

PROMINENT BURBANK INVESTMENT OPPORTUNITY

2000-2010 / 2011-2015 N. HOLLYWOOD WAY & 3125 W. VICTORY BLVD,
BURBANK, CA 91505



EXCLUSIVE ADVISORS

CHRIS JACKSON

CEO

818.933.2368

cjackson@naicapital.com

CA DRE #01255538

ROSE O'SULLIVAN

Executive Vice President

818.742.1615

rosullivan@naicapital.com

CA DRE #01870757

DEAN KINAN

Senior Associate

818.742.1608

dkinan@naicapital.com

CA DRE #02051348

NAI Capital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2000-2010 N. HOLLYWOOD WAY, BURBANK, CA 91505

OFFERING MEMORANDUM

TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS	01
INVESTMENT INFORMATION	02
VALUE ADDED RETAIL CENTER	03
TENANT PROFILES	04
RETAIL MAP	07
AERIAL MAP	08
RENT ROLL	09
OPERATING STATEMENT	11
YEAR 1 INCOME	12
YEAR 2 INCOME	13
AREA OVERVIEW	14
MARKET OUTLOOK	19

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital CA DRE #02130474

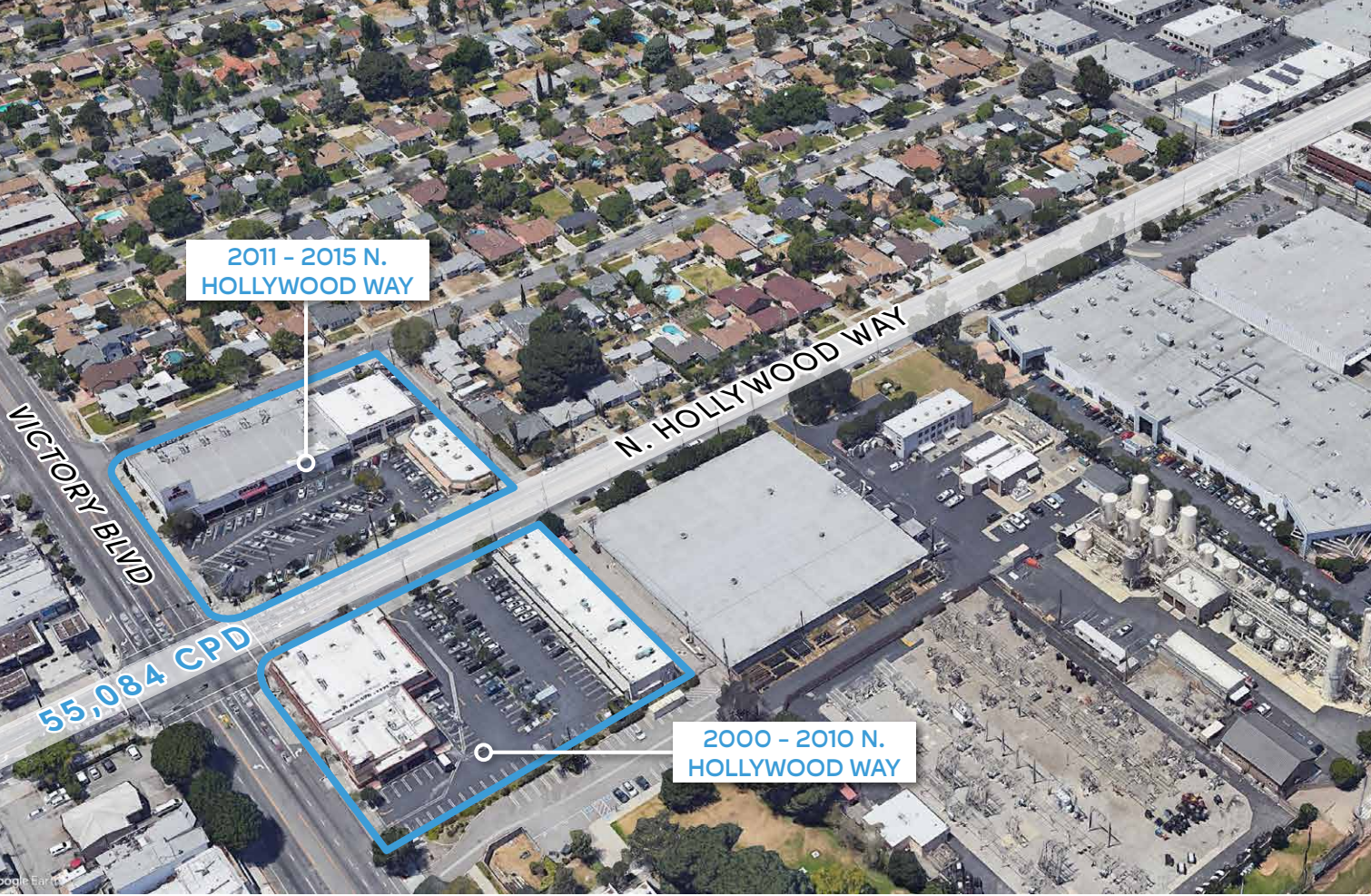


INVESTMENT HIGHLIGHTS

Purchase Price:	\$29,975,000.00
Cap Rate:	5.1%
Year 2 Pro Forma Cap Rate:	5.69%
NOI:	\$1,528,730.30
Year 2 Pro Forma NOI:	\$1,703,538.66
GLA:	61,690 SF
Land Area:	130,680 SF
Year Built:	1940 (Renovated 1985/2010 & 2023)
Parcel Number:	2463-009-005; 2463-008-026; 8900-763-111
Occupancy:	100%
Traffic Counts:	±55,084 vehicles per day

MAJOR TENANTS





INVESTMENT INFORMATION

- ◆ Prime retail investment opportunity in the city of Burbank
- ◆ Irreplaceable location at the signalized intersection of N Hollywood Way and Victory Blvd
- ◆ Excellent tenant mix with ten retailers and an on-site cell tower on staggered leases
- ◆ Two retail shopping centers on opposite corners of N Hollywood Way with synergistic, servicebased tenant mix
- ◆ Same ownership for over 65 years



PROPERTY ADDRESS

2000 – 2010 N HOLLYWOOD WAY
 2011 – 2015 N HOLLYWOOD WAY
 3125 W VICTORY BLVD



BUILDING AREA

61,690 SF



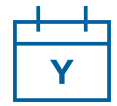
LAND AREA

3 AC COMBINED
 1.372 AC | 2000-2010 N. HOLLYWOOD WAY
 1.628 AC | 2011-2015 N. HOLLYWOOD WAY



APN PARCEL #S

2463-009-005
 2463-008-026



YEAR BUILT

1940
 (RENOVATED 1985 / 2010 / 2023)



PARKING SPACES

188



PARKING RATIO

