

FOR SALE

1420 W. OLIVE AVENUE

BURBANK, CA



LONG TERM GSA NET LEASED INVESTMENT

**AVISON
YOUNG**

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THE OPPORTUNITY

Avison Young has been exclusively retained to market for sale 1420 West Olive Avenue in Burbank, California. The property is a highly visible, 13,600 square foot, single-tenant, freestanding office building located in the heart of Burbank. Positioned at a prominent six-way intersection with dual access points from both Olive and Verdugo Avenues, the asset benefits from exceptional ingress and egress, ample on-site parking, and excellent street visibility with clear lines of sight.

The property is fully leased under a newly executed 15-year term through the U.S. General Services Administration (GSA) for use as a Social Security Administration (SSA) branch office, underscoring the government's long-term commitment to this location. The lease is backed by the full faith and credit of the United States of America, which holds a Aa1 credit rating from Moody's Investors Service. The GSA is widely regarded as one of the most reliable tenants in the market, with historically strong renewal rates. This branch, which was consolidated from other branches, is known as the Media Cities Social Security Administration Office, it provides a multitude of services (including appeals, added in 2018) to a large geographic area.

This well-maintained, single-tenant net leased asset is located within one of Burbank's most desirable submarkets, where institutional-quality buildings of this size and profile rarely come to market. The property offers convenient access to Hollywood, Glendale, and the greater San Fernando Valley, and is surrounded by a robust mix of retail, dining, and lifestyle amenities. This offering represents a rare opportunity to acquire a premier, credit-backed investment in a highly supply-constrained core market.

OFFERING DETAILS

STREET ADDRESS:	1420 West Olive Avenue Burbank, CA 91506
APN:	2446-031-030
LAND SIZE (SF):	± 40,318 SF (± 0.93 Acres)
BLDG SIZE (SF):	± 13,600 SF
ZONING:	BU C-2
YEAR BUILT:	2007
CEILING HEIGHT:	10'
PARKING:	52 surface parking spaces
SALE PRICE:	\$9,500,000
CURRENT NOI / CAP RATE:	\$474,948.13 / 5.00%
2027 NOI / CAP RATE:	\$536,150.74 / 5.64%

OFFERING HIGHLIGHTS

- STNL - Freestanding Single Tenant Long Term Net Lease
- Commitment – Recent long term 15 Year Lease extension through November, 2037
- Extremely high renewal probability – Historically, GSA has renewed almost 95% of build-to-suit mission critical, essential service locations. This GSA was a build to suit
- Fully guaranteed by the U.S. Federal Government - Investment grade rated - Moody's Aa1 with established operating history at this location since 2007
- Sited as a retail-oriented office serving the public with excellent visibility and visible easy path of travel with 4/1,000 parking
- Positioned in the heart of the Los Angeles MSA
- Extraordinary residual, next chapter potential value as Zoning and Site lends itself to a Credit Retail or Medical Office
- Exceptional affluent demographics w/ over ½ million people w/in 5 miles & home values over \$1.2M
- No other SSA's within 4-5 miles of subject property
- Proximity to massive work, business and entertainment districts of the Media Center and Downtown Burbank



SOCIAL SECURITY

1420 W Olive

Social Security Office



STATE W

TENANT PROFILE



The Social Security Administration (SSA) is an independent agency of the United States federal government responsible for administering Social Security, one of the nation's most important social insurance programs. Established in 1935, the SSA provides retirement, disability, and survivor benefits to tens of millions of Americans, making it a cornerstone of the country's financial security infrastructure.

The SSA occupies the Property located at 1420 Olive Avenue in Burbank, serving as a key regional office for the surrounding communities. This location benefits from a strong and consistent customer base, as it is the only Social Security Administration office within an approximately 4-mile radius, drawing visitors from across the greater Burbank and neighboring submarkets.

Importantly, the lease is backed by the full faith and credit of the United States Government, as is typical with General Services Administration (GSA) leases. This provides investors with exceptional credit quality, long-term income stability, and minimal default risk, making the tenancy highly desirable within the investment market.

