



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



# For Sale or Lease

# 610 NORTH HOLLYWOOD WAY

High-End Media, Entertainment Office Building in Burbank

**Possible Medical Use**

**STACY VIERHEILIG-FRASER**

Principal

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DRE #00986794

**SYDNEY FRASER**

Associate

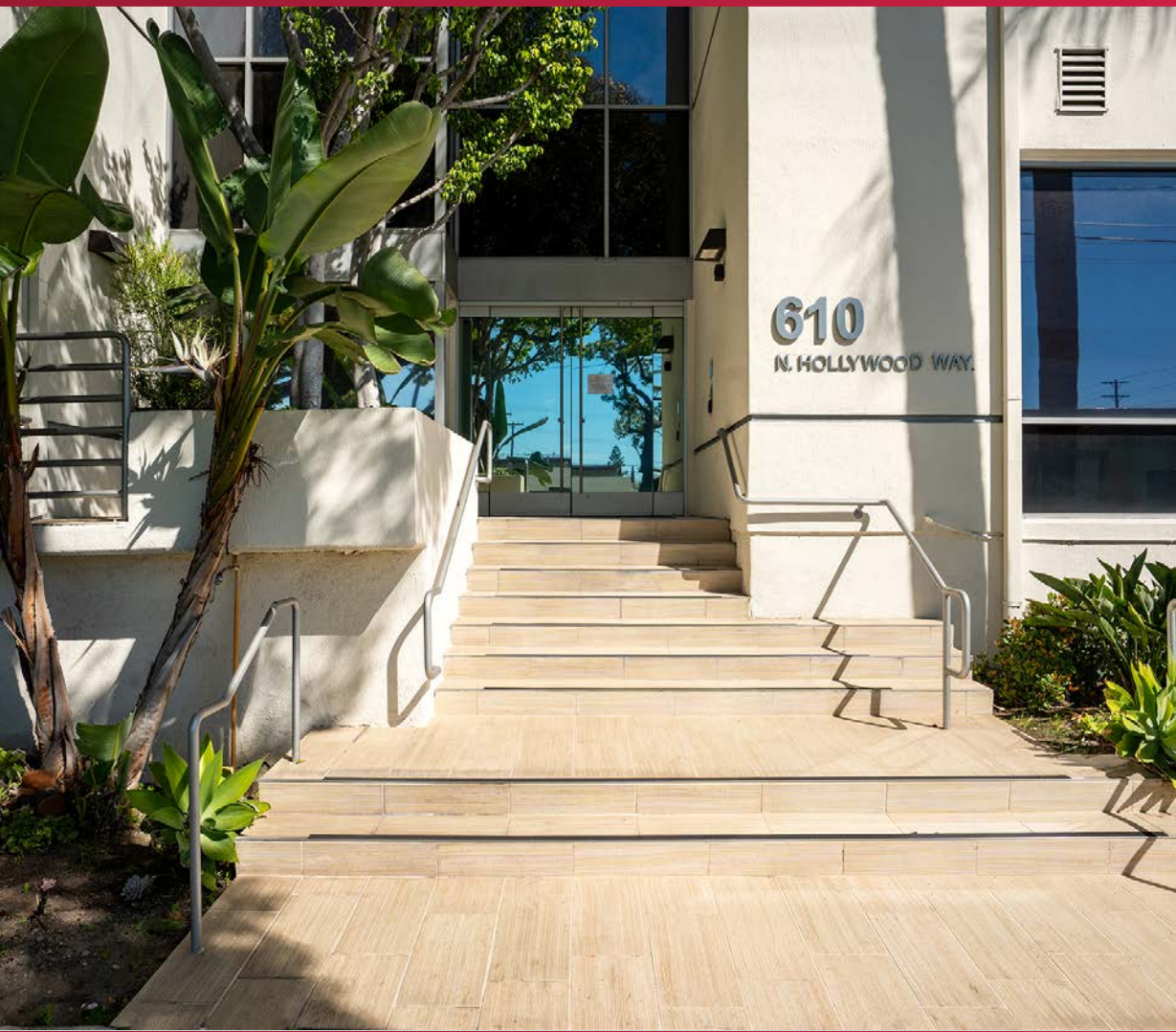
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DRE #02149511

