



## 615 S. VICTORY BLVD

BURBANK, CALIFORNIA 91502  
FOR SALE OR LEASE

### OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	\$3.00 SF/Month (MG)
Available SF:	2,220 SF

### Property Highlights

- Available for Sale or Lease
- Approximately 2,220 SF Stand-Alone Commercial Building
- Fully Remodeled and Updated Throughout including a new roof
- Three (3) On-Site Parking Spaces
- Distinctive Architectural Façade with Clean Geometric Lines and Strong Street Presence
- Flexible Retail, Showroom, Office, and Creative Space Configuration
- Roll-Up Door for Operational Flexibility
- Ideal for Owner- User
- Convenient Access to Interstate 5
- Open concept floor plan with one (1) private office

### Tina LaMonica, SIOR

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CA DRE #01841057

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NAI Capital, LLC in compliance with all applicable fair housing and equal opportunity laws.

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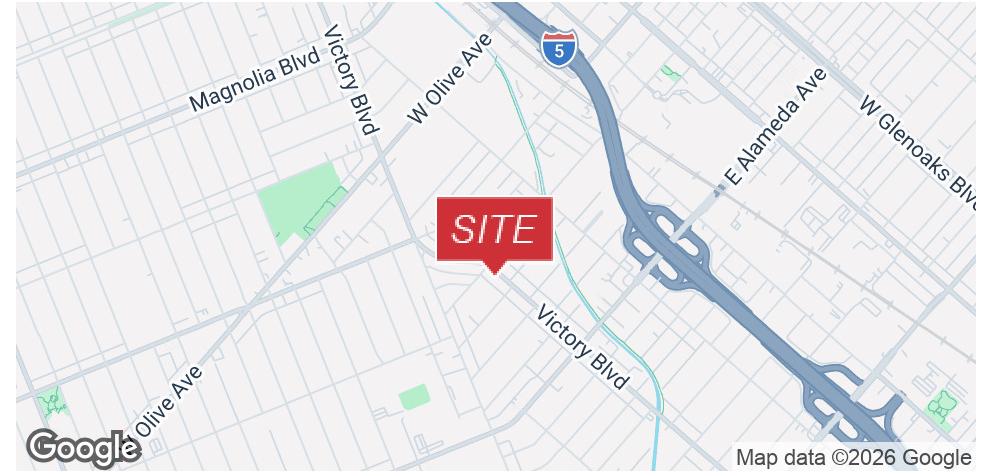
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### Offering Summary

Sale Price:	Negotiable
Lease Rate:	\$3.00 SF/Month (MG)
Building Size:	2,220 SF
Lot Size:	2,844 SF
Year Built:	1950

### Executive Summary

NAI Capital Commercial is pleased to present 615 S. Victory Boulevard, a rare stand-alone commercial building available for sale or lease in the heart of Burbank. Consisting of approximately 2,220 square feet, the property offers a highly flexible layout suitable for retail, showroom, creative office, professional services, and a variety of commercial users seeking a distinctive business presence.

The property has been fully remodeled and updated, including a new roof, and features decorative brick accent walls, exposed wood beam ceilings, large storefront windows, modern finishes, and a thoughtfully designed showroom and creative office environment. These unique design elements create a warm and inviting atmosphere rarely found in traditional office space.

Additional features include three on-site parking spaces and a large rear flex area with a roll-up door, providing functionality for showroom operations, inventory storage, deliveries, creative production, and a variety of business uses. Located in the heart of Burbank's Media Capital, the property offers convenient access to Downtown Burbank, Hollywood Burbank Airport, and the I-5 Freeway, providing exceptional visibility and accessibility in one of Southern California's premier business locations.