RENT SCHEDULE

Term	Space A - 10,165 SF			Space B - 3,160 SF			10,600 SF
	Annual Rent	OPEX	Total	Annual Rent	OPEX	Total	Total Combined Rent
Nov 2022 - Nov 2027	\$354,961.80	\$111,100.00	\$466,061.80	\$185,490.00	\$37,543.39	\$223,033.39	\$689,095.19
Nov 2027- Nov 2032	\$404,668.65	\$111,100.00	\$515,768.65	\$206,100.00	\$37,543.39	\$243,643.39	\$759,412.04
Nov 2032 - Nov 2037	\$461,389.35	\$111,100.00	\$572,489.35	\$206,100.00	\$37,543.39	\$243,643.39	\$816,132.74
Option Term Nov 2037 - Nov 2042	\$525,937.10	\$111,100.00	\$637,037.10	\$177,726.90	\$37,543.39	\$215,270.29	\$852,307.39

NET OPERATING INCOME

Term	Rent & Operating Expenses				Expenses		NOI
	Annual Rent	OPEX	CPI OPEX	Total	Expenses	Reserves (\$0.35/SF)	
Nov 2022-Nov 2027	\$540,451.80	\$148,643.00	\$9,114.63	\$698,209.43	\$218,501.44	\$4,759.86	\$474,948.13
Nov 2027- Nov 2032	\$610,788.65	\$148,643.00	*	\$759,431.65	\$218,501.44	\$4,759.86	\$536,150.74
Nov 2032 - Nov 2037	\$667,489.35	\$148,643.00	*	\$816,132.35	\$218,501.44	\$4,759.86	\$592,871.44
Option Term Nov 2037 - Nov 2042	\$703,644.00	\$148,643.00	*	\$852,287.00	\$218,501.44	\$4,759.86	\$629,025.70

SOCIAL SECURITY





SOCIAL
SECURITY

1420 W. Social Security Office

S. ...





1420 W. Olive

Social
Security
Office



PARCEL MAP

2446 | 31
SCALE 1" = 60'

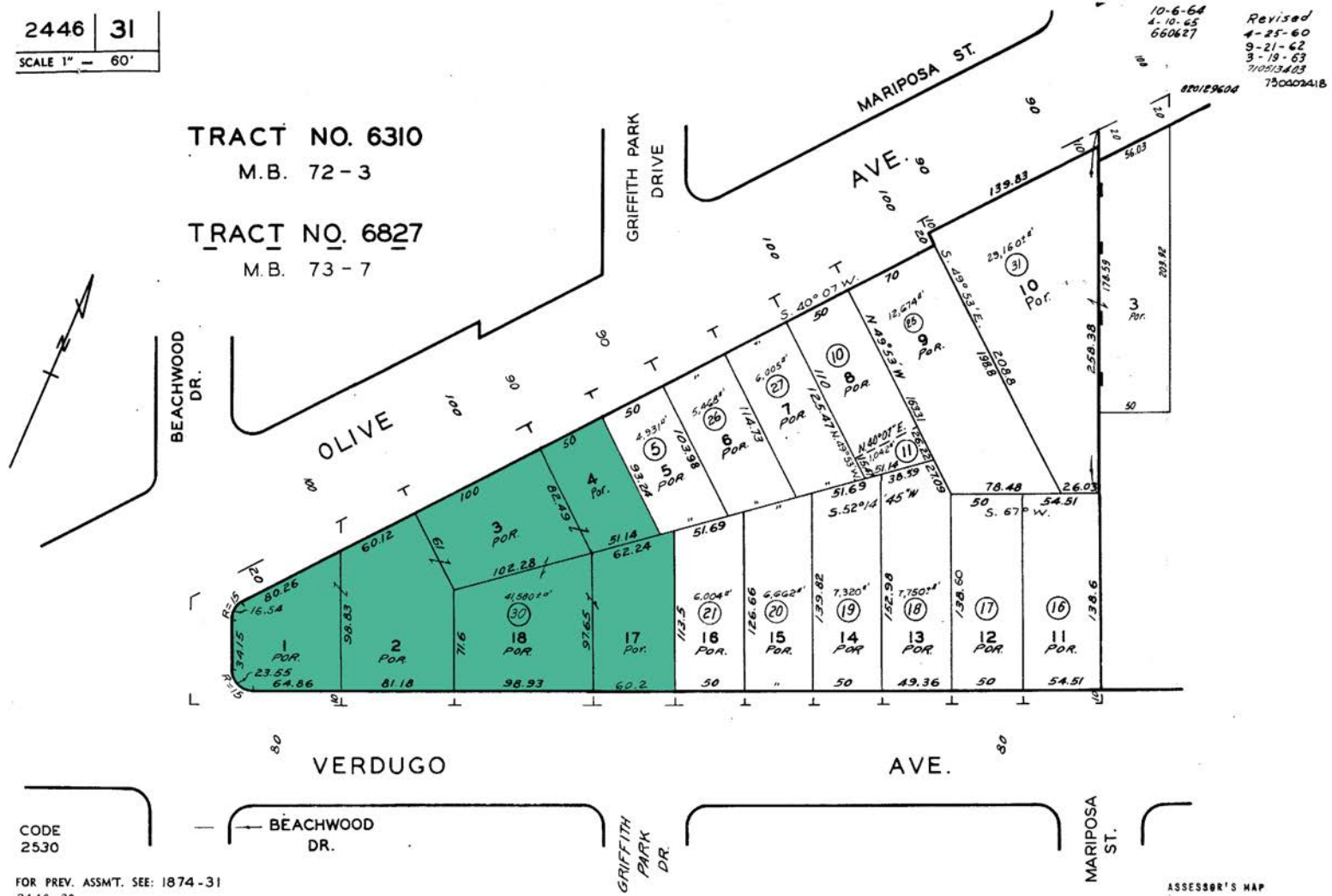
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M.B. 72-3

