

RARE BURBANK PURCHASE OPPORTUNITY

Creative Campus Potential

9,952± SF of Buildings on 17,549± SF of Land



COMPASS

611-615 GLENWOOD PLACE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

611-615 GLENWOOD PLACE, BURBANK, CA 91506

Total building area (built 1991):	9,952± SF (Per Title)
Building 1 area: (leased at \$11,013 per month until 3/30/2027*)	4,987± SF
Building 2 area (owner occupied):	3,052± SF
Building 3 area: (leased at \$3,000 per month/mo.–mo.)	1,805± SF
Total land area (per plat map):	17,549± SF
Parking:	15± gated spaces
Zone:	BUM1
APN:	2445-028-003,004

Comprised of three distinct buildings in a private campus-type setting, this unique property offers both privacy and security. The property is ideal for a number of entertainment-related or other clean uses.

Building 1 is two stories and is approx. 4,987 SF. It has been appointed with quality finishes and amenities. The showroom is carpeted and there is a first-class kitchen equipped with Viking appliances, a wood-paneled office, a multi-level lounge, and a conference room with handsome cabinetry and a wet bar. The main building is also enhanced with Art Deco elements and furnishings from the Queen Mary. The space is rented to a tenant at \$11,013 per month (expires 3/30/2027*).

Building 2 is approx. 3,052 SF of warehouse space, with one way glass doors. The high ceilings in the warehouse extend the many creative possibilities. The building is currently owner occupied.

Building 3 is at the rear of the property and is approx. 1,805 SF. It also has a showroom and two large double doors, a wet bar, and a high-end bathroom, as well as the aforementioned Art Deco treatments. The space is rented to a photographer at \$3,000 per month (mo.–mo.).

**The lease can be terminated by Lessor with 90 days written notice.*

Asking Price: \$6,350,000 (\$638 Per SF Building)



