

OFFERING MEMORANDUM

2200 W BURBANK BLVD, BURBANK, CA, 91506

COMMERCIAL MIXED-USE



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DRE# 02053534 | Realtor® | M: 323.236.6450

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PROPERTY OVERVIEW

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PROPERTY OVERVIEW



PRICE/PSF	\$1,100,000 (\$363 P/P)
CAP RATE	5%
OCCUPANCY	FULLY OCCUPIED
UNIT MIX	2 RESI. / 3 COMMERCIAL
SQUARE FEET	≈3,026 SF
LOT SIZE	4,201 SF
PARCEL NUMBER	2448005009
PARKING	3 SPACES
YEAR BUILT	1945
ZONING	BUC3YY
LAND USE	MIXED USE

No guarantee, warranty or representation of any kind is made regarding the accuracy of descriptions or measurements. Buyer & Buyer's Agent to do their own due diligence and independently verify square footage, property condition, measurements, zoning, building configuration & components.

2200 W BURBANK BLVD BURBANK, CA 91506



SUMMARY



Nestled in the bustling heart of Burbank, 2200 W Burbank Blvd presents a rare and versatile investment opportunity. This great mixed-use property features a dynamic blend of three commercial spaces and two residential units, a one-bedroom, one-bath apartment and a cozy studio, all fully leased by reliable, long-term tenants, currently operating at a 5% CAP rate. The ground-floor commercial units boast prime frontage on Burbank Boulevard, offering unbeatable visibility and foot traffic, making them ideal for a variety of businesses. Upstairs, the residential apartment and downstairs studio provide steady rental income with added appeal for live/work scenarios, perfectly suited to the area's thriving community of creatives and professionals. Situated just moments from Burbank's iconic attractions, including Warner Bros. Studios, Disney, and Universal Studios, this property enjoys a steady flow of pedestrian and vehicle traffic. The vibrant neighborhood is further enhanced by nearby hotspots like the Chandler Bikeway and the ever-popular Porto's Bakery, creating a lively, sought-after environment for tenants. With seamless access to the 134 and I-5 freeways, connectivity to the greater Los Angeles area is a breeze. Whether you're looking to diversify your portfolio or secure a stable, income-generating asset in one of Burbank's most desirable locations, 2200 W Burbank Blvd checks all the boxes for savvy investors.





