LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



For Sale or Lease

610 NORTH HOLLYWOOD WAY

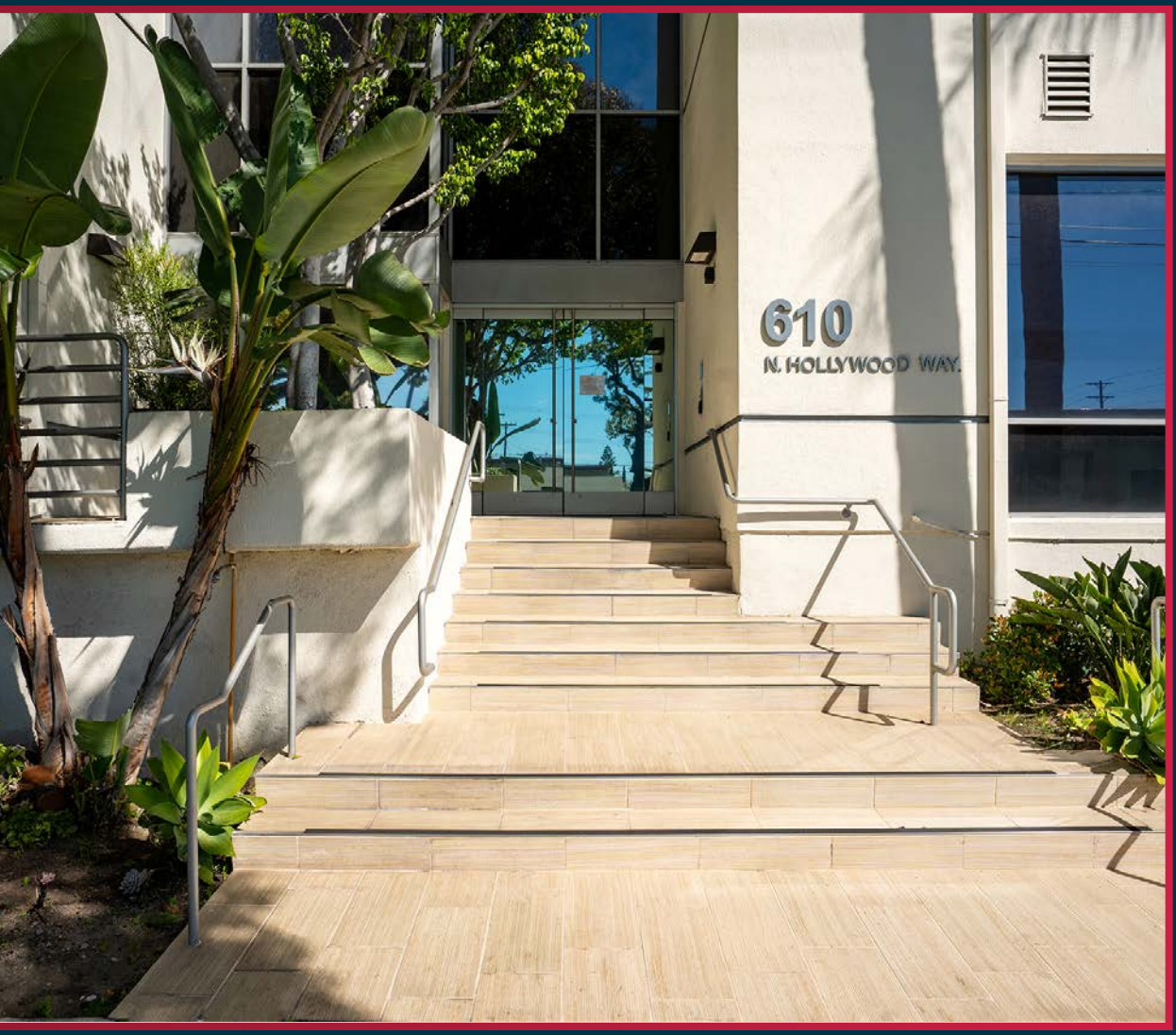
High-End Media, Entertainment Office Building in Burbank

STACY VIERHEILIG-FRASER
Principal
818.933.0313
svierheilig@lee-re.com
DRE #00986794