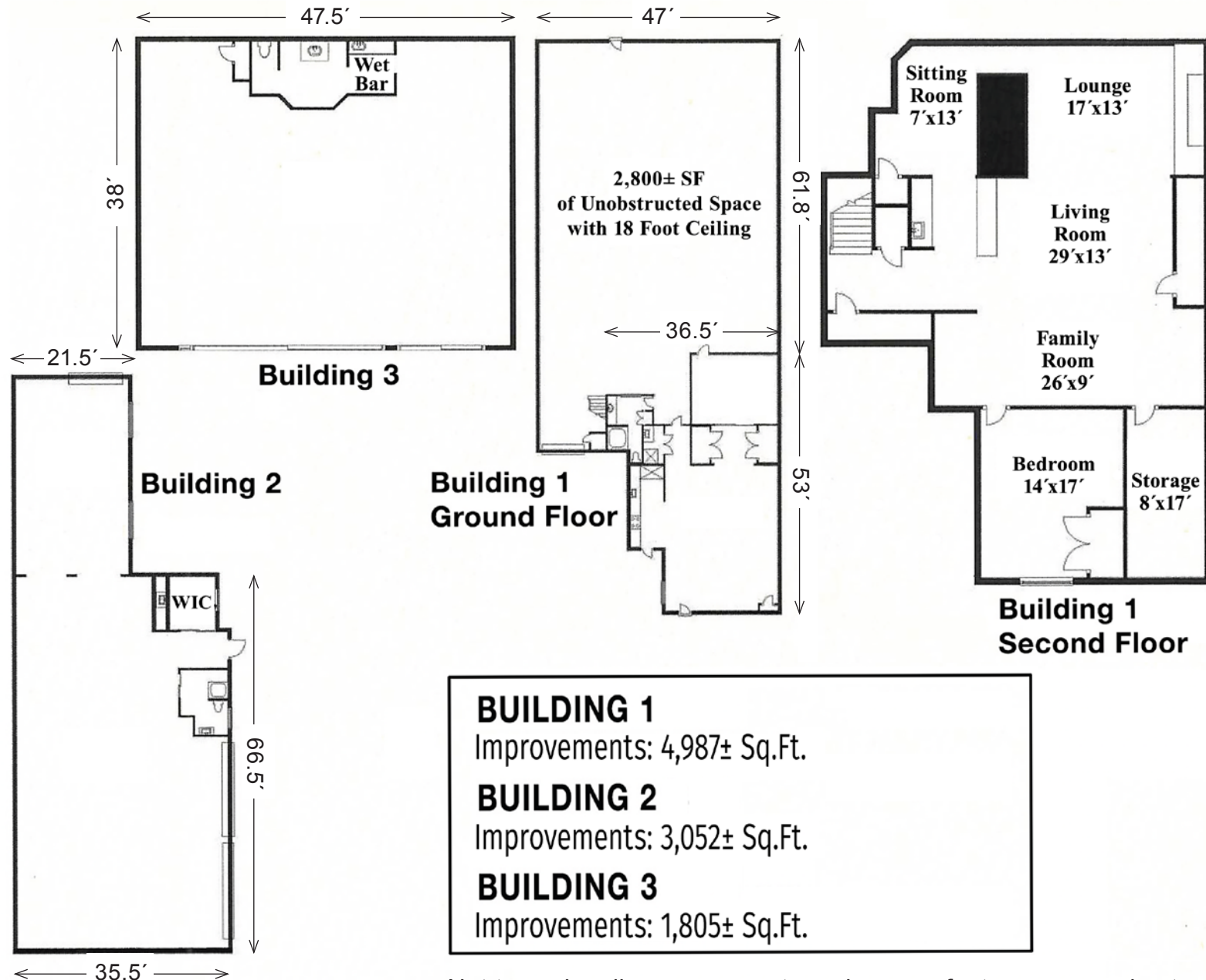
INTERIOR PHOTOS



INTERIOR PHOTOS