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MAPS & ZONING

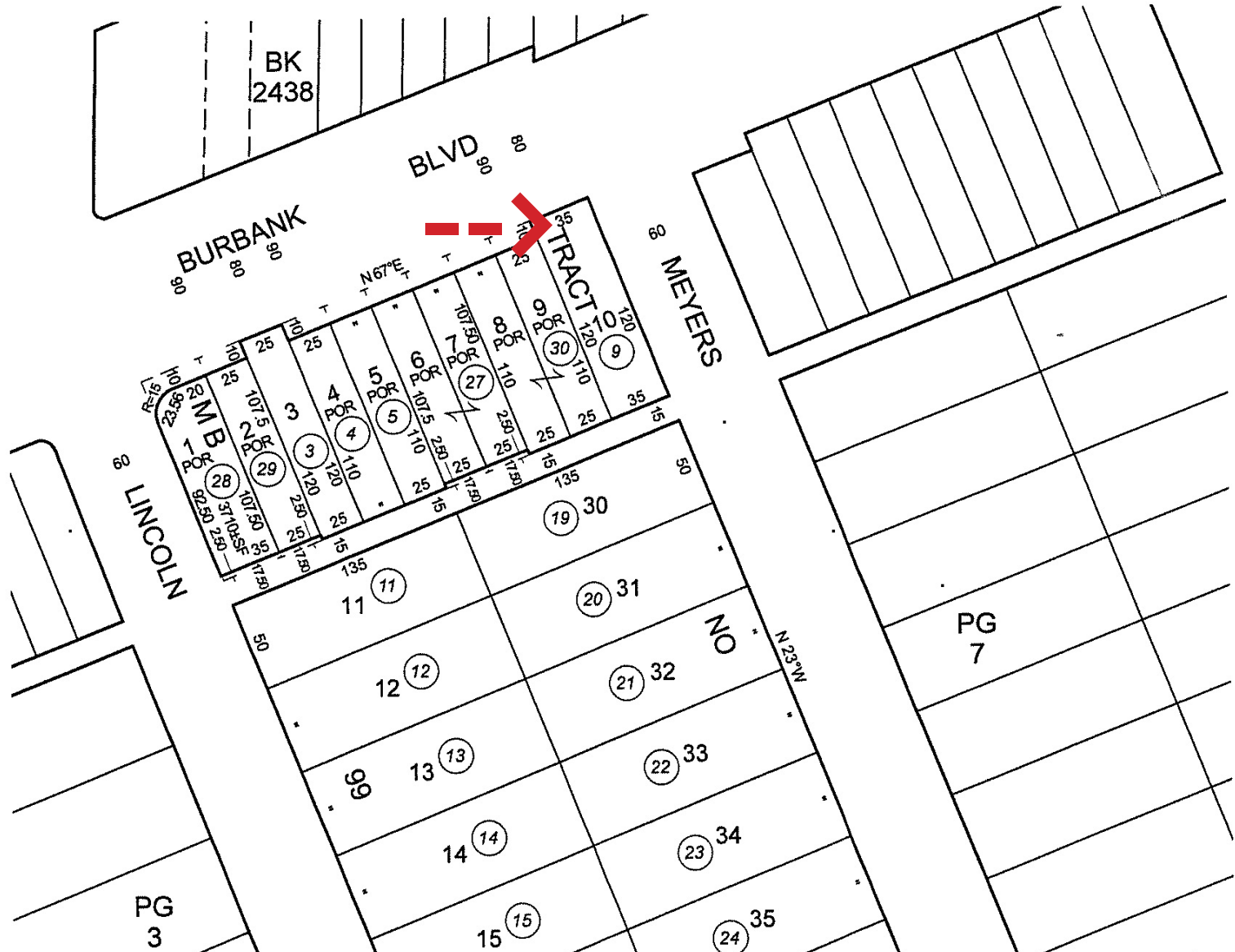
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PARCEL MAP

