

FOR LEASE | 670 SF

RETAIL / OFFICE SPACE



PRIME BURBANK LOCATION | EXCELLENT VISIBILITY & SIGNAGE OPPORTUNITY

1800 - 1806 W. OLIVE AVENUE | BURBANK, CA 91506

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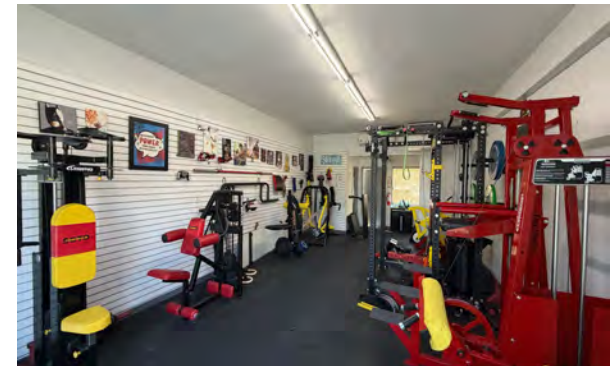
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PROPERTY FEATURES

-  Prime Retail Opportunity in a Highly
-  Desirable Burbank Location
-  Existing Boutique Fitness Studio with Functional Layout
-  Excellent Street Visibility with Prominent Signage
-  Floor to Ceiling Glass Frontage with Natural Light
-  Suitable for a Variety of Uses

LOCATION HIGHLIGHTS

-  Centrally Located in the Heart of Burbank
-  Convenient Access to Public Transportation with Nearby Bus Stops
-  Minutes from Hollywood Burbank Airport, Warner Bros., The Walt Disney Studios, Universal Studios Hollywood, and Burbank Town Center
-  Strong Demographics and High Daily Traffic Counts
-  Excellent Regional Connectivity with Convenient Freeway Access



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TOP EMPLOYERS



EMPLOYER	# OF EMPLOYEES
01 WARNER BROS DISCOVERY	10,000
02 THE WALT DISNEY COMPANY	7,800
03 HOLLYWOOD BURBANK AIRPORT	2,700
04 PROVIDENCE ST. JOSEPH'S MEDICAL	2,500
05 BURBANK UNIFIED SCHOOL DISTRICT	2,000
06 CITY OF BURBANK	1,400
07 NICKELODEON	900
08 NETFLIX INC.	850
09 CAST & CREW	800
10 DELUXE SHARED SERVICES	700

NEARBY SIGNIFICANT DEVELOPMENTS



- BURBANK RANCHO NEIGHBORHOOD -
- ALOFT & RESIDENCE INN HOTEL -
- LATERRA AERO CROSSING -
- FIRST STREET VILLAGE -
- HOME 2 SUITES BY HILTON -

BURBANK MEDIA STUDIOS

Hines Global Income Trust, Inc. ("Hines Global") acquired Burbank Media Studios, consisting of approximately 30,000 square feet of studio space in Burbank, California.

Located in the "Media Capital of the World," the asset is occupied by Madison Square Garden Entertainment. Home to media giants like Walt Disney Studios, Warner Bros., Cartoon Network, Netflix and Nickelodeon. With a population of 105,000 residents, 182,000 jobs and its close proximity to Los Angeles.



WALT DISNEY STUDIOS

The Walt Disney Studios encompasses a collection of respected film studios, including Disney, Pixar Animation Studios, Marvel, etc. Today it brings quality movies, episodic storytelling, and stage plays to consumers throughout the world.



WARNER BROS. STUDIO

With nearly 100 years of TV and movie making history right on the studio backlot, Warner Bros. Studio Tour Hollywood takes you behind the-camera for a revealing look at how the magic of Hollywood is made.



NICKELODEON ANIMATION STUDIO

Nickelodeon Animation Studio is owned by Paramount Global through the Nickelodeon Group. It has created many original television programs such as SpongeBob SquarePants, The Fairly OddParents, & Rugrats among various others.



NETFLIX ANIMATION

Netflix already leases around 33,000 SF in Burbank, along with its main animation office in Hollywood. With the new lease, it would appear that the streaming giant is getting set to move a significant portion of its animation operation to Burbank.



AREA OVERVIEW

BURBANK, CA

If you want to go behind the scenes of Hollywood's latest blockbuster or see your favorite television stars in action, Burbank is the place to be. Recognized as "Media Capital of the World," Burbank beckons you to stroll through star-filled neighborhoods, dine at legendary restaurants, discover unique shops, take in a live TV taping and create your own vacation hideaway. It's also convenient to many of Los Angeles' most exciting attractions, making Burbank an ideal setting to enjoy movie magic, connect and network, or simply relax and soak in the sun.

UNIVERSAL STUDIOS

Explore Universal Studios backlot on the legendary Studio Tour, then face the action head on in heart-pounding rides, shows and attractions that put you inside some of the world's biggest movies. End your day with the energy and excitement of Universal CityWalk. All this and much more.