SYDNEY FRASER
Associate
818.288.4085
sfraser@lee-re.com
DRE #02149511

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MEDIA & ENTERTAINMENT BUILDING FOR SALE OR LEASE



ADDRESS	610 North Hollywood Way, Burbank, CA 91505
AIN	2480-016-064
RBA	31,377 SF*
STORIES	3
LOT SIZE	17,680 SF
YEAR BUILT	1990
ZONING	BUR4 **Building divisible by floor for lease*
POWER	2,000 AMP Electrical Service
HVAC	128 Tons
ELEVATOR	Yes
SPRINKLERS	Yes
PARKING	125 Stalls (4/1,000 SF) @ $75/Car; Secure Subterranean Garage
SALE PRICE	$15,000,000 ($478 PSF). $10,500,000 loan is assumable. 3.52% interest only until 1/28 then P & I. Matures 1/34.
LEASE RATE	$2.85/RSF
RBA	1,500 SF - 22,000 SF
LEASE TYPE	Modified Gross *(Tenant pays utilities, janitorial, & trash)*
TERM	Negotiable
AVAILABILITY	Now

CONTACT NOW

FOR MORE INFORMATION, PLEASE CONTACT

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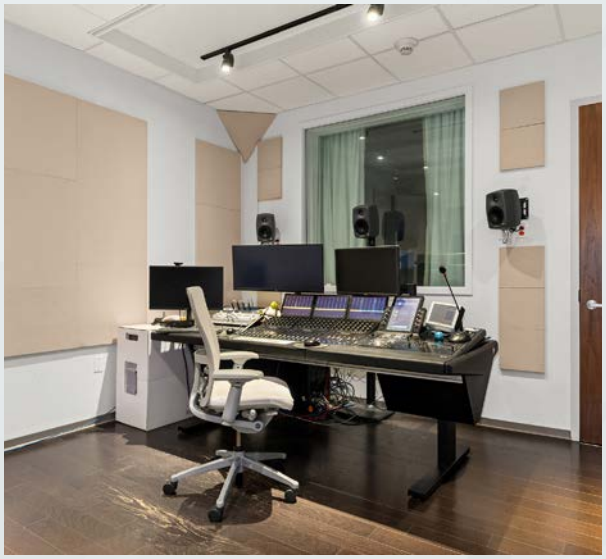


610 N. HOLLYWOOD WAY

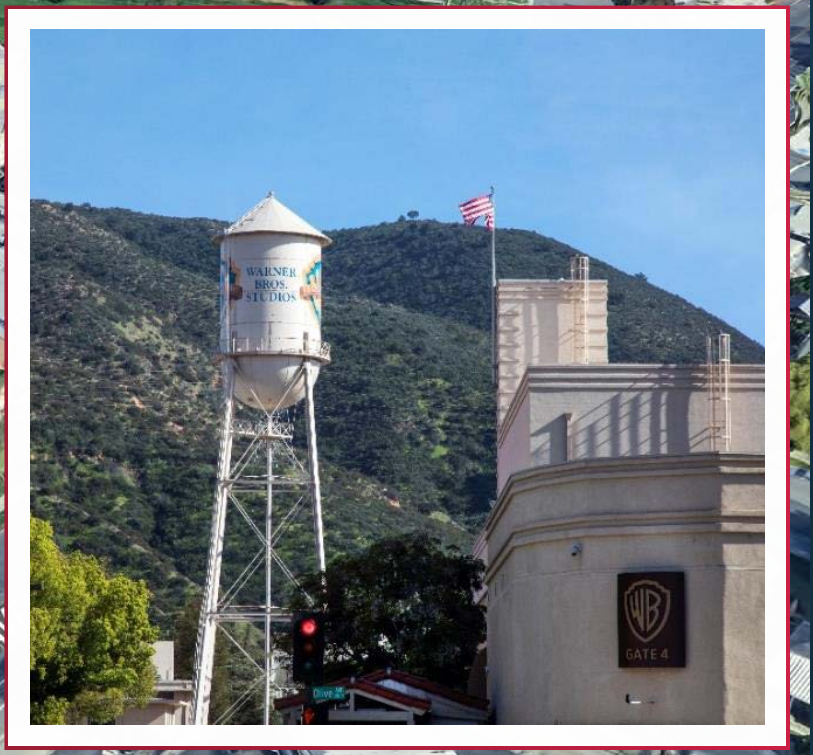
PROPERTY FEATURES

$4M IN RENOVATIONS IN 2013

- "Solar Film" Glass for UV Protection
- 3 Fiber Providers Available (Spectrum, Dark Castle, City of Burbank)
- ± 10-foot Ceiling Height throughout
- Secure Building with Buzzer System
- Sika Sarnafil Warranted Roof
- NO Gross Receipts Tax
- ± 18 Edit Bays with Sound Attenuation & Controlled Temp
- Foley Room
- Kitchen & Restrooms on Every Floor
- Usable Balconies on Every Floor
- Large Machine Room/Data Center







