



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**

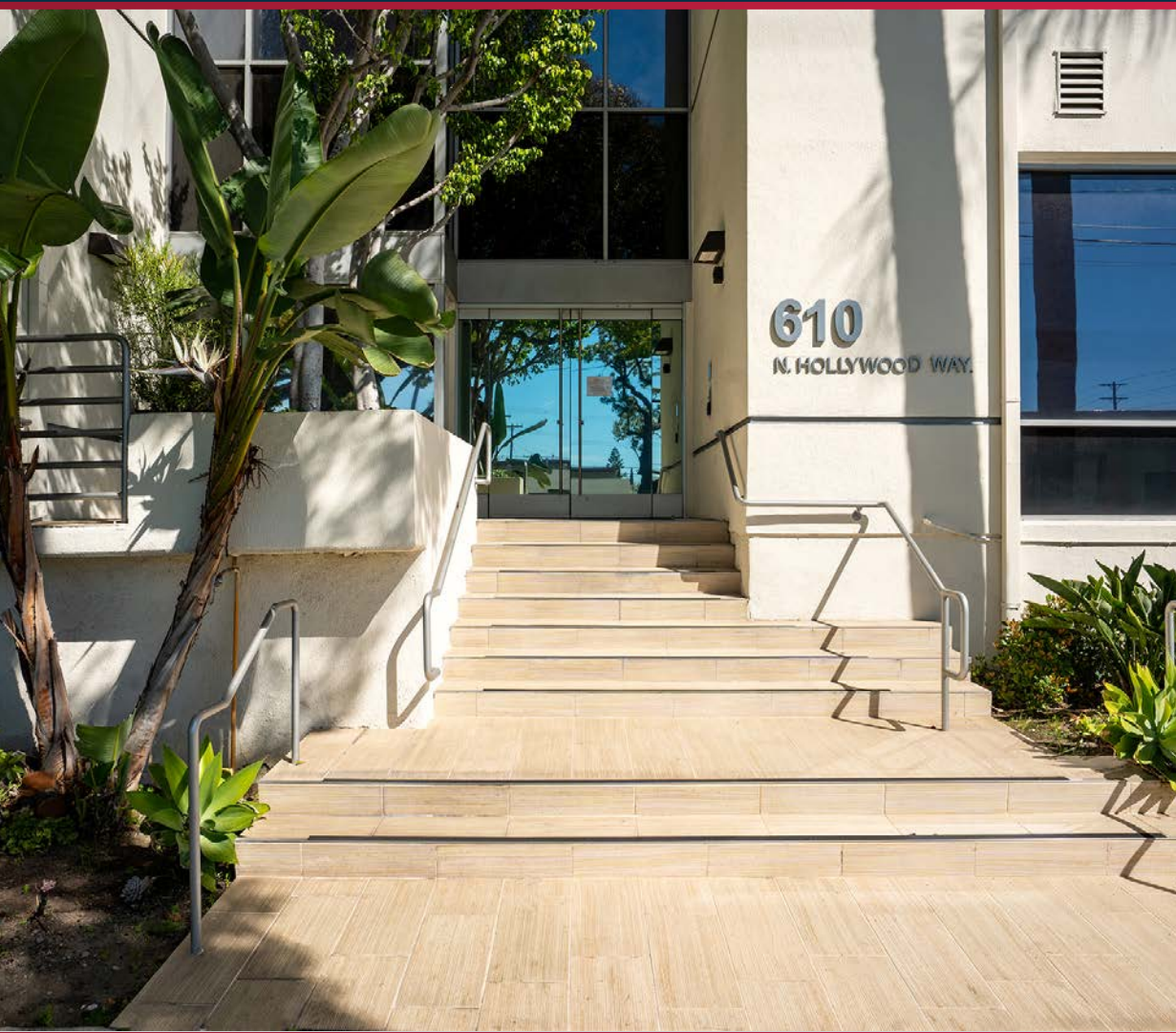
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# MEDIA & ENTERTAINMENT BUILDING FOR SALE OR LEASE