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Property Type	Office
Property Subtype	Office Building
APN	2451-026-013
Building Size	2,220 SF
Lot Size	2,844 SF
Building Class	C
Year Built	1950
Number of Floors	1
Number of Buildings	1



- Available for Sale or Lease
- Approximately 2,220 SF Stand-Alone Commercial Building
- Fully Remodeled and Updated Throughout including a new roof
- Three (3) On-Site Parking Spaces
- Distinctive Architectural Façade with Clean Geometric Lines and Strong Street Presence
- Flexible Retail, Showroom, Office, and Creative Space Configuration
- Roll-Up Door for Operational Flexibility
- Excellent Visibility Along Victory Boulevard
- Convenient Access to Interstate 5
- Open concept floor plan with one (1) private office

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Sale Price **Negotiable**

Lease Rate **\$3.00 SF/Mo/MG**

**LOCATION INFORMATION**

Street Address 615 S Victory Blvd  
 City, State, Zip Burbank, CA 91502  
 County Los Angeles

**BUILDING INFORMATION**

Building Size 2,220 SF  
 Building Class C  
 Number of Floors 1  
 Year Built 1950  
 Number of Buildings 1

**PROPERTY INFORMATION**

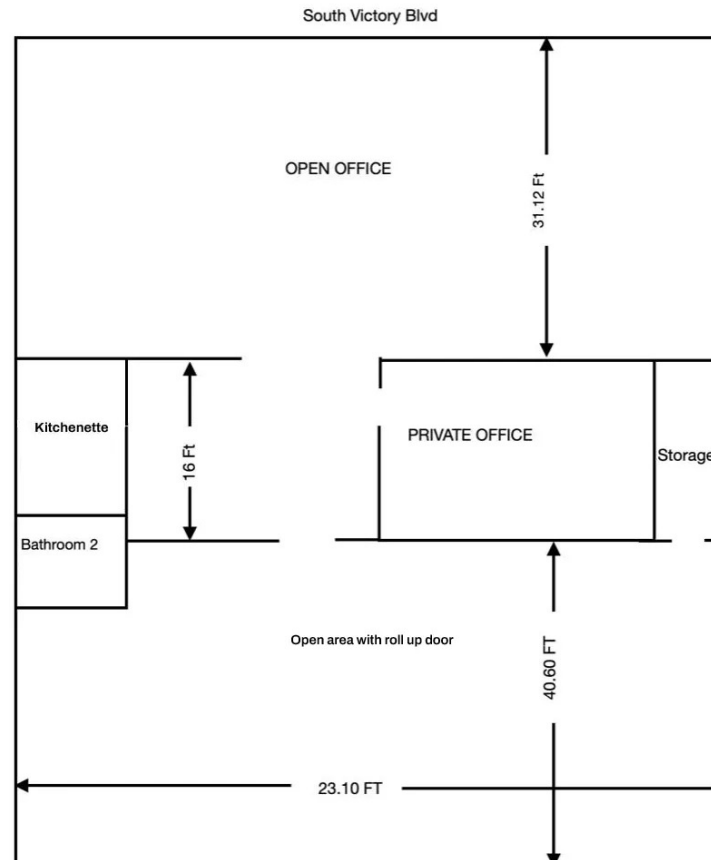
Property Type Office  
 Property Subtype Office Building  
 Zoning Verify with City  
 Lot Size 2,844 SF  
 APN # 2451-026-013

**PARKING & TRANSPORTATION**

**UTILITIES & AMENITIES**

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All measurements are interior and are not to scale

