FOR SALE

139 N. San Fernando Blvd, Burbank, CA 91502

Tenzer Commercial Brokerage Group

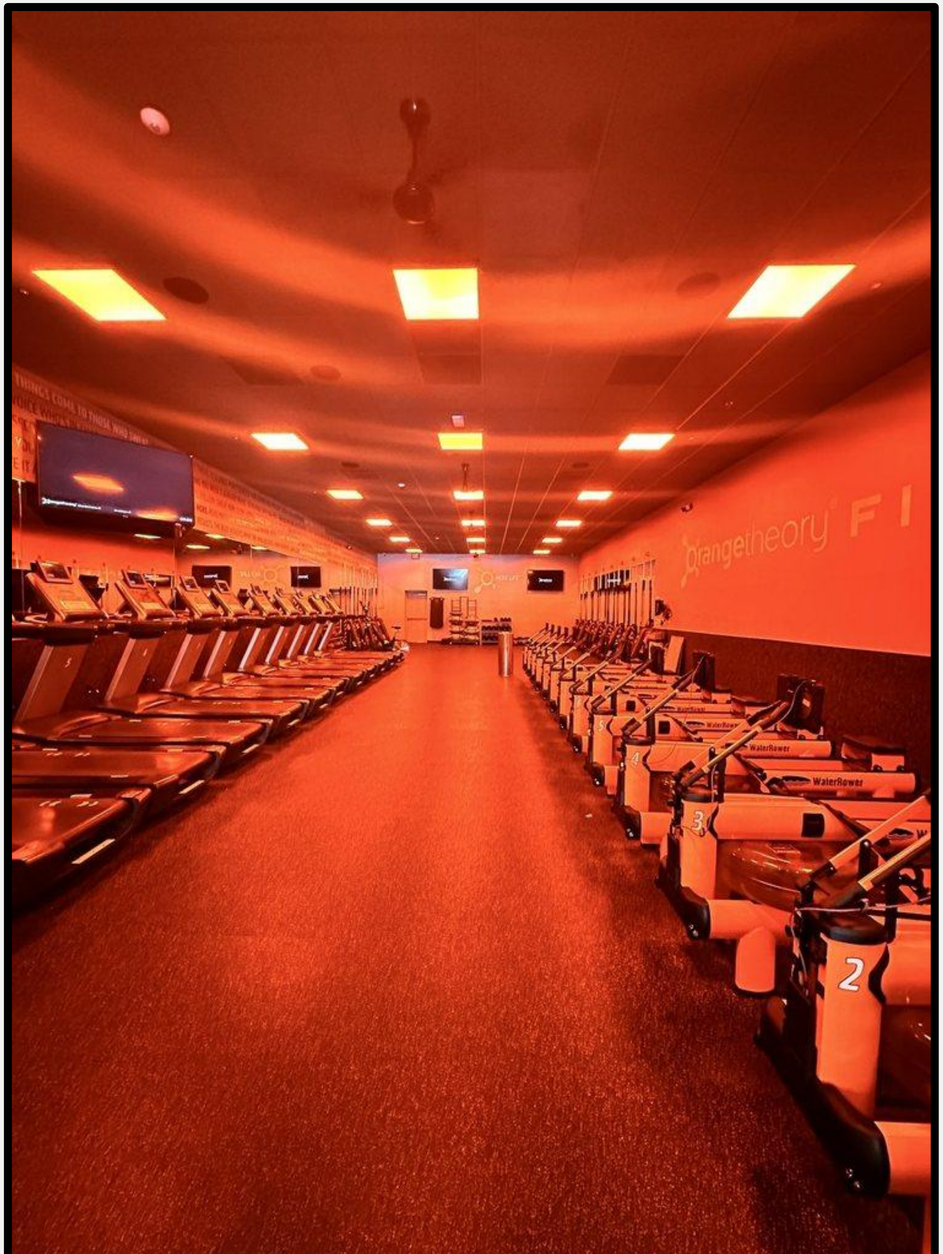
Barbara Tenzer - President
O: (310) 395-8383 / C: (310) 678-7886
E: b.tenzercommercial@gmail.com
License #: 01235150

