

# FOUR UNIT MULTI-TENANT INDUSTRIAL

3312- 3314 and 3316- 3318 Burton Avenue, Burbank, CA 91505

FOR SALE

±17,951 SF



Exclusively Listed By:

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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## OFFERING SUMMARY

3312-3318 Burton Avenue in Burbank is a four (4) unit multi-tenant industrial complex comprised of two (2) free-standing industrial buildings totaling 17,951 SF and situated on two (2) parcels totaling 29,482 square feet zoned M2. Each unit has its own address and is separately metered for power.

Located within the highly desirable Burbank industrial submarket, each building has the following features:

**3312-14 BURTON AVENUE** is a fully leased two (2) tenant building totaling  $\pm 8,848$  square feet.

- 3312 Burton Ave 4,200 SF and is leased thru December 31, 2027.
- 3314 Burton Avenue is 4,648 SF and is leased thru April 30, 2027.

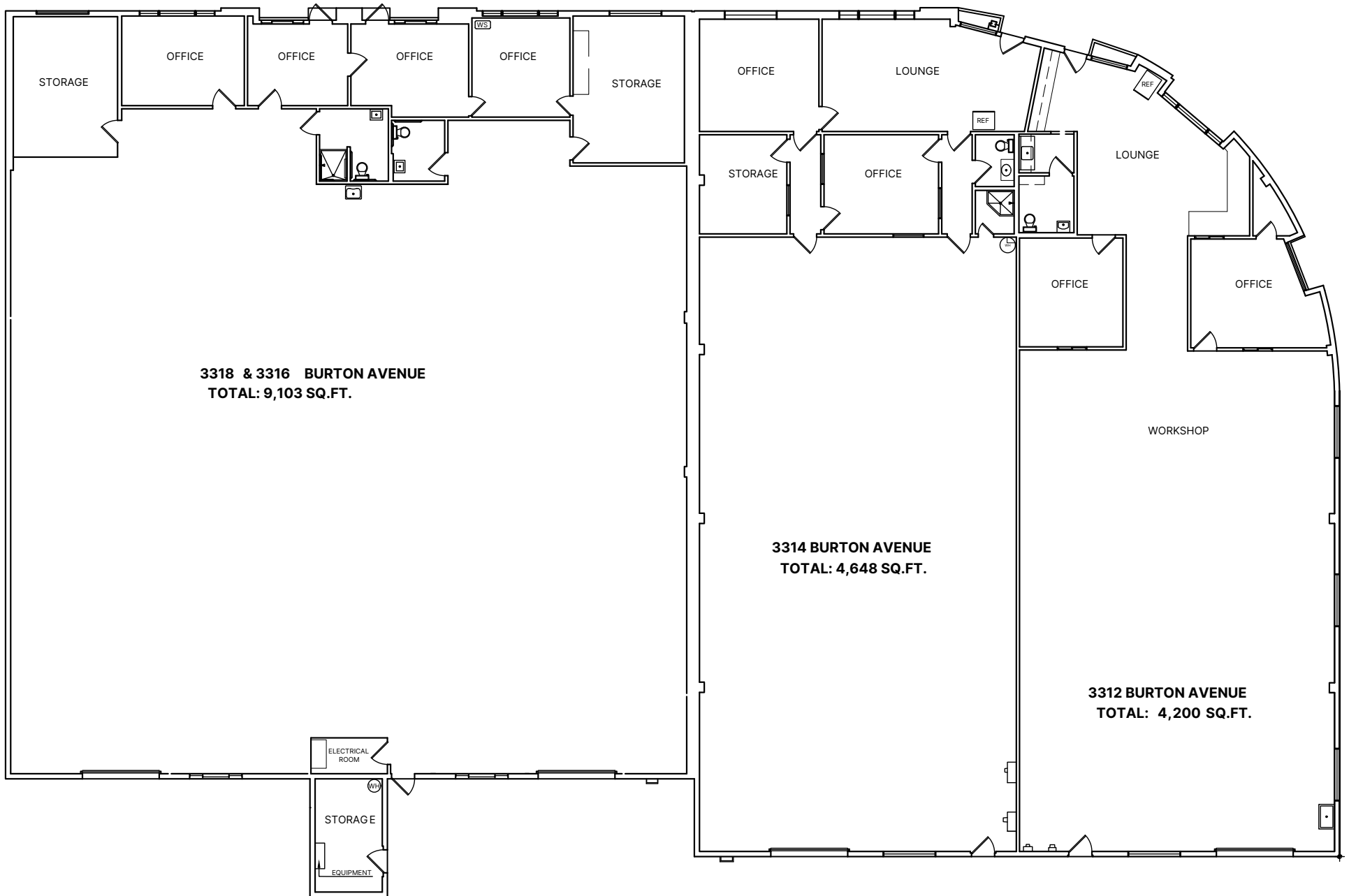
**3316-3318 BURTON AVENUE** is a fully renovated, free-standing industrial property totaling  $\pm 9,103$  square feet. The property is divisible into two (2)  $\pm 4,552$  SF units, offering flexibility for either a single owner occupant or a multi-tenant configuration.