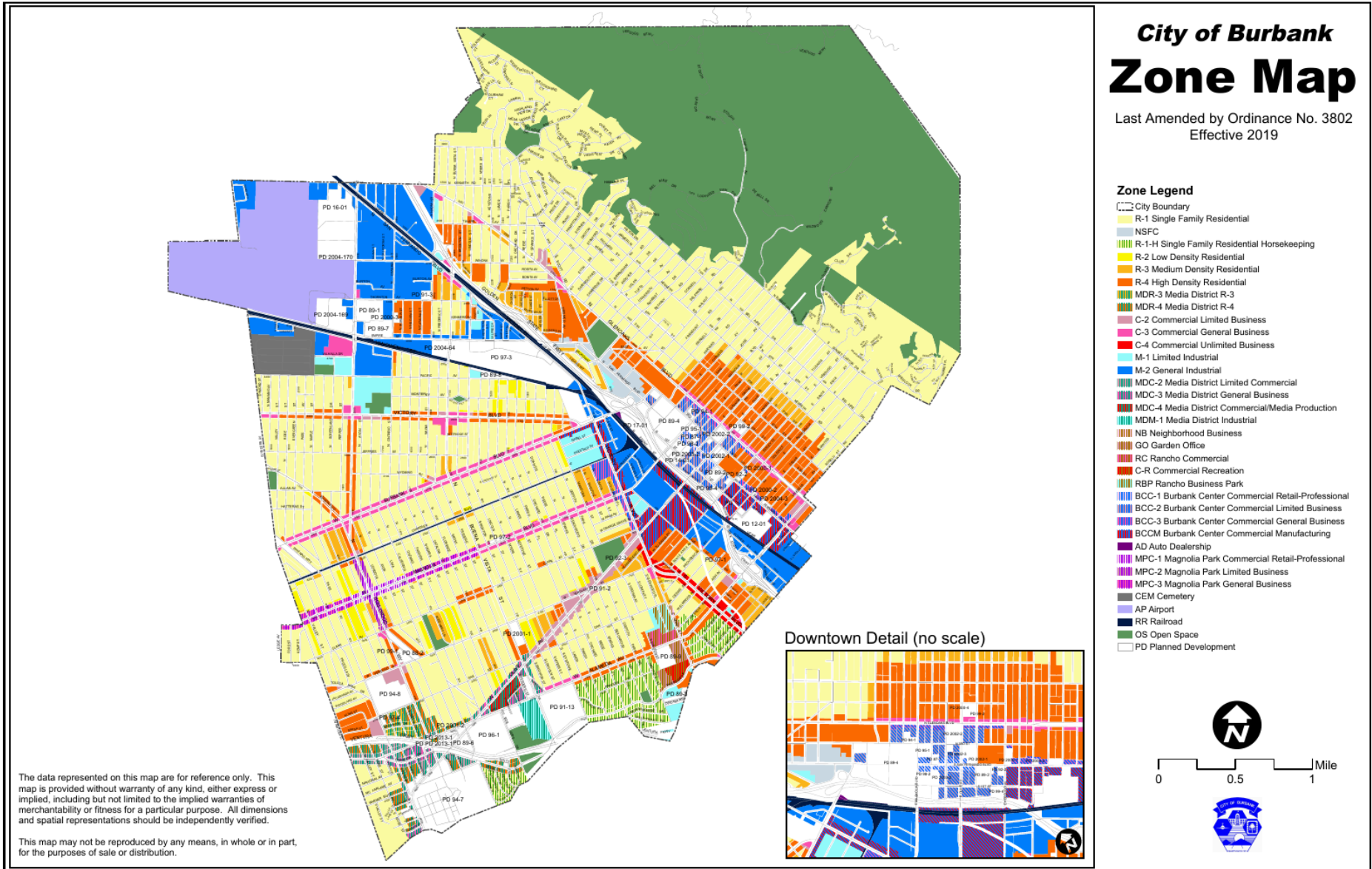


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