

An aerial photograph of a two-story stone building with a flat roof. The building features a large arched garage door on the left and a smaller arched entrance on the right. The roof is covered with several HVAC units. A paved parking lot is in the foreground, and a street with cars and trees is visible to the right. The background shows other buildings and trees under a clear sky.

4,680 SF | 2-STORY OFFICE SUITE  
**FOR LEASE**

**3099** N LIMA STREET  
BURBANK, CA 91505

Marcus & Millichap  
AGNEW | SERLING GROUP

# Marcus & Millichap

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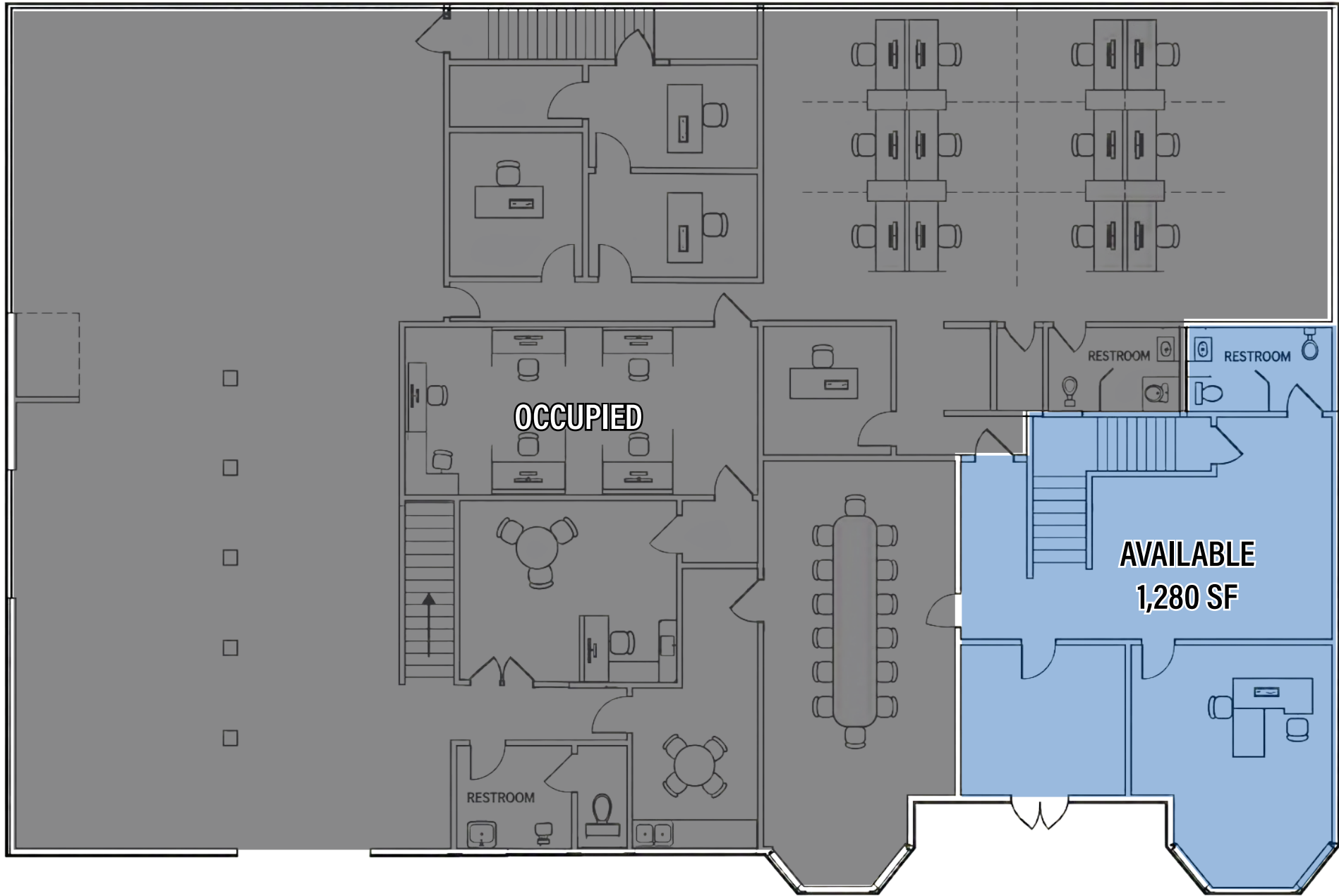