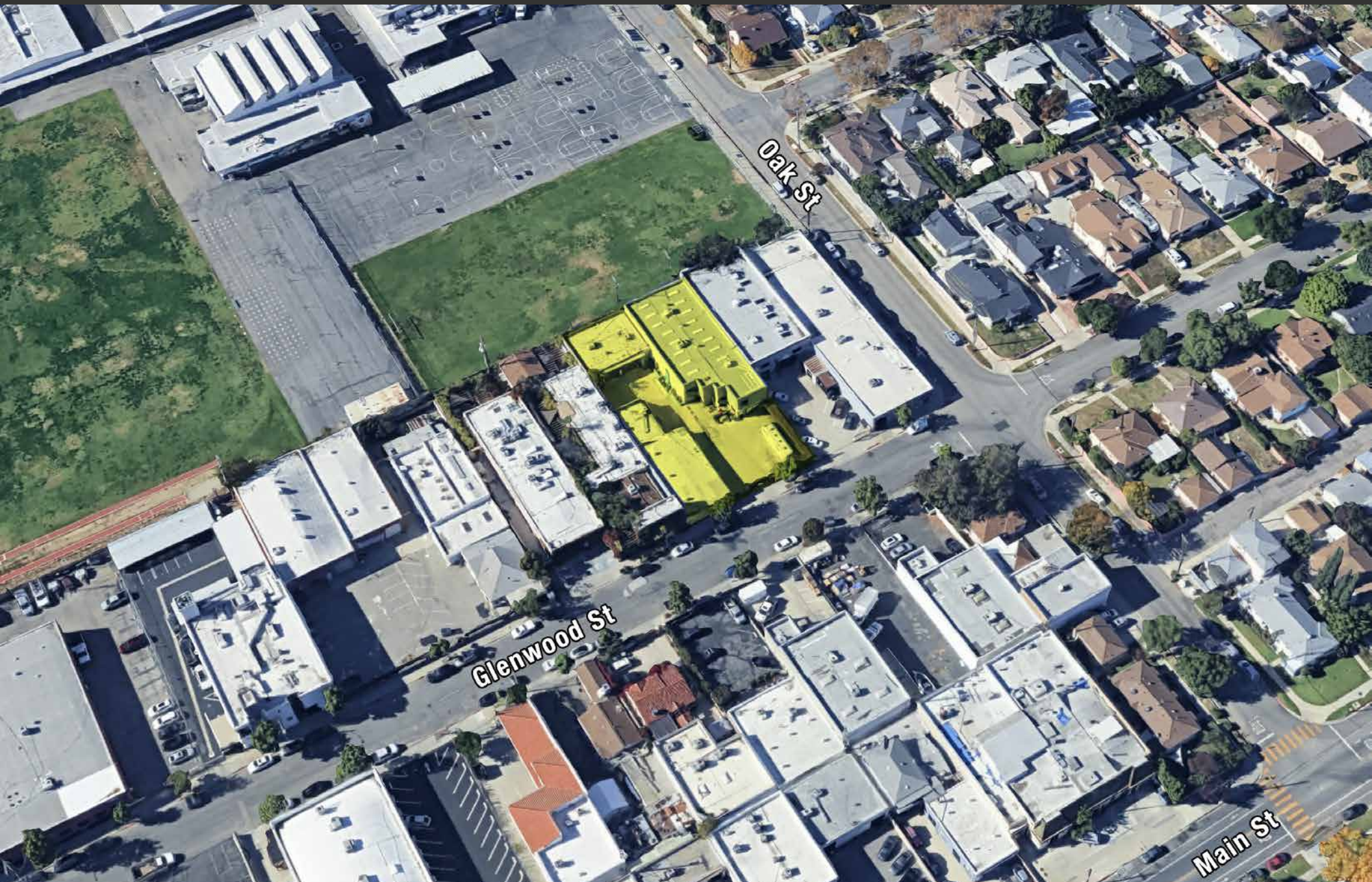


SITE PLAN



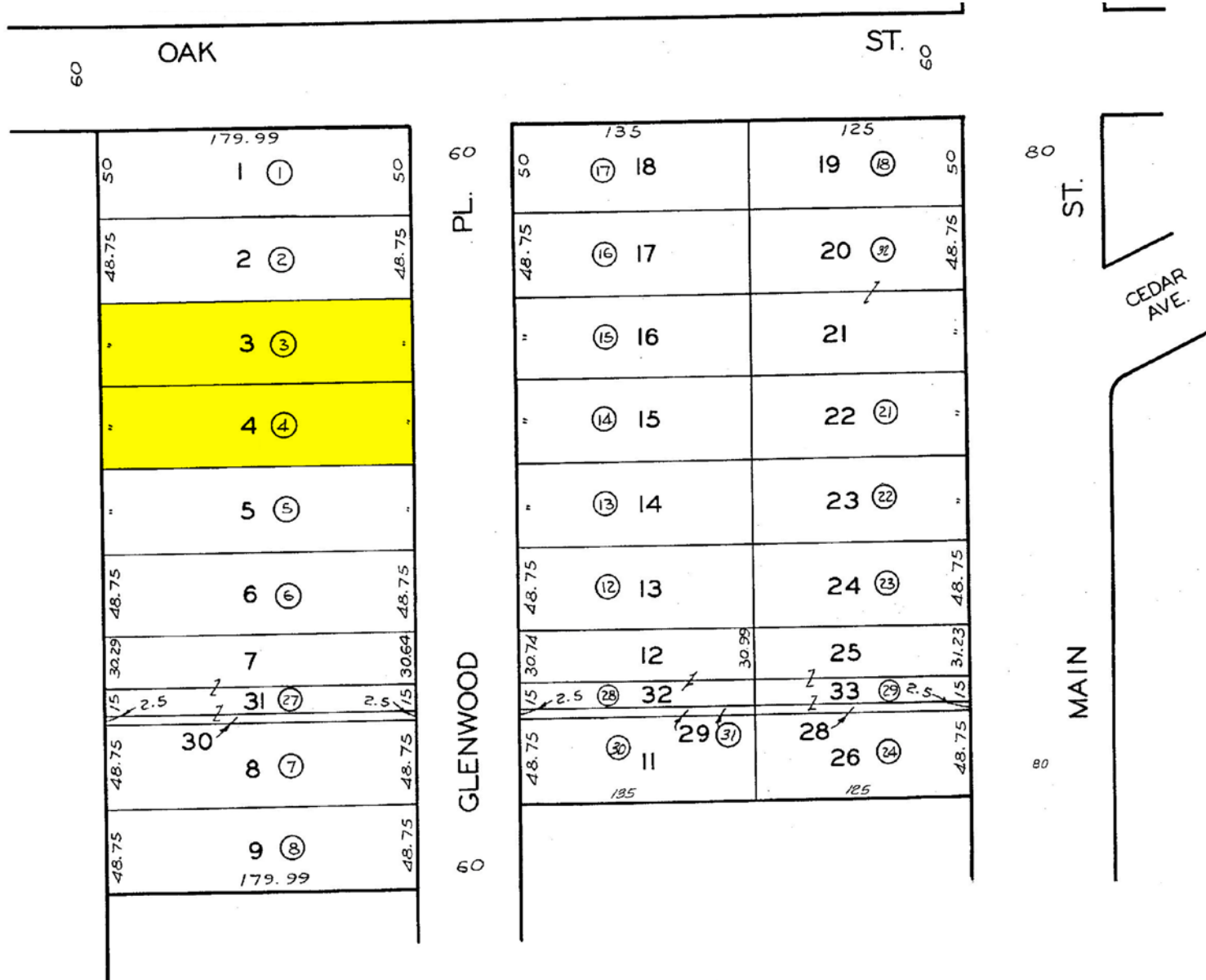
Not to scale; all measurements and square footages approximate