610 North Hollywood Way is situated at the southwesterly corner of Burbank's Magnolia Park District and less than ¼ mile across the street from Burbank's famed Media District and Warner Bro's Ranch Facilities

Less than ½ mile from the 134 Freeway, with easy access to both the 5 Freeway and SR 170

Amenity-rich location with several dining options and various retail stores within the immediate area. Walkability score of 83/100 "very walkable" (source: walkscore.com)

Warner Bros. Ranch recently underwent a $500M+ redevelopment

Burbank Studios was acquired by Warner Brothers

PROPERTY
PHOTOS

CLICK HERE TO VIEW
PROPERTY PHOTOS









PROPERTY
PHOTOS

CLICK HERE TO VIEW
PROPERTY PHOTOS

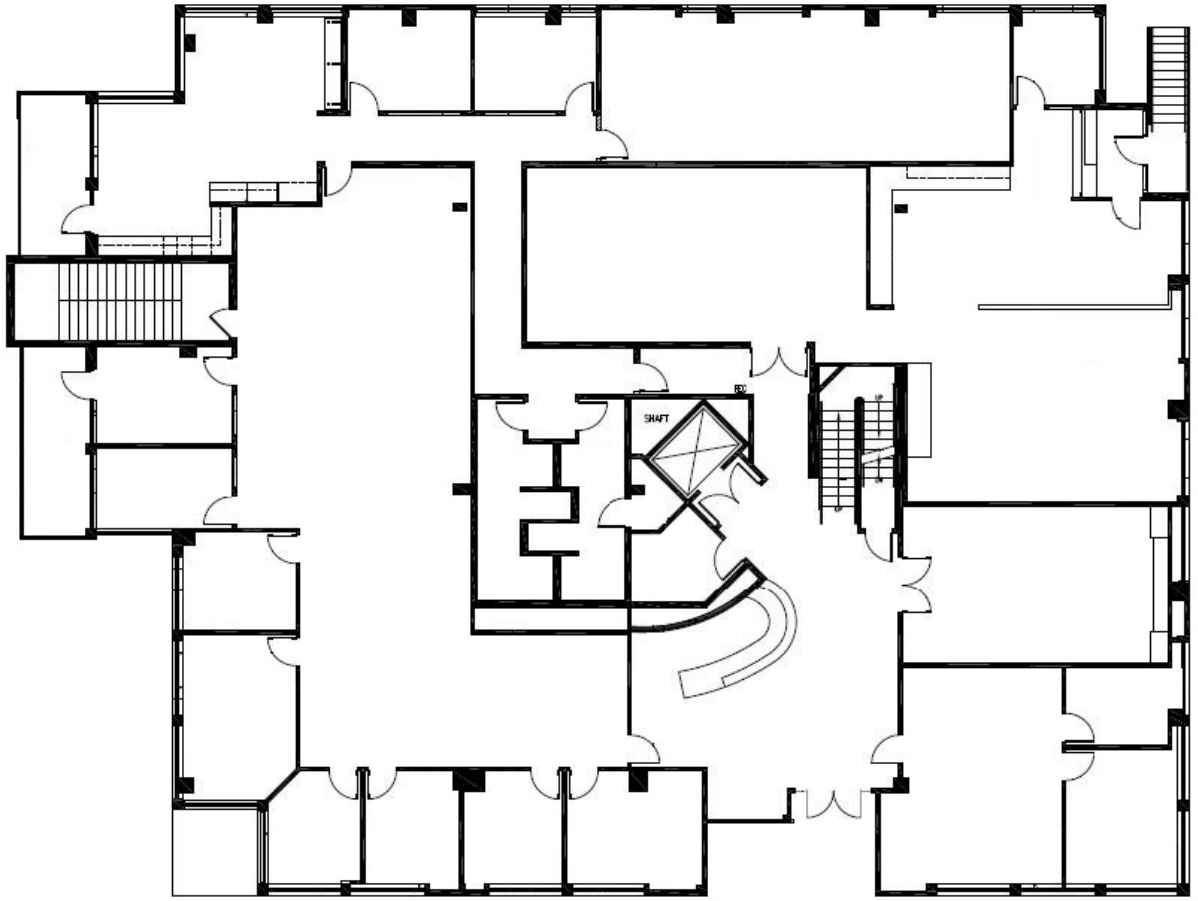




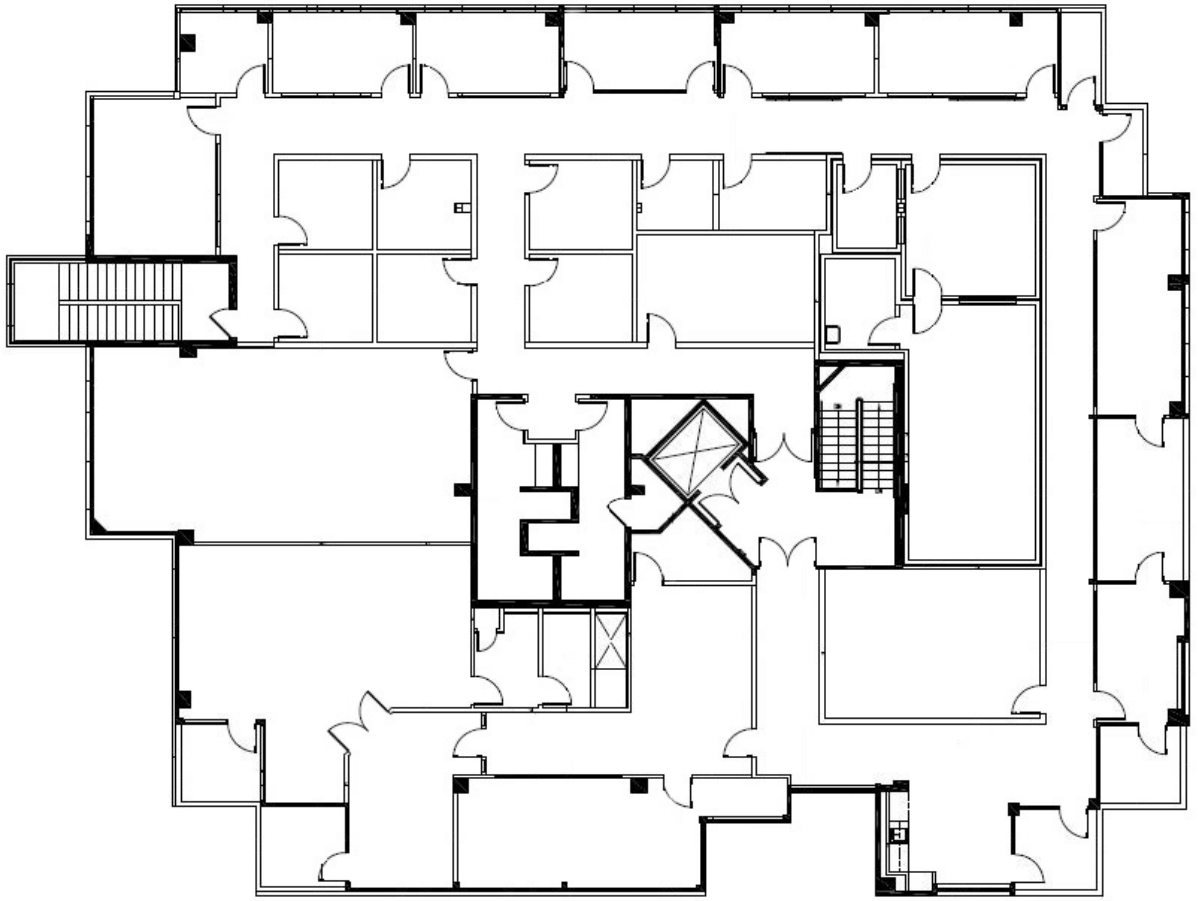




1ST FLOOR
FLOORPLAN



3RD FLOOR
FLOORPLAN



DEMOGRAPHICS
2025





610 N Hollywood Way Burbank, CA 91505	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2025)	26,680		215,575		595,146	
Projected Population (2030)	25,389		206,974		574,258	
Census Population (2020)	26,520		209,439		581,312	
Census Population (2010)	25,504		201,190		559,913	
Projected Annual Growth (2025-2030)	-1,290	*-1.0%*	-8,601	*-0.8%*	-20,888	*-0.7%*
Historical Annual Growth (2020-2025)	159	-	6,136	*0.6%*	13,834	*0.5%*
Historical Annual Growth (2010-2020)	1,016	*0.4%*	8,249	*0.4%*	21,399	*0.4%*
Estimated Population Density (2025)	8,497	*psm*	7,628	*psm*	7,581	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2025)	11,758		94,592		259,931	
Projected Households (2030)	11,525		93,831		258,919	
