

**AVISON  
YOUNG**

# For Sale/Lease

± 33,285 SF Creative Office / Medical / Retail Building

**1011**

**WEST  
ALAMEDA  
AVENUE**



**Offering Memorandum**

## Disclaimer

This confidential Offering Memorandum (this "Memorandum") is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the "Confidentiality Agreement") and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of 1011 West Alameda Avenue in Burbank, CA (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner" or Avison Young ("Broker").

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker or accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing

and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations therein have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker. This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.



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# 1011 W. Alameda Avenue

Burbank, CA

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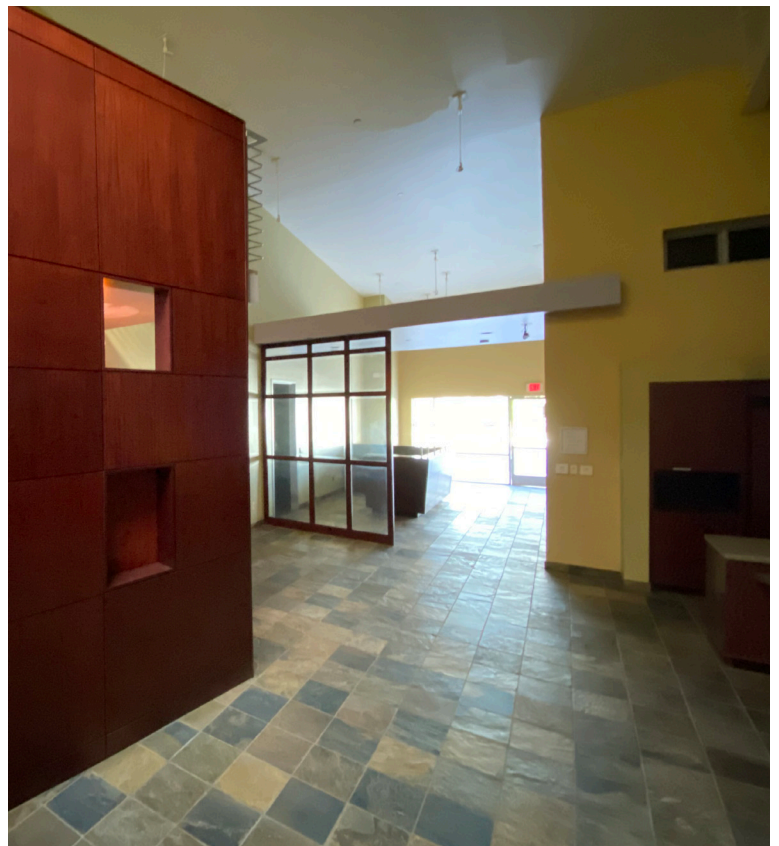
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# Property highlights

- Ideal for entertainment campus
- Mix of individual retail/office, retail pad buildings and +/-15,000 SF of high-end post-production space
- Dual fiber optic loops can provide redundant dark fiber
- Easy access to freeways and mass transit
- Heavy power
- High ceilings (19 feet) / minimal columns
- Exposed red brick block walls
- No gross receipts tax
- Conditioned power
- Line of sight
- Pole signage
- Seismic retrofit complete

