

# 4116 W MAGNOLIA BLVD

BURBANK, CA



AVISON  
YOUNG

**FOR SALE | ±12,522 SF BUILDING**  
In Burbank's Renowned Magnolia Park

**CHRIS BAER**  
818.939.1259  
[chris.baer@avisonyoung.com](mailto:chris.baer@avisonyoung.com)  
License No. 00875482

**FISCHER CABOT**  
818.438.6115  
[fischer.cabot@avisonyoung.com](mailto:fischer.cabot@avisonyoung.com)  
License No. 02149143





## EXECUTIVE SUMMARY

Located on Magnolia Boulevard in the heart of Burbank, the Subject Property consists of a  $\pm$  12,522 square-foot, two (2) story office building on  $\pm$ 13,357 square feet of BUC-3 zoned land. The property has significant, valuable improvements.  $\pm$ 28 parking stalls provide a 2.24 per 1000 parking ratio. There is excellent free street parking available. The area surrounding the Property is a mix of residential, office and neighborhood-serving light commercial.

4116 West Magnolia Boulevard is located at the intersection of W. Magnolia Boulevard and Evergreen Street in the heart of Magnolia Park. Magnolia Park is a hip neighborhood known for its quirky boutiques, vintage antique stores, and chic eateries. This outstanding location provides easy access to Hollywood, Glendale and the San Fernando Valley. 4116 W. Magnolia offers a user or investor the opportunity to acquire a rarely available, freestanding building that has a great location, visibility and parking. It is an exceptionally well-located property in a highly amenitized, desirable core market. The Property, features excellent onsite and street parking, High-quality improvements and phenomenal visibility. 4116 W. Magnolia provides an owner-user or investor the opportunity to acquire a well-maintained, well-located building in a desirable market, with a history of low vacancy and rising rents.

# PROPERTY DETAILS



ADDRESS: 4116 W Magnolia Blvd  
Burbank, CA 91506

BUILDING AREA: ± 12,522 SF *(Per Assesor)*

LAND AREA: ± 13,357 SF

ZONING BUC3\*

YEAR BUILT: 1988

PARKING: 28 Spaces (Ratio 2.24/1000)

APN: 2481-007-029

## THE IDEAL BUSINESS / MEDIA ENVIRONMENT



Ideal Opportunity with high visibility. Located within easy walking distance to Magnolia Park amenities.



Prime location, in Burbank, walking distance to restaurants & shops.