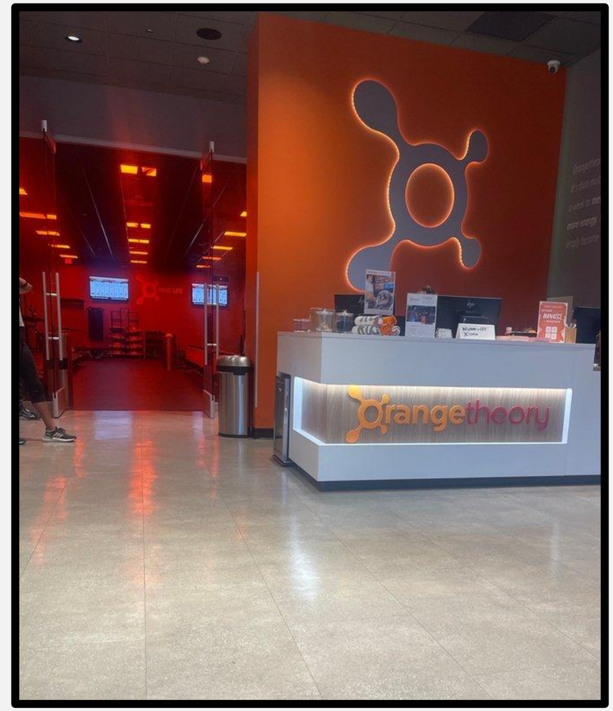
Luke Cain - Agent
C: (310) 804-0157
E: luke.tenzercommercial@gmail.com
License #: 02141506

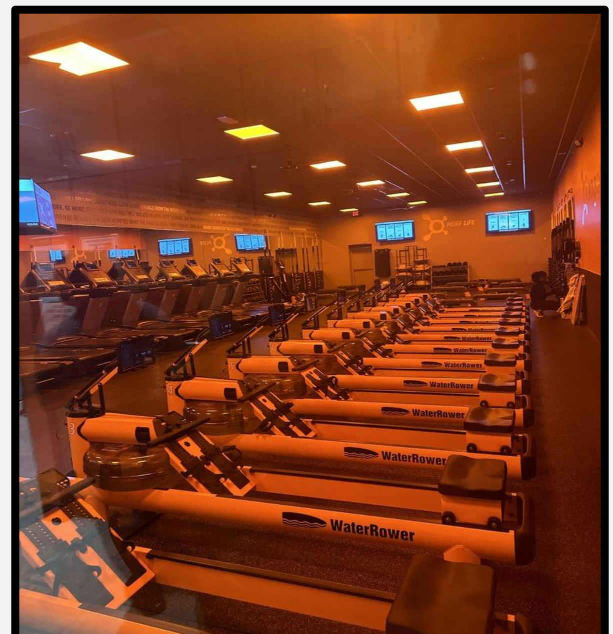
Property Overview

Address:	139 N. San Fernando Blvd., Burbank, CA 91502
Price:	**$3,550,000.00**
Cap Rate:	**6.2% Cap Rate**
Product Type:	Retail
Building Size:	Approx. 3,665 SF
Lot Size:	Approx. 4,141 SF
Anchor Tenant:	Orangetheory Fitness
Lease Term:	Five Years - Exp. 10/31/2032 + two (2) five (5) year options to renew
Monthly Rent:	**$18,433.17 – (Rent roll upon request)**
Annual Rent:	**$221,198.04**
Annual Increases:	**Rent increases annually by 3% through 10/31/2028. Starting 11/1/2029 – 10/31/2031 rent increases by 5% annually.**
Expenses:	**Upon request**
Option(s):	Option 1: 4% annual increases (11/1/2032 – 10/31/2037) Option 2: Market Rate (11/1/37 – 10/31/42)
Year Built:	**1941**
Stories:	1
Ownership:	**Fee Simple**