5:1,000 | 2000-2011 N. HOLLYWOOD WAY
 3:1,000 | 2011-2015 N. HOLLYWOOD WAY



ZONING

C3

VALUE ADD RETAIL CENTER

IN-PLACE VALUE WITH SIGNIFICANT UPSIDE

Petco is operating on a ten-year lease through November 2028 and paying only \$1.21/SF, significantly below the market rent of \$1.87/SF NNN for similarly sized spaces. Their strong health ratio gives ample room for rental increases during their two 5-year options. At only \$2.05/SF, the average rental rate in the centers remains significantly below the market average of \$2.85/SF in Burbank. The centers enjoy staggered leases, giving a new owner immediate stability, plus an opportunity to bring tenants up to market rents over time.

SERVICE-BASED, SYNERGISTIC TENANCY

The centers cater to the local submarket by providing an excellent mix of local retailers and name-brand tenants. Petco and Party City provide namebrand specialty retail services without any competitors in the immediate area. Domino's Pizza and Subway rank among the top six quick-service restaurants in the United States, while 7-Eleven is the largest convenience store in the country. Bellaj Banquet Hall and Burbank Laundry are established local businesses, operating in this location for over eight years.

IN-PLACE CASH FLOW

With zero vacancy and staggered leases, these shopping centers offer investors a rare opportunity to acquire a stabilized, diversified retail offering in the heart of Burbank, one of Los Angeles' most desirable submarkets.

IRREPLACEABLE LOCATION

The properties enjoy a prime location just south of the Burbank Airport, with an average household income in the area of \$100,932. They are located on a signalized corner, with easy ingress and egress. The properties enjoy a total of seven access points on N Hollywood Way and Victory Blvd, plus access from an alley between N Pepper St and N Hollywood Way.





TENANT PROFILES

7-ELEVEN

7-Eleven, Inc. is a convenience store chain, headquartered in Irving, Texas and owned by Japanese company Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an icehouse storefront in Dallas. It was named Tote'm Stores between 1928 and 1946.