Originally constructed in 1955 and fully renovated in 2026, the building at 3316-18 Burton Ave features a new roof, 16 tons of new HVAC, polished and sealed slab, 1,800 SF of new office space, a new parking lot with an automated wrought iron gate and 800 Amps of 3 Phase power.



<b>Purchase Price:</b>	\$7,629,175 (\$425 / SF)
<b>Total Project Size:</b>	17,951 SF
<b>Total Parcel Size:</b>	29,482 SF
<b>Number of Units:</b>	4
<b>Percent Leased:</b>	44%
<b>Office Area:</b>	2,400 SF
<b>Clear Height:</b>	12' – 13'
<b>Grade Level Doors:</b>	4 (*10' x 10')
<b>Parking Stalls:</b>	28
<b>Power:</b>	1,200 Amps; 120/208 Volt; 3 Phase
<b>APNs:</b>	2466-010-013 and 014

# PROJECT SITE PLAN



# KEY HIGHLIGHTS

<b>Building Address</b>	<b>3212-3214 BURTON AVENUE</b>
<b>Total Building Size</b>	8,848 SF
<b>Parcel Size</b>	14,656 SF
<b>Clear Height</b>	12'
<b>Grade Level Doors</b>	2 (10' x 10')
<b>Power</b>	400 Amps; 120/208 Volt; 3 Phase
<b>Parking</b>	14
<b>Zoning</b>	M2
<b>Year Built</b>	1955 (Remodeled 2026)
<b>Construction Type</b>	Concrete Block
<b>APN</b>	2466-010-014

<b>Unit Address</b>	<b>3312 BURTON AVE</b>	<b>3314 BURTON AVE</b>
<b>Unit Size</b>	4,200 SF	4,648 SF
<b>Tenancy</b>	Leased	Leased
<b>Office Area</b>	660 SF	1,200 SF
<b>Restrooms</b>	1	1
<b>Power</b>	200 Amps; 120/208 Volt; 3 Phase	200 Amps; 120/208 Volt; 3 Phase

<b>Building Address</b>	<b>3216 - 3218 BURTON AVENUE</b>
<b>Total Building Size</b>	9,103 SF
<b>Parcel Size</b>	14,826 SF
<b>Clear Height</b>	12'
<b>Grade Level Doors</b>	2 (10' x 10')
<b>Power</b>	800 Amps; 120/208 Volt; 3 Phase
<b>Parking</b>	14
<b>Zoning</b>	M2
<b>Year Built</b>	1955
<b>Construction Type</b>	Concrete Block
<b>APN</b>	2466-010-013

<b>Unit Address</b>	<b>3216 BURTON AVE</b>	<b>3318 BURTON AVE</b>
<b>Unit Size</b>	4,552 SF	4,551 SF
<b>Tennacy</b>	Vacant	Vacant
<b>Office Area</b>	900 SF	900 SF
<b>Restrooms</b>	1	1
<b>Power</b>	400 Amps; 120/208 Volt; 3 Phase	400 Amps; 120/208 Volt; 3 Phase