Census Households (2020)	11,965		92,320		252,559	
Census Households (2010)	11,424		86,471		235,645	
Projected Annual Growth (2025-2030)	-234	*-0.4%*	-761	*-0.2%*	-1,012	-
Historical Annual Change (2010-2025)	334	*0.2%*	8,121	*0.6%*	24,285	*0.7%*
Average Household Income						
Estimated Average Household Income (2025)	$165,075		$137,488		$141,069	
Projected Average Household Income (2030)	$166,074		$137,036		$140,179	
Census Average Household Income (2010)	$83,443		$74,791		$76,278	
Census Average Household Income (2000)	$68,743		$59,712		$60,874	
Projected Annual Change (2025-2030)	$999	*0.1%*	-$452	-	-$890	*-0.1%*
Historical Annual Change (2000-2025)	$96,332	*5.6%*	$77,776	*5.2%*	$80,195	*5.3%*
Median Household Income						
Estimated Median Household Income (2025)	$119,413		$98,901		$98,983	
Projected Median Household Income (2030)	$120,156		$98,750		$98,591	
Census Median Household Income (2010)	$65,091		$58,352		$56,488	
Census Median Household Income (2000)	$54,149		$44,556		$44,192	
Projected Annual Change (2025-2030)	$742	*0.1%*	-$151	-	-$392	-
Historical Annual Change (2000-2025)	$65,264	*4.8%*	$54,345	*4.9%*	$54,791	*5.0%*
Per Capita Income						
Estimated Per Capita Income (2025)	$72,864		$60,443		$61,821	
Projected Per Capita Income (2030)	$75,501		$62,244		$63,420	
Census Per Capita Income (2010)	$37,377		$32,144		$32,103	
Census Per Capita Income (2000)	$32,355		$25,484		$25,199	
Projected Annual Change (2025-2030)	$2,637	*0.7%*	$1,801	*0.6%*	$1,599	*0.5%*
Historical Annual Change (2000-2025)	$40,509	*5.0%*	$34,959	*5.5%*	$36,623	*5.8%*