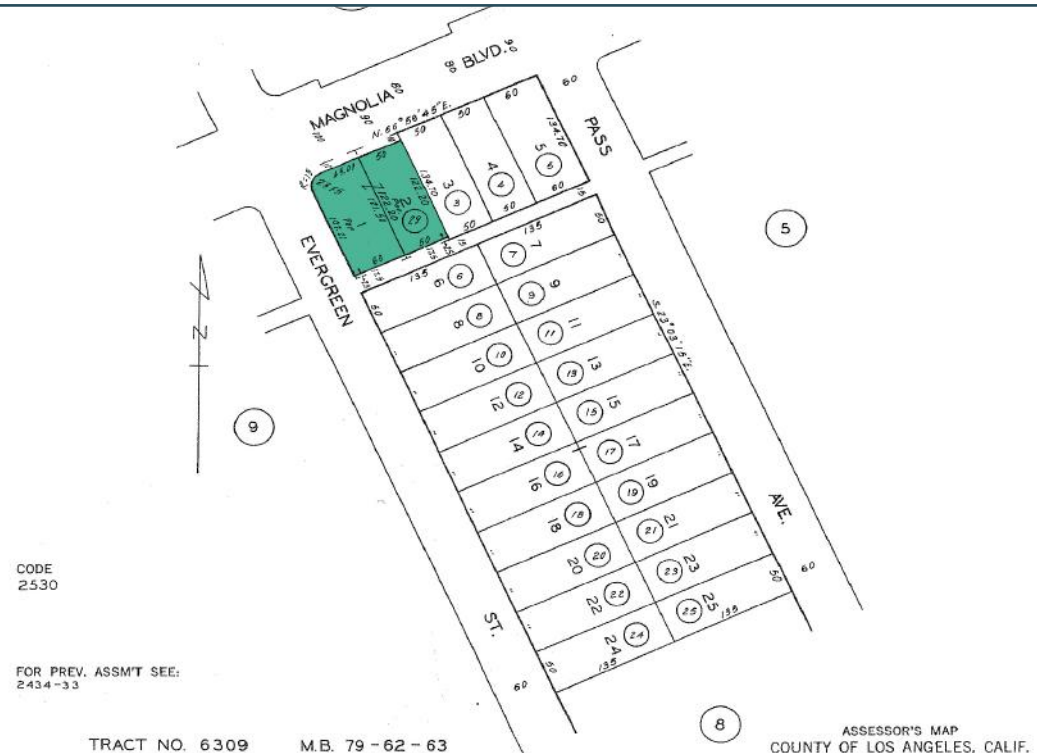
Ample Parking Available



Adjacent to all major studios and 2 blocks from the new \$500 Million, 30 acre Warner Bros ranch site.  
[\[Click Here for more info\]](#)



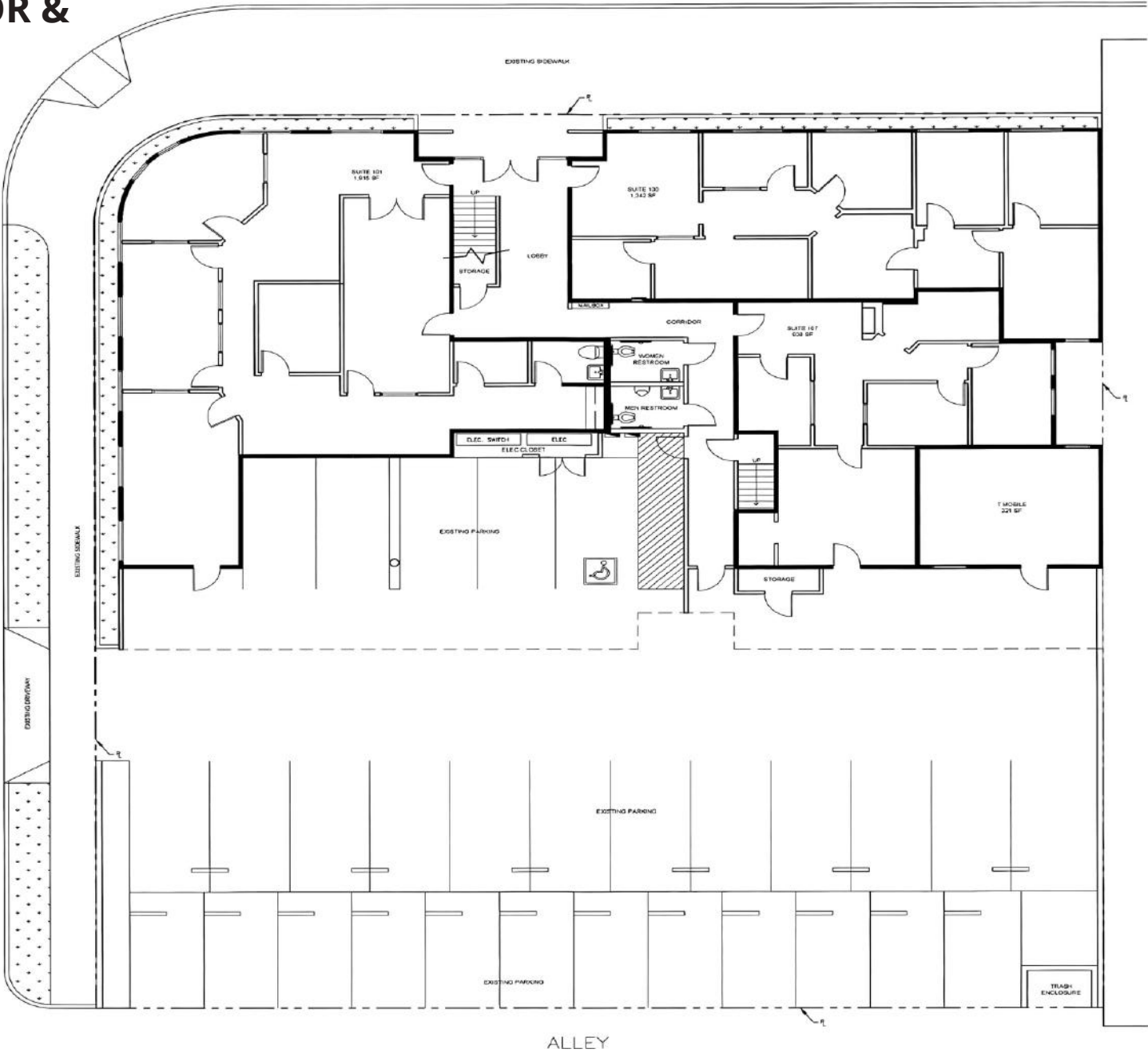
Great mix of open space and private offices.