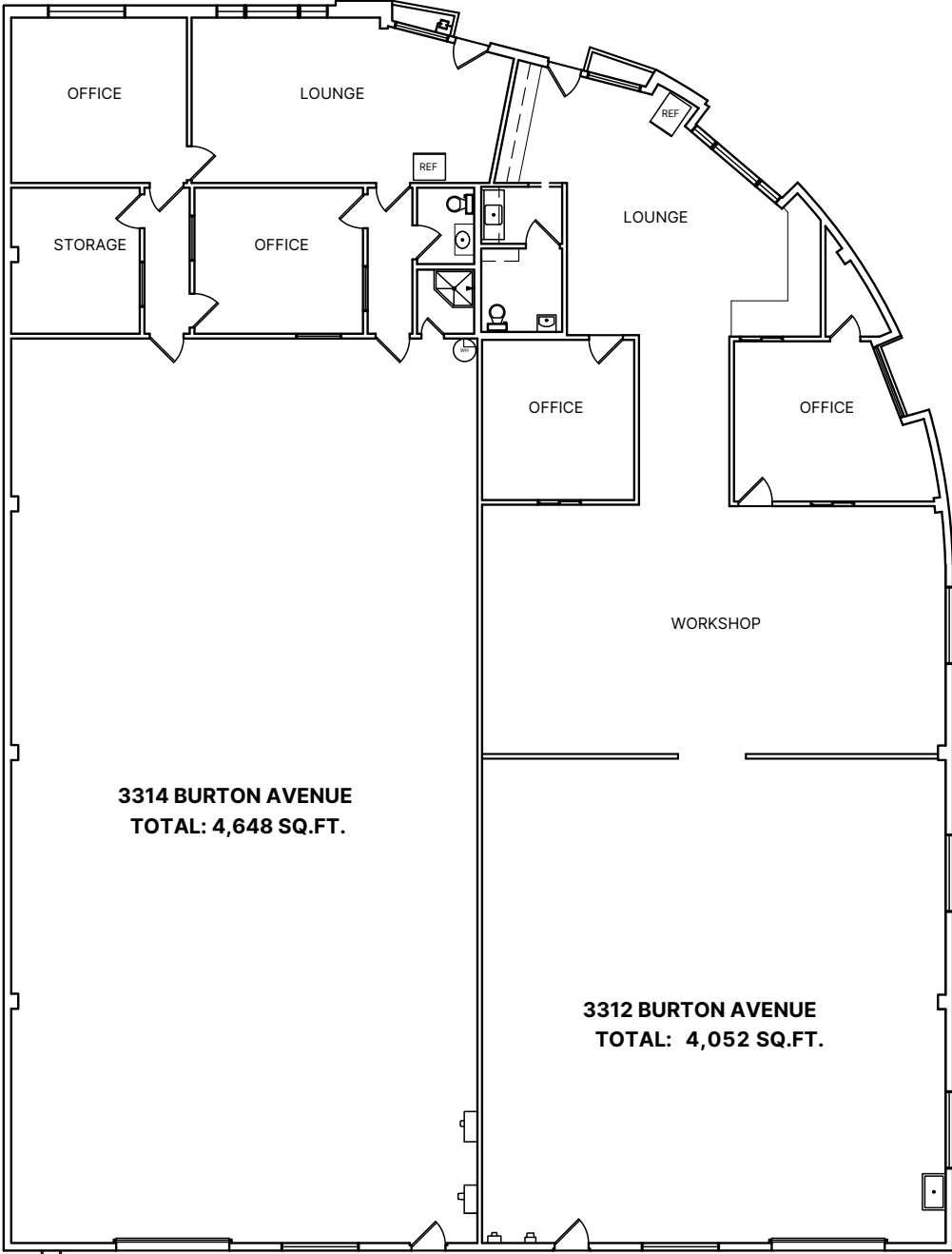
# PRO FORMA RENT ROLL

Address APN 2466-010-014	Tenant	Unit Size	Base Rent / SF	Scheduled Monthly Base Rent	Scheduled Annual Income	Start Date	Expiration Date	Increase Date	Renewal Option	Comments
3312 BURTON	LEASED	4,200	\$2.35	\$9,870.00	\$118,440.00	11/01/25	12/31/27	11/01/26	NO	On 11/1/2026 the Base Rent Increase to \$10,215.45 / month (\$2.43 / SF).
3314 BURTON	LEASED	4,648	\$1.90	\$8,830.00	\$105,960.00	05/01/24	04/30/27	N/A	YES	One (1) Option to Renew for an additional thirty-six (36) month Term with no more than six (6) months nor less than four (4) months prior written notice. Option Term Rent adjust to FMV with fixed 3% annual increases.
<b>TOTALS</b>		<b>8,848</b>	<b>\$2.11</b>	<b>\$18,700.00</b>	<b>\$224,400.00</b>					

