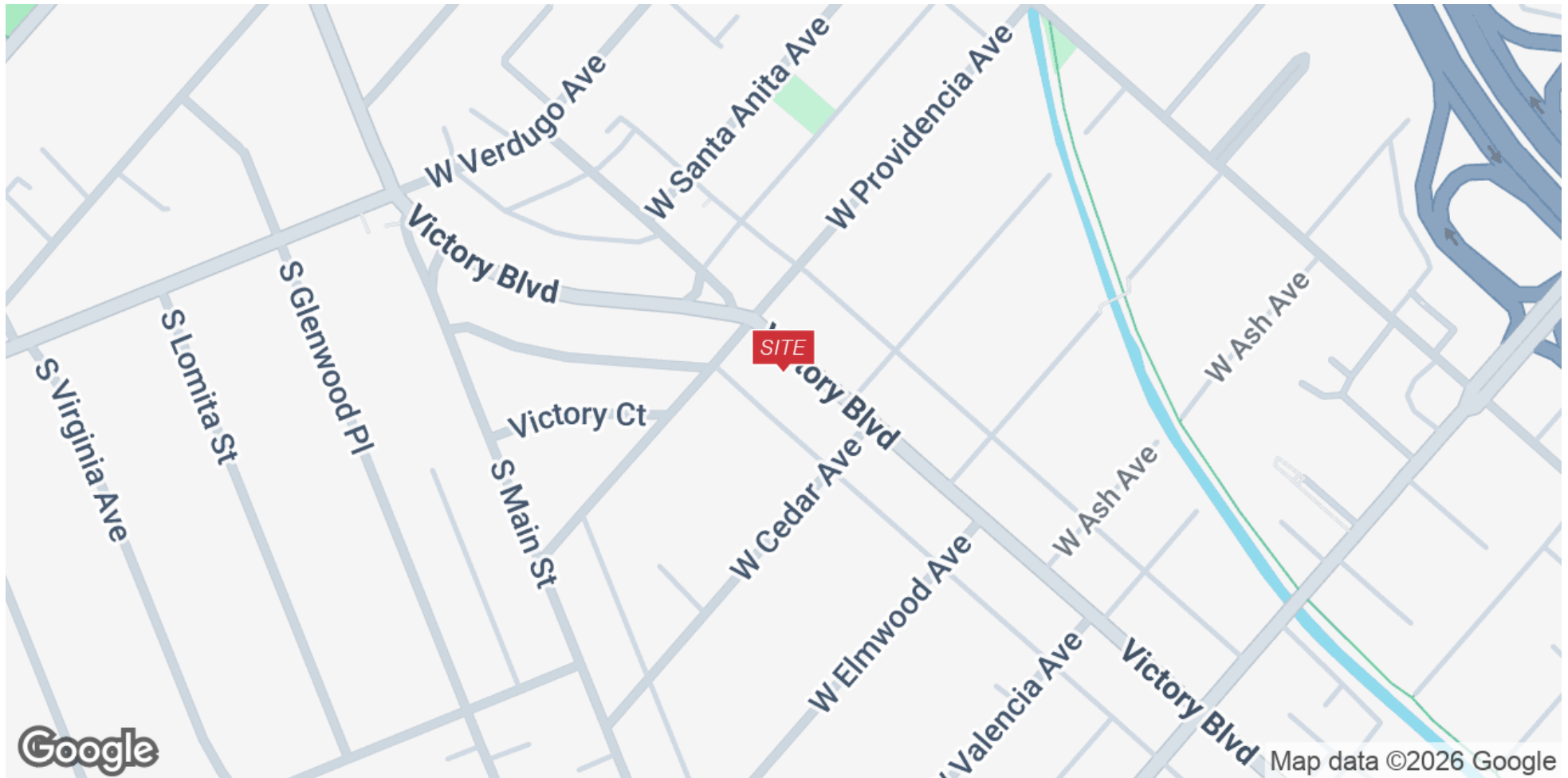
626.204.1523

tlamonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474





Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlamonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Tina LaMonica, SIOR

