

# FOR SALE

OWNER / USER OR REDEVELOPMENT OPPORTUNITY – ADJACENT TO BURBANK MEDIA DISTRICT

2101 W. OLIVE AVE  
BURBANK, CA 91506



**PAUL HERMAN**

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM



**THEHERMANCOMPANY**  
INTEGRITY. RESPECT. TRUST.

# INVESTMENT OVERVIEW

2101 W. OLIVE AVE  
BURBANK, CA 91506

## OWNER / USER OR REDEVELOPMENT OPPORTUNITY

Superbly Located Adjacent to Burbank's  
Booming Media District

Offered at:

**\$3,950,000**

Situated Between the Media and Rancho Districts, this freestanding 11,521 SF building is ideal for a **Creative Office Conversion** or **possible SB 79 Redevelopment Project**.<sup>\*</sup> Currently occupying a 15,359 SF lot, the building is configured as an Industrial Flex Building with 2,400 SF dedicated warehouse space, 3 loading doors, 3 large bullpen/storage areas, 17 private offices, 8 restrooms, conference room, kitchenette, and full air conditioning. Located at the NW corner of Olive Ave + Keystone St, 5 Blocks east of Buena Vista St, the area demographics – boasting \$140,000+ annual household income, more than justify the site's redevelopment potential.



### SB 79 REDEVELOPMENT OPPORTUNITY\*

The property may qualify for Tier-2 SB 79 eligibility within ½-mile radius of proposed LA Metro Bus Rapid Transit (BRT) stops at Olive and Verdugo Avenues with following by-right allowances:



**55 FT.**  
5 STORIES



**80**  
UNITS / PER ACRE



**2.5 FAR**

Affordability component may increase density bonus allowance.

*\*Buyer to Verify any Specific Use or Proposed Redevelopment Project with the city of Burbank of Burbank*

### PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM



THEHERMANCOMPANY  
INTEGRITY. RESPECT. TRUST.

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

# PROPERTY OVERVIEW

**2101 W. OLIVE AVE**  
BURBANK, CA 91506



## BUILDING SPECS

- » 11,521 SF Bldg / 15,359 SF Lot (Currently Vacant)
- » Onsite Parking + Loading for 12-15 Vehicles
- » 2,400 SF Dedicated Warehouse Space
- » 3 Loading Doors
- » Industrial / Flex Bldg (Zoned Burbank C-2
- » APN: 2444-007-004

## KEY FEATURES

- » 3 Large Bullpen / Storage Areas
- » 17 Private Offices, 8 Restrooms, Conference Room + Kitchenette
- » Fully Air-Conditioned

## POWER SPECS

- » Two 200-amp 240-volt 3 phase electrical panels
- » Two 100-amp 120-volt single phase electrical panels

## LOCATION HIGHLIGHTS

- » Situated Between the Media and Rancho Districts
- » NW corner of Olive Ave + Keystone St, 5 Blocks east of Buena Vista St
- » \$140,000 Annual House Income Within 1-Mile Radius
- » Within ½ Mile Radius of Proposed LA Metro Bus Rapid Transit (BRT) Stops at Olive and Verdugo Avenues

## PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



**THEHERMANCOMPANY**  
INTEGRITY. RESPECT. TRUST.

# LOCATION AMENITIES

2101 W. OLIVE AVE  
BURBANK, CA 91506



- » Burbank Town Center — 1.5 mi, major indoor mall (Macy's, dining, entertainment)
- » Burbank Empire Center — big-box power center (Target, Walmart, Best Buy, Lowe's, restaurants)
- » Convenient access to the nearby 134 frwy, with connections to the 5 and 101
- » Close to Hollywood Burbank Airport + Downtown Burbank Metrolink station
- » Warner Bros. Studio Tour Hollywood — 1.5 mi
- » The Walt Disney Studios — 1.5 mi
- » Ugosound Studios, Igloo Music, Bang Zoom! Studios — several boutique post-production/recording studios along the Olive Ave corridor itself, reinforcing the media-industry tenant base

## PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



THEHERMANCOMPANY  
INTEGRITY. RESPECT. TRUST.