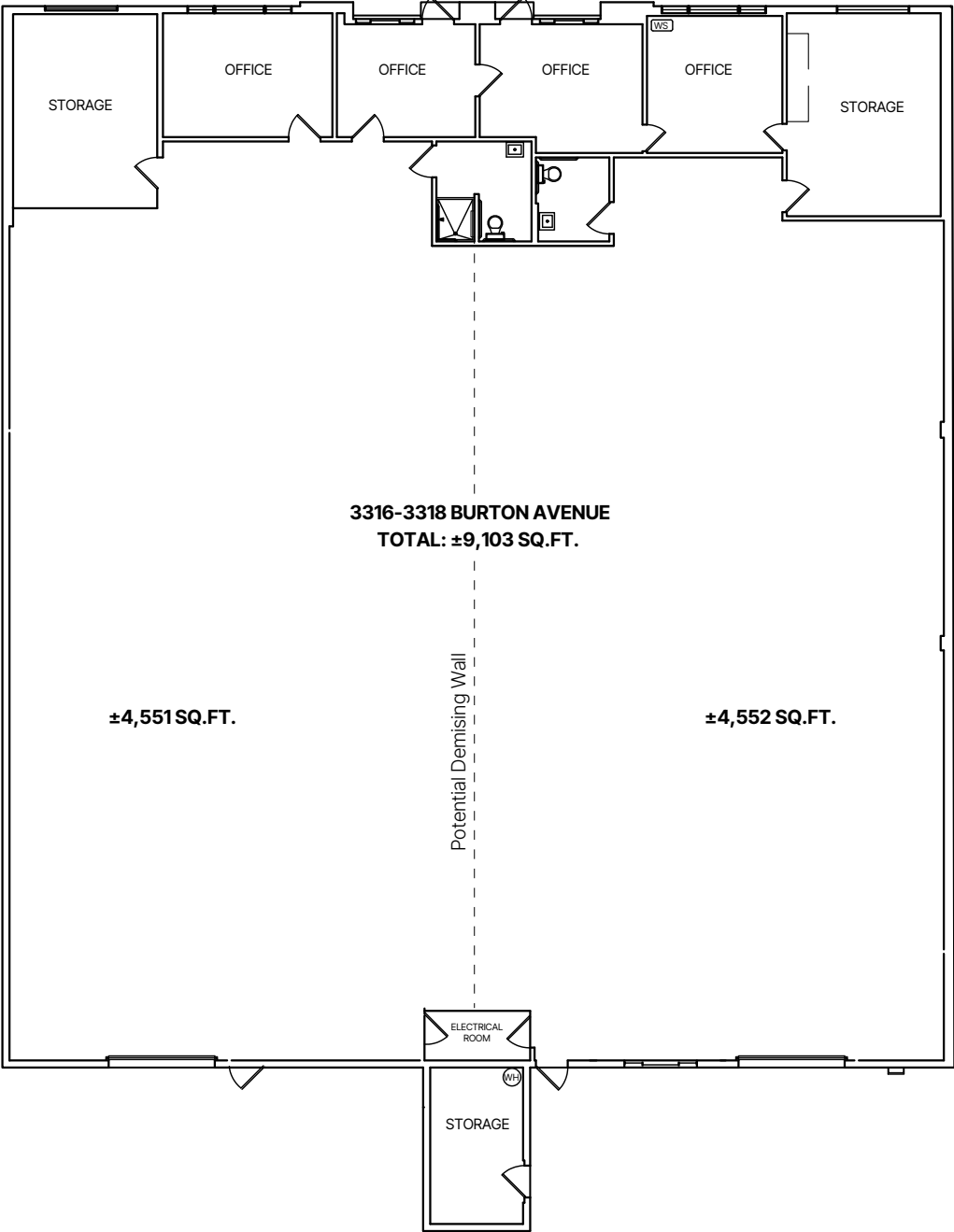
Address APN 2466-010-013	Tenant	Unit Size	Pro Forma Base Rent / SF	Pro Forma Monthly Base Rent	Pro Forma Annual Income	Start Date	Expiration Date	Increase Date	Renewal Option	Comments
3316 BURTON	VACANT	4,552	2.35	\$10,679.20	\$128,150.40	TBD	TBD	N/A	N/A	Vacant and available for occupancy
3318 BURTON	VACANT	4,551	2.35	\$10,694.80	\$128,337.60	TBD	TBD	N/A	N/A	Vacant and available for occupancy
<b>TOTALS</b>		<b>9,103</b>	<b>\$2.35</b>	<b>\$21,374.00</b>	<b>\$256,488.00</b>					

	Occupancy	Total Project SF	Pro Forma AvG Rent / SF	Pro Forma Gross Mo. Income	Pro Forma Gross Annual Income
<b>TOTALS</b>	<b>100%</b>	<b>17,951</b>	<b>\$2.23</b>	<b>\$40,074.00</b>	<b>\$480,888.00</b>