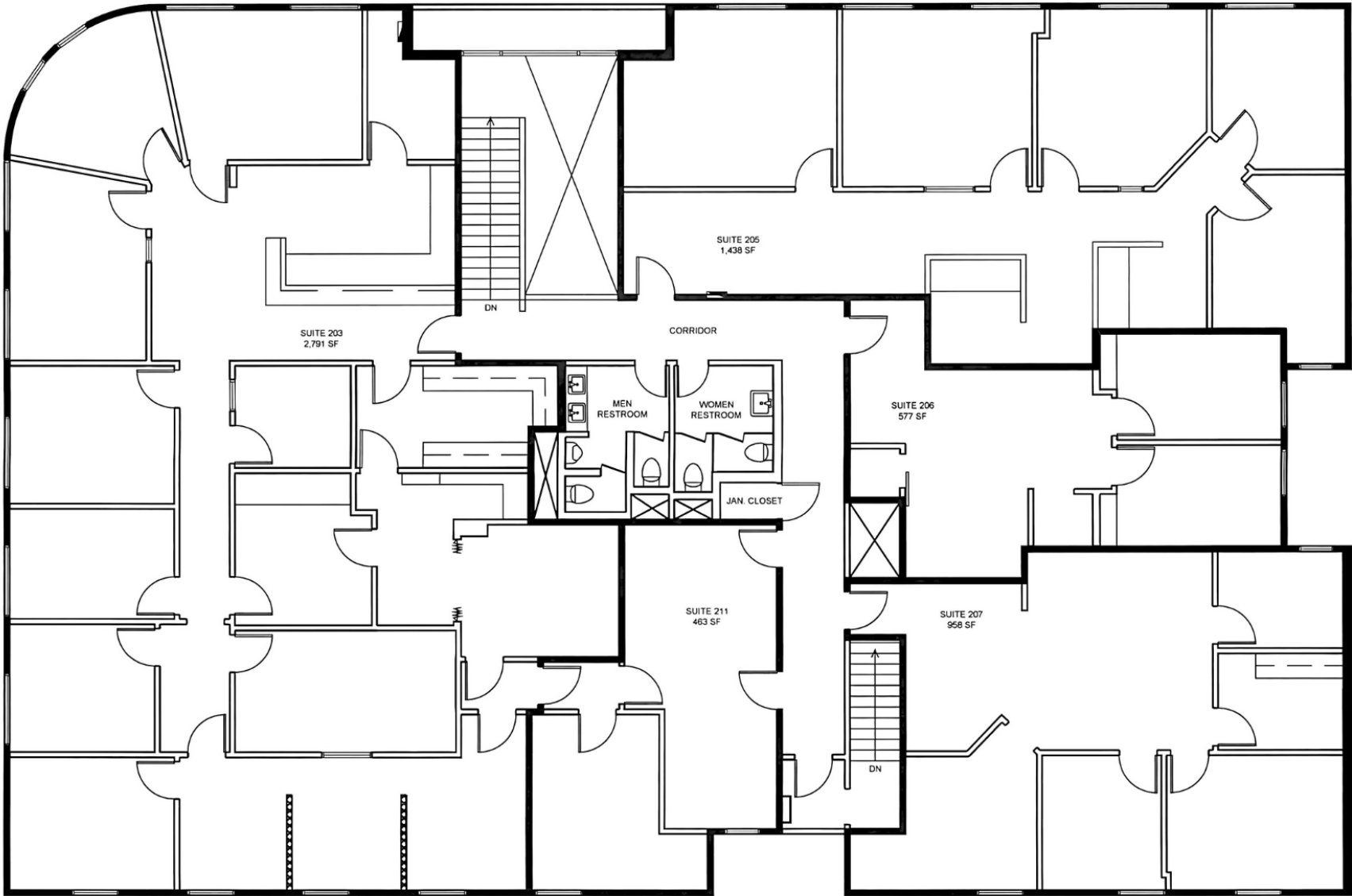


MAGNOLIA BLVD

FIRST FLOOR &  
PARKING



SECOND  
FLOOR



## Rent Roll

4116 W. Magnolia Blvd  
Burbank, CA

2026 Projected

Unit	Unit Sqft	Tenant Name	Actual Rent	Actual Rent per Sqft	Tenant Deposit	Move In	Lease Expiration
<b>Current</b>							
100	1,164 RSF	DJ Audio, Inc.	\$2,547.00	\$2.19	\$2,547.00	3/1/2025	2/28/2027
100A	507 RSF	Chandler Partners	\$1,176.24	\$2.32	\$0.00	3/1/2025	MTM
101	2,320 RSF	Landmark Artist Management	\$4,690.50	\$2.02	\$4,690.50	4/1/1997	MTM
104	335 RSF	Storage & T-Mobile	\$1,600.00	N/A	N/A	N/A	?
107	1,055 RSF	Brain Potential	\$2,050.00	\$1.94	\$1,550.00	6/15/2013	MTM
203	2,987 RSF	Chandler Partners	\$5,674.05	\$1.90	\$0.00	1/1/2000	MTM
205	1,727 RSF	Golden Century Home Health	\$2,972.00	\$1.72	\$2,400.00	4/1/2013	MTM
206	658 RSF	Pro-One Insurance Service, Inc.	\$1,652.00	\$2.51	\$1,604.08	8/1/2023	7/31/2027