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) @ \$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.
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LEASE RATE	\$2.75/RSF
RBA	1,500 SF - 31,377 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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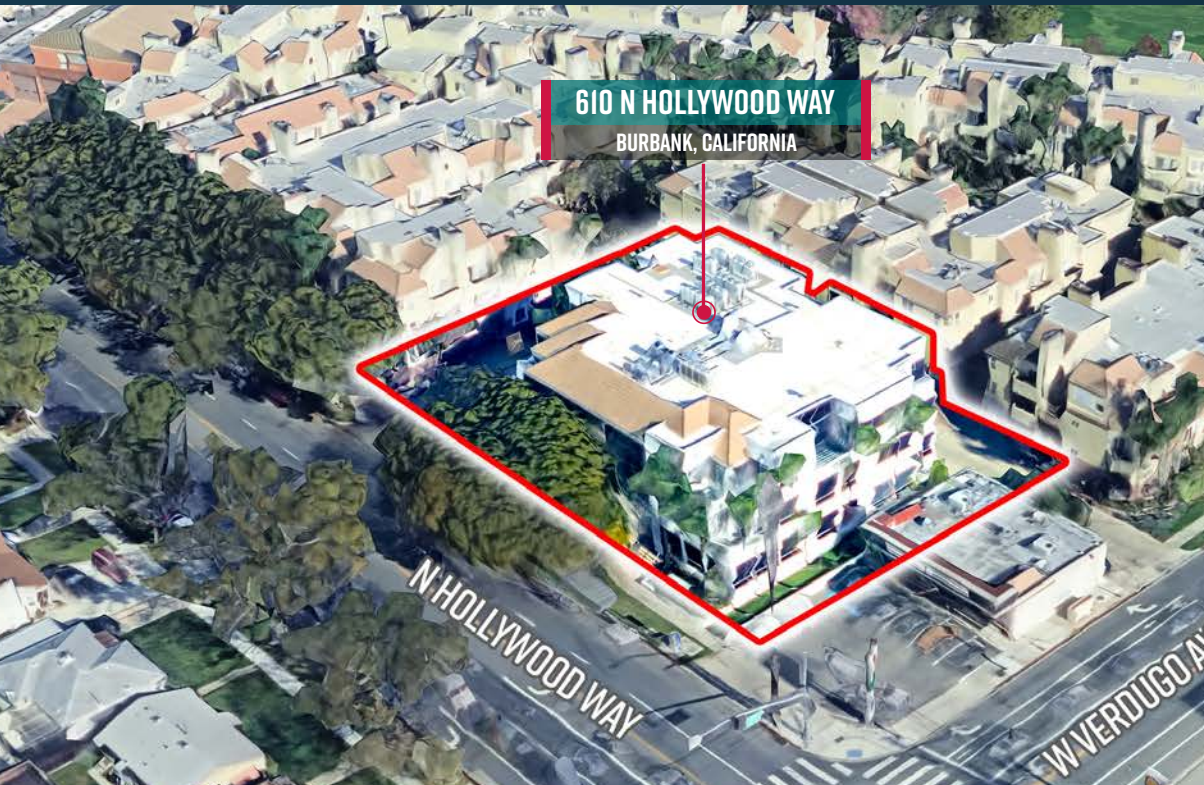
## 610 N. HOLLYWOOD WAY PROPERTY FEATURES

## \$4M IN RENOVATIONS IN 2013

- "Solar Film" Glass for UV Protection
- 3 Fiber Providers Available (Spectrum, Dark Castle, City of Burbank)
- ± 10-foot Ceiling Height throughout
- Secure Building with Buzzer System
- Sika Sarnafil Warranted Roof
- NO Gross Receipts Tax
- ± 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

**50% Of The Building May Be Utilized For Medical Use**





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](#)