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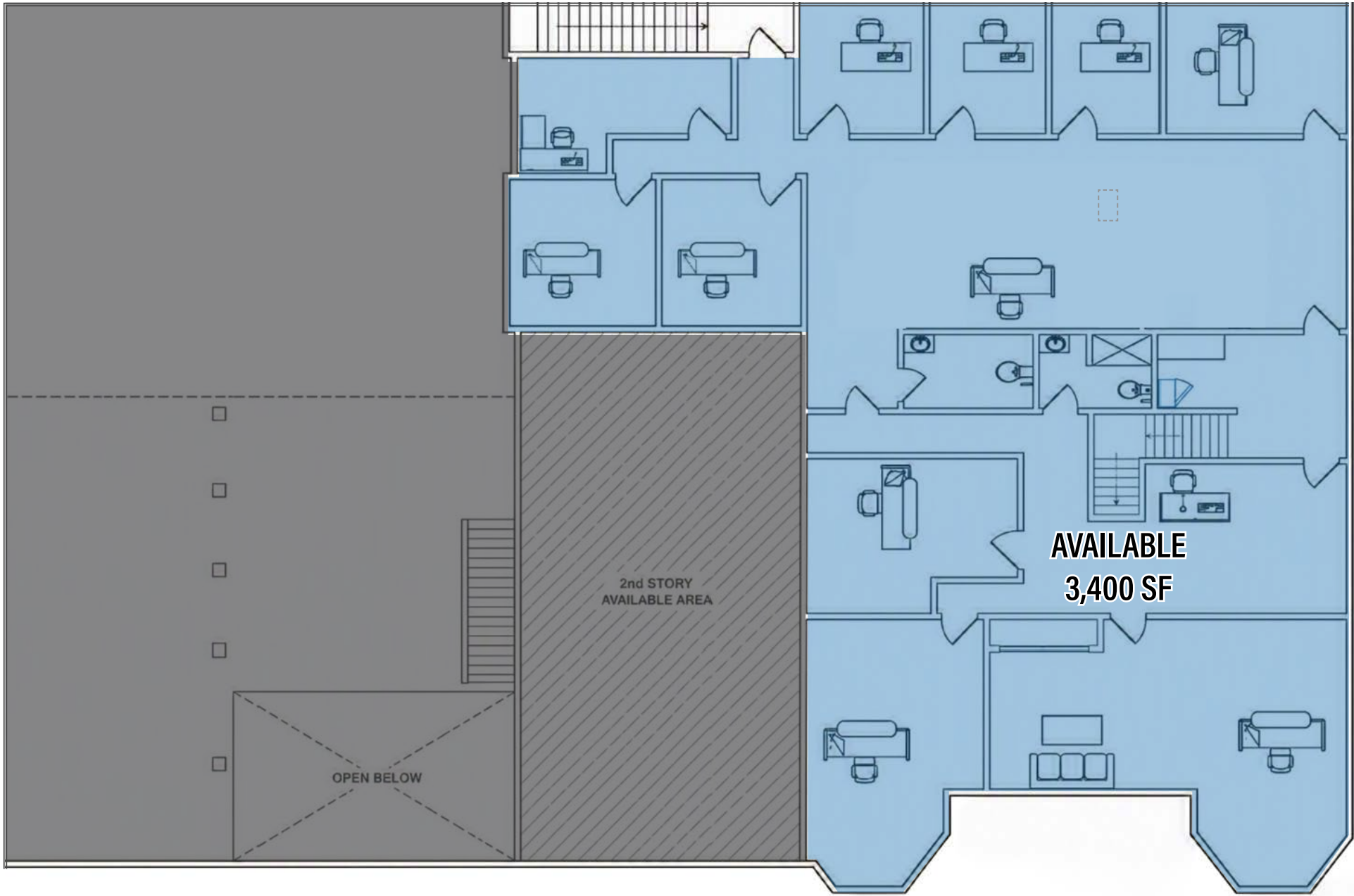
|                     |                 |
|---------------------|-----------------|
| LEASE OFFERING      |                 |
| Lease Rate          | \$1.85/SF/Month |
| Total Leasable Area | 4,680 SF        |
| First Floor         | 1,280 SF        |
| Second Floor        | 3,400 SF        |
| Lease Type          | Modified Gross  |
| Lease Term          | Negotiable      |
| Available           | Immediately     |
| Use Type            | Office          |
| Zoning              | M2              |