Measurements indicated are approximates

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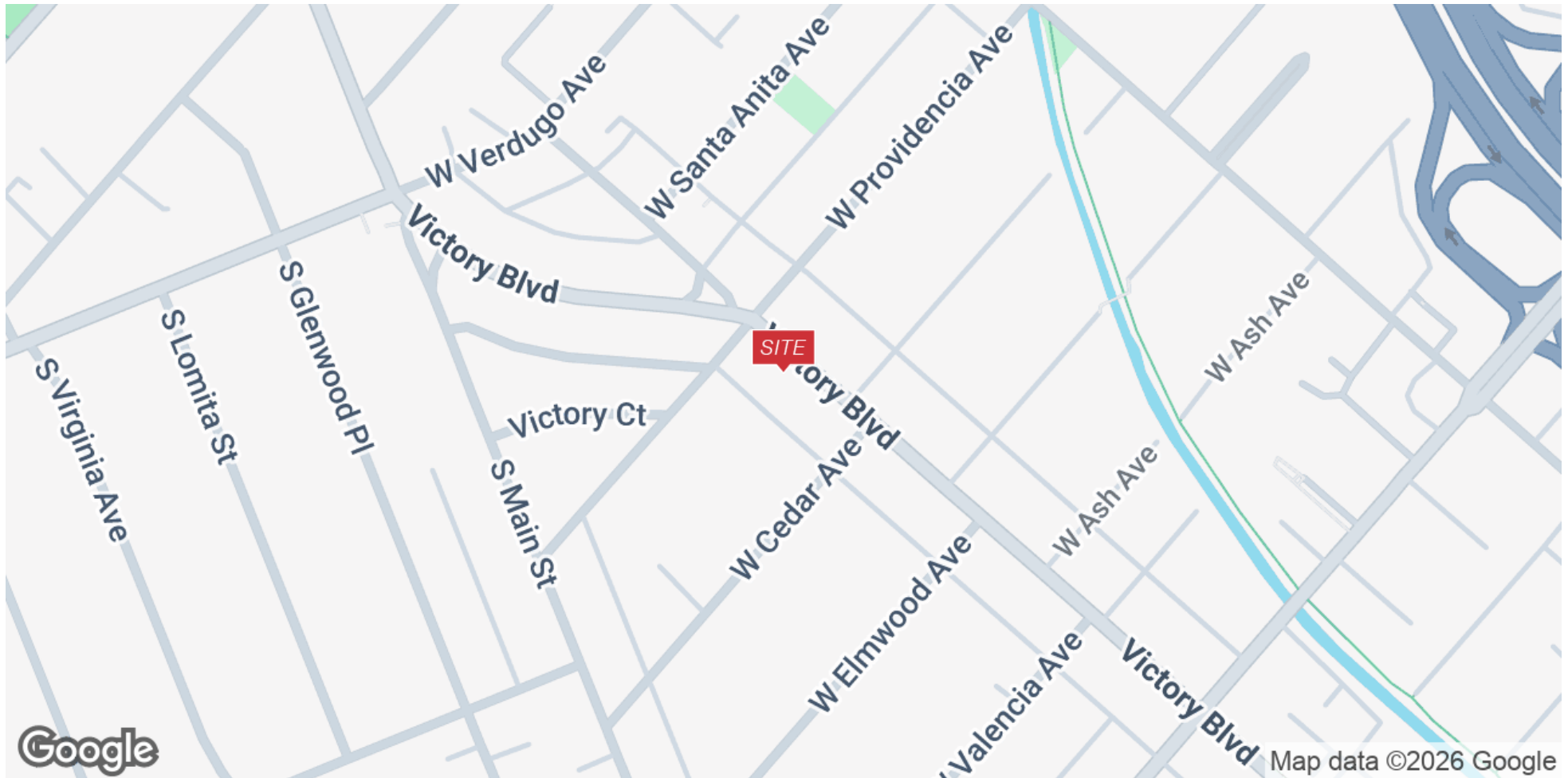
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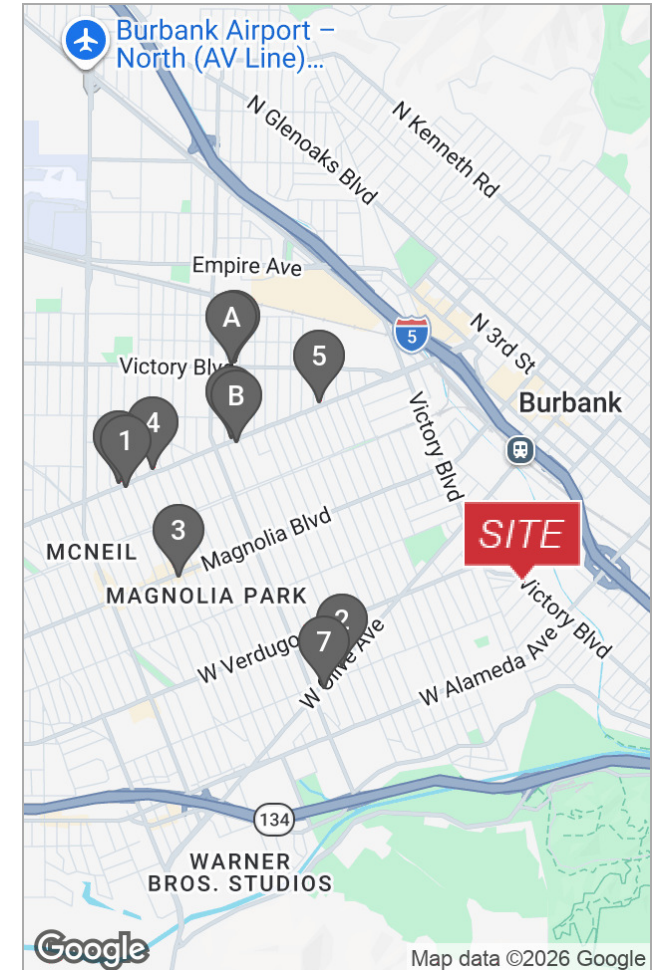
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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	<b>615 S Victory Blvd</b> Burbank, CA 91502	Negotiable	2,220 SF	2,844 SF
1	<b>3212-3214 W Burbank Blvd</b> Burbank, CA 91505	\$2,350,000	2,900 SF	5,500 SF
2	<b>2200 W Olive Ave</b> Burbank, CA 91506	\$2,200,000	3,204 SF	7,457 SF
3	<b>3108 W Magnolia Blvd</b> Burbank, CA 91505	\$1,531,250	1,925 SF	2,672 SF
4	<b>2921 W Burbank Blvd</b> Burbank, CA 91505	\$2,499,000	3,000 SF	5,227 SF
5	<b>1607 W Burbank Blvd</b> Burbank, CA 91506	\$640,197	756 SF	3,920 SF
6	<b>2313 W Burbank Blvd</b> Burbank, CA 91506	\$3,550,000	4,110 SF	6,098 SF
7	<b>2400 W Olive Ave</b> Burbank, CA 91506	\$1,850,000	2,848 SF	4,746 SF
8	<b>2307 W Victory Blvd</b> Burbank, CA 91506	\$1,480,000	2,010 SF	3,485 SF