TRACT NO. 6827

M.B. 73-7

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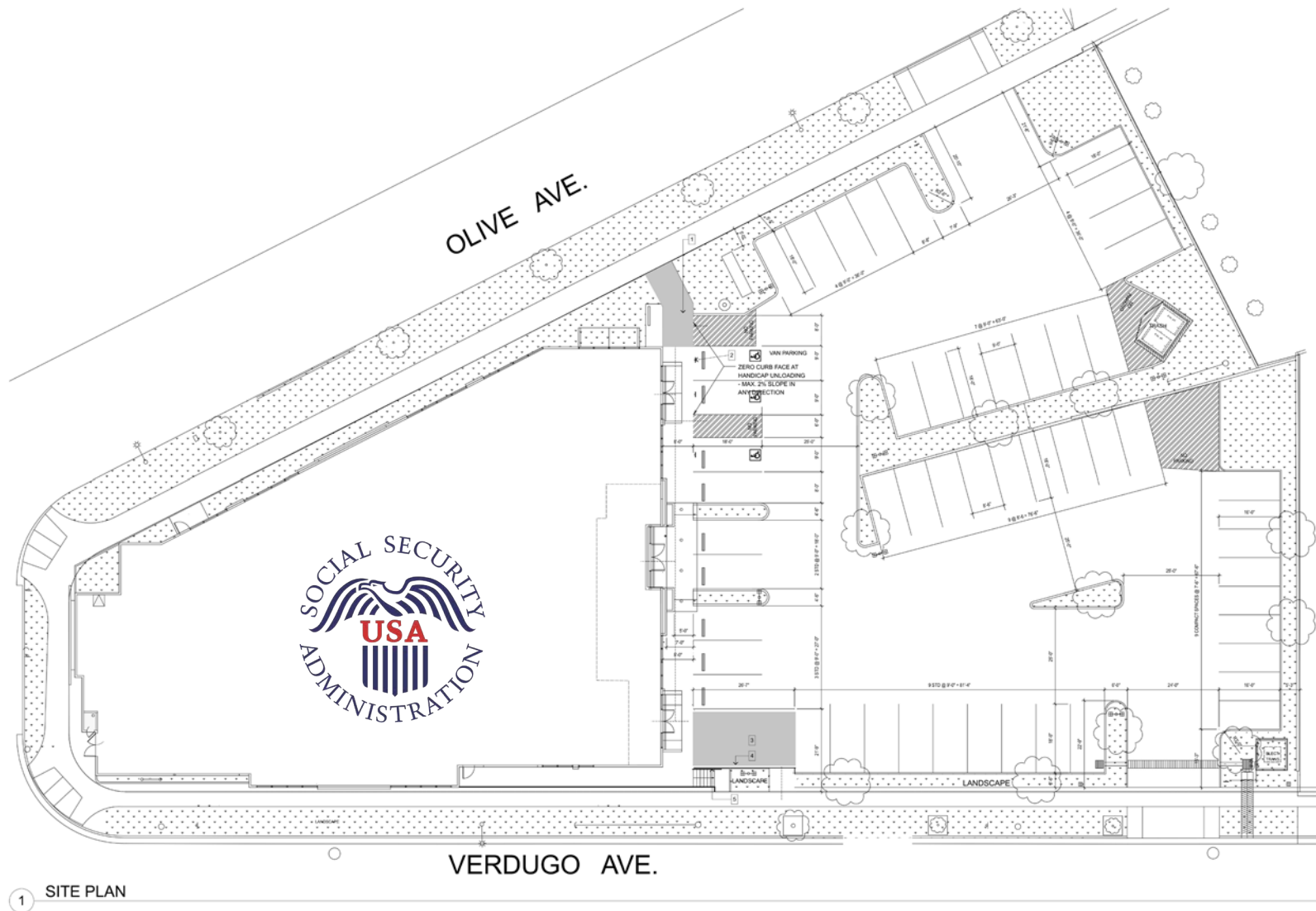