7-Eleven operates, franchises, and licenses 84,500 stores in 19 countries and territories as of January 2024



Website:	7-eleven.com
Ownership:	Ownership OTC (SVNDY)
Revenue:	\$81.33 B
Market Capitalization:	\$39.739 B
S&P Rating:	A
Locations:	84,500
Employees:	77,902
Headquarters:	Tokyo, Japan

TENANT PROFILES (CONTINUED)

PARTY CITY

Party City Holdco Inc. is an American publicly traded retail chain of party stores founded in 1986 by Steve Mandell in East Hanover, New Jersey. Based in Elmsford, New York, the company is the largest retailer of party goods in the United States, Canada and Mexico, operating over 900 company- owned and franchise outlets under the Party City, Halloween City, Toy City, and Factory Card & Party Outlet brands.



Website:	partycity.com
Ownership:	NYSE: PRTY
Revenue:	\$6.3 B
Market Capitalization:	\$42.4M
S&P Rating:	CCC+
Locations:	750+
Employees:	10K+
Headquarters:	Woodcliff Lake, N.J.

PETCO

One of Petco's top performing locations nationwide!

Petco Health and Wellness Company, Inc. is an American pet retailer with corporate offices in San Diego and San Antonio. Petco sells pet food, products, and services, as well as certain types of live small animals.



Website:	petco.com
Ownership:	Nasdaq GS (WOOF)
Revenue:	\$6.3 B
S&P Rating:	CCC+
Locations:	1,500+
Employees:	27K+
Headquarters:	San Diego, CA



TENANT PROFILES (CONTINUED)

SUBWAY

Subway is a U.S.-based quick service restaurant chain known for its six inch and foot long submarine sandwiches. The quick service restaurant was founded by Fred DeLuca and Peter Buck in 1965 under the name 'Pete's Super Submarines'. In 1966, the company was reorganized under the parent company Doctor's Associates Inc, and subsequently renamed to 'Pete's Subway', marking the beginning of the contemporary Subway brand. Subway began franchising restaurants in the mid-1970s and today all Subway stores are operated by franchisees. The company remains a privately held company to this day and is still headquartered in Connecticut where it was founded. Today Subway is one of the most valuable restaurant brands worldwide, with a brand value of nearly \$7.05 billion U.S. dollars in 2023.



Website:	subway.com
Ownership:	Subway LP LLC
Revenue:	\$16.1 B
Locations:	41K+
Employees:	410K+ including franchises
Headquarters:	Shelton, CT and Miami, FL

DOMINO'S

Founded in 1960, Domino's is the recognized world leader in pizza delivery operating a network of company-owned and franchise-owned stores in the United States and international markets. Domino's is a company of exceptional people on a mission to be the best pizza delivery company in the world.



Website:	dominos.com
Ownership:	NYSE: DPZ
Revenue:	\$4.36 B
Market Capitalization:	\$14.077 B
S&P Rating:	BBB+
Locations:	17K+
Employees:	6.5K+
Headquarters:	Ann Arbor, MI

AERIAL MAP



RENT ROLL

VICTORY WEST:										
		Rent Start	Expiration	Unit Sqft	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Tenant Security Deposits/Leases	Future Rent Increases Date	Mo. Amount
2017	Subway ^{1*}	3/1/09	2/29/28	1,100	\$4,572.00	\$4.16	\$399.00	\$3,465.00	3/1/25 3/1/26 3/1/27	4,709.16 4,850.43 4,995.95
2015	Domino's Pizza ^{1*}	10/1/08	9/30/28	1,112	\$3,573.00	\$3.21	\$225.00	\$1,700.00	10/1/24 10/1/25 10/1/26 10/1/27	3,680.19 3,790.60 3,904.31 4,021.44
2011	Party City #1504	2/1/23	5/31/25	8,000	\$12,738.85	\$1.59	\$1,166.00	\$8,000.00		
Roof	New Cingular Wireless ^{2*}	12/1/02	4/30/28	0	\$4,718.04			\$-	12/1/24 12/1/25 12/1/26 12/1/27	4,859.58 5,005.37 5,155.53 5,310.20
3525	PETCO #588 ^{3*}	11/15/18	11/14/28	26,500	\$36,300.00	\$1.37	\$6,175.00	\$-	11/14/28 11/15/33	\$38,115.00 \$40,020.75
2021	Kids In Joy Indoor Playground ^{1*}	9/1/23	9/30/33	2,223	\$7,224.00	\$3.25	\$911.00	\$7,224.00	9/1/24 9/1/25 9/1/26 9/1/27 9/1/28 9/1/29 9/1/30 9/1/31 9/1/32	7,440.72 7,663.94 7,893.86 8,130.68 8,374.60 8,625.83 8,884.61 9,151.15 9,425.68
Occupied SF:		100.00%	6 Units	38,935	\$69,125.89		\$8,876.00			
Lease/Unoccupied SF:			0 Units	0						
Vacant SF:			0 Units	0						
Total SF:			6 Units	38,935	\$69,126					