# SITE PHOTOS

2101 W. OLIVE AVE  
BURBANK, CA 91506



## PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



THEHERMANCOMPANY  
INTEGRITY. RESPECT. TRUST.

# FLOOR PLAN

2101 W. OLIVE AVE  
BURBANK, CA 91506



## PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM

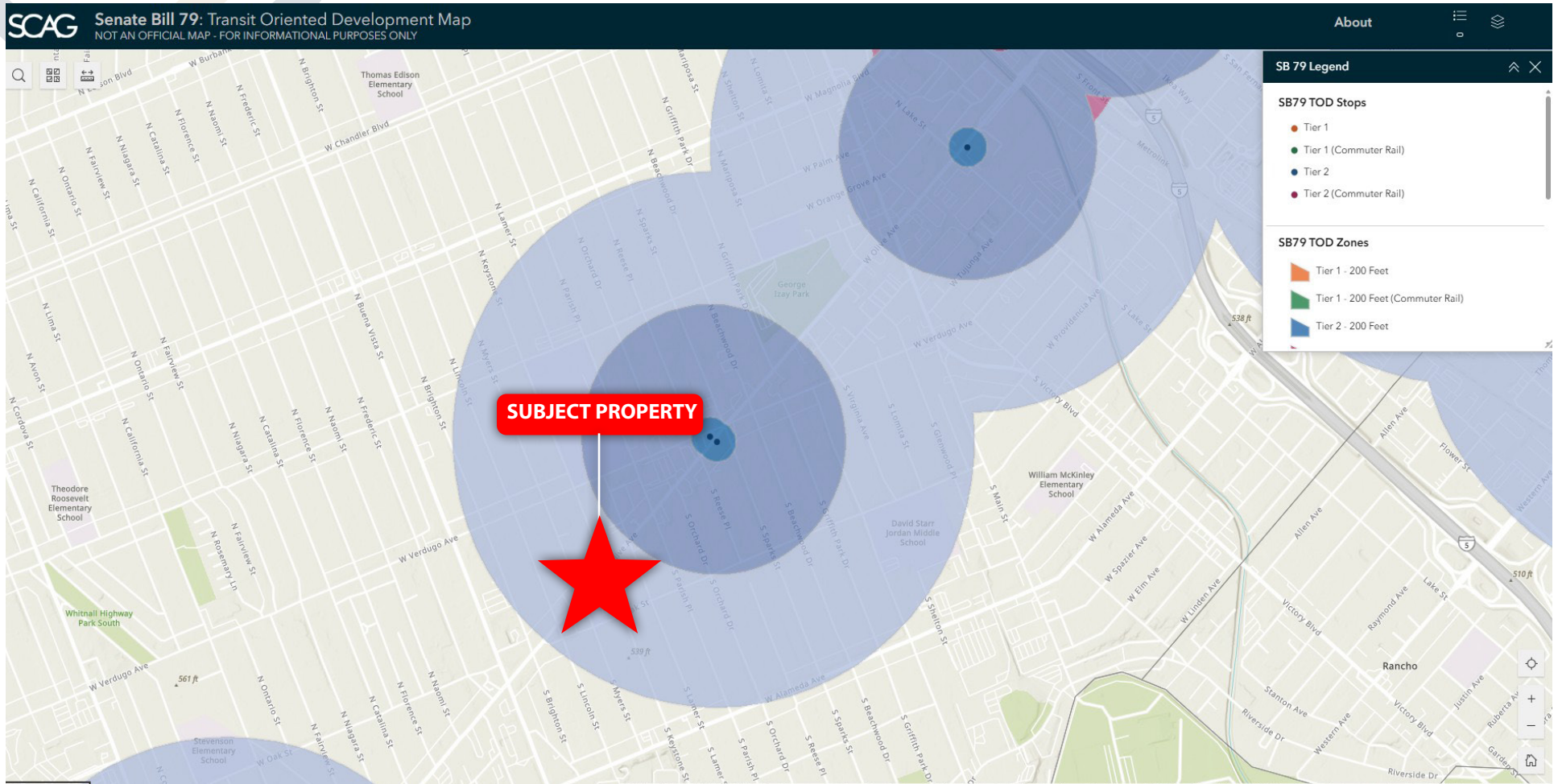
All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



THEHERMANCOMPANY  
INTEGRITY. RESPECT. TRUST.

# SB 79 ZONING MAP (PROPOSED)

2101 W. OLIVE AVE  
BURBANK, CA 91506



## PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

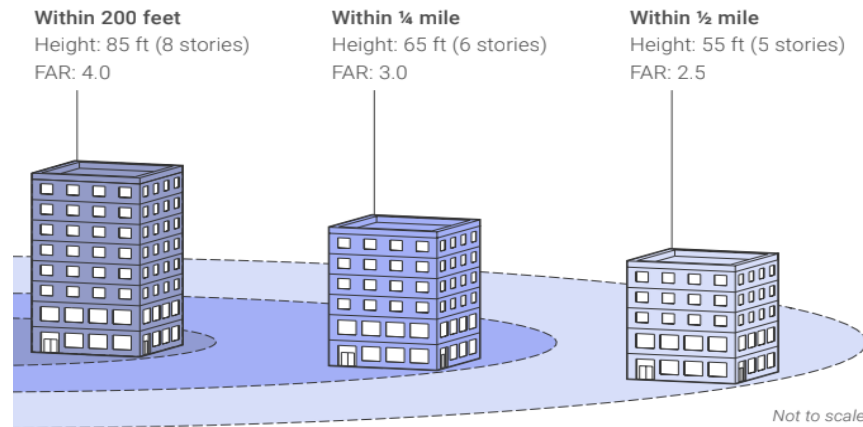


THEHERMANCOMPANY  
INTEGRITY. RESPECT. TRUST.

# SB 79 SPECIFICATION DETAILS

2101 W. OLIVE AVE  
BURBANK, CA 91506

## TOD Tier 2 (Light Rail, High Frequency Commuter, BRT, Eligible Bus Only Lanes)



| Tier                           | within 200 ft                         | within 1/4 mile                       | within 1/2 mile                       |
|--------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Height*                        | 85 ft<br>(8 stories)                  | 65 ft<br>(6 stories)                  | 55 ft<br>(5 stories)                  |
| Density                        | 140 dwelling<br>units/acre            | 100 dwelling<br>units/acre            | 80 dwelling units/acre                |
| Density per Lot<br>Equivalency | 311 sq ft lot area /<br>dwelling unit | 436 sq ft lot area /<br>dwelling unit | 545 sq ft lot area /<br>dwelling unit |
| Floor Area Ratio<br>(FAR)      | 4.0                                   | 3.0                                   | 2.5                                   |

\* Height in stories is approximate and based on average floor height for multifamily residential buildings.

### PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



THEHERMANCOMPANY  
INTEGRITY. RESPECT. TRUST.

# COMMUNITY PROFILE

2101 W. OLIVE AVE  
BURBANK, CA 91506

Burbank hosts several major studio campuses, including Warner Bros. and The Walt Disney Studios, which anchor the local film, television, and post-production-driven economy. Moreover, a cluster of boutique recording and production studios, reside along the Olive Avenue corridor – showcasing the area's close entertainment industry ties.

Burbank residents, daytime workers, and visitors alike appreciate its convenient surface streets and freeways, with the 134, 5, and 101 freeways connecting the area with broader Los Angeles. The Hollywood Burbank Airport is a commuter favorite. And the Downtown Burbank Metrolink station offers speedy local travel. Nearby retail and dining options in the Burbank Town Center and Burbank Empire Center, along with many popular area eateries contribute to the community's highly prized walkability.

With its blend of entertainment-industry prestige, transportation access, and established local amenities, Burbank continues to be one of the most desirable submarkets in the San Fernando Valley for commercial and creative-use tenants.



## PAUL HERMAN

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



THEHERMANCOMPANY  
INTEGRITY. RESPECT. TRUST.

2101 W. OLIVE AVE  
BURBANK, CA 91506

# BROKER CONTACT



**PAUL HERMAN**

DRE LIC. #02065550

OFF 818.748.3411

CEL 323.333.4012

PAUL@THEHERMANCO.COM



THEHERMANCOMPANY  
INTEGRITY. RESPECT. TRUST.