The parcel map, site plan, and any related graphics are provided for illustrative purposes only. All boundaries, dimensions, areas, easements, and other features are approximate and have not been independently verified. Prospective purchasers should conduct their own investigations and rely solely on their own due diligence, including review of a current ALTA survey and public records, to confirm all information. Broker and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this information.

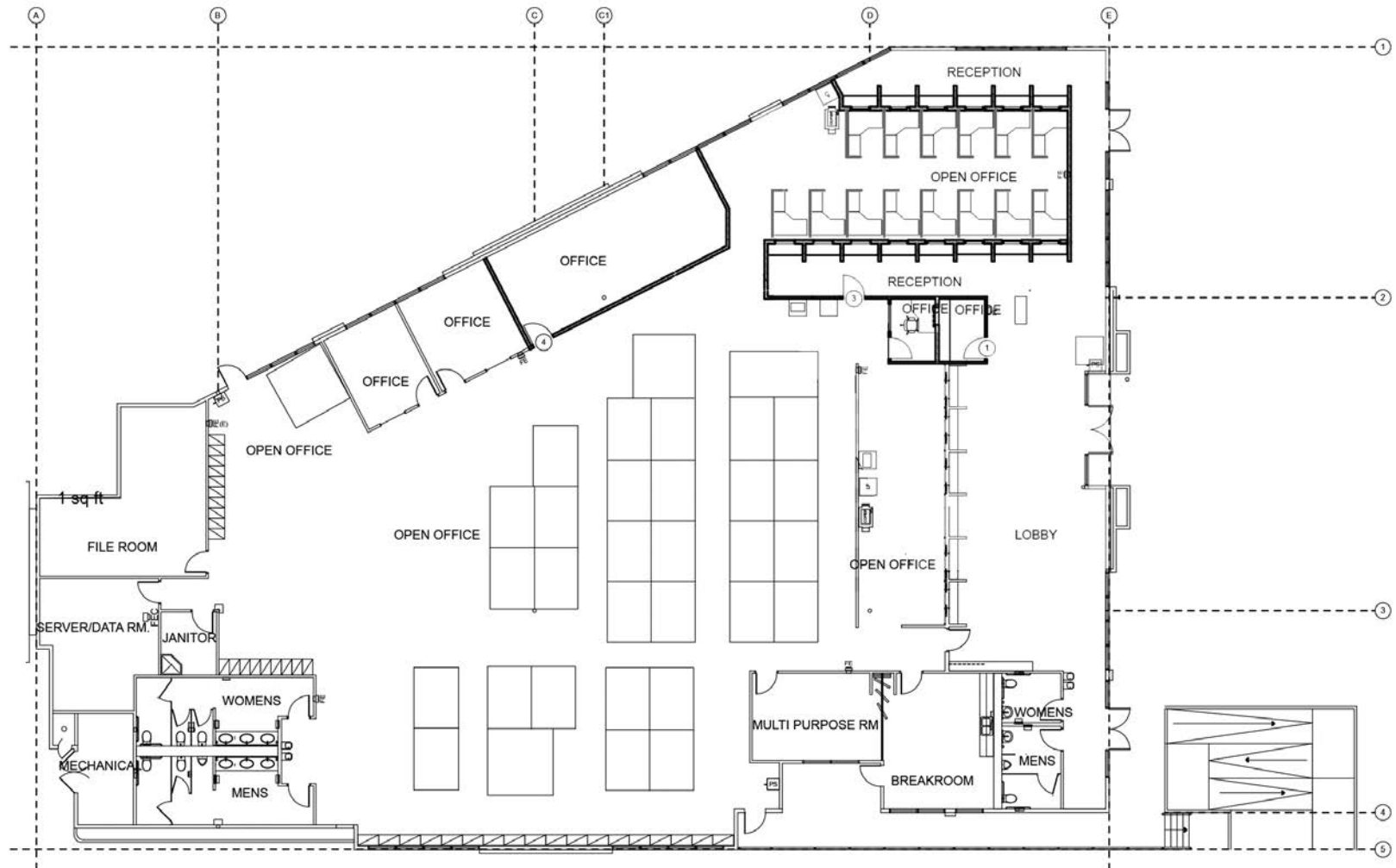


AERIAL VIEW OF PARCEL

SITE PLAN



All measurements, dimensions, and square footages are approximate and are provided for illustrative purposes only. Avison Young makes no representations or warranties, express or implied, as to the accuracy, completeness, or suitability of this information. Parties should conduct their own independent investigations to verify all information deemed important.



Floor plans are provided for illustrative purposes only. They are not to scale and may not reflect exact dimensions, layouts, or current conditions. All information should be independently ve