NOTES

^{1*} Used the min 3% increase.

^{2*} Used the min 3% increase per lease; TT has one more 5 year option term after end of this term on 4/30/2028 which renews automatically per the lease agreement.

^{3*} Per the lease, rent will remain the same until end of current lease 11/14/28. TT has 2, 5-year options.

RENT ROLL

VICTORY EAST:										
		Rent Start	Expiration	Unit Sqft	Monthly Base Rent	Monthly Rate PSF	Monthly Cost Recovery	Tenant Security Deposits/Leases	Future Rent Increases Date	Future Rent Increases Mo. Amount
3415	Bellaj ^{1*}	10/1/08	1/31/30	3,990	\$8,812.00	\$2.21	\$1,536.00	\$-	2/1/24	\$9,076.36
									2/1/25	\$9,348.65
									2/1/26	\$9,629.11
									2/1/27	\$9,917.98
									2/1/28	\$10,215.52
									2/1/29	\$10,521.99
3423	Burbank Laundries ^{4*}	7/1/11	9/30/27	2,931	\$5,839.82	\$1.99	\$1,095.00	\$4,725.00	7/1/25	\$6,015.01
									7/1/26	\$6,195.47
									7/1/27	\$6,381.33
3425	Vargo Physical Therapy ^{5*}	2/1/11	1/31/30	3,072	\$7,296.15	\$2.38	\$1,223.34	\$5,775.00	1/31/26	\$9,517.20
									1/31/27	\$9,802.72
									1/31/28	\$10,096.80
									1/31/29	\$10,399.70
2010	Fitiquity ^{6*}	4/1/20	9/1/25	9,430	\$19,500.00	\$2.07	\$2,074.00	\$15,500.00		
2000	7 Eleven ^{4*}	1/1/11	12/31/30	3,158	\$9,313.00	\$2.95	\$1,230.00	\$12,000.00	1/1/25	\$9,592.39
									1/1/26	\$9,880.16
									1/1/27	\$10,176.57
									1/1/28	\$10,481.86
									1/1/29	\$10,796.32
									1/1/30	\$11,120.21
Occupied SF:		100.00%	5 Units	22,581	50,760.97	\$2.52	\$7,158.34			
Lease/Unoccupied SF:			0 Units	0						
Vacant SF:			0 Units	0						
Total SF:			5 Units	22,581	50,761					

NOTES

^{1*} Used the min 3% increase.

^{4*} Used the min 3% increase; per the lease, TT has 2 more 5-year options.

^{5*} Vargo Physical Therapy signed a new five year term commencing February 2025

^{6*} Per lease the last rent bump was 4/1/23 even though the lease is for 5 years.

OPERATING STATEMENT

Price	\$29,975,000
Price per SF	\$486
Total Building Area	61,690
Lot Size	130,680 SF / 3 AC
Occupancy	100%

Returns	Current	Pro Forma
Cap Rate	5.1%	5.69%

INCOME		
	Current	Pro Forma
Scheduled Base Rental Income	\$1,528,730.00	\$1,703,538.00
Total Reimbursement Income	\$544,674.45	\$544,674.45
Potential Gross Revenue	\$2,073,404.45	\$2,248,512.45
Less: Operating Expenses	\$544,674.45	\$544,674.45
Net Operating Income	\$1,528,730.00	\$1,703,538.00