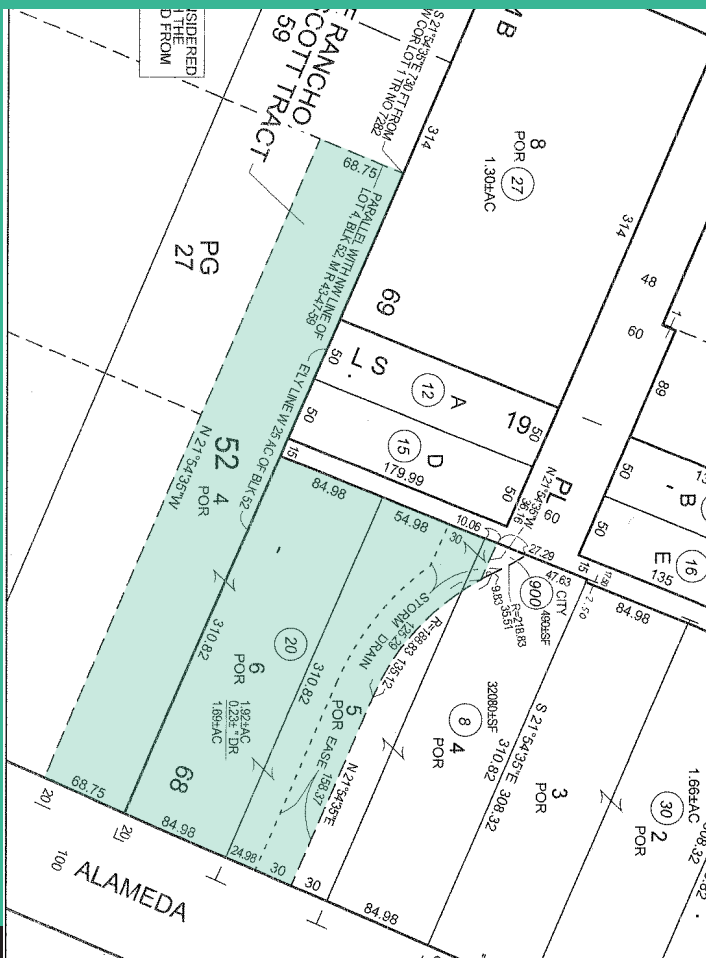


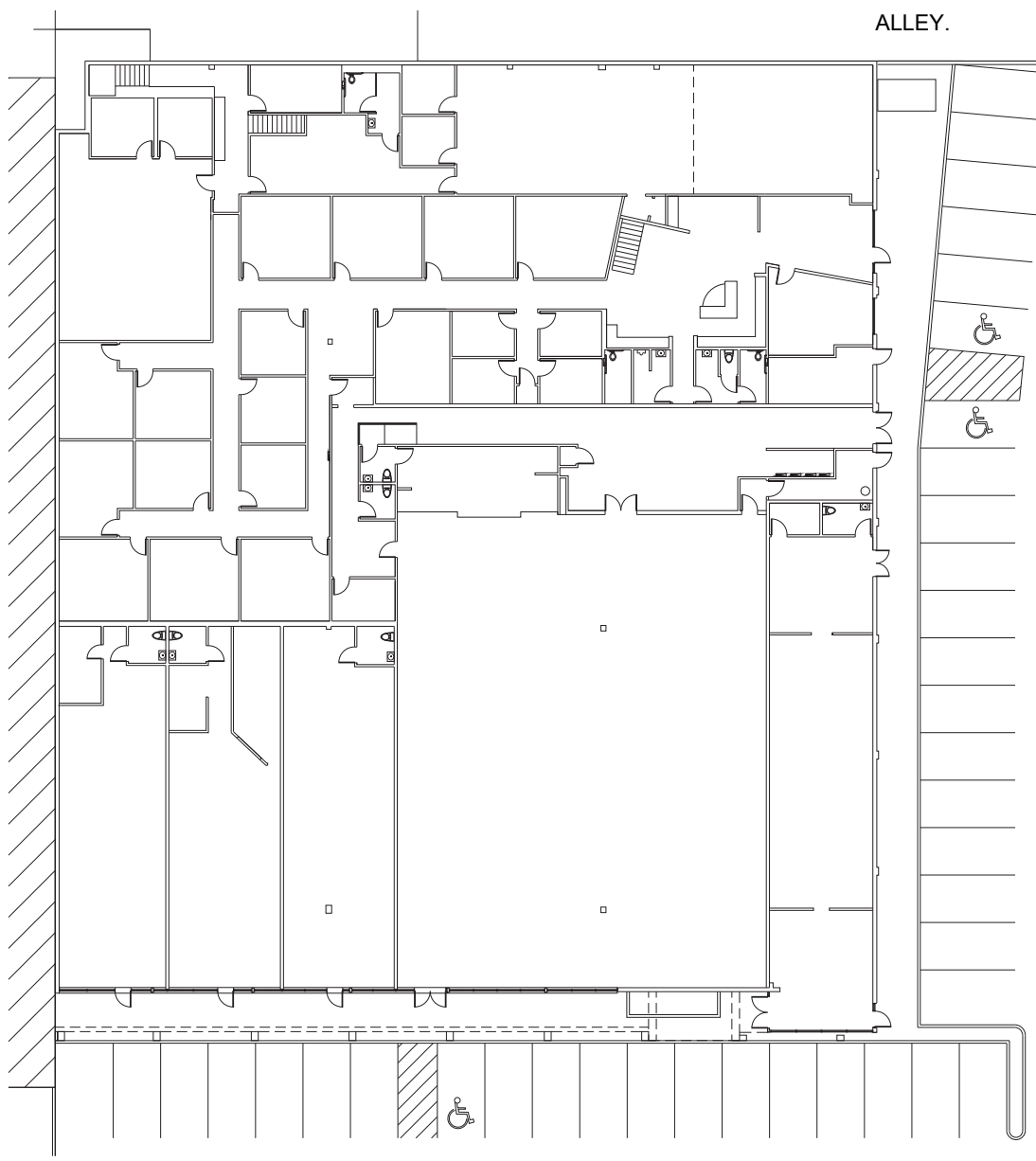
# Offering summary

<b>Address</b>	1011 W. Alameda Ave. Burbank, CA 91506
<b>Stories:</b>	1 (with mezzanine)
<b>Building Size:</b>	± 33,285 SF
<b>SF Available:</b>	± 30,000 SF Creative Office
<b>Land Size:</b>	± 1.92 Gross Acres 1.69 Net Acres (0.23 Acre Drainage Easement)
<b>Year Built:</b>	1960
<b>APN:</b>	2445-029-020
<b>Zoning:</b>	RC
<b>Parking:</b>	± 125 spaces
<b>Tenants:</b>	Little Caesars Subway Osaka Teriyaki
<b>NOI:</b>	\$130,000

# Pricing

~~\$25,000,000~~ **REDUCED** \$18,000,000





# Location overview

## 1011 West Alameda Avenue

Burbank, CA



**Burbank** is widely known as the **entertainment capital of the world**. **1011 West Alameda Avenue** is located on **Studio Row** with **easy access to the 5, 134, 101 and 170 freeways**.

**± 50  
Car  
Parking  
Lot  
(± 125  
total  
spaces)**

**± 30,000 SF  
Available**

**± 3,285 SF  
\$130,000/YR/NNN**



**Disney**  
Grand Central  
Creative Campus

**DREAMWORKS**

# Demographics



# About Burbank

The Subject Property is located down the street from Walt Disney Studios in the heart of the Burbank Media District, only a few miles northeast of Hollywood and northwest of Downtown Los Angeles. Burbank is bordered by North Hollywood, Universal/Studio Cities, Hollywood to the west, Universal/ Studio Cities to the south and Glendale to the east. Several major highways including the 5, 134, 101 and 170 are nearby allowing for easy access to the surrounding Burbank and Los Angeles Metro areas.

Burbank is perhaps best known as being the entertainment capital of the world, and is home to the Walt Disney Studios, Warner Bros., Blizzard Arena, ABC Television, Nickelodeon, Cartoon Network, Deluxe, Fotokem, and many other industry leaders. The city offers great demographics, amenities, a business friendly tax structure, restaurants, shopping, and renowned community services, making it one of the most desired cities in the region for residents and businesses.



549,903

Population



41.3

Median Age



\$98,585

Average  
Household Income



340,718

Total  
Employees

\*demographics within 5-mile radius of Subject Property

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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