207	1,208 RSF	Shapira & Stein, Inc.	\$2,832.00	\$2.34	\$2,750.00	3/15/2025	3/14/2027
211	562 RSF	Meandering Way, Inc.	\$1,124.00	\$2.00	\$2,051.55	4/1/2017	MTM
<b>Total</b>	<b>12,523 RSF</b>	<b>4117 W. Magnolia Blvd</b>	<b>\$26,317.79</b>	<b>\$1.97</b>	<b>\$17,593.13</b>		

## LOCATION

**4116**  
W. Magnolia Blvd

### AT THE CENTER OF IT ALL

The Subject Property is located in the heart of Burbank, only a few miles northeast of Hollywood and northwest of Downtown Los Angeles. Burbank is bordered by North Hollywood and the San Fernando Valley to the west, Hollywood and 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 Walt Disney Studios, Warner Bros., 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.

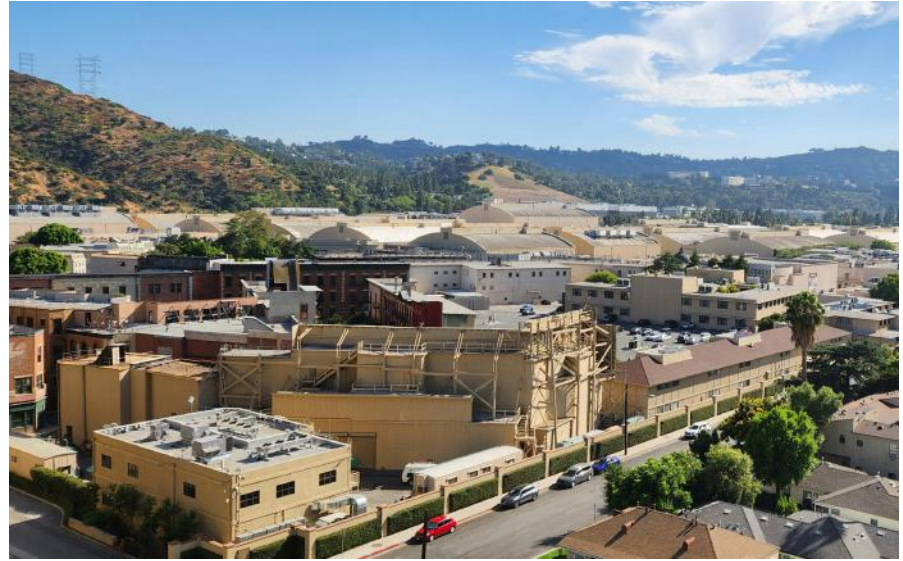
Whether you're a local resident or a visitor, Burbank Media District provides a unique blend of culture, entertainment, and community charm.