HOLLYWOOD BURBANK AIRPORT

For 94 years, the Hollywood Burbank Airport has been known as the friendliest, most convenient airport for flying to or from Los Angeles, Hollywood, and the San Fernando Valley and it's the closest L.A.-area airport to most of the region's popular tourist destinations.

GRIFFITH PARK & OBSERVATORY

Griffith Park is known for its stunning panoramic views over Los Angeles. It's also home to the famous Griffith Observatory, or Southern California's gateway to cosmos, as some might call it. Go here to hike, take pictures with the famous Hollywood sign.



UNIVERSAL STUDIOS



HOLLYWOOD BURBANK AIRPORT



GRIFFITH PARK & OBSERVATORY



DEMOGRAPHIC DATA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	23,542	186,760	569,271
Estimated Households	9,572	78,788	245,553



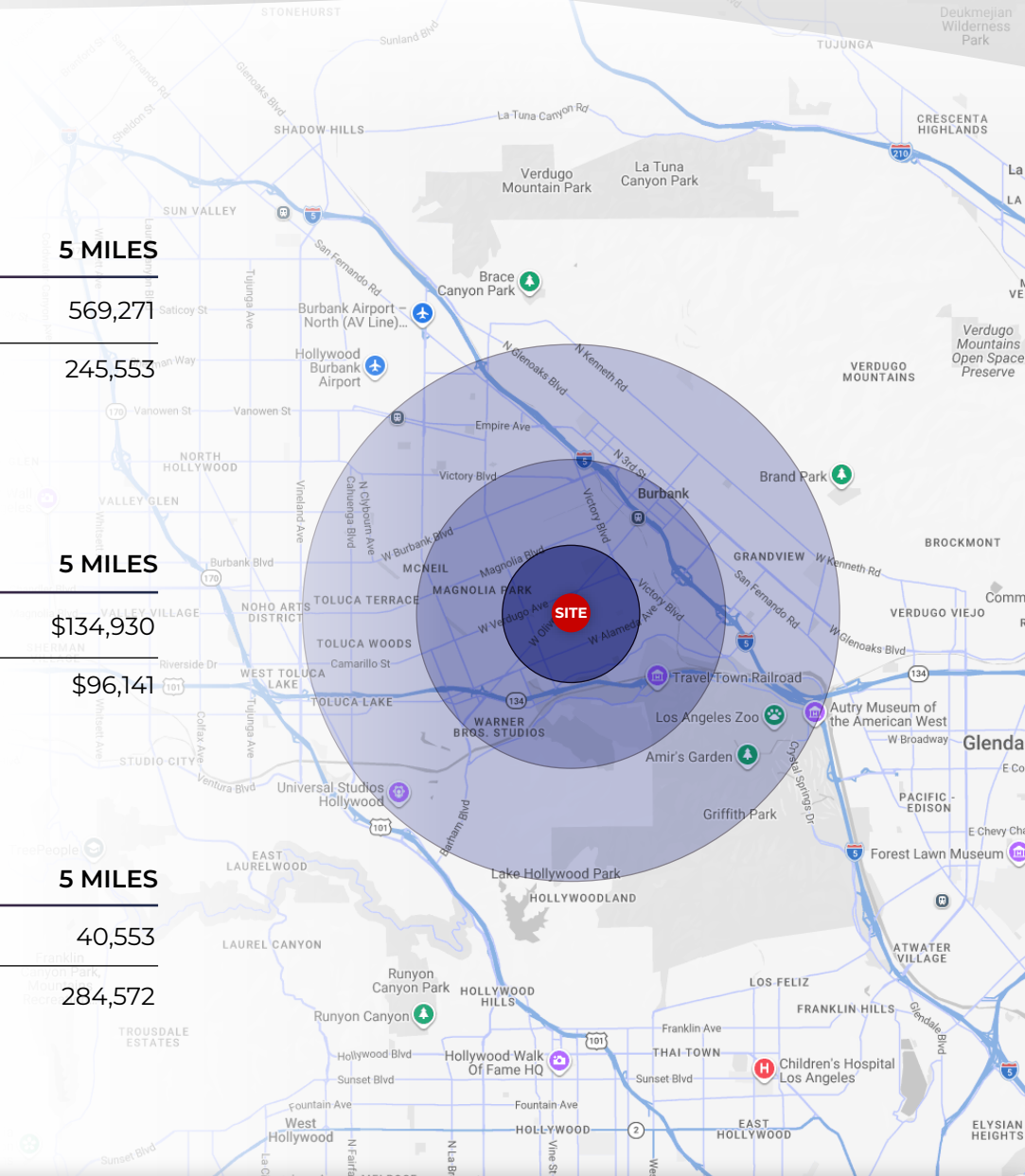
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$168,207	\$139,410	\$134,930
Median Household Income	\$121,127	\$99,794	\$96,141



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	2,495	14,699	40,553
Total Employees	19,661	112,411	284,572



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