Estimated Average Household Net Worth (2025)	$1.47 M		$1.1 M		$1.12 M	

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COMPARABLES
BURBANK, CA



8727 W 3RD ST., LOS ANGELES, CA 90048	
Date Sold	12/31/2025
Price	$14,600,000
Price/SF	$757.54
Building SF	19,723 SF
Lot SF	11,326 SF
Year Built	1965



900 HILGARD AVE., LOS ANGELES, CA 90024	
Date Sold	07/30/2025
Price	$12,150,000
Price/SF	$536.40
Building SF	22,651 SF
Lot SF	22,651 SF
Year Built	1951



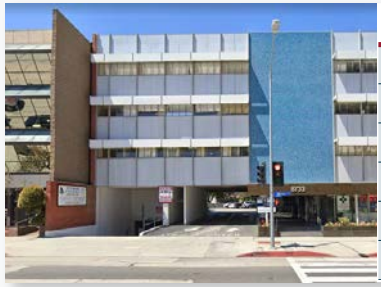
602-616 SANTA MONICA BLVD., SANTA MONICA, CA 90401	
Date Sold	12/26/2026
Price	$11,250,000
Price/SF	$501.09
Building SF	22,451 SF
Lot SF	14,810 SF
Year Built	1923 / 1994



220 N GLENDALE AVE., GLENDALE, CA 91206	
Date Sold	10/18/2024
Price	$10,510,000
Price/SF	$474.19
Building SF	22,161 SF
Lot SF	34,352 SF
Year Built	1941 / 2022



3322 LA CIENEGA PL., LOS ANGELES, CA 90016	
Date Sold	10/28/2025
Price	$32,000,000
Price/SF	$615.34
Building SF	52,004 SF
Lot SF	57,499 SF
Year Built	1973 / 2019



8733 BEVERLY BLVD., LOS ANGELES, CA 90048	
Date Sold	07/22/2024
Price	$11,600,000
Price/SF	$593.78
Building SF	19,536 SF
Lot SF	21,947 SF
Year Built	1960

WHY BURBANK?



- "THE MEDIA CAPITAL OF THE WORLD"
- No City Income Tax
- No Gross Sales Receipt Tax
- One-Stop Shop
- Streamlined Permitting Process
- LEED Incentive Program
- One Burbank High-Speed Fiber Optics Network, Available Via the Building's Existing Fiber Connections.
- Free City-Sponsored WiFi
- Energy Solutions Rebates
- Solar Power Rebates
- Historically Low Vacancy Rates

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