OPERATING EXPENSES		
Insurance	\$31,336.00	\$31,336.00
Real Estate Taxes*	\$374,687.00	\$374,687.00
Management Fee**	\$76,436.50	\$76,436.50
Utilities	\$7,527.00	\$7,527.00
Fire Service	\$2,895.00	\$2,895.00
Trash	\$10,453.00	\$10,453.00
Landscaping	\$1,660.00	\$1,660.00
Pest Control	\$735.00	\$735.00
Repair & Maintenance	\$3,185.00	\$3,185.00
Sign Expense	\$115.00	\$115.00
Sewer	\$470.00	\$470.00
Parking Lot Maintenance	\$16,650.00	\$16,650.00
Total Reimbursable Expenses	\$544,674.45	\$544,674.45
Total Expenses	\$526,149.00	\$526,149.00
Expenses/SF	\$0.71	\$0.71

* 1.25% of purchase price

** 5% of gross rents

YEAR 1 INCOME

ANALYSIS STARTS 11/01/2024

Tenant	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Total	
VICTORY CORNERS EAST														
Party City*	\$12,738.85	\$12,738.85	\$12,738.85	\$12,738.85	\$12,738.85	\$12,738.85	\$12,738.85	\$12,738.85	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	\$209,171.95
Domino's Pizza	\$3,680.19	\$3,680.19	\$3,680.19	\$3,680.19	\$3,680.19	\$3,680.19	\$3,680.19	\$3,680.19	\$3,680.19	\$3,680.19	\$3,680.19	\$3,680.19	\$3,790.60	\$44,272.69
Subway	\$4,590.00	\$4,590.00	\$4,590.00	\$4,590.00	\$4,709.16	\$4,709.16	\$4,709.16	\$4,709.16	\$4,709.16	\$4,709.16	\$4,709.16	\$4,709.16	\$4,709.16	\$56,033.28
Kids In Joy Indoor Playground	\$7,440.72	\$7,440.72	\$7,440.72	\$7,440.72	\$7,440.72	\$7,440.72	\$7,440.72	\$7,440.72	\$7,440.72	\$7,440.72	\$7,440.72	\$7,663.94	\$7,663.94	\$89,735.08
Petco	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$36,300.00	\$435,600.00
AT&T Cell Site	\$4,718.04	\$4,859.58	\$4,859.58	\$4,859.58	\$4,859.58	\$4,859.58	\$4,859.58	\$4,859.58	\$4,859.58	\$4,859.58	\$4,859.58	\$4,859.58	\$4,859.58	\$58,173.42
Victory Corners East Total													\$892,986.42	
VICTORY CORNERS WEST														
7 Eleven	\$9,313.00	\$9,313.00	\$9,592.39	\$9,592.39	\$9,592.39	\$9,592.39	\$9,592.39	\$9,592.39	\$9,592.39	\$9,592.39	\$9,592.39	\$9,592.39	\$9,592.39	\$114,549.90
Fitiquity**	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$19,500.00	\$234,000.00
Bellaj Banquet Hall	\$9,076.36	\$9,076.36	\$9,076.36	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$111,366.93
Burbank Laundry	\$5,839.82	\$5,839.82	\$5,839.82	\$5,839.82	\$5,839.82	\$5,839.82	\$5,839.82	\$5,839.82	\$5,839.82	\$6,015.01	\$6,015.01	\$6,015.01	\$6,015.01	\$70,778.60
Vargo Physical Therapy	\$7,296.15	\$7,296.15	\$7,296.15	\$9,240.00	\$9,240.00	\$9,240.00	\$9,240.00	\$9,240.00	\$9,240.00	\$9,240.00	\$9,240.00	\$9,240.00	\$9,240.00	\$105,048.45
Victory Corners West Total													\$635,743.88	
Victory Corners West Total													\$1,528,730.30	

* Assumes renewal at market rate

** Fitiquity expires September 2025 with a pro forma base rent of \$24,989.50 by demising the space into two units or keeping it one at market rate of \$2.65 PSF