AVISON  
YOUNG



# ABOUT BURBANK



Located at 4116 W Magnolia Blvd in the heart of Magnolia Park, this property stands as a true gem, offering a prime location.

Known as the “Media Capital of the World,” Burbank is a major hub for the entertainment industry. It is home to several major film and television studios, including Warner Bros., Walt Disney Studios, Nickelodeon, Netflix and NBC/Universal. The city’s close proximity to Hollywood has contributed to its significance in the entertainment world. Adding to its allure, Burbank’s lack of Gross Receipts Tax further sweetens the deal, offering potential investors and owner/users a more favorable financial landscape.

Burbank has a diverse population, with a mix of residents from various ethnic and cultural backgrounds. Burbank is a “Jobs Rich City” with a population of  $\pm 105,000$  and a daytime population of  $\pm 250,000$  people.. The demographics include a mix of professionals, families, and individuals working in the entertainment industry,

Moreover, the market’s almost complete buildout presents substantial barriers to entry, making this property a rare find with limited competition.



## LIVING IN BURBANK

Burbank offers an exceptional quality of life with its top-rated schools, safe neighborhoods, and abundant recreational spaces. Residents enjoy a variety of dining, shopping, and entertainment options, along with easy access to major freeways and public transportation. The city's proximity to downtown Los Angeles and major attractions, combined with its community-oriented atmosphere, makes Burbank an ideal place to call home.

## WORKING IN BURBANK

Burbank offers an exceptional work experience with its vibrant community and abundant job opportunities, particularly in the entertainment industry. Companies enjoy a low tax and utility cost environment. Burbank is a pro-business city that provides high quality municipal services, outstanding public schools, a rich cultural scene, numerous parks and a wide variety of dining and shopping options within a safe and well maintained city. Burbank combines the charm of a close-knit community with easy access to "Big-City" amenities.

# LIVEWORKPLAY



**105,357**  
POPULATION



**250K**  
DAYTIME POPULATION



**2.2M**  
POPULATION IN 10-MI RADIUS



**12,400**  
BUSINESSES



**182K**  
HIGHLY EDUCATED & SKILLED  
WORKFORCE POPULATION



**\$124K**  
AVERAGE HOUSEHOLD  
INCOME



**NO** CITY INCOME TAX  
**NO** GROSS SALES RECEIPT TAX  
**DEDICATED** BUSINESS  
CONCIERGE SERVICES



**\$8,500**  
PER CAPITA SALES



**5.9M**  
ANNUAL PASSENGERS AT  
HOLLYWOOD BURBANK  
AIRPORT

Sources: The Nielsen Company, EMSI, Tourism Economics

# CORPORATE NEIGHBORS

A map of Burbank, California, centered on the address 4116 W Magnolia Blvd, which is highlighted with a red pin and a red box. The map shows various corporate and cultural landmarks in the area. To the north, near the Hollywood Burbank Airport, are the Sphere and Deluxe locations. To the east, in the Empire Center area, are the Cartoon Network (CN) and Nickelodeon Animation Studio. Further east are the ABC and Disney logos. To the south, near the Toluca Lake area, are the Warner Bros. Ranch, The Burbank Studios, and the Los Angeles Zoo. To the west, near the North Hollywood area, are the Noho Art District and the CBSO. The map also shows major highways like I-5, I-10, and I-210, as well as local streets like Victory Blvd, W Burbank Blvd, and W Verdugo Ave. The map is labeled with various neighborhood names like North Hollywood, Valley Village, and Studio City.





## AMENITIES MAP







4116  
W. Magnolia<sup>Blvd</sup>

FOR MORE INFORMATION:

**CHRIS BAER**

818.939.1259  
[chris.baer@avisonyoung.com](mailto:chris.baer@avisonyoung.com)  
License No. 00875482

**FISCHER CABOT**

818.438.6115  
[fischer.cabot@avisonyoung.com](mailto:fischer.cabot@avisonyoung.com)  
License No. 02149143

**AVISON  
YOUNG**