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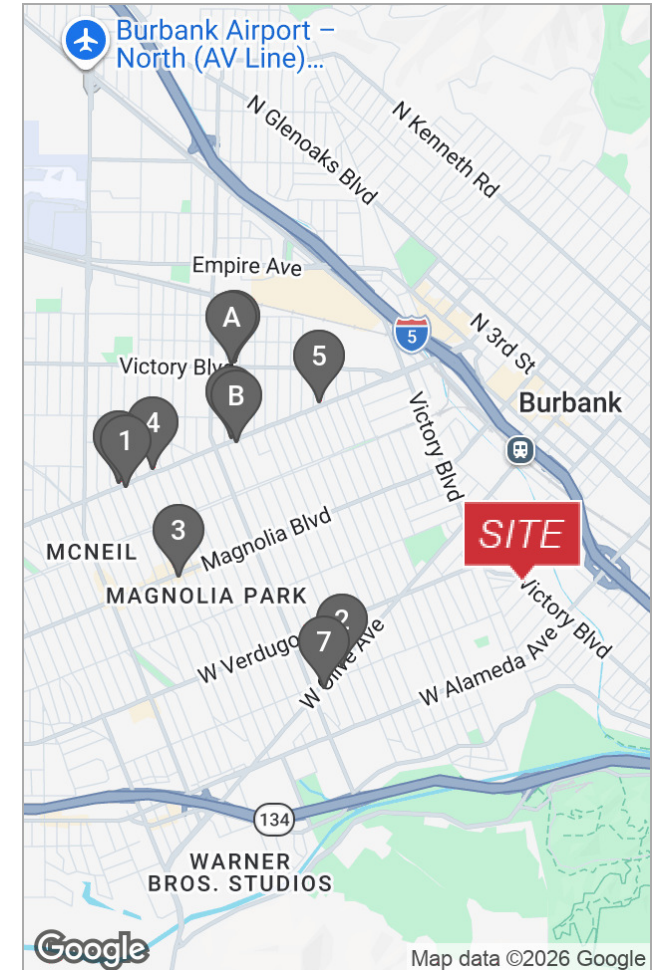
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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
9	3306 W Burbank Blvd Burbank, CA 91505	\$1,114,117	1,150 SF	2,731 SF
10	2315 W Victory Blvd Burbank, CA 91506	\$1,800,000	2,400 SF	3,310 SF
11	2304-2306 Burbank Blvd Burbank, CA 91506	\$1,100,000	1,147 SF	3,055 SF
<b>AVERAGES</b>		<b>\$1,828,597</b>	<b>2,314 SF</b>	<b>4,382 SF</b>