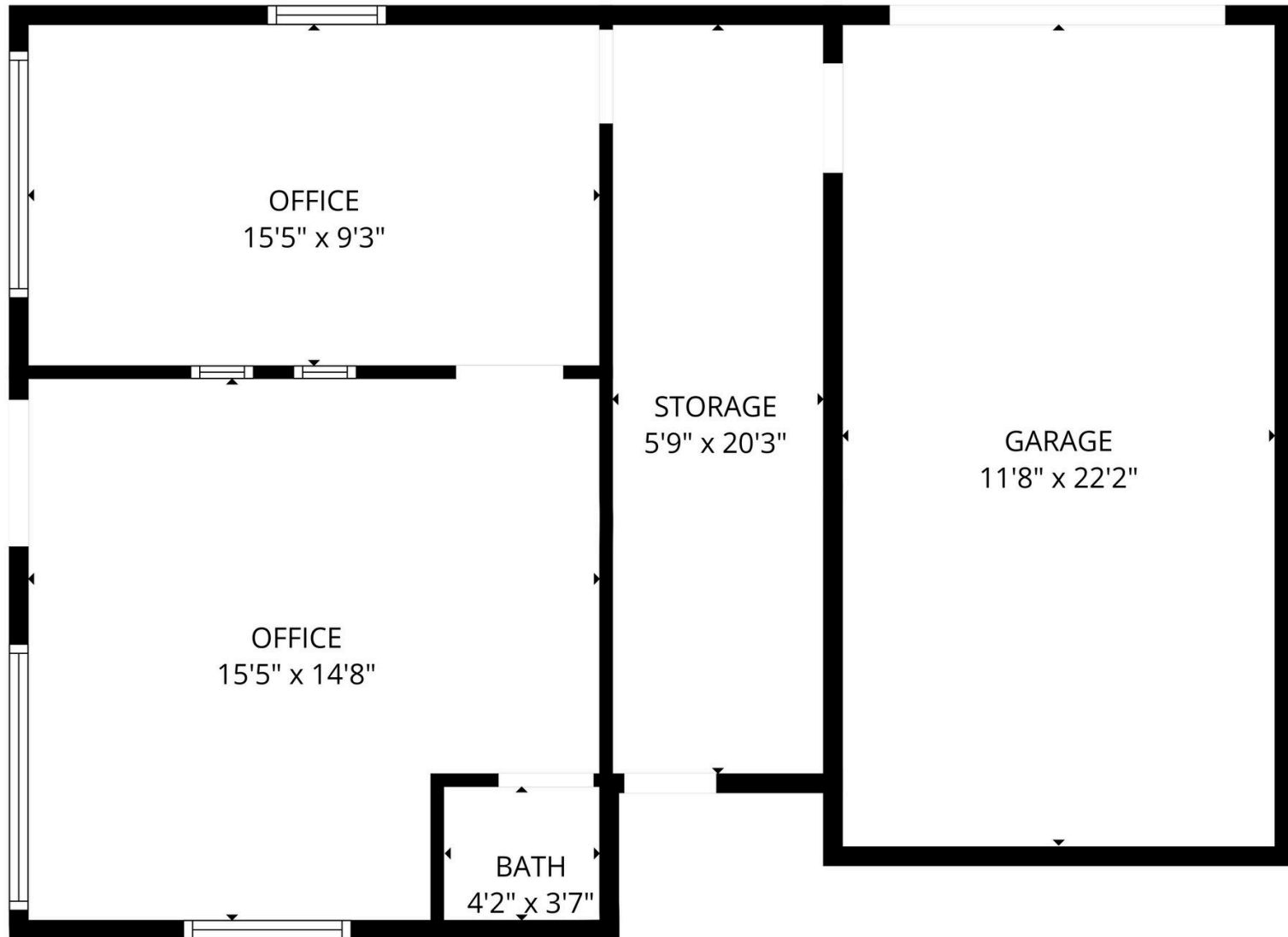
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ZONING MAP