FIRST FLOOR PLAN

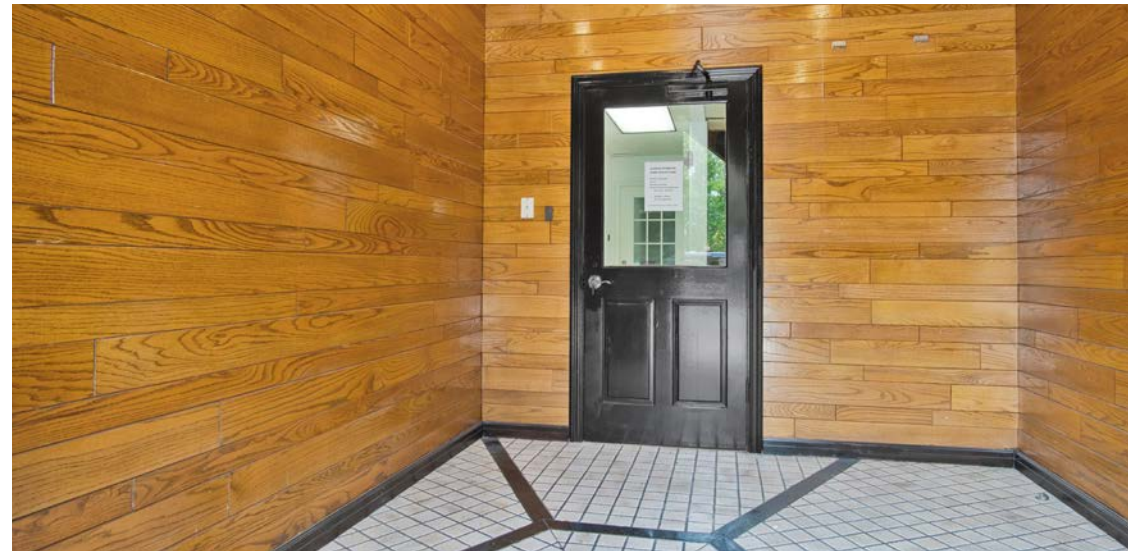


SECOND FLOOR PLAN





PROPERTY PHOTOS



LOBBY



OFFICE SPACE

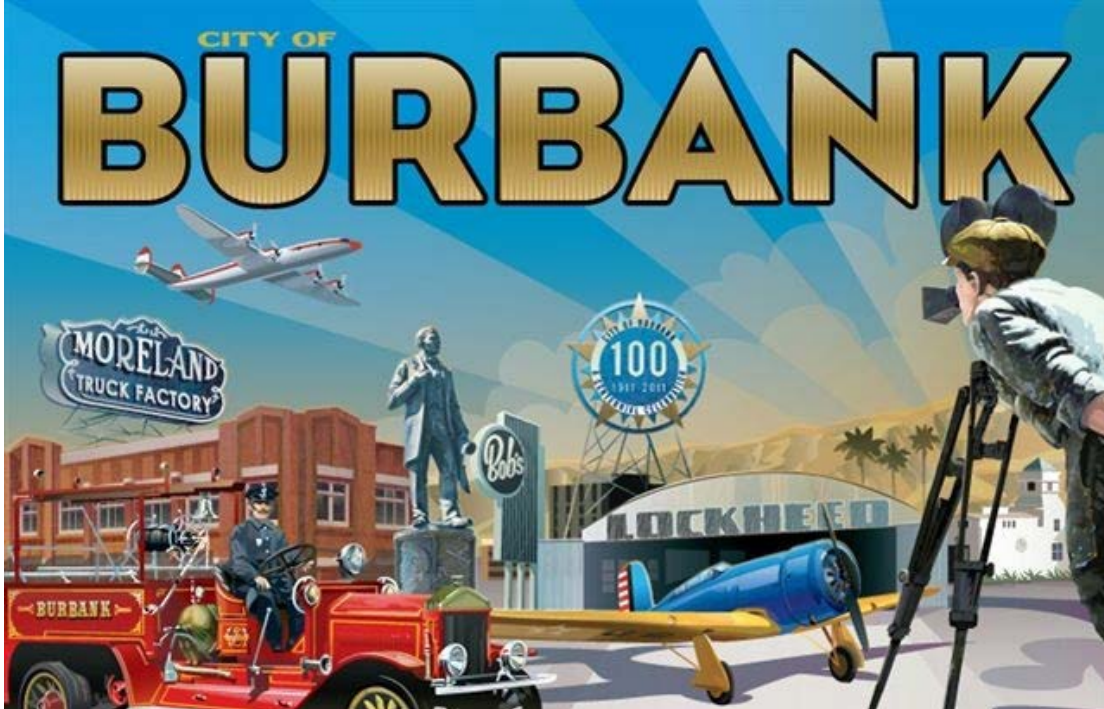




# VISIT BURBANK

Known as the entertainment capital of the world, Burbank houses major corporations like the Walt Disney Company, ABC Television, Warner Bros., Cartoon Network, Nickelodeon, Blizzard Arena, and many of the other major players in the entertainment space.

Burbank is one of the most pro-business areas in the San Fernando Valley/Tri-Cities as the city seeks to advance sustainable job growth. Business incentives/resources offered include: no city income tax, no gross sales receipt tax, business concierge services, LEED incentive program, business rebates, employee recruitment and hiring assistance, California competes tax credits and Business Buck's. This coupled with the dense affluent



demographics continue to drive demand and overall growth in the submarket. This is evidenced by Burbank's strong market fundamentals including holding one of the lowest market vacancy rates out of all the Los Angeles office submarkets.



"Welcome to Hollywood Burbank Airport! For 94 years, we've been known as the friendliest, most convenient airport for flying to or from Los Angeles, Hollywood, and the San Fernando Valley. Commercial airlines, cargo planes, general aviation, and military aircraft all operate out of BUR, and it's the closest L.A.-area airport to most of the region's popular tourist destinations."

Hollywood Burbank Airport began its history as United Airport when it opened on Memorial Day weekend, 1930. Built by the United Airports Company of California, Ltd., it was said to be the first multimillion-dollar airport in the country, and it quickly became the primary airport for the greater Los Angeles region. Many of the early heroes of aviation frequented the facility, especially those connected with nearby Lockheed Aircraft Company, such as Wiley Post, Amelia Earhart, and Charles Lindbergh.

