

3329 BURTON AVE | BURBANK

1,600 SF INDUSTRIAL WAREHOUSE



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JohnHart Real Estate DRE 01873088 / 02047572. Information contained herein deemed reliable but not guaranteed.



Commercial Real Estate Advisors



DEMOGRAPHICS

3329 Burton Ave | Burbank

HOUSEHOLDS

Description	1 mile	3 miles
Population	13,585	225,381
Households	4,818	79,410
Median Age	39	37.30
Median HH Income	\$79,412	\$66,709
Daytime Employees	27,858	114,407
Population Growth '21 - '26	-0.86%	-0.56%
Household Growth '21 - '26	-1.00%	-0.66%

MARKET CONDITIONS

Vacancy Rates	Current	Current
Subject Property	1.6%	0.1%
Submarket 1-2 Star	0.0%	0.0%
Market Overall	1.9%	-1.1%

Market Rent Per Area		
Submarket 1-2 Star	\$1.80/SF	8.0%
Subject Property	\$1.82/SF	7.0%
Market Overall	\$1.26/SF	8.4%

Submarket Leasing Activity		
Months on Market	3.6	-0.6 mo
12 Mo. Leased	638,431 SF	-46.7%

Submarket Sales Activity	Current	Prev Year
Market Sale Price Per Area	\$383/SF	\$342/SF
12 Mo. Sales Volume	\$155.5M	\$96.38M

DEMOGRAPHICS

3329 Burton Ave | Burbank

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N Hollywood Way	Winona Ave S	34,777	2018	0.18 mi
Winona Ave	N Ontario St W	1,711	2018	0.26 mi
N Niagara St	Thornton Ave N	1,382	2018	0.39 mi
N Niagara St	Thornton Ave N	823	2013	0.39 mi
San Fernando Rd	Tulare Ave NW	5,424	2013	0.44 mi
W Empire Ave	N Catalina St E	10,034	2018	0.51 mi
Winona Ave	I- 5 W	5,141	2014	0.58 mi
N Hollywood Way	Pacific Ave S	37,084	2018	0.58 mi
N Buena Vista St	Thornton Ave N	21,299	2018	0.59 mi
N San Fernando Blvd	N Buena Vista St NW	29,634	2018	0.60 mi

3329 BURTON AVE BURBANK

Matevosian Investment Group has been exclusively retained to present a rare freestanding industrial building in Burbank, CA. 1,600 square foot A-Frame metal structure situated on a lot approx. 8,000 square feet, zoned M2 (Industrial). Property includes a loading door located in the rear, one bathroom, and plenty of windows for natural light. Conveniently located near the airport, major studios, and brand new Avon development.

- **Lot**
7,000 SF
- **Land Use**
Light Industrial
- **1,600 SF rentable warehouse space**
- **Zoning**
M2 Industrial
- **Parcels**
2466-009-029
- **2 Year Lease**

Asking Price:
\$3,500.00 | Modified Gross (\$2.19/SF)

PROPERTY OVERVIEW



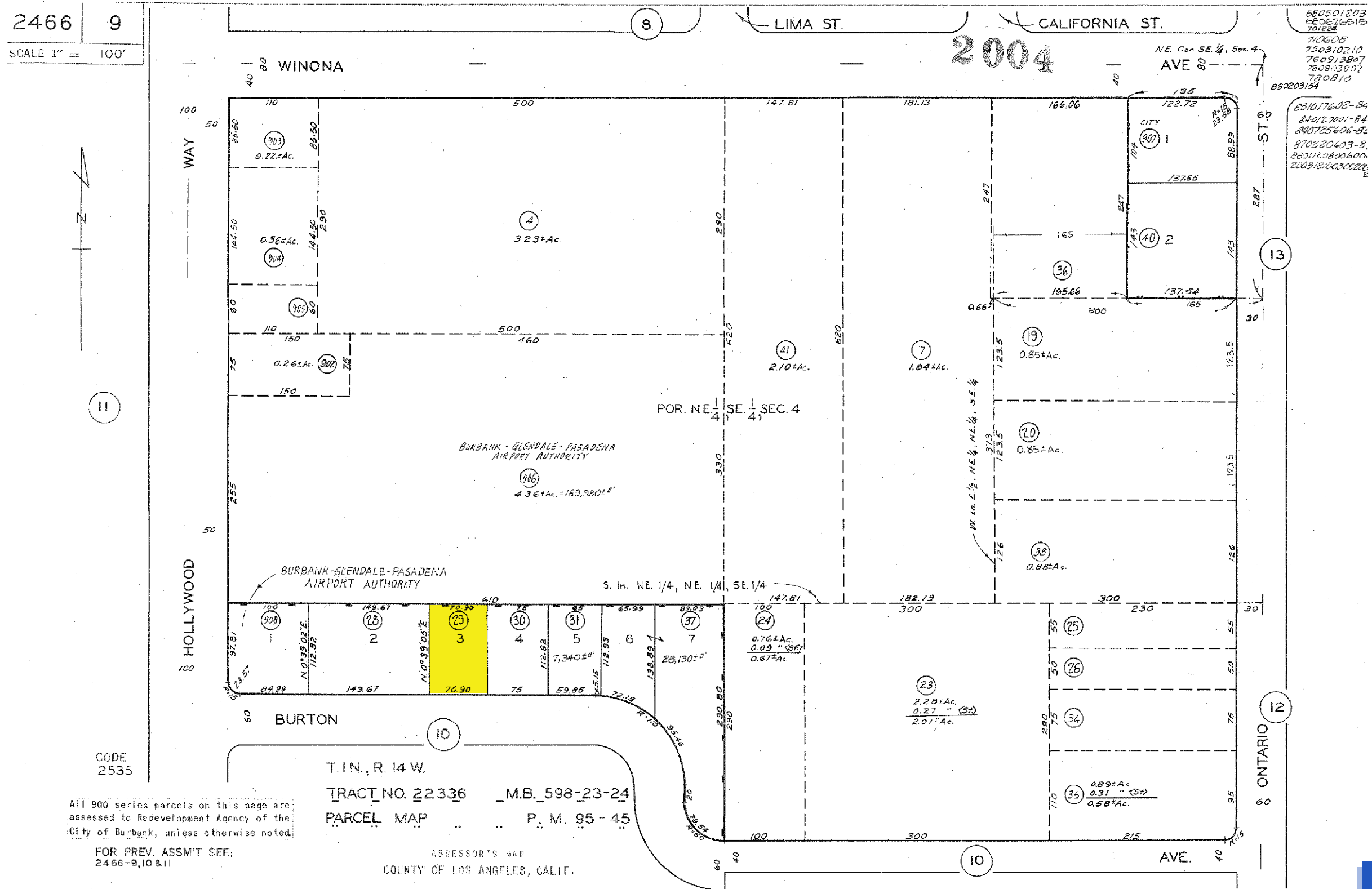
PROPERTY PHOTOS

3329 Burton Ave | Burbank



PARCEL MAP

3329 Burton Ave | Burbank



RECENT SALES



14737 Calvert St, Van Nuys | \$1,405,000
5,000 SF Building / 7,500 SF Lot / M2 Zoning



7317 Ethel Ave, North Hollywood | \$2,195,000
7,300 SF Building / 16,000 SF Lot / M2 Zoning



2908 N Naomi St, Burbank | \$1,450,000
4,400 SF Building / 8,000 SF Lot / M1 Zoning



2834 N Naomi St, Burbank | \$2,450,000
5,025 SF Building / 13,000 SF Lot / M1 Zoning



9879 San Fernando Rd, Pacomia | \$3,250,000
4,800 SF Building / 44,000 SF Lot / M1 Zoning

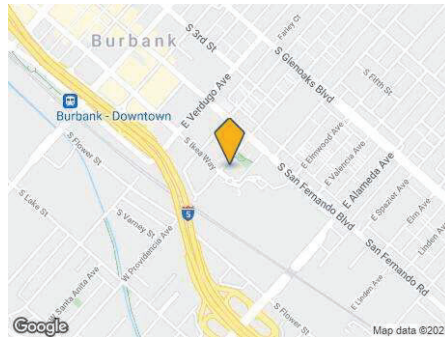
COMPS

Lease Comps Details

Lease Comps Report

1 104 E Providencia Ave
Burbank, CA 91502 - Burbank Submarket

★★★★★



LEASE	
SF Leased:	1,200 SF
Sign Date:	Oct 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM	
Start Date:	Nov 2021
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Oct 2021
Date Off Market:	Oct 2021
Months on Market:	1 Months

LEASING REP

RENTS	
Asking Rent:	\$2.93/NNN

CONCESSIONS AND BUILDOUT	
Buildout Status:	Shell Space
Space Condition:	Average

PROPERTY EXPENSES	
Taxes:	\$2.48/SF (2020)

TIME VACANT	
Date Vacated:	Oct 2021
Date Occupied:	Nov 2021
Months Vacant:	1 Month

PROPERTY	
Property Type:	Industrial
Status:	Built 1948
Tenancy:	Single
Class:	C
Construction:	Masonry
Parking:	6 free Surface Spac...

Rentable Area:	1,200 SF
Stories:	1
Floor Size:	1,200 SF
Ceiling Height:	12'
Vacancy at Lease:	100%
Land Acres:	0.12

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	100%	▲ 100%
Submarket 1-2 Star	1.6%	▲ 0.1%
Market Overall	1.9%	▼ -1.1%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	\$2.93	▲ 6.2%
Submarket 1-2 Star	\$1.80	▲ 8.0%
Market Overall	\$1.26	▲ 8.4%

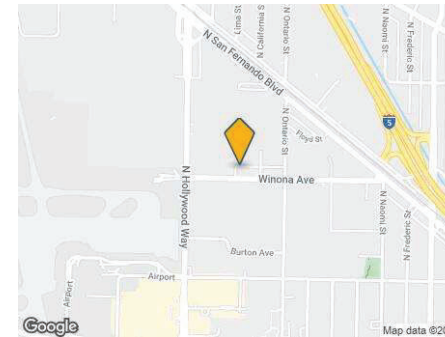
Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	638,431	▼ -46.7%
Months On Market	3.6	▼ -0.6

Lease Comps Details

Lease Comps Report

2 3217 Winona Ave
Burbank, CA 91504 - Burbank Submarket

★★★★★



LEASE	
SF Leased:	2,500 SF
Sign Date:	Mar 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM	
Start Date:	Apr 2021
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Jan 2021
Date Off Market:	Mar 2021
Months on Market:	2 Months

LEASING REP

RENTS	
Asking Rent:	\$1.52/MG

PROPERTY EXPENSES	
Taxes:	\$0.89/SF (2020)

TIME VACANT	
Date Vacated:	Jan 2021
Date Occupied:	Apr 2021
Months Vacant:	3 Months

MARKET AT LEASE

Vacancy Rates	2021 Q1	YOY
Current Building	100%	▲ 100%
Submarket 1-3 Star	2.9%	▲ 1.7%
Market Overall	2.8%	↔ 0.0%

Same Store Asking Rent/SF	2021 Q1	YOY
Current Building	\$1.52	▲ 4.2%
Submarket 1-3 Star	\$1.71	▲ 4.7%
Market Overall	\$1.19	▲ 4.9%

Submarket Leasing Activity	2021 Q1	YOY
12 Mo. Leased SF	1,215,921	▲ 339.4%
Months On Market	5.0	▲ 2.8

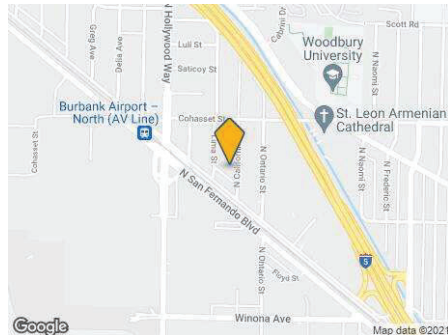
PROPERTY	
Property Type:	Industrial
Status:	Built 1949
Tenancy:	-
Class:	C
Rentable Area:	2,500 SF
Stories:	1
Floor Size:	2,500 SF
Vacancy at Lease:	100%
Land Acres:	0.15

COMPS

Lease Comps Details

Lease Comps Report

3 3047 California St
Burbank, CA 91504 - Burbank Submarket



LEASE	
SF Leased:	2,870 SF
Sign Date:	Jan 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM	
Start Date:	Feb 2021
Lease Term:	2 Years

TIME ON MARKET	
Date On Market:	Apr 2020
Date Off Market:	Jan 2021
Months on Market:	9 Months

LEASING REP

RENTS	
Asking Rent:	\$2.35/MG
Starting Rent:	\$2.26/MG

CONCESSIONS AND BUILDOUT	
Asking Discount:	3.83%
Buildout Status:	Partial Build-Out
Space Condition:	Excellent

PROPERTY EXPENSES	
Taxes:	\$1.26/SF (2020)

TIME VACANT	
Date Occupied:	Feb 2021

PROPERTY	
Property Type:	Industrial
Status:	Built 1975
Tenancy:	Single
Class:	C
Construction:	Masonry
Parking:	8 free Surface Spac...
Rentable Area:	3,256 SF
Stories:	1
Floor Size:	3,256 SF
Ceiling Height:	15'
Vacancy at Lease:	0.0%

MARKET AT LEASE

Vacancy Rates	2021 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	1.7%	▲ 0.7%
Market Overall	2.8%	↔ 0.0%

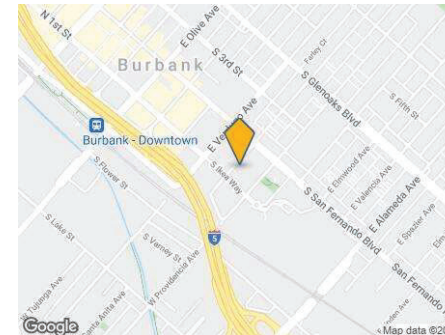
Same Store Asking Rent/SF	2021 Q1	YOY
Current Building	\$2.36	▲ 1.1%
Submarket 1-2 Star	\$1.71	▲ 4.8%
Market Overall	\$1.19	▲ 4.9%

Submarket Leasing Activity	2021 Q1	YOY
12 Mo. Leased SF	1,215,921	▲ 339.4%
Months On Market	5.0	▲ 2.8

Lease Comps Details

Lease Comps Report

4 120 E Santa Anita Ave
Burbank, CA 91502 - Burbank Submarket



LEASE	
SF Leased:	1,300 SF
Sign Date:	Dec 2020
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	A

LEASE TERM	
Start Date:	Jan 2021

TIME ON MARKET	
Date On Market:	Nov 2020
Date Off Market:	Dec 2020
Months on Market:	2 Months

LEASING REP

RENTS	
Asking Rent:	\$2.15/MG

PROPERTY EXPENSES	
Taxes:	\$2.35/SF (2020)

TIME VACANT	
Date Vacated:	Nov 2020
Date Occupied:	Jan 2021
Months Vacant:	2 Months

MARKET AT LEASE

Vacancy Rates	2020 Q4	YOY
Current Building	21.3%	▲ 21.3%
Submarket 1-2 Star	2.0%	▲ 0.6%
Market Overall	3.2%	▲ 0.9%

Same Store Asking Rent/SF	2020 Q4	YOY
Current Building	\$2.56	▲ 2.7%
Submarket 1-2 Star	\$1.68	▲ 4.6%
Market Overall	\$1.17	▲ 4.7%

Submarket Leasing Activity	2020 Q4	YOY
12 Mo. Leased SF	1,196,927	▲ 415.7%
Months On Market	4.2	▲ 0.8

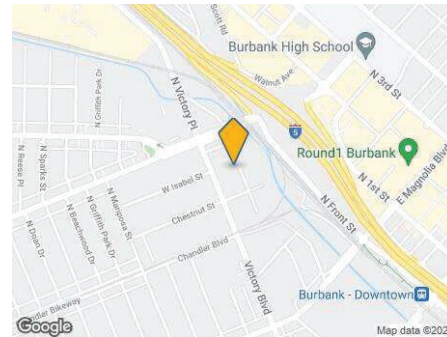
PROPERTY	
Property Type:	Industrial
Status:	Built 1946
Tenancy:	Multi
Class:	B
Construction:	Masonry
Parking:	5 free Surface Spac...
Rentable Area:	6,100 SF
Stories:	1
Floor Size:	6,100 SF
Ceiling Height:	12'
Vacancy at Lease:	21.3%
Land Acres:	0.29

COMPS

Lease Comps Details

Lease Comps Report

5 825 N Lake St
Burbank, CA 91502 - Burbank Submarket



LEASE	
SF Leased:	1,200 SF
Sign Date:	Nov 2020
Space Use:	Flex
Lease Type:	Direct
Floor:	1st Floor
Suite:	Unit B

RENTS	
Asking Rent:	\$2.50/MG

CONCESSIONS AND BUILDOUT	
Space Condition:	Excellent

PROPERTY EXPENSES	
Taxes:	\$0.93/SF (2020)

LEASE TERM	
Start Date:	Dec 2020
Lease Term:	2 Years

TIME ON MARKET	
Date On Market:	Oct 2020
Date Off Market:	Nov 2020
Months on Market:	1 Months

TIME VACANT	
Date Vacated:	Oct 2020
Date Occupied:	Dec 2020
Months Vacant:	1 Month

LEASING REP

MARKET AT LEASE

Vacancy Rates	2020 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-2 Star	2.0%	▲ 0.6%
Market Overall	3.2%	▲ 0.9%

Same Store Asking Rent/SF	2020 Q4	YOY
Current Building	\$1.70	▲ 4.4%
Submarket 1-2 Star	\$1.68	▲ 4.6%
Market Overall	\$1.17	▲ 4.7%

Submarket Leasing Activity	2020 Q4	YOY
12 Mo. Leased SF	1,196,927	▲ 415.7%
Months On Market	4.2	▲ 0.8

PROPERTY	
Property Type:	Industrial
Status:	Built 1943
Tenancy:	Single
Class:	C
Construction:	Masonry
Parking:	5 free Surface Spac...

Rentable Area:	7,347 SF
Stories:	1
Floor Size:	7,347 SF
Vacancy at Lease:	0.0%
Land Acres:	2.27



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