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# MEDIA & ENTERTAINMENT BUILDING FOR SALE OR LEASE



|            |                                                    |
|------------|----------------------------------------------------|
| ADDRESS    | 610 North Hollywood Way, Burbank, CA 91505         |
| AIN        | 2480-016-064                                       |
| RBA        | 31,377 SF*                                         |
| STORIES    | 3                                                  |
| LOT SIZE   | 17,680 SF                                          |
| YEAR BUILT | 1990                                               |
| ZONING     | BUR4 <i>*Building divisible by floor for lease</i> |

|            |                                                                   |
|------------|-------------------------------------------------------------------|
| POWER      | 2,000 AMP Electrical Service                                      |
| HVAC       | 128 Tons                                                          |
| ELEVATOR   | Yes                                                               |
| SPRINKLERS | Yes                                                               |
| PARKING    | 125 Stalls (4/1,000 SF)<br>@ \$75/Car; Secure Subterranean Garage |

|            |                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------|
| SALE PRICE | \$15,000,000 (\$478 PSF). \$10,500,000 loan is assumable. 3.52% interest only until 1/28 then P & I. Matures 1/34. |
|------------|--------------------------------------------------------------------------------------------------------------------|

|              |                                                             |
|--------------|-------------------------------------------------------------|
| LEASE RATE   | \$2.75/RSF                                                  |
| RBA          | 1,500 SF - 22,000 SF                                        |
| LEASE TYPE   | Modified Gross (Tenant pays utilities, janitorial, & trash) |
| TERM         | Negotiable                                                  |
| AVAILABILITY | Now                                                         |

## CONTACT NOW

FOR MORE INFORMATION, PLEASE CONTACT

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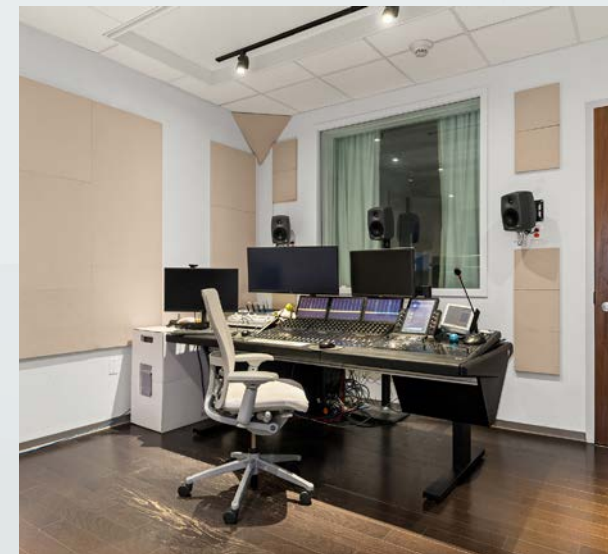
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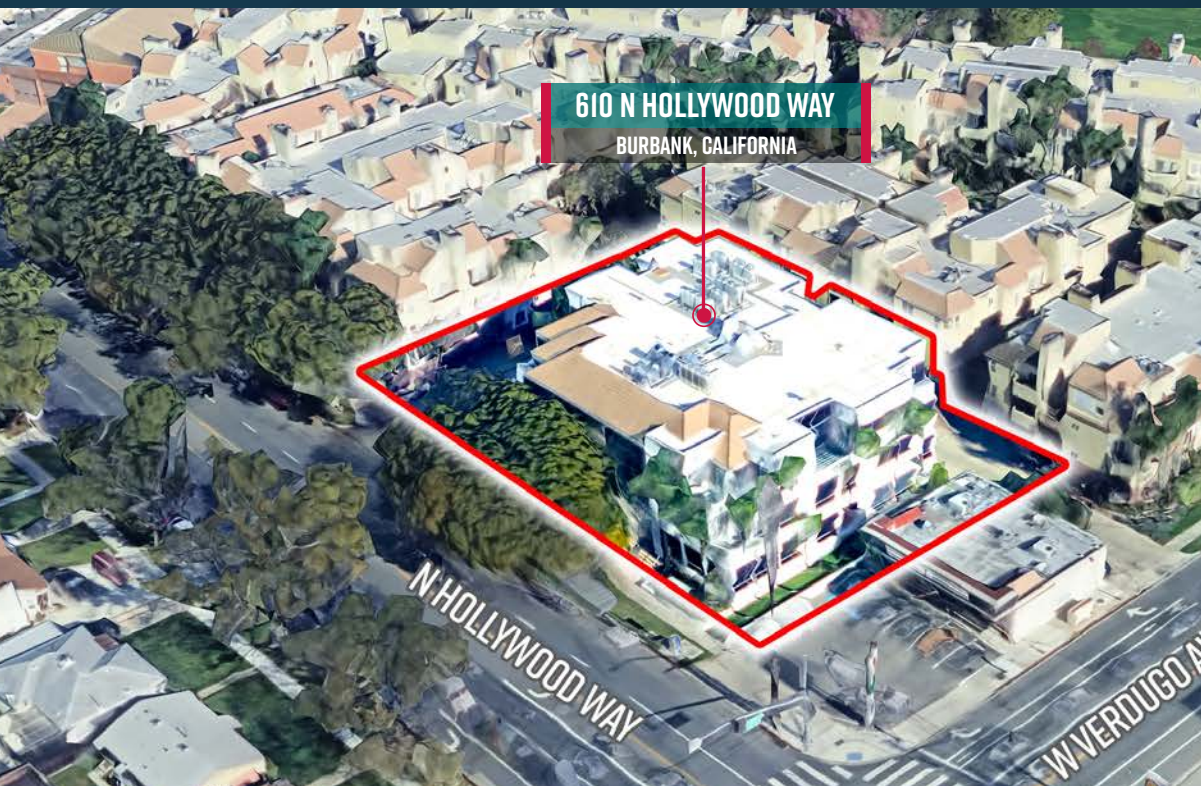