YEAR 2 INCOME

ANALYSIS STARTS 11/01/2025

Tenant	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Total
VICTORY CORNERS EAST													
Party City	\$24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	\$24,000.00	\$24,000.00	\$24,720.00	\$24,720.00	\$24,720.00	\$24,720.00	\$24,720.00	\$291,600.00
Domino's Pizza	\$3,790.60	\$3,790.60	\$3,790.60	\$3,790.60	\$3,790.60	\$3,790.60	\$3,790.60	\$3,790.60	\$3,790.60	\$3,790.60	\$3,790.60	\$3,904.31	\$45,600.91
Subway	\$4,709.16	\$4,709.16	\$4,709.16	\$4,709.16	\$4,850.43	\$4,850.43	\$4,850.43	\$4,850.43	\$4,850.43	\$4,850.43	\$4,850.43	\$4,850.43	\$57,640.12
Kids In Joy Indoor Playground	\$7,663.94	\$7,663.94	\$7,663.94	\$7,663.94	\$7,663.94	\$7,663.94	\$7,663.94	\$7,663.94	\$7,663.94	\$7,663.94	\$7,663.94	\$7,893.86	\$92,427.12
Petco	\$36,300.00	\$36,300.00	36,300.00	\$36,300.00	36,300.00	36,300.00	36,300.00	36,300.00	36,300.00	36,300.00	36,300.00	36,300.00	\$435,600.00
AT&T Cell Site	\$4,859.58	\$5,005.37	\$5,005.37	\$5,005.37	\$5,005.37	\$5,005.37	\$5,005.37	\$5,005.37	\$5,005.37	\$5,005.37	\$5,005.37	\$5,005.37	\$59,918.63
Victory Corners East Total													\$982,786.79
VICTORY CORNERS WEST													
7 Eleven	\$9,592.39	\$9,592.39	\$9,880.16	\$9,880.16	\$9,880.16	\$9,880.16	\$9,880.16	\$9,880.16	\$9,880.16	\$9,880.16	\$9,880.16	\$9,880.16	\$117,986.40
Fitiquity	24,989.50	\$24,989.50	24,989.50	24,989.50	24,989.50	\$25,739.19	\$25,739.19	\$25,739.19	\$25,739.19	\$25,739.19	\$25,739.19	\$25,739.19	\$305,121.80
Bellaj Banquet Hall	\$9,076.36	\$9,076.36	\$9,076.36	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$9,348.65	\$111,366.94
Burbank Laundry	\$6,015.01	\$6,015.01	\$6,015.01	\$6,015.01	\$6,015.01	\$6,015.01	\$6,015.01	\$6,015.01	\$6,195.47	\$6,195.47	\$6,195.47	\$6,195.47	\$72,901.94
Vargo Physical Therapy	\$9,240.00	\$9,240.00	\$9,240.00	\$9,517.20	\$9,517.20	\$9,517.20	\$9,517.20	\$9,517.20	\$9,517.20	\$9,517.20	\$9,517.20	\$9,517.20	\$113,374.80
Victory Corners West Total													\$720,751.87
Total													\$1,703,538.66



AREA OVERVIEW

BURBANK OVERVIEW

The City of Burbank, incorporated in 1911 under the general laws of the State of California, is a long-established residential city and commercial center located within Los Angeles County in Southern California. The City of Burbank is a unique urban community located 12 miles northwest of downtown Los Angeles and nestled between the Hollywood Hills and the Verdugo Mountains near the 5 and 134 Freeways. The City occupies a land area of 17.16 square miles and it is the easternmost city in Los Angeles' San Fernando Valley. Burbank is often referred to as the "media capital of the world." It is located northeast of Hollywood and is home to numerous entertainment companies, media outlets and production facilities. Some of the most significant companies housed in Burbank include Warner Bros. Entertainment, The Walt Disney Company, Nickelodeon Animation Studio, The Burbank Studios, Cartoon Network Studios with the West Coast branch of Cartoon Network, and Insomniac Games. In addition, it contains the largest IKEA in the U.S.

Several transportation arterials connect Burbank with the surrounding Los Angeles region and beyond. Interstate 5 cuts through the middle of the city, heading south to San Diego and extending north through and Northern California to the Pacific Northwest. California State Route 134 lays at Burbank's southern edge and connects U.S. 101 with I-210 and State Route 210 to the San Gabriel Valley. Hollywood Burbank Airport, previously known as Bob Hope Airport, serves the northern Greater Los Angeles area with passenger, cargo and military flights. The airport estimates it serves between four and five million passengers a year. Burbank offers several rail and bus options, including Burbank Bus that serves the city. Metrolink trains from the Ventura County and Antelope Valley lines stop in Downtown Burbank with an additional stop at Burbank Airport for the Ventura County line.

The City of Burbank’s economic environment is showing strength and continued growth in commercial, residential, and retail development sectors. The City continues to focus on projects promoting the beautification of their neighborhoods and business districts, the attraction of new retail stores and restaurants, the development of much-needed housing, and the expansion of the citywide transportation system. Downtown Burbank continues to evolve with the opening of new restaurants and retailers.