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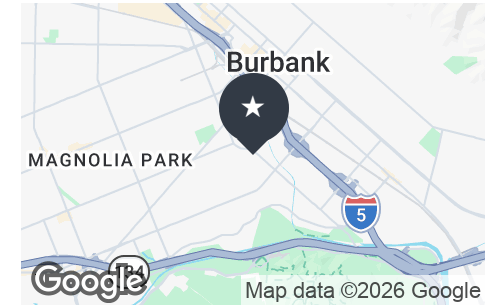
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### 615 S Victory Blvd

Burbank, CA 91502

Price:	Negotiable	Bldg Size:	2,220 SF
Lot Size:	2,844 SF	Year Built:	1950



### 3212-3214 W Burbank Blvd

Burbank, CA 91505

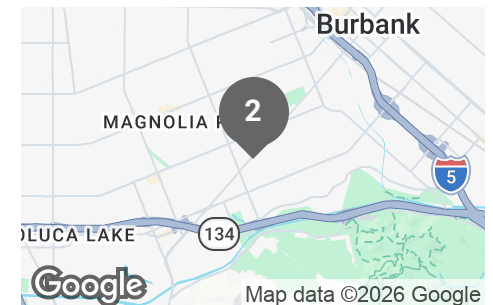
Price:	\$2,350,000	Bldg Size:	2,900 SF
Lot Size:	5,500 SF		



### 2200 W Olive Ave

Burbank, CA 91506

Price:	\$2,200,000	Bldg Size:	3,204 SF
Lot Size:	7,457 SF		



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3



### 3108 W Magnolia Blvd

Burbank, CA 91505

Price: \$1,531,250 Bldg Size: 1,925 SF  
 Lot Size: 2,672 SF



4



### 2921 W Burbank Blvd

Burbank, CA 91505

Price: \$2,499,000 Bldg Size: 3,000 SF  
 Lot Size: 5,227 SF



5



### 1607 W Burbank Blvd

Burbank, CA 91506

Price: \$640,197 Bldg Size: 756 SF  
 Lot Size: 3,920 SF



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### 2313 W Burbank Blvd

Burbank, CA 91506

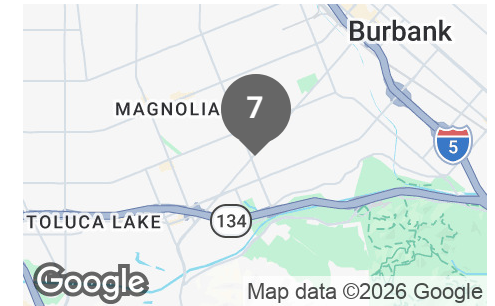
Price: \$3,550,000 Bldg Size: 4,110 SF  
 Lot Size: 6,098 SF