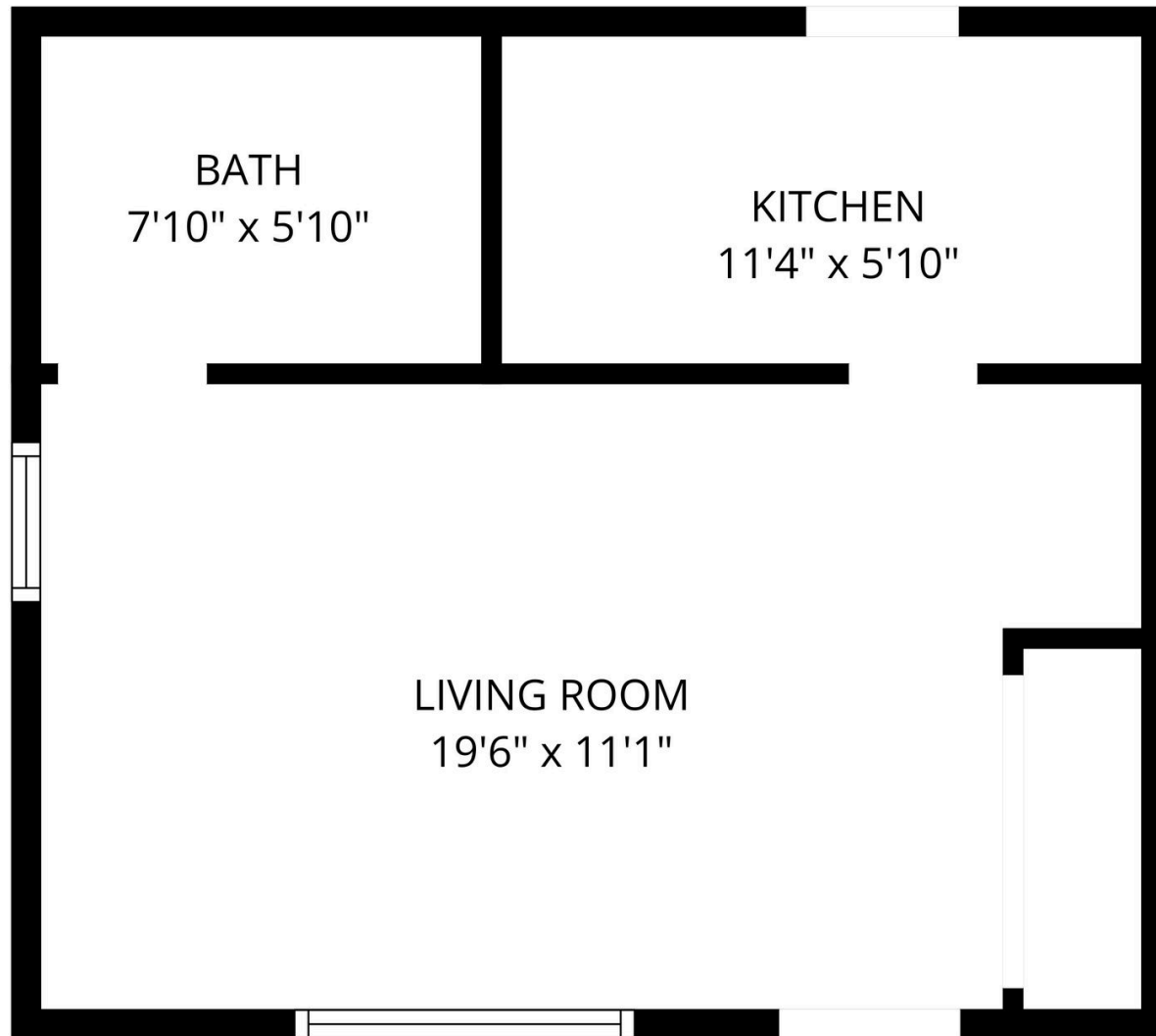


FLOOR PLAN 1 - 2200 W BURBANK BLVD



TOTAL SQFT: 829

FLOOR PLAN 2 - UNIT A



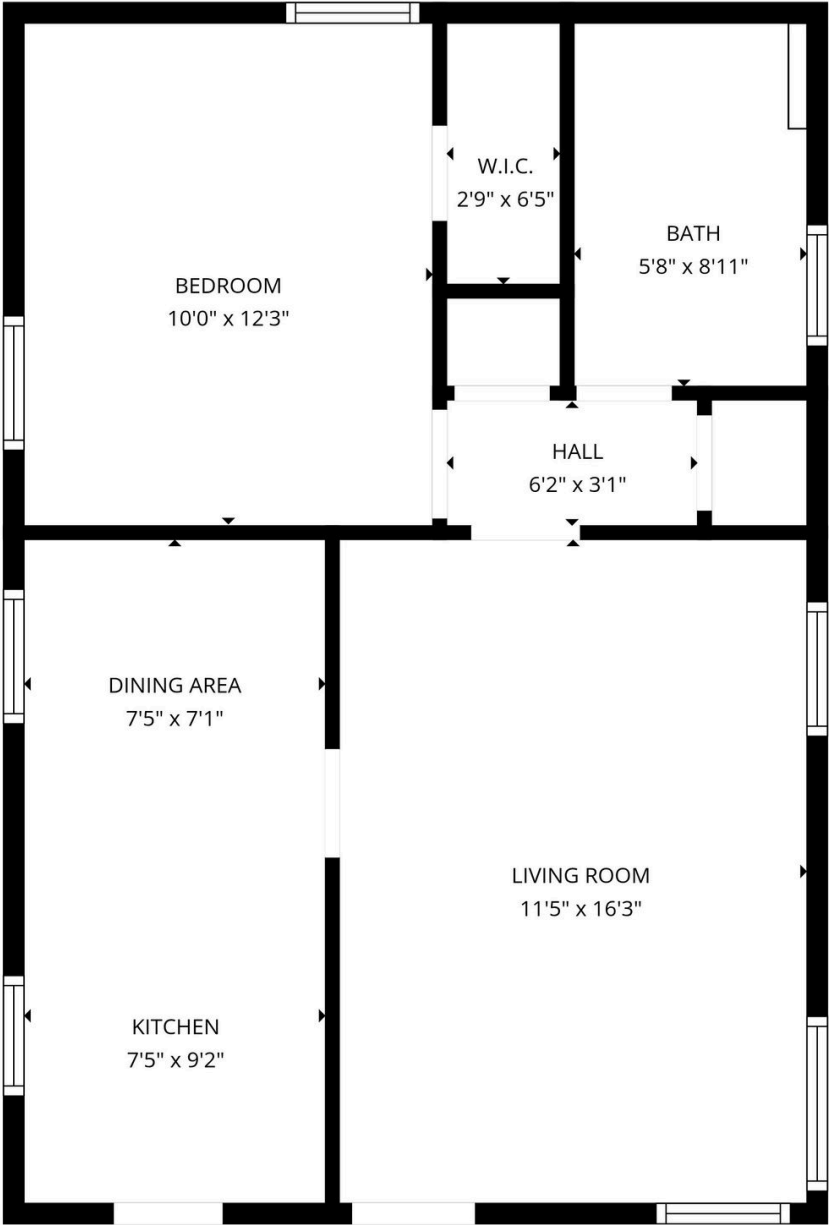
TOTAL SQFT: 377

FLOOR PLAN 3 - UNIT B



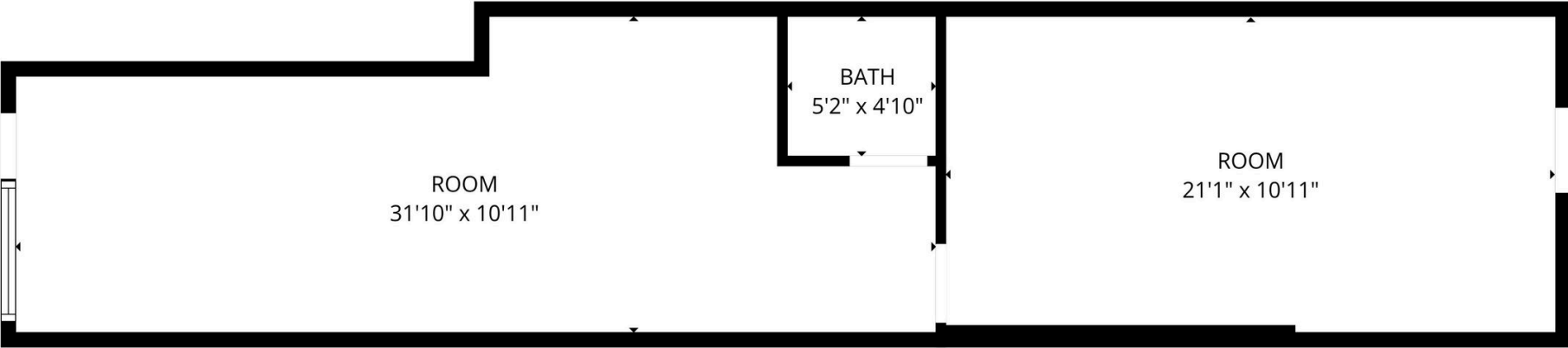
TOTAL SQFT: 603

FLOOR PLAN 4 - UNIT C



TOTAL SQFT: 603

FLOOR PLAN 5 - UNIT D



TOTAL SQFT: 614



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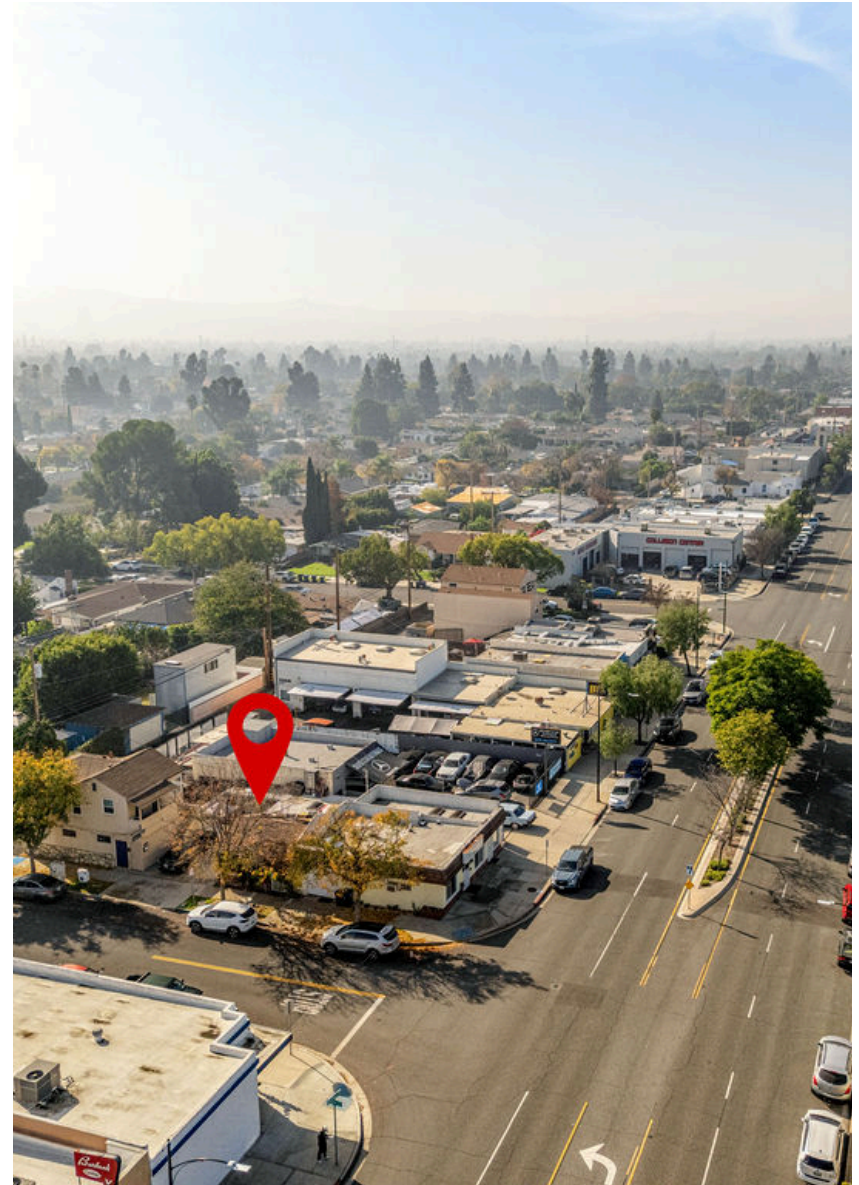
PROPERTY ANALYTICS

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LOCATION HIGHLIGHTS



- Situated just moments from Burbank's iconic attractions, including Warner Bros. Studios, Disney, and Universal Studios, this property enjoys a steady flow of pedestrian and vehicle traffic.