AERIAL PHOTO



Major Properties & Kenny Stevens Team

PLAT MAP

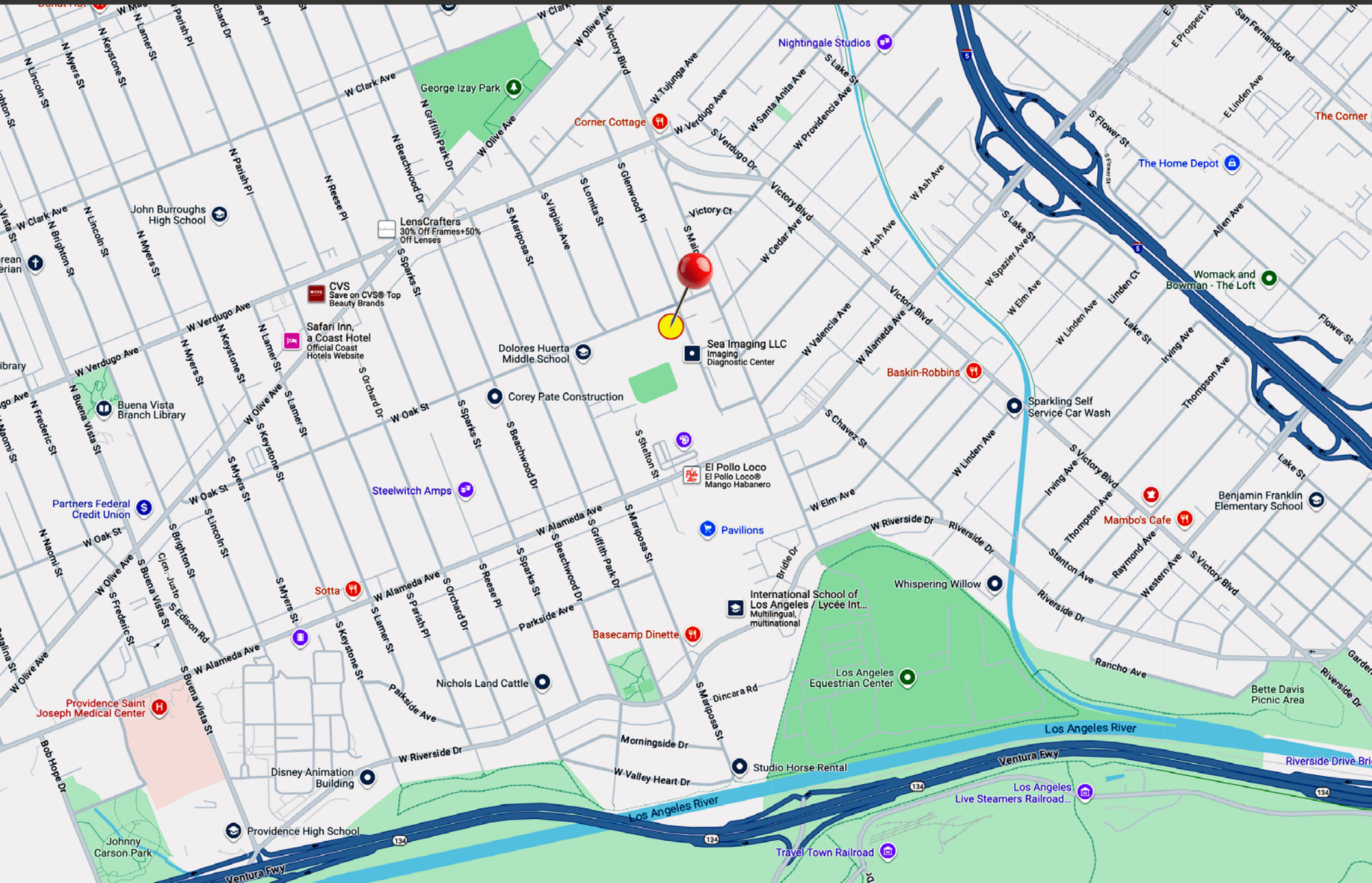


CODE
2530

TRACT NO. 7282

M. B. 112-80-81

AREA MAP



Major Properties & Kenny Stevens Team

ABOUT BURBANK



Located in the heart of the San Fernando Valley, Burbank stands as a dynamic city, celebrated for its close-knit community, top-tier amenities, and deep-rooted connections to the media and entertainment world. This thriving urban gem, home to around 100,000 residents, offers an a blend of suburban tranquility and urban sophistication, making it one of the most desirable places to live in the greater Los Angeles area.

The Media District is perhaps Burbank's crown jewel, a neighborhood synonymous with the global entertainment industry. Here, prestigious giants like Warner Bros. Studios, The Walt Disney Company, & Nickelodeon dominate the landscape, creating a bustling hub for creative professionals in film, television, and digital media. The area hums with the energy of innovation, attracting a broad spectrum of individuals engaged in bringing stories to life across multiple platforms.

Just west of the Media District lies Magnolia Park, a beloved neighborhood characterized by its eclectic mix of vintage shops, boutiques, and locally owned cafes. Magnolia Boulevard, the heart of the area, has become a destination for those seeking a more laid-back lifestyle while still being connected to the creative energy of Burbank.

Downtown Burbank is the city's entertainment and retail hub, offering a lively mix of dining, shopping, and entertainment options. Anchored by the Burbank Town Center, this neighborhood provides residents and visitors with access to a wide array of stores, from national retailers to specialty boutiques. It's also a hot spot for dining, with a variety of restaurants that cater to every taste, from casual eateries to upscale dining establishments.

BURBANK HOTSPOTS



1) DOWNTOWN BURBANK

Downtown Burbank is a vibrant, urban hub that offers a lively mix of entertainment, dining, and shopping options. Anchored by the Burbank Town Center, the area features a variety of stores, from major national retailers to boutique shops. This walkable family-friendly neighborhood is a dynamic, convenient area that caters to a wide range of life styles.

2) BURBANK TOWN CENTER

Burbank Town Center is a bustling retail hub offering a wide variety of shopping, dining, and entertainment options, making it a central attraction for local residents. With over 170 stores, the center features notable tenants such as Macy's and Shoe Palace, catering to diverse shopping needs.