## 610 N. HOLLYWOOD WAY PROPERTY FEATURES

## \$4M IN RENOVATIONS IN 2013

- "Solar Film" Glass for UV Protection
- 3 Fiber Providers Available (Spectrum, Dark Castle, City of Burbank)
- $\pm$  10-foot Ceiling Height throughout
- Secure Building with Buzzer System
- Sika Sarnafil Warranted Roof
- NO Gross Receipts Tax
- $\pm$  18 Edit Bays with Sound Attenuation & Controlled Temp
- Foley Room
- Kitchen & Restrooms on Every Floor
- Usable Balconies on Every Floor
- Large Machine Room/Data Center





610 North Hollywood Way is situated at the southwesterly corner of Burbank's Magnolia Park District and less than ¼ mile across the street from Burbank's famed Media District and Warner Bro's Ranch Facilities

Less than ½ mile from the 134 Freeway, with easy access to both the 5 Freeway and SR 170

Amenity-rich location with several dining options and various retail stores within the immediate area. Walkability score of 83/100 "very walkable" (source: walkscore.com)

**Warner Bros. Ranch recently underwent a \$500M+ redevelopment**

**Burbank Studios was acquired by Warner Brothers**

# PROPERTY PHOTOS



[CLICK HERE TO VIEW  
PROPERTY PHOTOS](#)



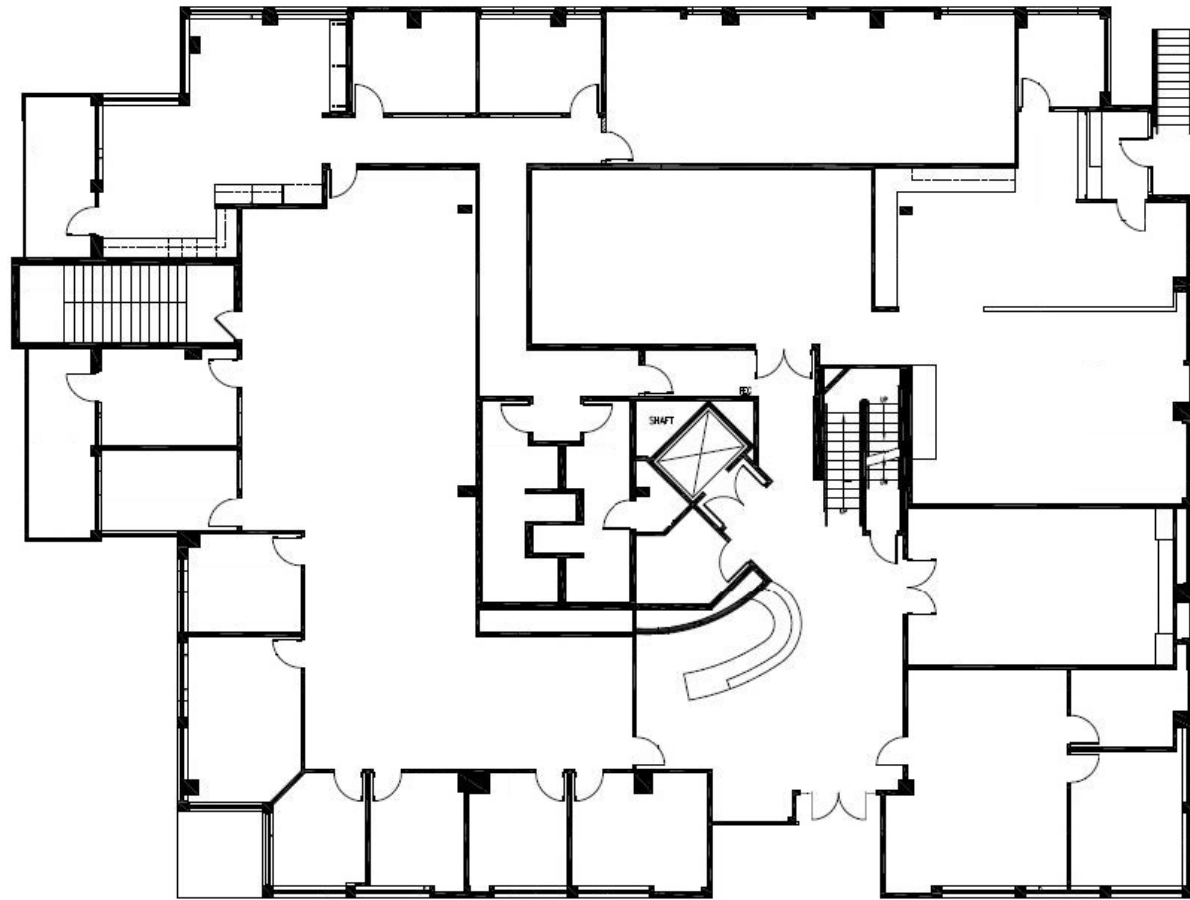
# PROPERTY PHOTOS



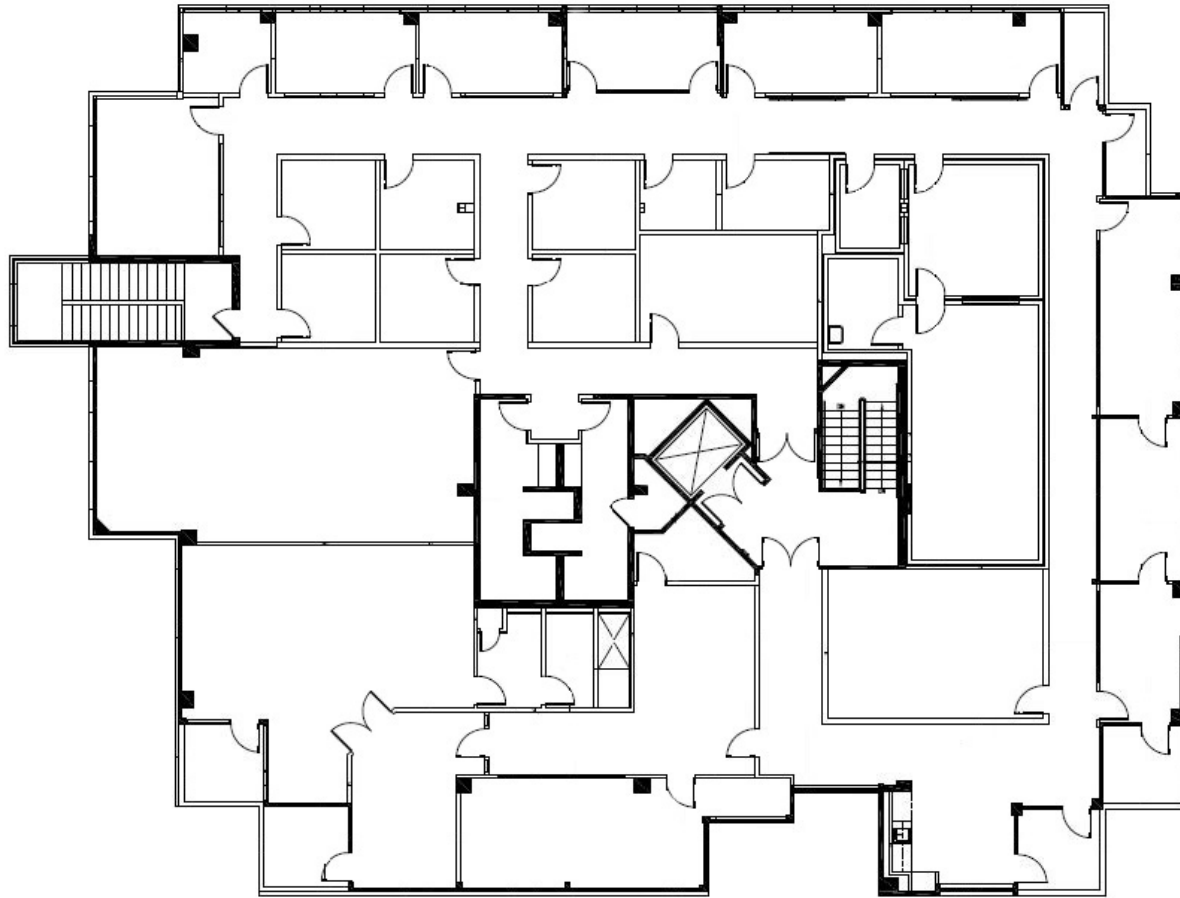
CLICK HERE TO VIEW  
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# 1ST FLOOR FLOORPLAN



# 3RD FLOOR FLOORPLAN



# DEMOGRAPHICS

## 2025



610 N Hollywood Way  
Burbank, CA 91505

1 mi radius

3 mi radius

5 mi radius

### Population

|                                      |              |              |               |
|--------------------------------------|--------------|--------------|---------------|
| Estimated Population (2025)          | 26,680       | 215,575      | 595,146       |
| Projected Population (2030)          | 25,389       | 206,974      | 574,258       |
| Census Population (2020)             | 26,520       | 209,439      | 581,312       |
| Census Population (2010)             | 25,504       | 201,190      | 559,913       |
| Projected Annual Growth (2025-2030)  | -1,290 -1.0% | -8,601 -0.8% | -20,888 -0.7% |
| Historical Annual Growth (2020-2025) | 159 -        | 6,136 0.6%   | 13,834 0.5%   |
| Historical Annual Growth (2010-2020) | 1,016 0.4%   | 8,249 0.4%   | 21,399 0.4%   |
| Estimated Population Density (2025)  | 8,497 psm    | 7,628 psm    | 7,581 psm     |
| Trade Area Size                      | 3.1 sq mi    | 28.3 sq mi   | 78.5 sq mi    |

### Households

|                                      |            |            |             |
|--------------------------------------|------------|------------|-------------|
| Estimated Households (2025)          | 11,758     | 94,592     | 259,931     |
| Projected Households (2030)          | 11,525     | 93,831     | 258,919     |
| Census Households (2020)             | 11,965     | 92,320     | 252,559     |
| Census Households (2010)             | 11,424     | 86,471     | 235,645     |
| Projected Annual Growth (2025-2030)  | -234 -0.4% | -761 -0.2% | -1,012 -    |
| Historical Annual Change (2010-2025) | 334 0.2%   | 8,121 0.6% | 24,285 0.7% |

### Average Household Income

|                                           |               |               |               |
|-------------------------------------------|---------------|---------------|---------------|
| Estimated Average Household Income (2025) | \$165,075     | \$137,488     | \$141,069     |
| Projected Average Household Income (2030) | \$166,074     | \$137,036     | \$140,179     |
| Census Average Household Income (2010)    | \$83,443      | \$74,791      | \$76,278      |
| Census Average Household Income (2000)    | \$68,743      | \$59,712      | \$60,874      |
| Projected Annual Change (2025-2030)       | \$999 0.1%    | -\$452 -      | -\$890 -0.1%  |
| Historical Annual Change (2000-2025)      | \$96,332 5.6% | \$77,776 5.2% | \$80,195 5.3% |