Executive Vice President

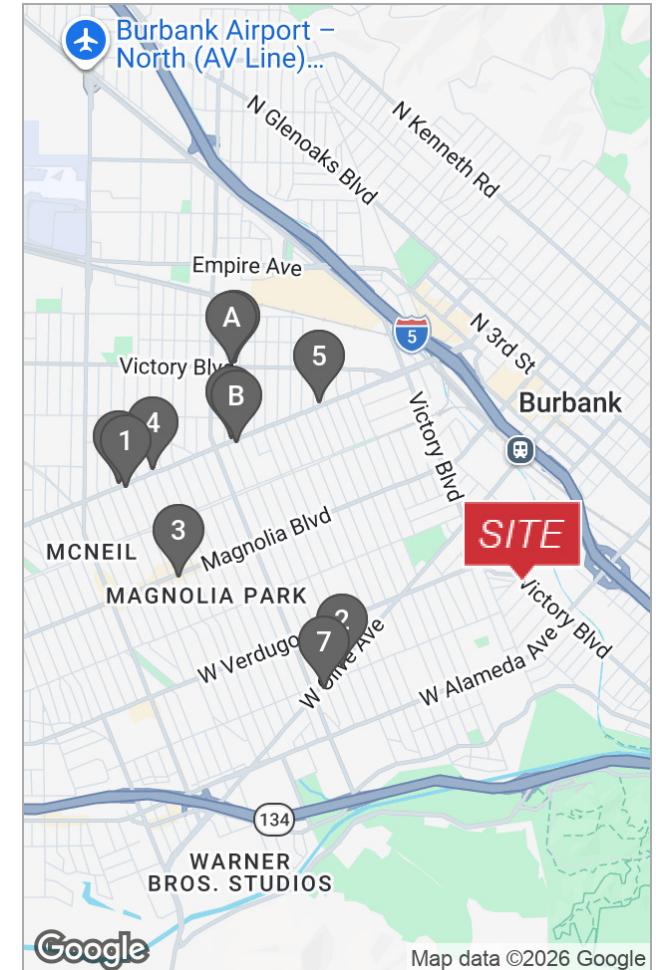
626.204.1523

tlamonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	615 S Victory Blvd Burbank, CA 91502	Negotiable	2,220 SF	2,844 SF
1	3212-3214 W Burbank Blvd Burbank, CA 91505	\$2,350,000	2,900 SF	5,500 SF
2	2200 W Olive Ave Burbank, CA 91506	\$2,200,000	3,204 SF	7,457 SF
3	3108 W Magnolia Blvd Burbank, CA 91505	\$1,531,250	1,925 SF	2,672 SF
4	2921 W Burbank Blvd Burbank, CA 91505	\$2,499,000	3,000 SF	5,227 SF
5	1607 W Burbank Blvd Burbank, CA 91506	\$640,197	756 SF	3,920 SF
6	2313 W Burbank Blvd Burbank, CA 91506	\$3,550,000	4,110 SF	6,098 SF
7	2400 W Olive Ave Burbank, CA 91506	\$1,850,000	2,848 SF	4,746 SF
8	2307 W Victory Blvd Burbank, CA 91506	\$1,480,000	2,010 SF	3,485 SF



Tina LaMonica, SIOR

Executive Vice President

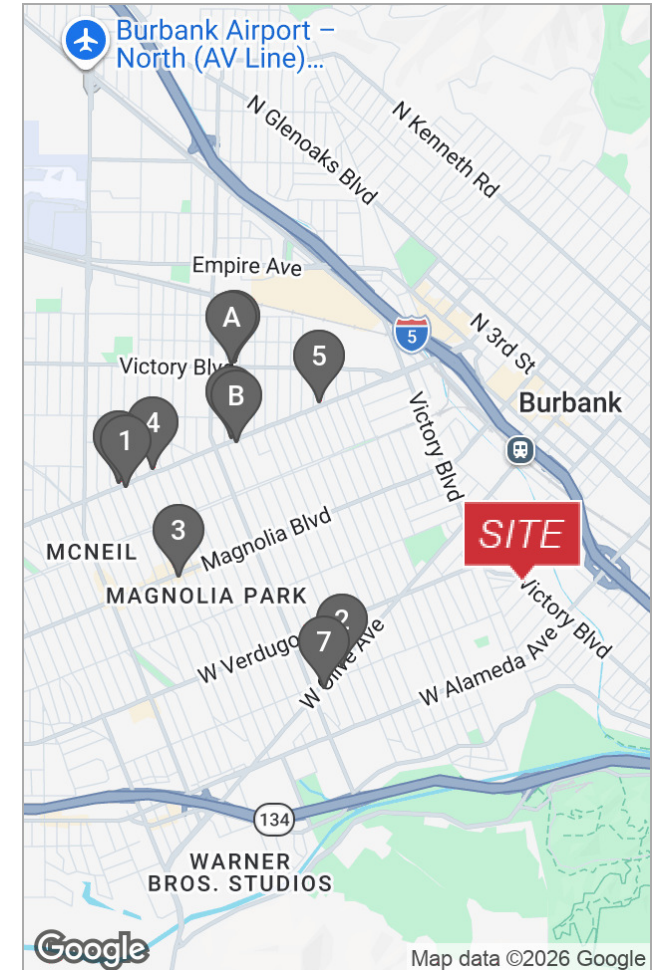
626.204.1523

tlaonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
9	3306 W Burbank Blvd Burbank, CA 91505	\$1,114,117	1,150 SF	2,731 SF
10	2315 W Victory Blvd Burbank, CA 91506	\$1,800,000	2,400 SF	3,310 SF
11	2304-2306 Burbank Blvd Burbank, CA 91506	\$1,100,000	1,147 SF	3,055 SF
AVERAGES		\$1,828,597	2,314 SF	4,382 SF



Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlamonica@naicapital.com

CA DRE #01841057

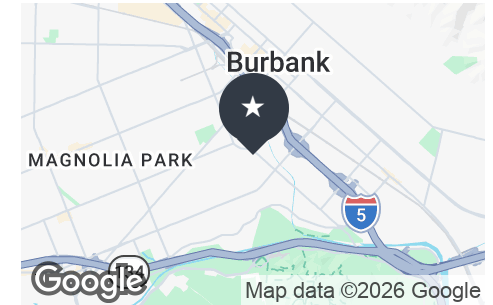
©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



615 S Victory Blvd

Burbank, CA 91502

Price:	Negotiable	Bldg Size:	2,220 SF
Lot Size:	2,844 SF	Year Built:	1950



3212-3214 W Burbank Blvd

Burbank, CA 91505

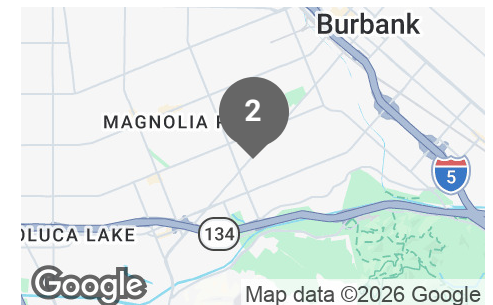
Price:	\$2,350,000	Bldg Size:	2,900 SF
Lot Size:	5,500 SF		



2200 W Olive Ave

Burbank, CA 91506

Price:	\$2,200,000	Bldg Size:	3,204 SF
Lot Size:	7,457 SF		



Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlaonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

3



3108 W Magnolia Blvd

Burbank, CA 91505

Price: \$1,531,250 Bldg Size: 1,925 SF
 Lot Size: 2,672 SF



4



2921 W Burbank Blvd

Burbank, CA 91505

Price: \$2,499,000 Bldg Size: 3,000 SF
 Lot Size: 5,227 SF



5



1607 W Burbank Blvd

Burbank, CA 91506

Price: \$640,197 Bldg Size: 756 SF
 Lot Size: 3,920 SF



Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlaonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



2313 W Burbank Blvd

Burbank, CA 91506

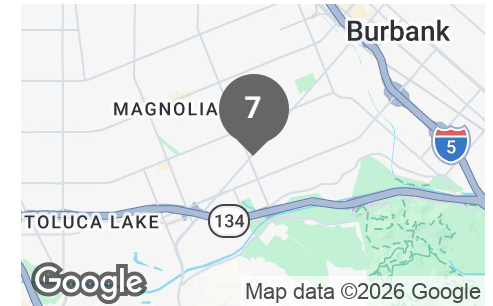
Price: \$3,550,000 Bldg Size: 4,110 SF
 Lot Size: 6,098 SF



2400 W Olive Ave

Burbank, CA 91506

Price: \$1,850,000 Bldg Size: 2,848 SF
 Lot Size: 4,746 SF



2307 W Victory Blvd

Burbank, CA 91506

Price: \$1,480,000 Bldg Size: 2,010 SF
 Lot Size: 3,485 SF



Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlaonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



3306 W Burbank Blvd

Burbank, CA 91505

Price: \$1,114,117 Bldg Size: 1,150 SF
 Lot Size: 2,731 SF



2315 W Victory Blvd

Burbank, CA 91506

Price: \$1,800,000 Bldg Size: 2,400 SF
 Lot Size: 3,310 SF



2304-2306 Burbank Blvd

Burbank, CA 91506

Price: \$1,100,000 Bldg Size: 1,147 SF
 Lot Size: 3,055 SF



Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlamonica@naicapital.com

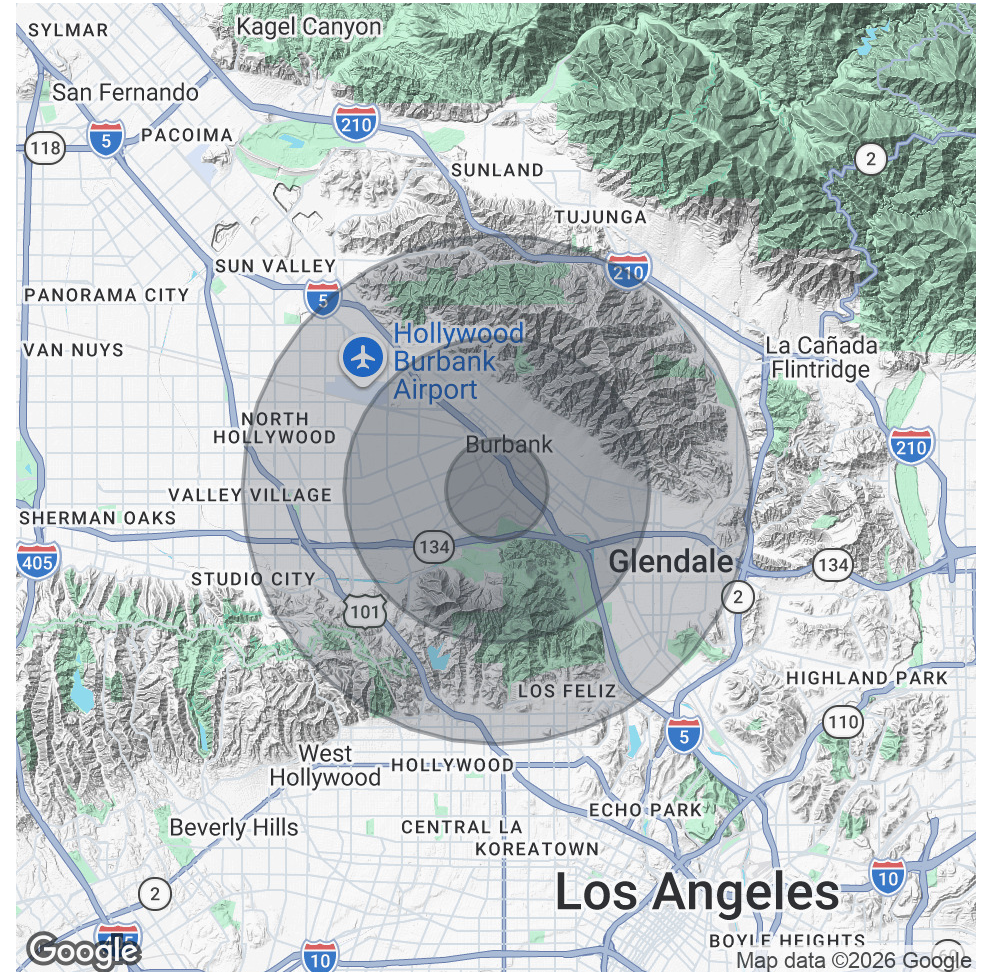
CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,307	160,674	516,456
Average Age	39.4	40.8	39.8
Average Age (Male)	37.8	39.7	39.2
Average Age (Female)	41.9	42.2	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,001	65,164	219,307
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$116,500	\$128,182	\$122,490
Average House Value	\$1,052,669	\$1,118,944	\$1,191,880

2023 American Community Survey (ACS)



Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlaonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Tina LaMonica, SIOR

Executive Vice President

Direct: 626.204.1523 **Cell:** 626.644.7632
tlamonica@naicapital.com

CalDRE #01841057

Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlamonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Tina LaMonica, SIOR

Executive Vice President

tlaonica@naicapital.com

Direct: **626.204.1523** | Cell: **626.644.7632**

CalDRE #01841057

Professional Background

Tina has been a top broker at NAI Capital for over 16 years completing nearly 50 transactions per year. Prior to joining NAI Capital, Tina was a Senior Portfolio Leasing Manager for Arden Realty/GE Capital for 8 years. During her time at Arden, she oversaw the leasing of over 75 Class A office buildings covering many submarkets in Los Angeles and Orange Counties.

She was a top producer at Arden Realty completing nearly 1,000 lease transactions. Prior to Arden, Tina worked for over 8 years in corporate real estate for Fortune 500 companies, including Morgan Stanley Smith Barney, Footlocker, and Westfield Malls. She has considerable expertise in finding creative and cost-effective solutions for challenging leasing and sales situations.

Tina has been involved in commercial real estate for over 25 years specializing in office leasing and sales. Tina completed several sizable deals working with some of the largest companies like ADP, Word & Brown, University of Phoenix, Kaiser, Honeywell, Arco/BP, AIS, State Compensation Board, Herbalife, Southern California Edison, USA Today, Unisource, IKON, Sentry Insurance, McGraw Publishing, Time Warner and Boy Scouts of America and the new Indian Consulate Office in DTLA.

Tina LaMonica, SIOR

Executive Vice President

626.204.1523

tlaonica@naicapital.com

CA DRE #01841057

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474