3) EMPIRE CENTER

This shopping complex offers a range of essential daily conveniences for residents. With major retailers like Target, Lowe's, and Best Buy, it provides easy access to everything from home improvement to electronics. The center also features a variety of dining options for a quick bite to eat.



4) MAGNOLIA BOULEVARD

Magnolia Boulevard is an eclectic stretch known for its vintage shops, independent boutiques, and local eateries. The boulevard offers a mix of retro and contemporary experiences, and offers a creative energy, reflected in the art galleries and small cafés that line the street.






5) McCAMBRIDGE PARK

McCambridge Park is a spacious, family-friendly park offering a wide range of recreational amenities. The park features sports facilities like tennis courts, baseball fields, and a community swimming pool & picnic areas.

COMPARABLE REAL ESTATE VALUES

				
Address: 611-613 S. Glenwood Pl.	Address: 636 Irving Ave.	Address: 6638 San Fernando Rd.	Address: 419 S. Flower St.	Address: 715 S. Main St.
Sale Date: Subject Property	Sale Date: 05/21/24	Sale Date: 08/31/23	Sale Date: 05/05/23	Sale Date: 08/04/23
Price: \$6,350,000	Price: \$2,850,000	Price: \$2,250,000	Price: \$1,975,000	Price: \$1,640,000
Year Built: 1991	Year Built: 1939	Year Built: 1948	Year Built: 1980	Year Built: 1950
Bldg. Size: 9,952 SF	Bldg. Size: 4,202 SF	Bldg. Size: 3,500 SF	Bldg. Size: 3,750 SF	Bldg. Size: 2,503 SF
Price per Foot: \$638	Price per Foot: \$678	Price per Foot: \$642	Price per Foot: \$527	Price per Foot: \$519
Lot Size: 17,549 SF	Lot Size: 5,663 SF	Lot Size: 4,848 SF	Lot Size: 6,207 SF	Lot Size: 2,503 SF
Tenancy: N/A	Tenancy: Single	Tenancy: Single	Tenancy: Single	Tenancy: \$519
Parking: N/A	Parking: 4 spaces	Parking: N/A	Parking: N/A	Parking: 2 spaces
Zoning: BUM1	Zoning: GLM1AY	Zoning: GLM1A	Zoning: BUM2*	Zoning: RBP

COMPARABLE REAL ESTATE VALUES

				
Address: 1630-1632 Flower St.	Address: 401 S. Flower St.	Address: 58 E. Santa Anita Ave.	Address: 111 W. Ash Ave.	Address: 1101 W. Isabel St.
Sale Date: 07/22/24	Sale Date: 03/21/23	Sale Date: 03/26/24	Sale Date: 12/05/24	Sale Date: 03/21/24
Price: \$6,500,000	Price: \$2,892,500	Price: \$4,600,000	Price: \$2,387,500	Price: \$7,191,970
Year Built: 1959	Year Built: 1979	Year Built: 2002	Year Built: 1959	Year Built: 1967
Bldg. Size: 12,559 SF	Bldg. Size: 5,682 SF	Bldg. Size: 9,251 SF	Bldg. Size: 5,000 SF	Bldg. Size: 15,071 SF
Price per Foot: \$518	Price per Foot: \$509	Price per Foot: \$497	Price per Foot: \$478	Price per Foot: \$477
Lot Size: 13,068 SF	Lot Size: 8,276 SF	Lot Size: 12,632 SF	Lot Size: 6,098 SF	Lot Size: 8,760 SF
Tenancy: Multi	Tenancy: Single	Tenancy: Single	Tenancy: Single	Tenancy: Single
Parking: 11 spaces	Parking: 10 spaces	Parking: 9 spaces	Parking: 4 spaces	Parking: 10 spaces
Zoning: GLM1-A	Zoning: BUM2*	Zoning: BCCM	Zoning: M2*, BURBANK	Zoning: C4, M2

FOR SALE

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