

1001
S. VICTORY
BOULEVARD
BURBANK, CALIFORNIA

310
W. ALAMEDA
AVENUE
BURBANK, CALIFORNIA

FOR SALE
PRODUCTION / STUDIO
BUILDING + ADJACENT LOT



ZACUTO GROUP
COMMERCIAL REAL ESTATE



Northmarq

EXECUTIVE SUMMARY

Matthew Luchs of Zacuto Group, in partnership with Elliot Hassan and Michael Hanasab of Northmarq, is pleased to exclusively present for sale 1001 S Victory Blvd, Burbank, CA 91502 & 310 W Alameda Ave, Burbank, CA 91506, a ±17,257 square foot, institutional-quality creative production facility at the highly visible, signalized intersection of Victory Boulevard and Alameda Avenue in the heart of Burbank's Media District. This premier location provides exceptional visibility, branding potential, and immediate access to Alameda Avenue, the I-5 Freeway, and Hollywood Burbank Airport, facilitating seamless movement of talent, equipment, and executives.



EXECUTIVE SUMMARY

Situated on approximately ±22,989 square feet of land combined (APN 5625-019-037 & 5625-019-001) and zoned C-4, the property is currently 100% vacant, offering immediate flexibility for an owner-user, investor, or studio operator seeking a turnkey asset in one of Los Angeles' most supply-constrained and high-barrier creative submarkets. Burbank's Media District is home to major entertainment operators, including Warner Bros., Disney, Universal Studios, Netflix Animation, DreamWorks Animation, and Cartoon Network, creating sustained demand for production-ready facilities and supporting long-term value stability.



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LISTING TEAM

**MATTHEW LUCHS**
ZACUTO GROUP
Senior Vice President
310.469.9398
matthew@zacutogroup.com
DRE #01948233

**MIKE HANASSAB**
NORTHMARQ
Senior Vice President
424.334.7011
mhanassab@northmarq.com
DRE #01484891

ELLIOT HASSAN
NORTHMARQ
Senior Vice President
424.334.7009
ehassan@northmarq.com
DRE #01481211

PROPERTY INFORMATION

ADDRESSES	1001 S Victory Blvd, Burbank, CA, 91502 310 W Alameda Ave, Burbank, CA 91506
PRICE	\$7,300,000
BUILDING SF:	17,257 SF
LOT SIZE:	22,989 SF
PRICE/SF (BUILDING):	\$423
PRICE/SF (LAND):	\$318
YEAR BUILT:	1980
ZONING:	BUR4 & BUC4YY
PARKING:	24 Spaces
APN(S):	5625-019-037 5625-019-033



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EXECUTIVE SUMMARY

Originally built in 1980 and substantially improved, the two-story building is purpose-built for media and entertainment uses. Improvements include a fully permitted, soundproof stage (approximately 112' x 46' x 22') with TomCat truss system, a 19' x 46' x 22' cove cyclorama, a private screening theater with recliner seating, fully built-out music recording studio, five VIP talent rooms, two oversized hair and wardrobe rooms, four private executive offices, conference room, two full kitchens, and a rooftop deck with bar and outdoor lounge. The facility's turnkey configuration allows immediate use for streaming content, commercial production, branded media, experiential marketing, and digital studio operations.

The property is supported by 1,000 amps of 277/480V 3-phase power, a newly installed 20-ton RUUD HVAC system serving the stage, independent HVAC systems throughout, a flat roof replaced approximately five years ago, two roll-up and dock-high loading, and secured gated surface parking. This institutional-grade electrical and mechanical infrastructure significantly reduces capital expenditure requirements for production, studio, or experiential users, providing immediate operational functionality.

1001 S Victory Blvd represents a rare opportunity to acquire a turnkey facility with branding presence, functional loading, high-capacity infrastructure, and long-term optionality. The property's combination of location, improvements, and submarket fundamentals positions it as an ideal acquisition for owner-users, investors, or media operators seeking to establish a foothold in the entertainment capital of the world.

“Exceptional visibility and branding potential, at the center of the entertainment world”

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INVESTMENT HIGHLIGHTS

PREMIER BURBANK MEDIA DISTRICT CORNER

±1001 S Victory Blvd sits at the hard corner of Victory Boulevard and Alameda Avenue, offering unparalleled visibility, branding potential, and identity within Burbank's core studio corridor. Immediate access to Alameda Avenue, the I-5 Freeway, and Hollywood Burbank Airport supports talent movement, equipment logistics, and executive travel.

DELIVERED VACANT – IMMEDIATE OPPORTUNITY

100% vacant at close, allowing a purchaser to:

- *Occupy as a headquarters or production facility*
- *Reposition and lease at market creative/industrial rents*
- *Structure a long-term net lease to a media tenant*
- *Create a multi-tenant configuration*

PRODUCTION-READY CREATIVE ASSET

Fully built for modern production, the property includes:

- *Permitted soundproof stage (112' x 46' x 22') with TomCat truss grid*
- *Cove cyclorama (19' x 46' x 22')*
- *Private screening theater with recliner seating*
- *Fully built-out music recording studio*
- *Five VIP talent rooms, two large hair & wardrobe rooms, + two full kitchens*
- *Four executive offices and conference rooms*
- *Rooftop deck with bar and outdoor lounge*

INSTITUTIONAL POWER & MECHANICAL INFRASTRUCTURE

- *1,000 amps of 277/480V 3-phase power*
- *20-ton RUUD HVAC system serving the stage, plus independent HVAC throughout*
- *Flat roof replaced four years ago*
- *Roll-up and dock-high loading with gated, secured parking*
- *Supports high-load lighting, broadcast equipment, post-production, and climate control without immediate upgrades.*

FLEXIBLE C-4 ZONING

Permits a wide range of uses, including:

- *Creative office and studio operations*
- *Showroom or experiential retail*
- *Specialty commercial and medical uses (subject to approvals)*
- *Offers long-term repositioning flexibility for both owner-users and investors.*

HIGH-BARRIER MEDIA SUBMARKET FUNDAMENTALS

Located in the heart of Burbank Media District near Warner Bros., Disney, Universal Studios, Netflix Animation, DreamWorks Animation, and Cartoon Network.



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LOCATION OVERVIEW

Burbank is the operational hub of the global entertainment industry, with an economy anchored by production infrastructure, media employment, and studio-adjacent services. 1001 S Victory Blvd is located in the heart of the Media District, one of Southern California's most tightly held creative corridors, offering immediate proximity to major studio campuses and an established production labor force. The area benefits from a strong daytime population, high household incomes within a 3- and 5-mile radius, and limited new supply of production-ready assets, creating a high-barrier submarket with long-term stability.

As content creation continues to shift toward streaming, digital-first, and branded media, demand for fully improved, infrastructure-rich creative buildings remains strong relative to generic industrial product. The property offers seamless access to the I-5 Freeway and Hollywood Burbank Airport, providing convenient connectivity for talent, executives, and production logistics. Supported by Burbank's business-friendly environment, including no gross receipts tax and streamlined permitting for media uses, 1001 S Victory Blvd combines turnkey production capabilities with prime submarket fundamentals, positioning it for long-term value preservation and growth.



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