### 2400 W Olive Ave

Burbank, CA 91506

Price: \$1,850,000 Bldg Size: 2,848 SF  
 Lot Size: 4,746 SF



### 2307 W Victory Blvd

Burbank, CA 91506

Price: \$1,480,000 Bldg Size: 2,010 SF  
 Lot Size: 3,485 SF



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### 3306 W Burbank Blvd

Burbank, CA 91505

Price: \$1,114,117 Bldg Size: 1,150 SF  
 Lot Size: 2,731 SF



### 2315 W Victory Blvd

Burbank, CA 91506

Price: \$1,800,000 Bldg Size: 2,400 SF  
 Lot Size: 3,310 SF



### 2304-2306 Burbank Blvd

Burbank, CA 91506

Price: \$1,100,000 Bldg Size: 1,147 SF  
 Lot Size: 3,055 SF



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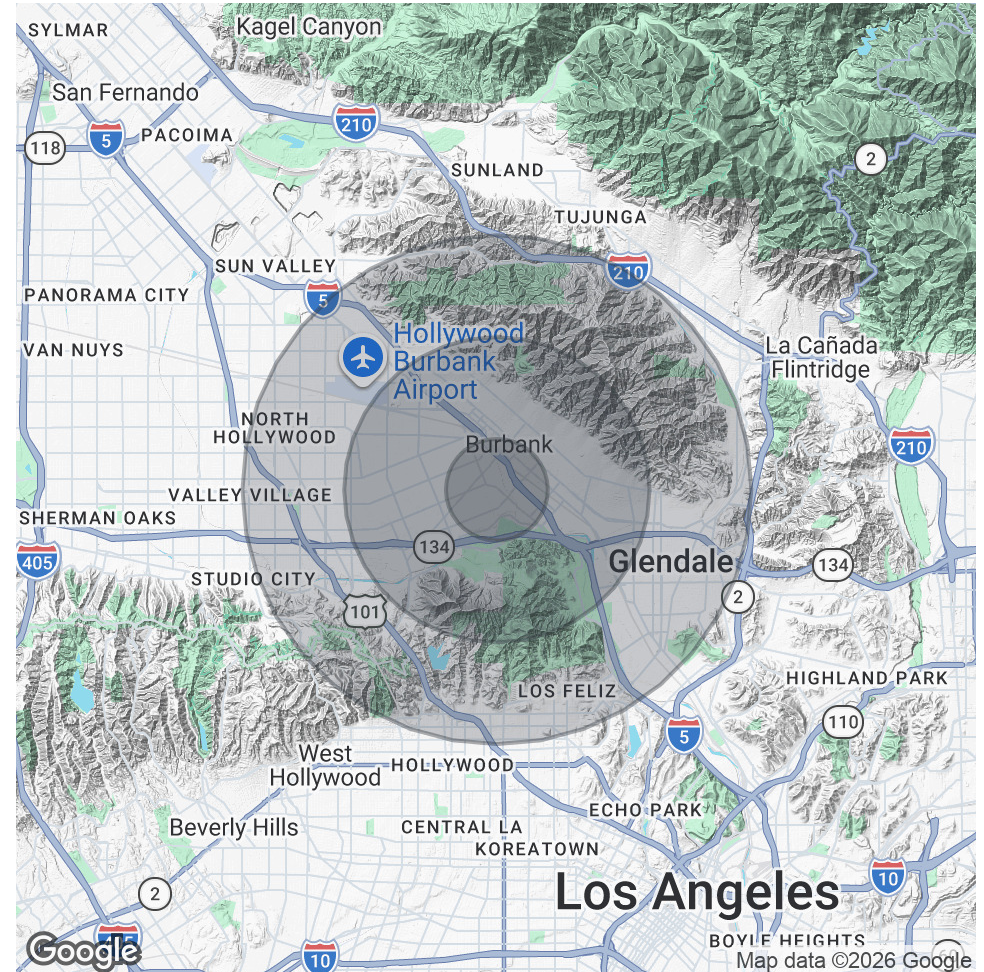
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,307	160,674	516,456
Average Age	39.4	40.8	39.8
Average Age (Male)	37.8	39.7	39.2
Average Age (Female)	41.9	42.2	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,001	65,164	219,307
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$116,500	\$128,182	\$122,490
Average House Value	\$1,052,669	\$1,118,944	\$1,191,880

2023 American Community Survey (ACS)



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#### **Professional Background**

Tina has been a top broker at NAI Capital for over 16 years completing nearly 50 transactions per year. Prior to joining NAI Capital, Tina was a Senior Portfolio Leasing Manager for Arden Realty/GE Capital for 8 years. During her time at Arden, she oversaw the leasing of over 75 Class A office buildings covering many submarkets in Los Angeles and Orange Counties.

She was a top producer at Arden Realty completing nearly 1,000 lease transactions. Prior to Arden, Tina worked for over 8 years in corporate real estate for Fortune 500 companies, including Morgan Stanley Smith Barney, Footlocker, and Westfield Malls. She has considerable expertise in finding creative and cost-effective solutions for challenging leasing and sales situations.

Tina has been involved in commercial real estate for over 25 years specializing in office leasing and sales. Tina completed several sizable deals working with some of the largest companies like ADP, Word & Brown, University of Phoenix, Kaiser, Honeywell, Arco/BP, AIS, State Compensation Board, Herbalife, Southern California Edison, USA Today, Unisource, IKON, Sentry Insurance, McGraw Publishing, Time Warner and Boy Scouts of America and the new Indian Consulate Office in DTLA.

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