Construction of the Warner Brothers Second Century project was completed in May 2023. These iconic Frank Gehry towers were developed by Worthe Real Estate Group in Burbank’s Media District. The new 800,000–square–foot office campus was designed to increase interaction and collaboration, positioning Warner Brothers Discovery for continued creative excellence.

CITY OF BURBANK DEMOGRAPHICS & ECONOMY



POPULATION

104,580



HOUSEHOLDS

43,389



MEDIAN AGE

40.4



AVG. HH ICOME

\$142,653



MEDIAN HOME VALUE

\$948,176



TOTAL EMPLOYEES

75,705



UNEMPLOYMENT RATE

3.8%



TOTAL BUSINESSES

9,135



ANNUAL HH RETAIL EXPENDITURES

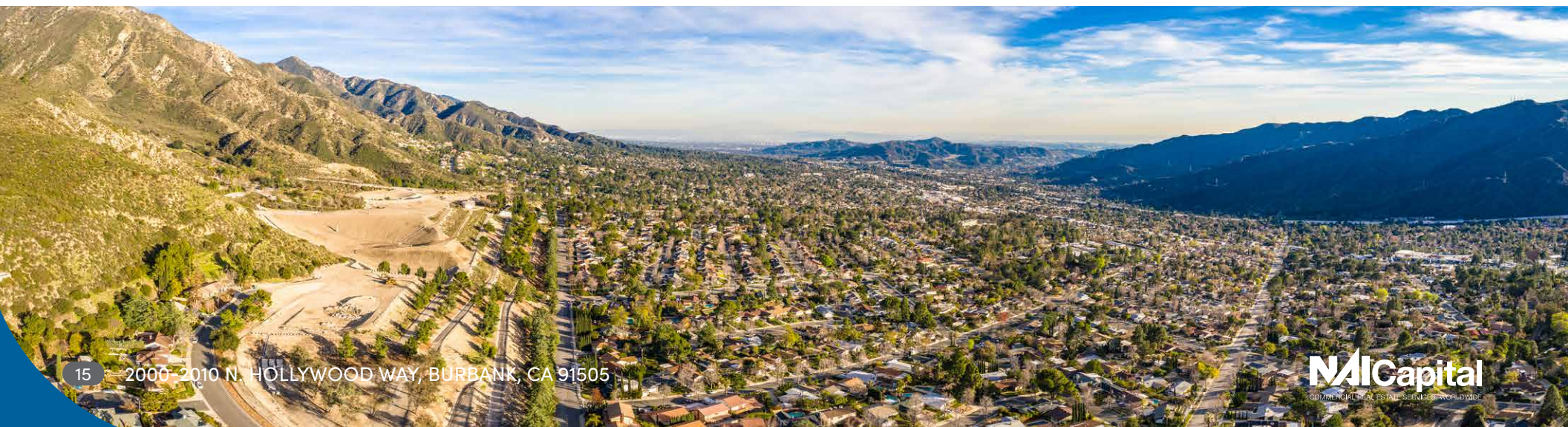
\$1.88B



MONTHLY HH RETAIL EXPENDITURES

\$3,607

Source: NAI Capital Research, Applied Geographic Solutions, econdevburbank.com, State of California EDD 2024 Estimates





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 diverse employment base ensures a steady flow of daily foot traffic for area retailers. Tourists and locals alike flock to Burbank’s world-class shopping destinations. Burbank Town Center, Burbank Empire Center, Magnolia Park and Downtown Burbank bring an exciting mix of national retailers and chic boutiques to suit everyone’s taste and budget.

CITY OF BURBANK TOP EMPLOYERS

Top Employers	Employees
The Walt Disney Company	7,800
Hollywood Burbank Airport	2,685
Providence St. Joseph Medical Center	2,507
Burbank Unified School District	2,000
City of Burbank	1,433
Nickelodeon	895
Netflix, Inc.	850
Cast & Crew	784
Deluxe Shared Services	668
Other employers	33,231

Source: City of Burbank CAFR, 2023



LOS ANGELES COUNTY OVERVIEW

With a gross domestic product (GDP) of more than \$790 billion in 2022, Los Angeles County contributes a quarter of California's total economic output and nearly 4% of the nation's GDP, ranking first among all U.S. counties. The county's economy exceeds that of all but five U.S. states (California, Texas, New York, Florida, and Illinois). If Los Angeles County were an independent nation, it would rank as the world's 21st largest economy, just behind Switzerland, and ahead of countries like Poland, Argentina, Sweden, and Ireland. As the central trade hub for the western United States and the gateway to Asia, Los Angeles County plays a pivotal role in international commerce and investment. Home to the largest port complex in the nation, the combined ports of Los Angeles and Long Beach handle over 40% of all inbound U.S. containers, ranking as the ninth largest globally by cargo tonnage and container volume.