# 3212-3214 SITE PLAN

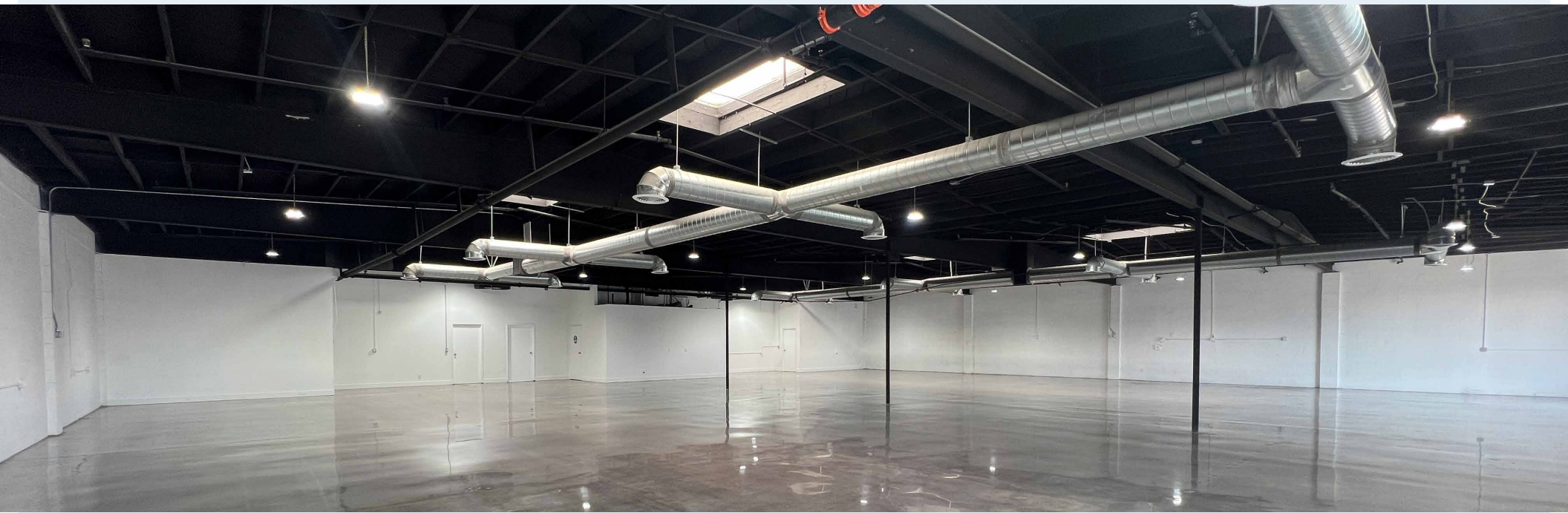


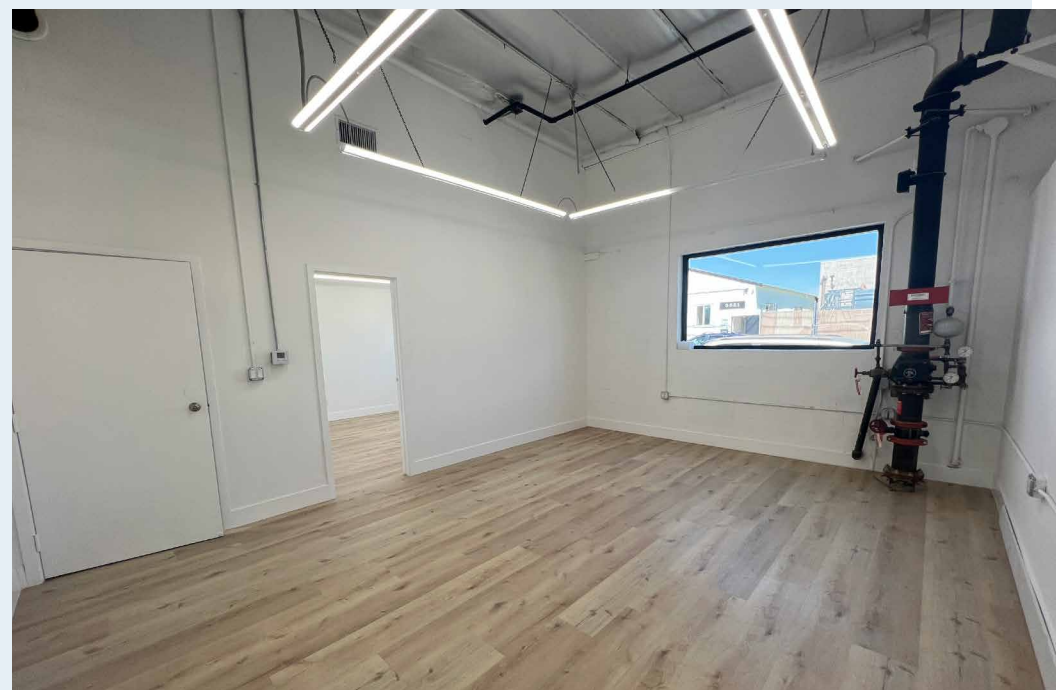