## 2025 Hollywood Burbank Airport Stats



6.5 Million Annual  
Passengers



74.8  
Million Pounds of  
Cargo



66,566  
Air Carrier  
Operations



25,577  
Air Taxi  
Operations



155,395 Total  
Aircraft Operations



40,497  
General Aviation  
Operations



357  
Military  
Operations

## LOCAL ATTRACTIONS



DOWNTOWN SHOPPING



ENTERTAINMENT  
STUDIOS



RESTAURANTS & BARS



HOLLYWOOD  
BURBANK AIRPORT





# DEMOGRAPHICS



## POPULATION

In 2025, the population in your selected geography is 472,882. The population has changed by -0.31 percent since 2010. It is estimated that the population in your area will be 478,696 five years from now, which represents a change of 1.2 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,020 people per square mile.



## HOUSEHOLDS

There are currently 188,260 households in your selected geography. The number of households has changed by 9.74 percent since 2010. It is estimated that the number of households in your area will be 191,324 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.6 people.



## INCOME

In 2025, the median household income for your selected geography is \$85,953, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 60.61 percent since 2010. It is estimated that the median household income in your area will be \$103,066 five years from now, which represents a change of 19.9 percent from the current year.

The current year per capita income in your area is \$43,671, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$108,678, compared with the U.S. average, which is \$103,571.



## EMPLOYMENT

In 2025, 248,517 people in your selected area were employed. The 2010 Census revealed that 62.3 percent of employees are in white-collar occupations in this geography, and 18.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



## HOUSING

The median housing value in your area was \$896,610 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 70,613.00 owner-occupied housing units and 100,933.00 renter-occupied housing units in your area.



## EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 35.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.1 percent in the selected area compared with the 19.6 percent in the U.S.