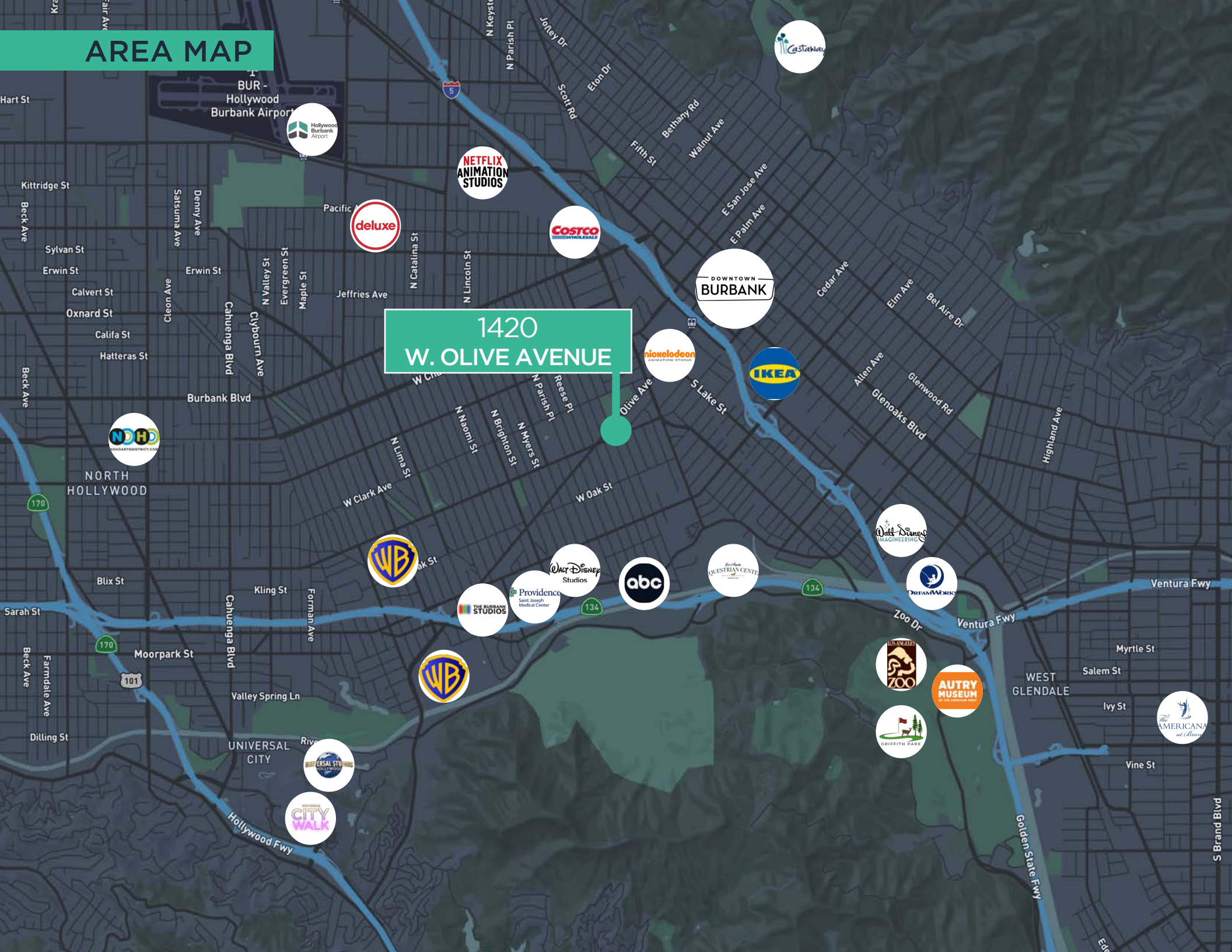
FLOOR PLAN

AERIAL VIEW LOOKING NORTHEAST



AREA MAP

1420
W. OLIVE AVENUE



AERIAL VIEW LOOKING SOUTHWEST





ABOUT BURBANK

The Subject Property is ideally located in the heart of Burbank, just a few miles northeast of Hollywood and northwest of Downtown Los Angeles. Burbank is centrally positioned within the Los Angeles Metro area, bordered by North Hollywood and Universal City to the west and south, and Glendale to the east. The property benefits from convenient access to several major transportation corridors, including Interstates 5 and 134, as well as Highways 101 and 170, providing efficient connectivity throughout the region.

Burbank is widely recognized as the “Media Capital of the World,” serving as a global hub for the entertainment industry. The city is home to major studios and media companies such as The Walt Disney Company, Warner Bros., Discovery, Nickelodeon, Netflix, and Deluxe Entertainment Services Group, among many others. This concentration of industry leaders drives a strong daytime workforce and sustained economic activity, supporting a wide range of retail, dining, and service-oriented businesses throughout the city.

Demographically, Burbank offers a highly desirable profile, with a population of approximately 100,000 residents and a well-educated, professional workforce. The city boasts above-average household incomes, a high percentage of white-collar employment, and a strong base of renters and homeowners alike. In addition to its resident population, Burbank experiences a significant daily influx of employees working in the media and entertainment sectors, further enhancing consumer demand and foot traffic in key commercial corridors.

From an economic development standpoint, Burbank continues to invest in infrastructure, mixed-use development, and transit-oriented projects that enhance both livability and business appeal. The city is known for its business-friendly environment, efficient municipal services, and proactive planning initiatives, which have attracted continued corporate investment and redevelopment. Combined with its vibrant mix of restaurants, retail, and entertainment amenities, Burbank remains one of the most sought-after markets in the Los Angeles area for both residents and businesses alike.



534K

POPULATION



\$115K

AVG. HH INCOME



41

MEDIAN AGE



\$1.1M

MEDIAN HOME VALUE

**Demographics within 5-mile radius of subject property (per Costar)*



DISCLAIMER

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of 1420 West Olive Avenue, Burbank, California, (the Property).

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

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