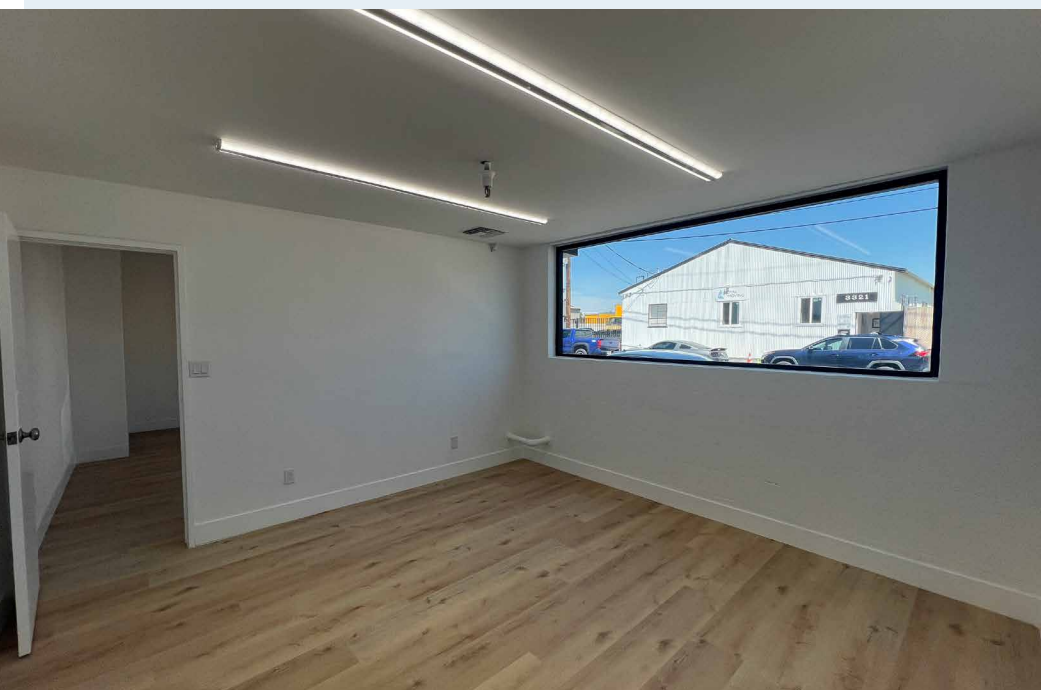
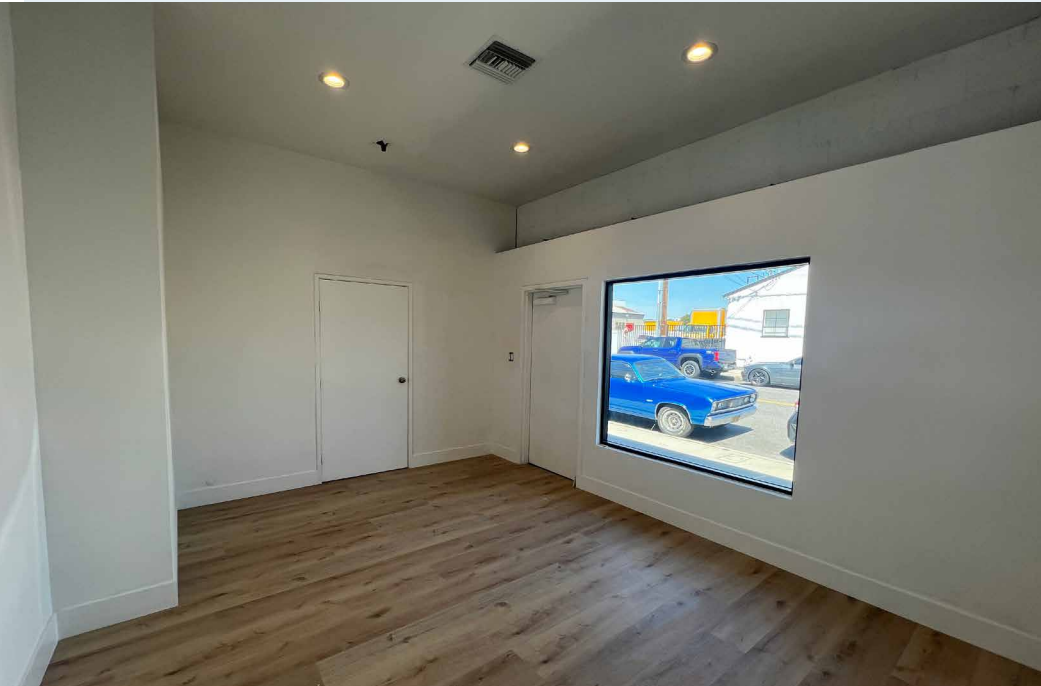
# 3216-3218 SITE PLAN

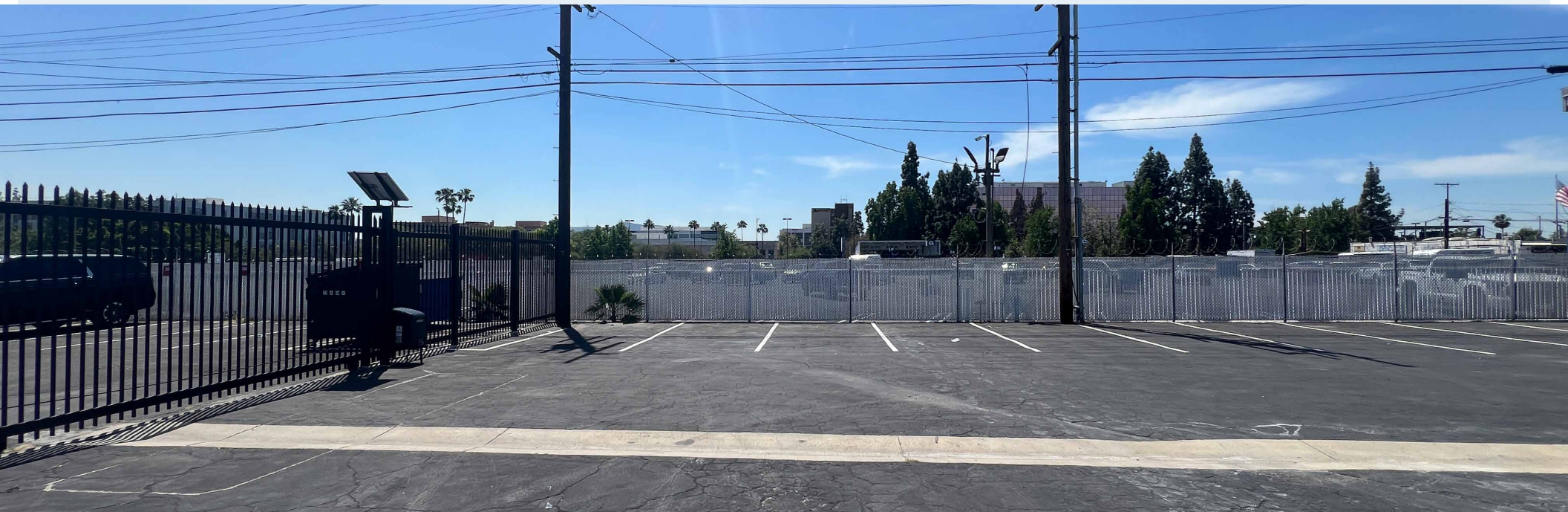


# AERIAL MAP











# BURBANK ECONOMIC PROFILE

## OVERVIEW

The City of Burbank is one of Southern California's most supply constrained and economically resilient industrial submarkets. Known globally as the "Media Capital of the World," Burbank supports a concentrated employment base of more than 165,000 daytime jobs—far exceeding its residential population—making it a dominant regional employment node within Los Angeles County.

Burbank's economy is anchored by world class media, entertainment, technology, aerospace, and healthcare employers, generating sustained demand for flex industrial, production, logistics, and creative oriented industrial facilities.

## INDUSTRIAL MARKET FUNDAMENTALS

Burbank's industrial inventory is predominantly infill and light industrial, shaped by land scarcity, proximity to residential districts, and high value adjacent uses.

Limited industrially zoned land has created supply constraints and barriers to entry which continue to make the Industrial vacancy in Burbank trend consistently below Greater Los Angeles averages, reflecting minimal new supply and strong tenant retention.








Rental rates and pricing per square foot continue to rank among the highest in the San Fernando Valley, driven by location, limited inventory, and tenant demand from media related users with specialized build outs.