### Median Household Income

|                                          |               |               |               |
|------------------------------------------|---------------|---------------|---------------|
| Estimated Median Household Income (2025) | \$119,413     | \$98,901      | \$98,983      |
| Projected Median Household Income (2030) | \$120,156     | \$98,750      | \$98,591      |
| Census Median Household Income (2010)    | \$65,091      | \$58,352      | \$56,488      |
| Census Median Household Income (2000)    | \$54,149      | \$44,556      | \$44,192      |
| Projected Annual Change (2025-2030)      | \$742 0.1%    | -\$151 -      | -\$392 -      |
| Historical Annual Change (2000-2025)     | \$65,264 4.8% | \$54,345 4.9% | \$54,791 5.0% |

### Per Capita Income

|                                              |               |               |               |
|----------------------------------------------|---------------|---------------|---------------|
| Estimated Per Capita Income (2025)           | \$72,864      | \$60,443      | \$61,821      |
| Projected Per Capita Income (2030)           | \$75,501      | \$62,244      | \$63,420      |
| Census Per Capita Income (2010)              | \$37,377      | \$32,144      | \$32,103      |
| Census Per Capita Income (2000)              | \$32,355      | \$25,484      | \$25,199      |
| Projected Annual Change (2025-2030)          | \$2,637 0.7%  | \$1,801 0.6%  | \$1,599 0.5%  |
| Historical Annual Change (2000-2025)         | \$40,509 5.0% | \$34,959 5.5% | \$36,623 5.8% |
| Estimated Average Household Net Worth (2025) | \$1.47 M      | \$1.1 M       | \$1.12 M      |

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# COMPARABLES

## BURBANK, CA



8727 W 3RD ST., LOS ANGELES, CA 90048

|             |              |
|-------------|--------------|
| Date Sold   | 12/31/2025   |
| Price       | \$14,600,000 |
| Price/SF    | \$757.54     |
| Building SF | 19,723 SF    |
| Lot SF      | 11,326 SF    |
| Year Built  | 1965         |



900 HILGARD AVE., LOS ANGELES, CA 90024

|             |              |
|-------------|--------------|
| Date Sold   | 07/30/2025   |
| Price       | \$12,150,000 |
| Price/SF    | \$536.40     |
| Building SF | 22,651 SF    |
| Lot SF      | 22,651 SF    |
| Year Built  | 1951         |



602-616 SANTA MONICA BLVD., SANTA MONICA, CA 90401

|             |              |
|-------------|--------------|
| Date Sold   | 12/26/2026   |
| Price       | \$11,250,000 |
| Price/SF    | \$501.09     |
| Building SF | 22,451 SF    |
| Lot SF      | 14,810 SF    |
| Year Built  | 1923 / 1994  |



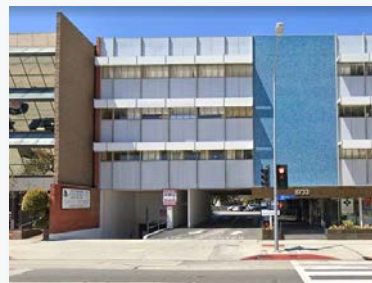
220 N GLENDALE AVE., GLENDALE, CA 91206

|             |              |
|-------------|--------------|
| Date Sold   | 10/18/2024   |
| Price       | \$10,510,000 |
| Price/SF    | \$474.19     |
| Building SF | 22,161 SF    |
| Lot SF      | 34,352 SF    |
| Year Built  | 1941 / 2022  |



3322 LA CIENEGA PL., LOS ANGELES, CA 90016

|             |              |
|-------------|--------------|
| Date Sold   | 10/28/2025   |
| Price       | \$32,000,000 |
| Price/SF    | \$615.34     |
| Building SF | 52,004 SF    |
| Lot SF      | 57,499 SF    |
| Year Built  | 1973 / 2019  |



8733 BEVERLY BLVD., LOS ANGELES, CA 90048

|             |              |
|-------------|--------------|
| Date Sold   | 07/22/2024   |
| Price       | \$11,600,000 |
| Price/SF    | \$593.78     |
| Building SF | 19,536 SF    |
| Lot SF      | 21,947 SF    |
| Year Built  | 1960         |

# WHY BURBANK?



- "THE MEDIA CAPITAL OF THE WORLD"
- No City Income Tax
- No Gross Sales Receipt Tax
- One-Stop Shop
- Streamlined Permitting Process
- LEED Incentive Program
- One Burbank High-Speed Fiber Optics Network, Available Via the Building's Existing Fiber Connections.
- Free City-Sponsored WiFi
- Energy Solutions Rebates
- Solar Power Rebates
- Historically Low Vacancy Rates

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