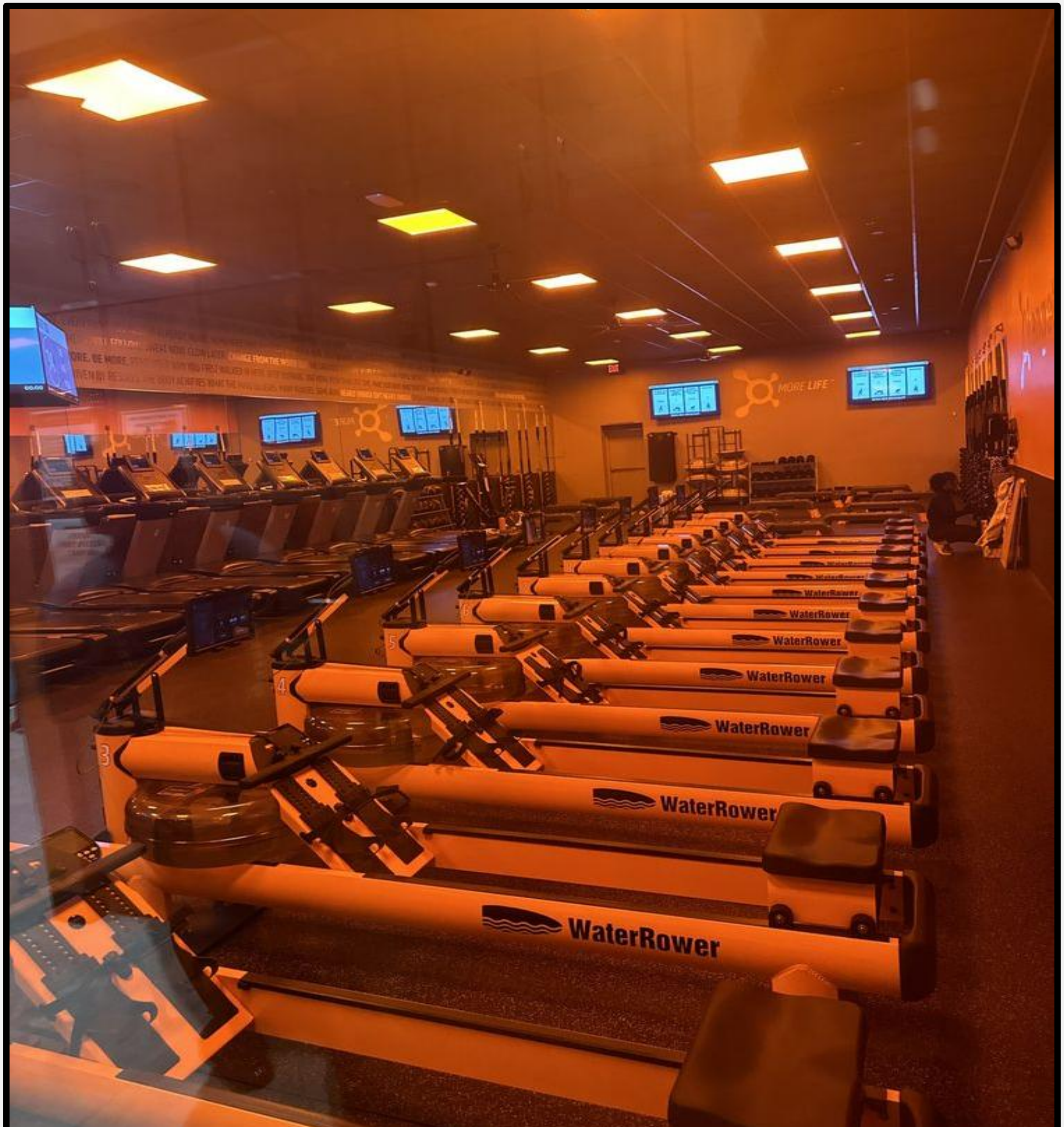
Interior Photos







139 N. San Fernando Blvd – Burbank, CA



139 N. San Fernando Blvd – Burbank, CA

Executive Summary

As the exclusive broker to the owner, Tenzer Commercial Brokerage Group, Inc. is pleased to present this exceptional opportunity to purchase 139 N. San Fernando Blvd., located in the vibrant heart of Downtown Burbank, CA.

This fully leased, premier retail asset offers stable cash flow and strong upside potential with a 6.2% capitalization rate and a nationally recognized tenant. The ±3,665 SF building, situated on a ±4,141 SF lot, is anchored by Orangetheory Fitness, a popular fitness brand known for its long-term stability and strong market presence.