## BUSINESS CLIMATE & CITY SUPPORT



The City of Burbank maintains a business friendly operating environment, including:

- **NO GROSS RECEIPTS TAX**
- Dedicated Economic Development and Business Concierge services
- Streamlined permitting and entitlement coordination
- Long term economic development strategy focused on creative, industrial, and advanced manufacturing sectors

# SALE COMPARABLES

	Sale Date	Sale Price	Price Per SF	Building SF	Land Area SF	Year Built	Ceiling Height	Drive-In Doors	Buyer	Seller
<b>1. 1005 W Isabel St, Burbank 91506-1403</b>										
	10/22/25	\$5,900,000	\$430.85	13,694	24,829	1973	14'	3	J.L. Fisher, Inc.	Amarpreet Singh Malik
<b>2. 3082 N Lima St, Burbank 91504-2012</b>										
	5/7/25	\$1,879,000	\$476.06	3,947	6,534	1976	15'	1	SMW Restoration, Inc.	Cordell Industries, Inc.
<b>3. 435 S Main St, Burbank 91506-2522</b>										
	7/31/25	\$2,150,000	\$456.09	4,714	15,682	1940	16'	1	Ara Torosyan	Vahagn Gevorgyan
<b>4. 716 Mariposa St, Burbank 91506-1629</b>										
	3/25/25	\$2,900,000	\$505.23	5,740	9,148	1999	18'	1	2020 Building Services	Soapbox Films
<b>5. 219 W Palm Ave, Burbank 91502</b>										
	11/13/25	\$2,000,000	\$421.05	4,750	9,000	1967	12'	1	George Garikian	Jack Marquez
<b>6. 7419 Bellaire Ave, North Hollywood 91605-4304</b>										
	11/21/25	\$2,125,000	\$409.68	5,187	9,431	1982	14'	2	Kosy Family Trust	Golden State Seafood
<b>7. 5721 Cahuenga Blvd, North Hollywood 91601-2107</b>										
	6/9/25	\$1,950,000	\$491.18	3,970	5,227	1968	14'	1	Shant Bekmezian	Benjamin Nabati   Jonathan Eryami

# SALE COMPARABLES

	Sale Date	Sale Price	Price Per SF	Building SF	Land Area SF	Year Built	Ceiling Height	Drive-In Doors	Buyer	Seller
<b>8. 5500-5510 Satsuma Ave, North Hollywood 91601-2840</b>										
	5/20/25	\$3,400,000	\$461.33	7,370	20,473	1973	15'	2	Daniel Urrutia	Daniel Howard
<b>9. 5533 Satsuma Ave, North Hollywood 91601</b>										
	8/6/25	\$2,150,000	\$430.00	5,000	7,002	1965	12'	1	Satsuma Warehouse LLC	Gertrude K Leviloff Living Trust
<b>10. 5547 Satsuma Ave, North Hollywood 91601-2841</b>										
	11/10/25	\$2,250,000	\$454.55	4,950	6,970	1960	12'	1	William Westwater	Michael Goldman
<b>11. 12010 Vose St, North Hollywood 91605</b>										
	10/3/25	\$2,125,000	\$425.00	5,000	10,454	1966	12'	2	Danny Bellisi	Gary Weiss
<b>12. 13513 Sherman Way, North Hollywood 91605</b>										
	7/3/25	\$3,500,000	\$470.11	7,445	14,810	1962	12'	3	13513 Sherman Way LLC	Shawn Massoudi   Massoudi Family Trust
<b>13. 9108 De Garmo Ave, Sun Valley 91352</b>										
	10/22/25	\$5,175,354	\$436.08	11,868	19,654	1972	12'	2	Eric M Insua	George Smith   Yorkshire Investment Co

# SALE COMPARABLES MAP



# LOCATION HIGHLIGHTS

## PRIME BURBANK INDUSTRIAL SUBMARKET

Burbank is one of the most land constrained and consistently high demand industrial submarkets in the San Fernando Valley. Limited new development and sustained owner user occupancy continue to drive long term demand for functional small bay industrial product.

The property is centrally located within the Burbank industrial corridor, providing efficient access to Los Angeles, Glendale, Pasadena, and surrounding employment centers—an optimal setting for small bay owner users seeking long term operating control in an established infill market.

## REGIONAL CONNECTIVITY

Supportive of last mile service, trade activity, and regional mobility without reliance on distant freeway corridors.

- ±1.0 mile to Interstate 5
- ±1.5 miles to State Route 134
- Convenient access to U.S. Highway 101 and Interstate 405

## PROXIMITY TO BURBANK AIRPORT

Adjacent proximity to the airport further differentiates Burbank from competing Valley submarkets.

- Efficient regional and national business travel
- Strong fit for studio, media, and entertainment adjacent users
- Supports time sensitive deliveries and specialty logistics



Corgan Rendering



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