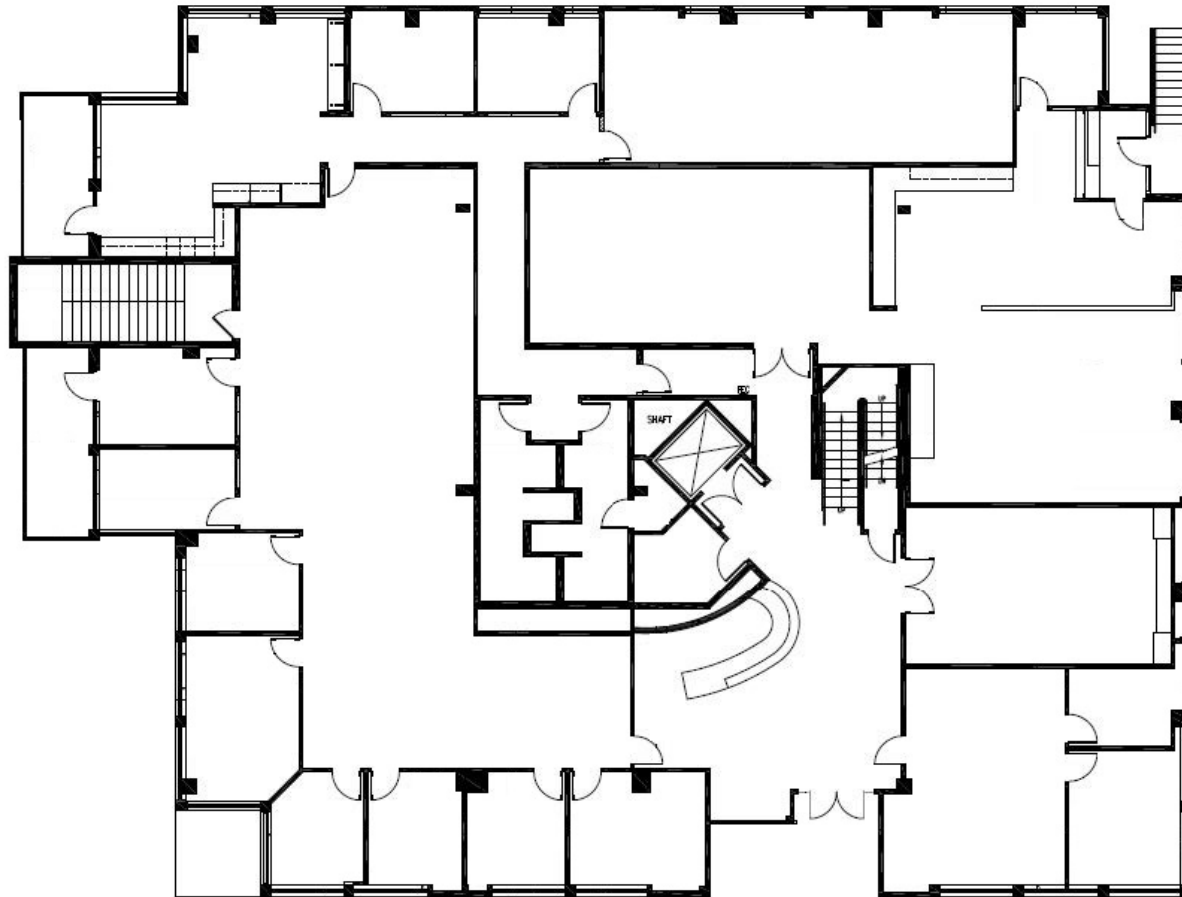
# PROPERTY PHOTOS



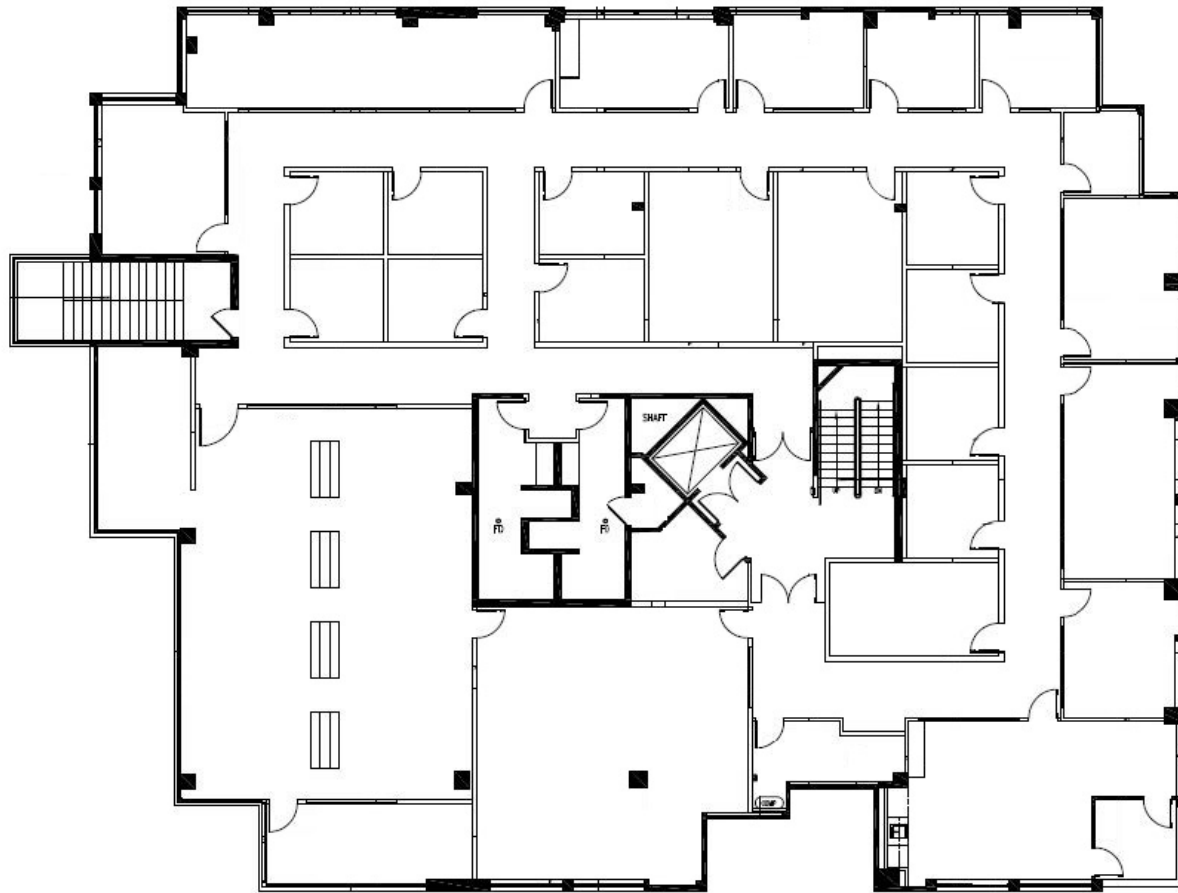
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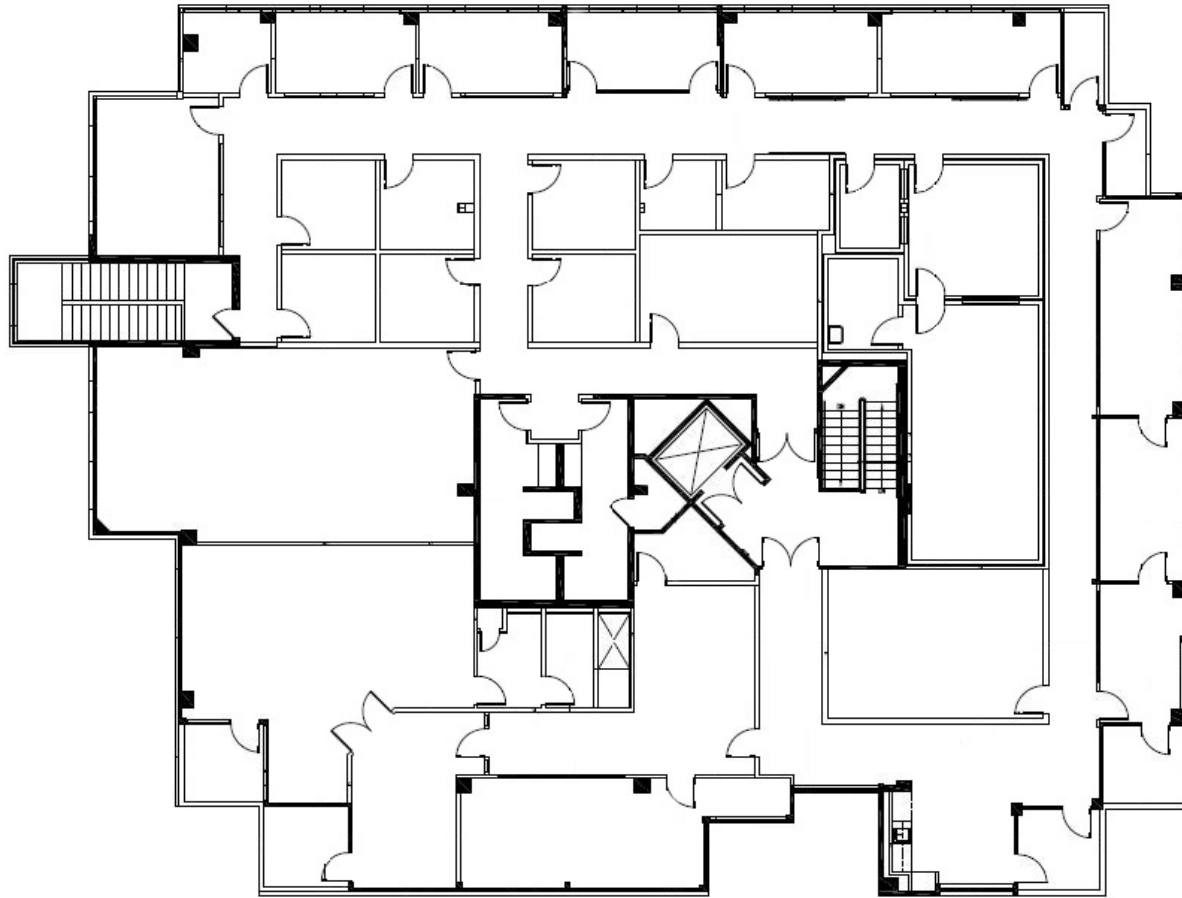
# 1ST FLOOR FLOORPLAN



# 2ND FLOOR FLOORPLAN



# 3RD FLOOR FLOORPLAN



# DEMOGRAPHICS

## 2025



610 N Hollywood Way Burbank, CA 91505	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
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 <i>psm</i>	7,628 <i>psm</i>	7,581 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
<b>Households</b>			
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%
<b>Average Household Income</b>			
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%
<b>Median Household Income</b>			
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%
<b>Per Capita Income</b>			
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

# 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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