# DEMOGRAPHIC HIGHLIGHTS

178,106  
Total Population  
within 3-Mile Radius

65,952  
Total Households  
within 3-Mile Radius

\$103,716  
Average Household Income  
within 3-Mile Radius

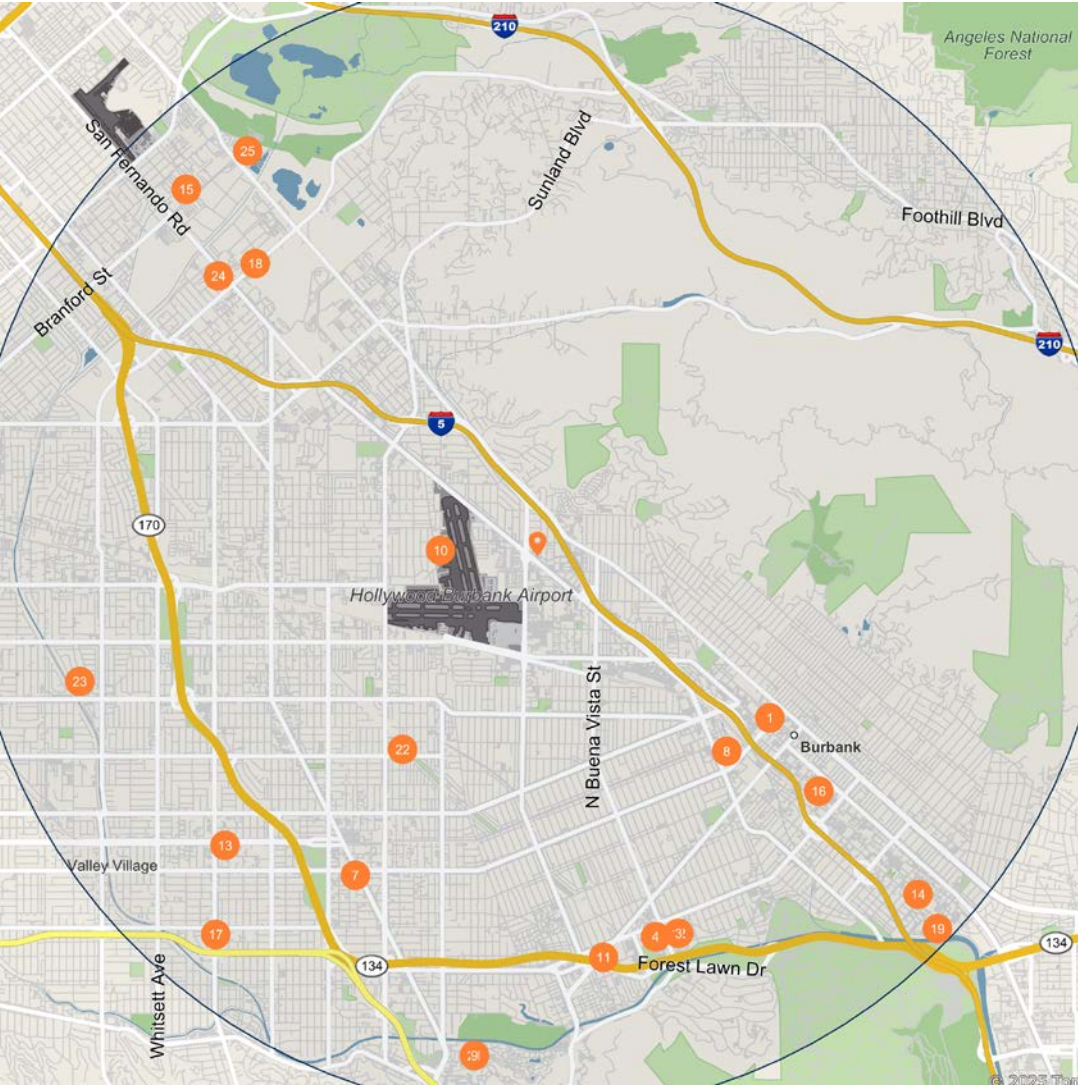
2.8

Average Household Size  
within 3-Mile Radius

38

Median Age  
within 3-Mile Radius

# MAJOR AREA EMPLOYERS



| Major Employers |                                                              | Employees |
|-----------------|--------------------------------------------------------------|-----------|
| 1               | Burlington Coat Factory-                                     | 4,459     |
| 2               | Kaiser Foundation Hospitals-Kaiser Permanente                | 3,724     |
| 3               | Walt Disney Records Direct-Disney                            | 2,990     |
| 4               | Providence Holy Cross-                                       | 2,109     |
| 5               | Providnce Hlth Svcs Fndtn/San-Providnce Holy Cross Fundation | 2,000     |
| 6               | Providence Health System-Providence St Joseph Med Ctr        | 2,000     |
| 7               | West Publishing Corporation-The Rutter Group                 | 1,827     |
| 8               | Andrews International Inc-                                   | 1,700     |
| 9               | Nbcuniversal Media LLC-Universal Pictures Intl               | 1,611     |
| 10              | Certified Laboratories LLC-                                  | 1,500     |
| 11              | McCormick & Schmick Holding-Mortons The Steakhouse           | 1,433     |
| 12              | Walt Disney Company-Disney                                   | 1,131     |
| 13              | Lionsgate Studios Corp-Entertainment One                     | 1,022     |
| 14              | Walt Dsney Imgnring RES Dev In-Disney                        | 1,011     |
| 15              | PMC Capital Partners LLC-                                    | 1,000     |
| 16              | IKEA Holding Us Inc-IKEA Burbank                             | 993       |
| 17              | Arden-Mayfair Inc-Gelson Market                              | 952       |
| 18              | Los Angeles Dept Wtr & Pwr-                                  | 887       |
| 19              | Dreamworks Animation Pubg LLC-                               | 828       |
| 20              | Southern Cal Prmnnte Med Group-                              | 729       |
| 21              | Universal Studios Company LLC-                               | 704       |
| 22              | Vallarta Food Enterprises Inc-Supermercado Vallarta          | 613       |
| 23              | Vallarta Food Enterprises Inc-Vallarta Supermarket 1         | 613       |
| 24              | Pacifica of Valley Corporation-Pacifica Hospital of Valley   | 607       |
| 25              | Los Angles Cnty Mtro Trnsp Aut-Metro                         | 579       |