Los Angeles County boasts a diverse industrial base, with key employment sectors including Private Education & Health Services, Trade, Transportation & Utilities, and Professional & Business Services. The county is home to more than 1.3 million small businesses, leading the nation in women- and BIPOC-owned enterprises. While traditionally recognized for its entertainment industry, Los Angeles County has evolved into a hub for digital media, game design, virtual reality, and online video platforms. The growth of 'Silicon Beach' has fueled a substantial and expanding pool of high-paying jobs in the Information sector. Additionally, with a property assessment roll exceeding \$2 trillion, encompassing approximately 2.6 million residential and commercial properties, the county's real estate market remains a cornerstone of its economic strength.

LOS ANGELES COUNTY DEMOGRAPHICS & ECONOMY



POPULATION

9.69M



HOUSEHOLDS

3.39 M



MEDIAN AGE

37..3



AVG. HH ICOME

\$134,535



MEDIAN HOME VALUE



TOTAL
EMPLOYEES

4M



UNEMPLOYMENT
RATE

3.8%



TOTAL
BUSINESSES

501,681



ANNUAL HH
RETAIL EXPENDITURES

\$140.32 B



MONTHLY HH
RETAIL EXPENDITURES

\$3,448

Source: NAI Capital Research, Applied Geographic Solutions, econdevburbank.com, State of California EDD 2024 Estimates

Retail businesses thrive in Los Angeles County's dynamic economy, supported by a wide range of services, tech incubators, and small business programs. Institutions like UCLA, USC, and Caltech provide a steady stream of skilled workers. Tourism also bolsters the retail sector, with over 50 million visitors enjoy 24-plus miles of public beaches. Key retail destinations include Rodeo Drive, The Grove, 3rd St. Promenade, Melrose Avenue, Robertson Boulevard, The Commons at Calabasas, Hollywood & Highland, Abbot Kinney Boulevard, and Universal CityWalk Hollywood.

LA COUNTY EMPLOYMENT BY INDUSTRY

Industry	Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government - All Agencies Except Defense & State	44,600
Kaiser Permanente	37,400
State of California (non-education)	33,900
University of Southern California	21,000
Northrop Grumman Corp.	16,600
Amazon	15,900

Source: www.laalmanac.com



RETAIL MARKET OVERVIEW

Four years post-pandemic, L.A. County's retail market recovery continues. In Q3 2024, the vacancy rate held steady at 6.0%, with the retail sector showing signs of creating new opportunities. Investor demand for prime locations remains robust, as the average sale price for retail space increased by 40.5% compared to Q3 2023, while average asking rents for direct space rose by 4.0% over the same period. Deal velocity indicates renewed activity, with sales volume (by square footage) rising 82.3% quarter-over-quarter.

Retail real estate fundamentals are expected to remain resilient. U.S. retail sales grew solidly in October, highlighting consumer spending as a key driver of economic growth. Recent economic reports underscore a robust economy, with the Conference Board's latest consumer confidence index posting its largest monthly gain since 2021. The U.S. economy has exceeded growth expectations since the spring, driven by resilient consumer spending—the backbone of economic activity.

Looking ahead, the National Retail Federation projects holiday spending in November and December to increase by 2.5% to 3.5% compared to last year, signaling sustained consumer activity and strong demand for retail real estate.

PROMINENT BURBANK INVESTMENT OPPORTUNITY

2000-2010 / 2011-2015 N. HOLLYWOOD WAY & 3125 W. VICTORY BLVD,
BURBANK, CA 91505



EXCLUSIVE ADVISORS

CHRIS JACKSON
CEO

818.933.2368
cjackson@naicapital.com
CA DRE #01255538

ROSE O'SULLIVAN
Executive Vice President

818.742.1615
rosullivan@naicapital.com
CA DRE #01870757

DEAN KINAN
Senior Associate

818.742.1608
dkinan@naicapital.com
CA DRE #02051348

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE