

# FOR LEASE 5,640 SF CREATIVE OFFICE

149 E SANTA ANITA | BURBANK, CA



EXCLUSIVELY LISTED BY:

## Adam Comora

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Cal DRE Lic #01312271

## PROPERTY FEATURES

- Asking Rate - \$3.00 MG
- Building Size - 5,640 square feet.
- Lot Size - 7,248 square feet
- Parking - 4 spaces included at no charge. Additional parking may be available for an added cost. Abundant for street parking
- 8 Private Offices
- All offices are built with structural steel frame, sliding glass doors and LED lighting
- Approx. 800 SF open warehouse/studio space
- Open air patio
- Well designed collaborative space/lounge



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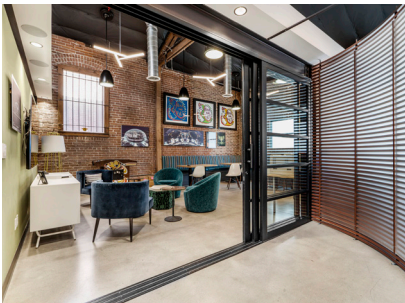
NAI Capital | 15821 Ventura Boulevard | Suite 320 | Encino, CA 91436

# 149 EAST SANTA ANITA

## PROPERTY DESCRIPTION

Stunning creative office space opportunity in prime Burbank. Architecturally designed to the highest standards. A combination of structural steel, glass, wood, polished concrete and exposed red brick makes this space a true jaw-dropper. As you enter the space you are met by a lovely reception and waiting area with a view of the large all glass conference room with sliding stacking doors that allow the space to be opened for flow or closed for privacy. As you walk further into the space you pass a wonderfully designed lounge/collaborative space with built in bench seating with custom cushions. A few steps past the lounge is the bullpen area which has space for 8-10 work stations. Surrounding the bullpen area are 8 private offices. All offices and rooms are built with structural steel framing, sliding glass doors and LED lighting. The large and stunning executive office at the back of

the space was designed to be shared by 2 executives and includes the same steel framing, sliding stacking doors found throughout the space as well as custom finishes. There are also 2 beautifully designed restrooms and a kitchen to finish off the main area of the space. Behind the kitchen is an open warehouse/studio space of approximately 800 square feet that can be used for a variety of different purposes from additional offices, bullpen area, studio, storage etc... Behind the building is an open air patio space perfect for outdoor meetings and to create an outdoor lounge area. This is a one of a kind opportunity to provide yourself, your business and your employees with a truly gorgeous and zen like place to work.

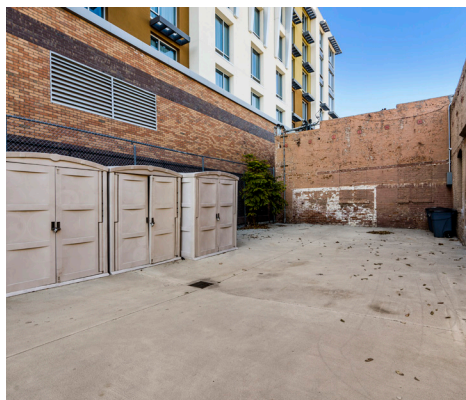
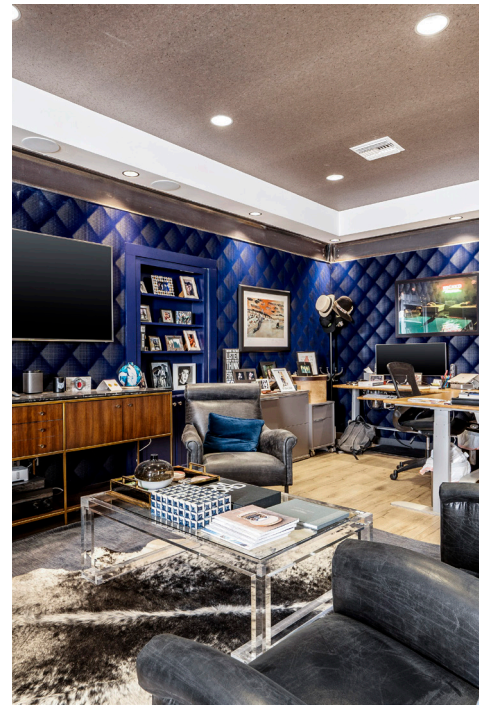


### For More Information:

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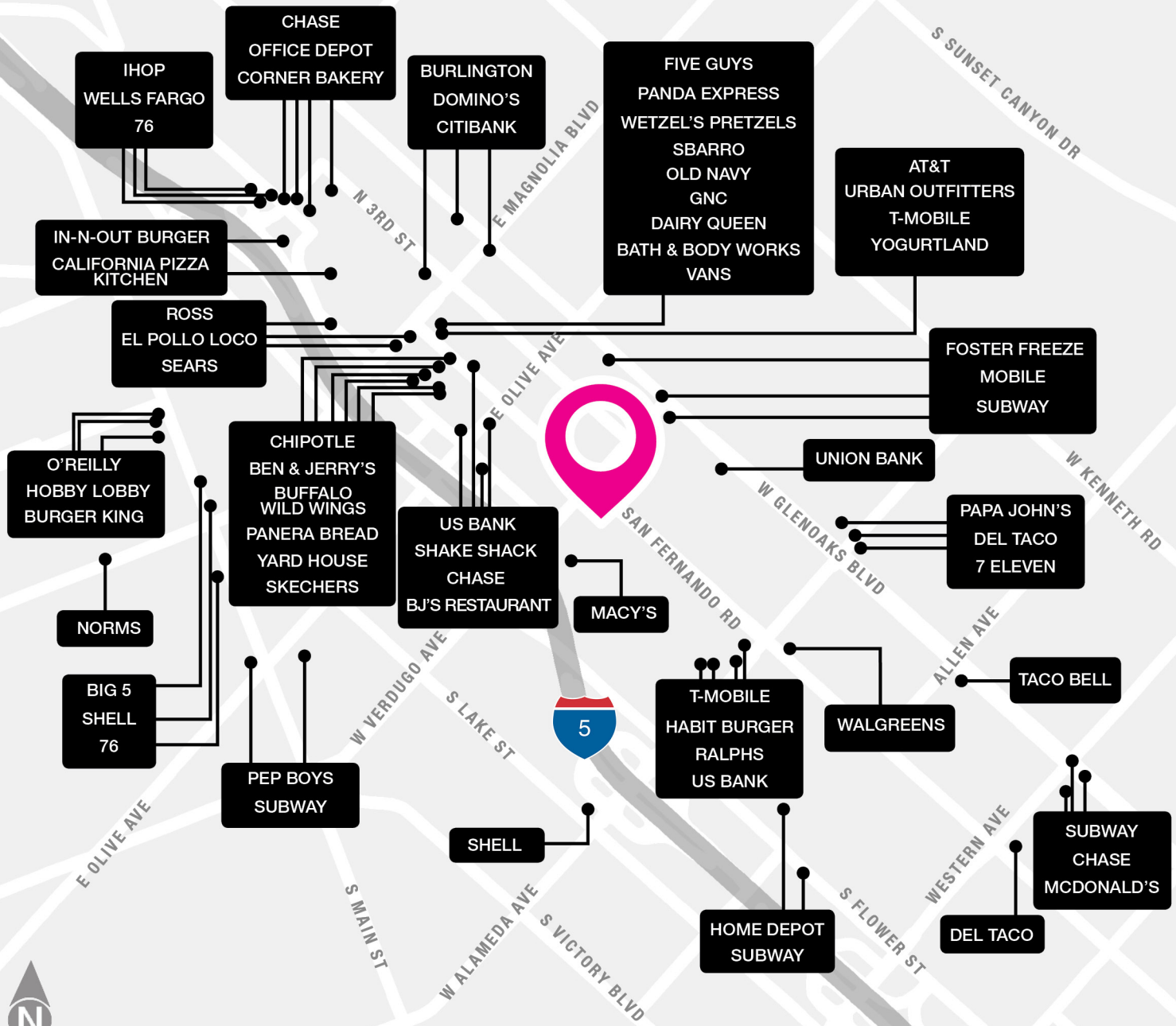
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# PROPERTY PHOTOS

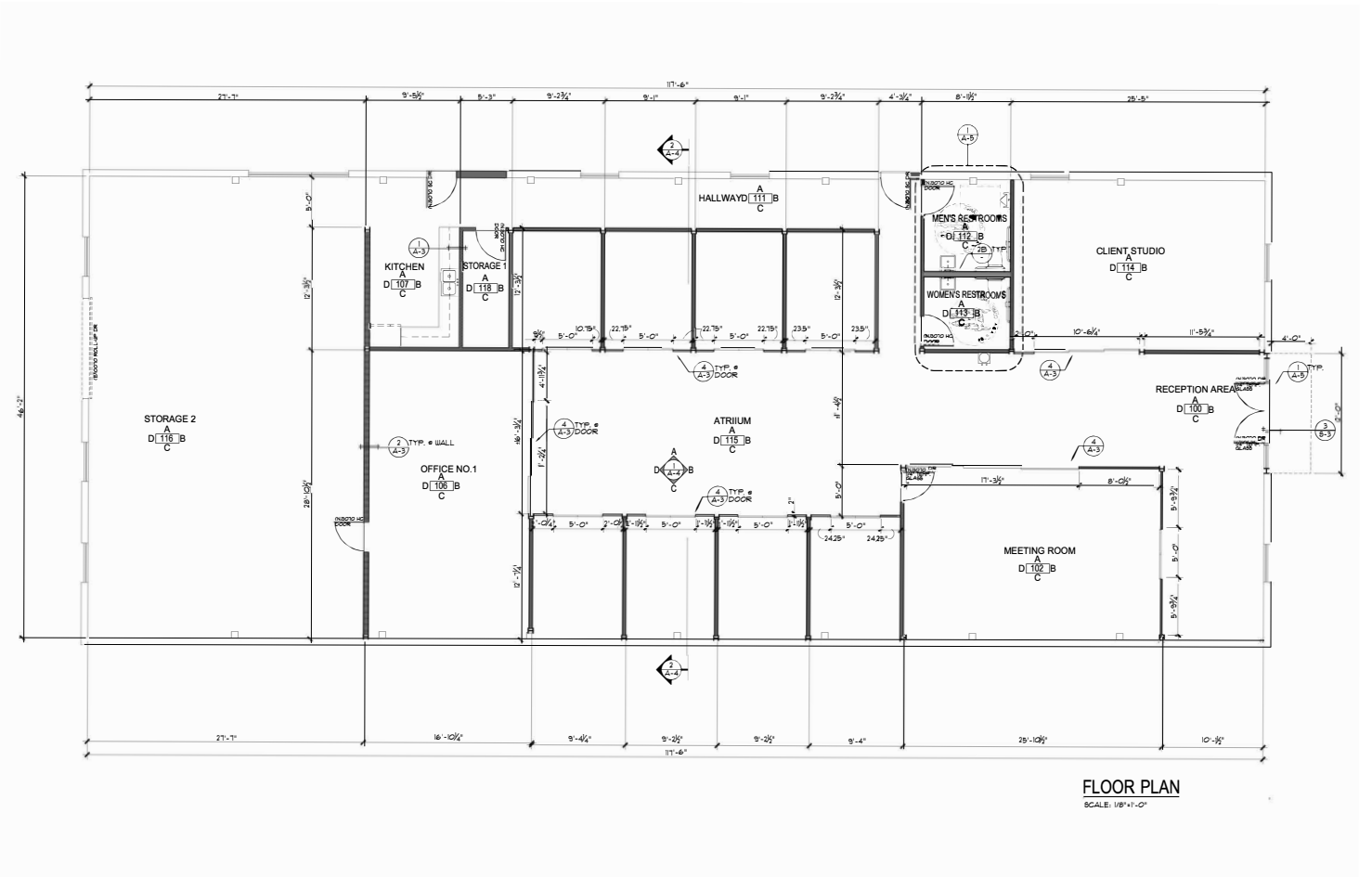


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## BURBANK



# FLOOR PLAN



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# AREA OVERVIEW



## BURBANK, CA

### LOS ANGELES COUNTY, CA





The City of Burbank is located between North Hollywood and Glendale in northern Los Angeles County. Burbank lies just minutes from Hollywood in the southeastern San Fernando Valley region, approximately 12 miles northwest of Downtown LA. Burbank spans 17.4 square miles with the Verdugo Mountains acting as the City's norther border.

Burbank considers itself the "Media Capital of the World" due to its heavy concentration of entertainment and media companies, including Warner Bros., The Walt Disney Company, and Nickelodeon Animation Studios. While Hollywood's reputation as the home of the film industry precedes itself, most production work occurs in Burbank. The City maintains a safe community with a low crime rate. Niche deemed Burbank one of the top-13 safest cities in America in 2018. America's Promise Alliance also named the City as one of the nation's 100 Best Communities for Young People in 2010.

### POPULATION & INCOME

Burbank is home to more than 102K residents and over 43K households. The City expects to grow 0.5%, adding over 1K households through 2025. Overall, residents are highly educated as 72.8% of adults attended some college and 43% earned a bachelor's degree or higher.

Area households are affluent, enjoying an average annual income of \$111,364, which is forecast to increase 21% to \$134,748 per year in 2025.

			
<b>102,143</b> Population	<b>43,099</b> Households	<b>\$111,364</b> HH Income	<b>39</b> Median Age

# AREA OVERVIEW



**8,665**  
Businesses



**86,820**  
Employees



**70.5%**  
White Collar



**29.5%**  
Blue Collar

## ECONOMY & EMPLOYMENT

Burbank represents a business-friendly city that offers a thriving local economy with four commercial districts — Downtown, Magnolia Park, Media District and the Airport District. The City provides numerous business incentives, such as no city income tax, no gross sales receipt tax, business rebates, and employee recruitment and hiring assistance.

Major local industries include entertainment, education, healthcare and tourism. Burbank's daytime population of 126,523 makes the City an excellent location for office-sector businesses, offering an abundance of outstanding amenities for employees. Burbank's world-class shopping and dining destinations include Burbank Town Center, Burbank Empire Center, Magnolia Park and Downtown Burbank. The subject property sits in the heart of the action with a Walk Score® of 86 (highly walkable). Proximity to Interstate 5 and the Downtown Burbank Metrolink station makes for easy commuting. The nearby Hollywood Burbank Airport accommodates business travel.

Burbank's labor pool consists of about 70.5% white collar workers and 29.5% blue collar. This breaks down to 29.8% in professional and related services, 21% in sales and office positions, and 19.6% in management, business, and financial operations.

## CITY OF BURBANK EMPLOYMENT

Top Employers	Employees	% of Workforce
Warner Bros. Entertainment	4,378	6.4%
The Walt Disney Company	4,008	5.9%
Providence St. Joseph's Hospital	2,850	4.2%
Bob Hope Airport	2,850	4.2%
Deluxe Shared Services	1,495	2.2%
City of Burbank	1,459	2.1%
ABC Inc	1,180	1.7%
Burbank Unified School District	1,170	1.7%
Entertainment Partners	796	1.2%
Nickelodeon Animation	602	0.9%

Source: City of Burbank CAFR, 2020  
Demographics represent 2020 estimates for the City of Burbank; Source: NAI Capital Commercial Research; Applied Geographic Solutions

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