# DEMOGRAPHICS

| POPULATION                    | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------------|-----------|-----------|-----------|
| 2030 Projection               |           |           |           |
| Total Population              | 15,009    | 180,478   | 478,696   |
| 2025 Estimate                 |           |           |           |
| Total Population              | 14,883    | 178,106   | 472,882   |
| 2020 Census                   |           |           |           |
| Total Population              | 15,402    | 183,495   | 486,634   |
| 2010 Census                   |           |           |           |
| Total Population              | 14,554    | 183,479   | 474,375   |
| Daytime Population            |           |           |           |
| 2025 Estimate                 | 123,962   | 286,078   | 607,944   |
| HOUSEHOLDS                    | 1 Mile    | 3 Miles   | 5 Miles   |
| 2030 Projection               |           |           |           |
| Total Households              | 5,283     | 67,260    | 191,324   |
| 2025 Estimate                 |           |           |           |
| Total Households              | 5,220     | 65,952    | 188,260   |
| Average (Mean) Household Size | 2.9       | 2.8       | 2.6       |
| 2020 Census                   |           |           |           |
| Total Households              | 5,100     | 63,505    | 182,562   |
| 2010 Census                   |           |           |           |
| Total Households              | 4,774     | 60,332    | 171,545   |
| HOUSEHOLDS BY INCOME          | 1 Mile    | 3 Miles   | 5 Miles   |
| 2025 Estimate                 |           |           |           |
| \$200,000 or More             | 18.6%     | 11.5%     | 12.9%     |
| \$150,000-\$199,999           | 9.3%      | 9.6%      | 10.0%     |
| \$100,000-\$149,999           | 19.5%     | 17.3%     | 17.9%     |
| \$75,000-\$99,999             | 13.2%     | 12.1%     | 12.6%     |
| \$50,000-\$74,999             | 12.7%     | 15.0%     | 14.4%     |
| \$35,000-\$49,999             | 8.9%      | 10.1%     | 9.4%      |
| \$25,000-\$34,999             | 4.1%      | 6.6%      | 6.1%      |
| \$15,000-\$24,999             | 5.7%      | 7.1%      | 6.7%      |
| Under \$15,000                | 7.9%      | 10.7%     | 10.0%     |
| Average Household Income      | \$126,510 | \$103,716 | \$108,678 |
| Median Household Income       | \$101,324 | \$81,936  | \$85,953  |
| Per Capita Income             | \$45,154  | \$38,755  | \$43,671  |

| POPULATION PROFILE                     | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------------|--------|---------|---------|
| Population By Age                      |        |         |         |
| 2025 Estimate Total Population         | 14,883 | 178,106 | 472,882 |
| Under 20                               | 22.4%  | 21.7%   | 19.8%   |
| 20 to 34 Years                         | 20.3%  | 22.7%   | 23.2%   |
| 35 to 49 Years                         | 21.1%  | 21.5%   | 21.9%   |
| 50 to 59 Years                         | 13.3%  | 13.3%   | 13.2%   |
| 60 to 64 Years                         | 6.7%   | 6.0%    | 6.2%    |
| 65 to 69 Years                         | 5.6%   | 4.8%    | 5.2%    |
| 70 to 74 Years                         | 4.1%   | 3.7%    | 4.0%    |
| Age 75+                                | 6.4%   | 6.2%    | 6.4%    |
| Median Age                             | 39.0   | 38.0    | 39.0    |
| Population by Gender                   |        |         |         |
| 2025 Estimate Total Population         | 14,883 | 178,106 | 472,882 |
| Male Population                        | 49.4%  | 49.9%   | 49.8%   |
| Female Population                      | 50.6%  | 50.1%   | 50.2%   |
| Travel Time to Work                    |        |         |         |
| Average Travel Time to Work in Minutes | 33.0   | 32.0    | 33.0    |





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