- The vibrant neighborhood is further enhanced by nearby hotspots like the Chandler Bikeway and the ever-popular Porto's Bakery, creating a lively, sought-after environment for tenants.
- With seamless access to the 134 and I-5 freeways, connectivity to the greater Los Angeles area is a breeze.
- Boasting exceptional street frontage, abundant signage potential, and a versatile floor plan, this property offers unparalleled visibility for businesses looking to thrive in one of Los Angeles County's most dynamic commercial hubs.



FINANCIAL ANALYSIS: RENT ROLL



Unit Number	SF (Approx)	Unit Type	Current Rent	Lease Type	Status	Move-Out
2200	829 SF	COMMERCIAL	\$1,800	ANNUAL	RENTED	09/30/2028
A	377 SF	RESIDENTIAL	\$773	ANNUAL	RENTED	Mo. to Mo.
B	603 SF	COMMERCIAL	\$1,390	ANNUAL	RENTED	06/30/2027
C	603 SF	RESIDENTIAL	\$1,263	ANNUAL	RENTED	Mo. to Mo.
D	614 SF	COMMERCIAL	\$1,000	ANNUAL	RENTED	09/30/2028
TOTAL			\$6,226			



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PROPERTY PHOTOS

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2200 W BURBANK BLVD - FRONT



2200 W BURBANK BLVD - UNIT A



2200 W BURBANK BLVD - UNIT B



2200 W BURBANK BLVD - UNIT C



2200 W BURBANK BLVD - UNIT D





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