Positioned along the bustling San Fernando Blvd corridor, the property benefits from exceptional visibility, heavy pedestrian traffic, and proximity to a dynamic mix of national retailers, local boutiques, popular restaurants, and entertainment venues. Downtown Burbank is a thriving destination attracting residents, tourists, and professionals year-round.

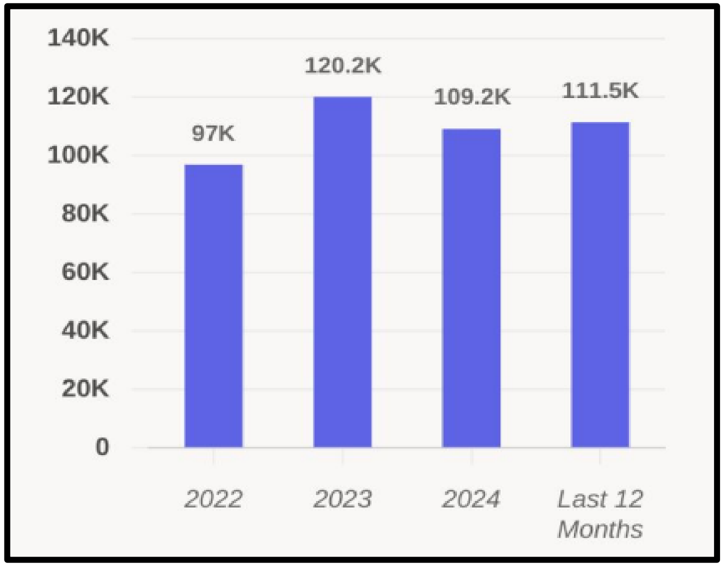
Offered at $3,550,000.00 this asset represents an ideal acquisition for investors seeking consistent returns in an irreplaceable location.

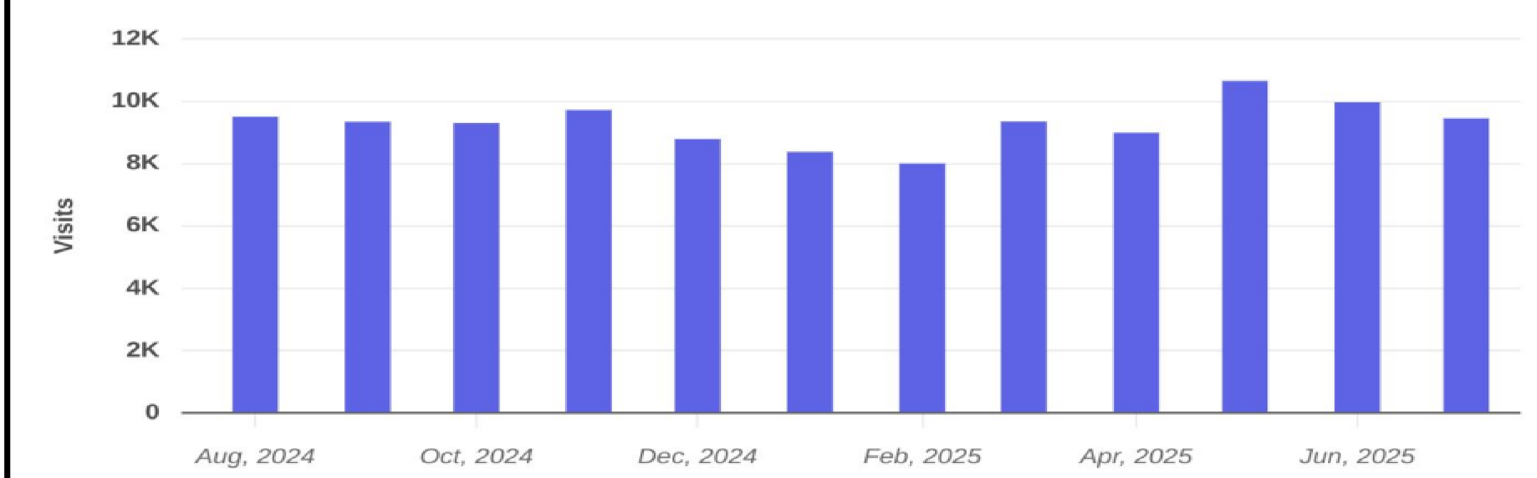
Property highlights

- Prime location in Downtown Burbank's core retail district
- Excellent condition
- 30 FT Frontage
- High ceiling
- Perfect for Retail / Fitness / Health & Wellness
- Surrounded by well-recognized retailers, restaurants, and entertainment
- Strong visibility and pedestrian traffic

Foot Traffic Data

Sourced by Placer.ai





Monthly | Visits | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

TENANTS IN THE AREA

Downtown Burbank remains a highly sought-after urban hub, stretching from the Burbank Town Center along San Fernando Boulevard to North America's largest IKEA, and AMC's top ranking and attended theatre in their portfolio.

The area is a dynamic mix with well over 600 shops, restaurants, and businesses. The Burbank Town Center itself, is a three-level indoor mall featuring more than 100 retail, dining, and entertainment venues, anchored by Macy's, Burlington, and Round 1 Bowling & Amusement, with an adjacent Office Depot plaza.

The broader downtown corridor includes well-recognized tenants such as Wood Ranch BBQ, H&M, Shake Shack, Yard House, Buffalo Wild Wings, AMC (multiple screens among the top-ranked circuits), Gap Factory, Barnes & Noble, Cost Plus World Market, Ashley Furniture, and more. Whether you're browsing fashion, dining, or enjoying entertainment, Downtown Burbank offers a richly layered experience of retail and lifestyle options.

Why Downtown Burbank?

DOWNTOWN BURBANK

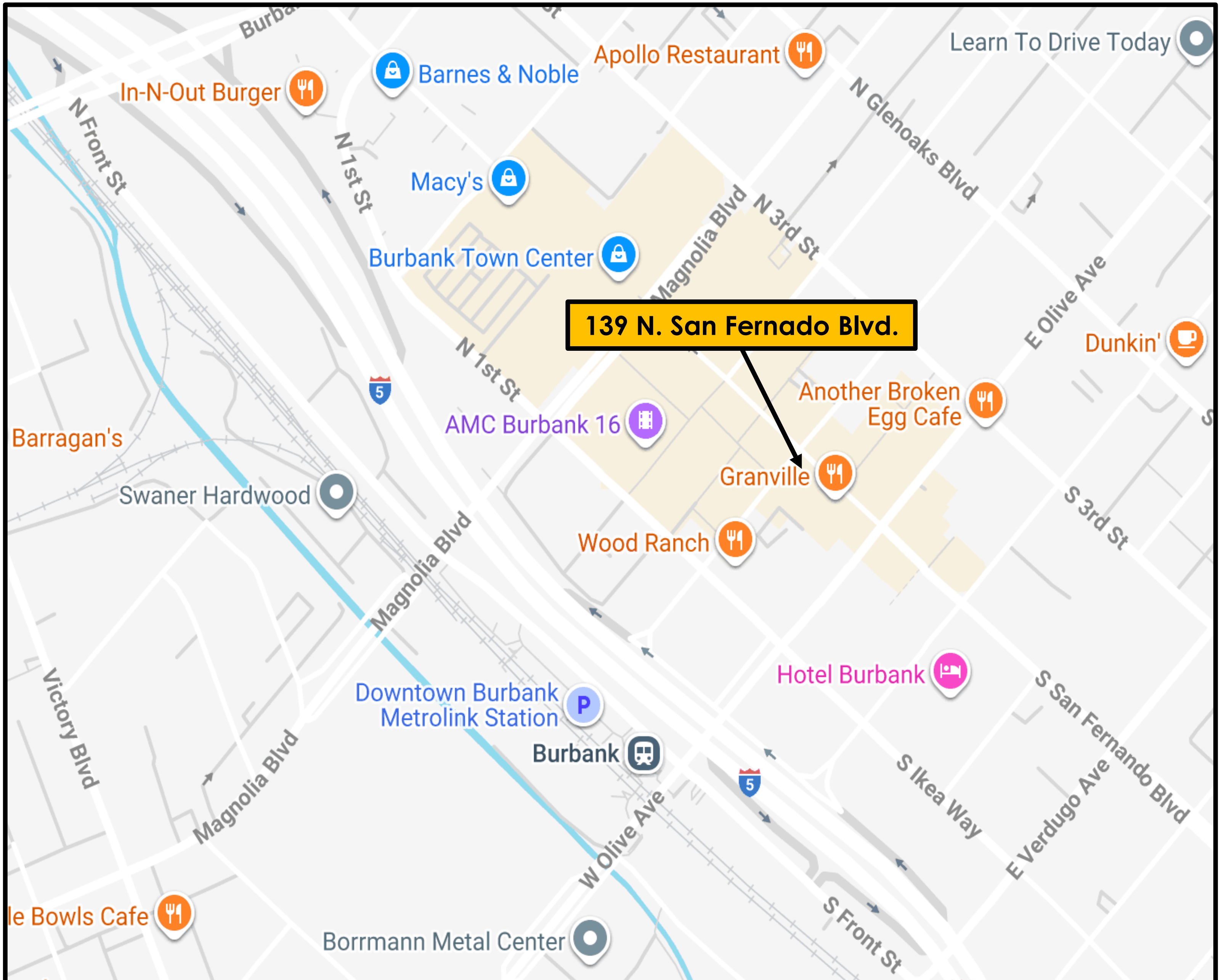
- NO CITY INCOME TAX
- NO GROSS SALES RECEIPT TAX*
- BUSINESS CONCIERGE SERVICE
- ONE™ BURBANK HIGH-SPEED FIBER OPTIC NETWORK
- LEED INCENTIVE PROGRAMS & ENERGY REBATES
- INDEPENDENT CITY WITH DEDICATED POLICE AND FIRE, SCHOOL DISTRICT, TRANSPORTATION, AND UTILITIES.

*Excludes fire arms dealers, dry cleaners, laundromats, auto car washes & vending machines.

1. 2.2 MILLION POPULATION IN 20 MIN. DRIVE-TIME
2. MORE THAN 600 SHOPS & RESTAURANTS
3. PRIME LOCATION RIGHT OFF THE I-5 FREEWAY
4. AVERAGE HHI OF $132K+
5. AMC THEATER RANKED TOP 3 GLOBALLY
6. TOP LOCAL EMPLOYERS
   nickelodeon RIVIAN WB Disney TESLA
7. IKEA LARGEST IKEA IN THE U.S.
8. 9,000 PARKING SPACES
9. DEDICATED ALFRESCO DINING
10. 4.1 MILLION VISITORS ANNUALLY

139 N. San Fernando Blvd – Burbank, CA

Area Map



139 N. San Fernando Blvd – Burbank, CA

Disclaimer

Tenzer Commercial Brokerage Group, Inc. (Broker Identity, DRE #01235150, “Broker”), is the exclusive marketing representative of **139 North Golden Mall, L.P.**, (“Owner”), and is solely authorized to present this investment property (the “Offering”). Tenzer Commercial Brokerage Group, Inc., is 12.5% partner in this building.

Interested parties, prior to submitting an offer to acquire the fee simple interest at 139 N. San Fernando Blvd., Burbank, CA 91502 (the “Property”), should perform and rely upon their own investigations. The investigations include estimates and projections, and any and all analysis to satisfy any concerns regarding the material aspects of the proposed transaction. This includes, but is not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property.

The Owner will be offering the Property including all improvements, and is being delivered solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Owner regarding the Property. Any and all information provided to any interested party by the Owner or Broker regarding the Property including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information.

Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This offering contains selected information pertaining to the Property and does not propose to be all-inclusive or to contain all of information prospective purchasers may want. It is submitted subject to errors, changes, omissions, changes in price, market and other conditions. Please note, any and all market analyses, estimates and projections contained in this Offering are provided solely for general reference purposes and are based on assumptions related to the competition, real estate market and other factors beyond the control of the Owner or Broker. Such analyses, estimates and projections are therefore subject to variation, and may not be consistent with the views or assumptions held by other professionals.