

AVION BURBANK

CONNECT. CREATE. INNOVATE.

FOR LEASE
OR SALE



MASTER SITE PLAN

- > Low density
- > Open Space
- > Mobility
- > Sustainability

-  Creative Industrial
-  Creative Office
-  Retail
-  Hotel



CONNECTIVITY SITE PLAN

-  Bike Share
-  Bus Stop
-  Metrolink Station
-  Metrolink Parking
-  Train Tracks
-  Multi-Purpose Path
-  Walking Path



Project Benefits

- **± 60-acre master planned mixed use campus environment**
- **Innovative architectural design by Gensler and HPA architects**
- **Mobility**
 - WALK To Hollywood Burbank Airport
 - RIDE Commuter Rail Service & Bus Line Access
 - DRIVE Interstate 5 Freeway within ¼ mile
- **Collaborative community with multi-purpose paths, outdoor gathering space, dog parks, and recreational activities**
- **Onsite retail and 150 room hotel with amenities**
- **LEED Gold Core and Gold Design**

CREATIVE OFFICE



3029

CREATIVE OFFICE
SITE PLAN



CREATIVE OFFICE
FEATURES

- Rare opportunity to purchase and/or lease
- Creative office campus with 9 buildings totaling 142,250 SF
- Available building sizes range from 7,125 SF to 18,750 SF
- High quality design by Gensler
- Parking available at 3.6/1,000 SF
- Plug and play open areas ideal for meetings and group collaboration
- WIFI Campus
- On-site property management

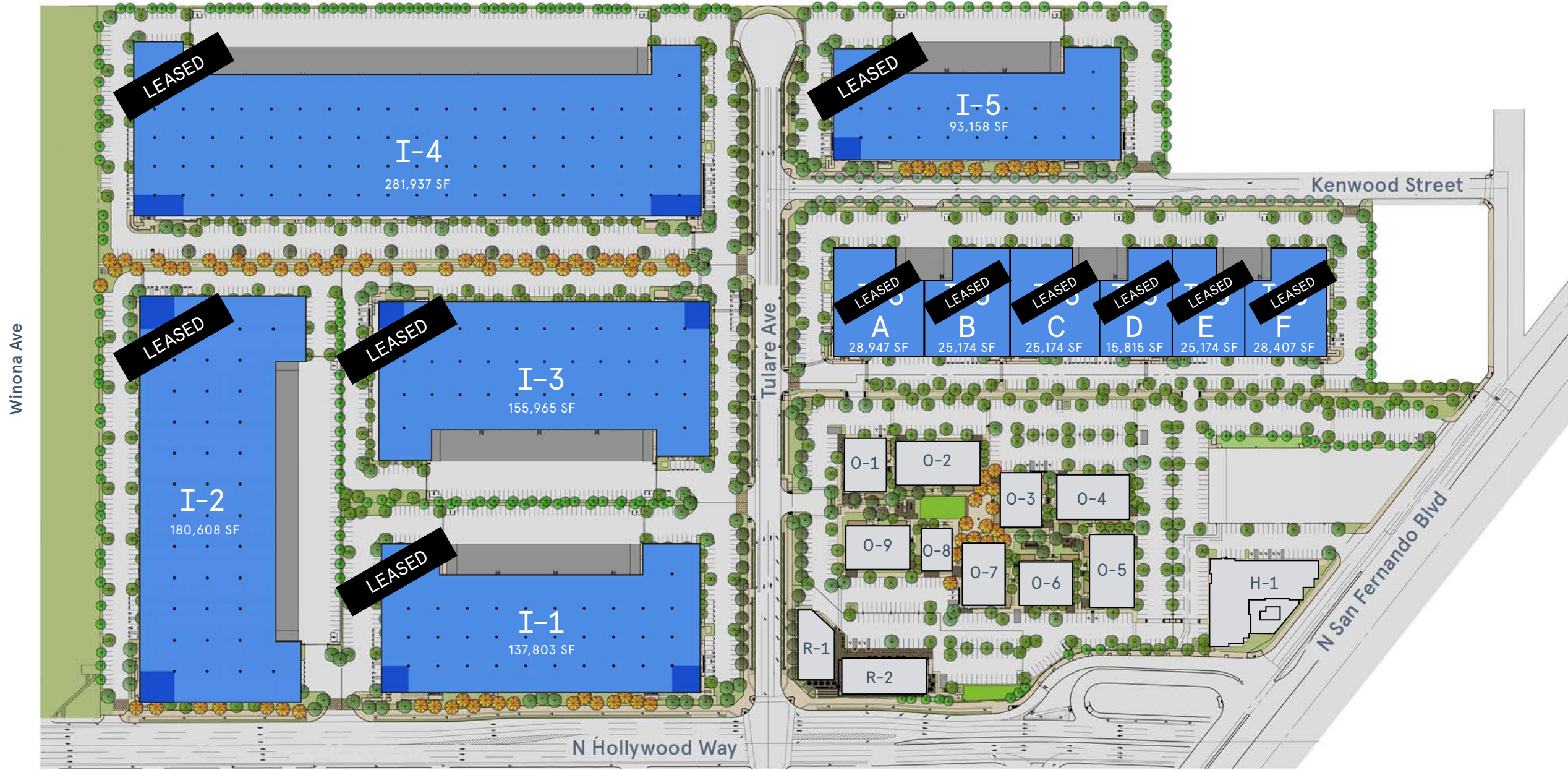


CREATIVE INDUSTRIAL



CREATIVE INDUSTRIAL SITE PLAN - 100% LEASED

Potential
Office





RETAIL SITE PLAN

SF PER UNIT

R-1

A: 1,394 SF
Available

B: 1,570 SF
Available

C: 1,600 SF
Available

D: 1,570 SF
Leased

R-2

E-F: 3,061 SF
Available

G: 1,518 SF
Leased

H: 1,194 SF
Leased

I: 875 SF
Management Office

J: 2,431 SF
Leased



TRADE AREA

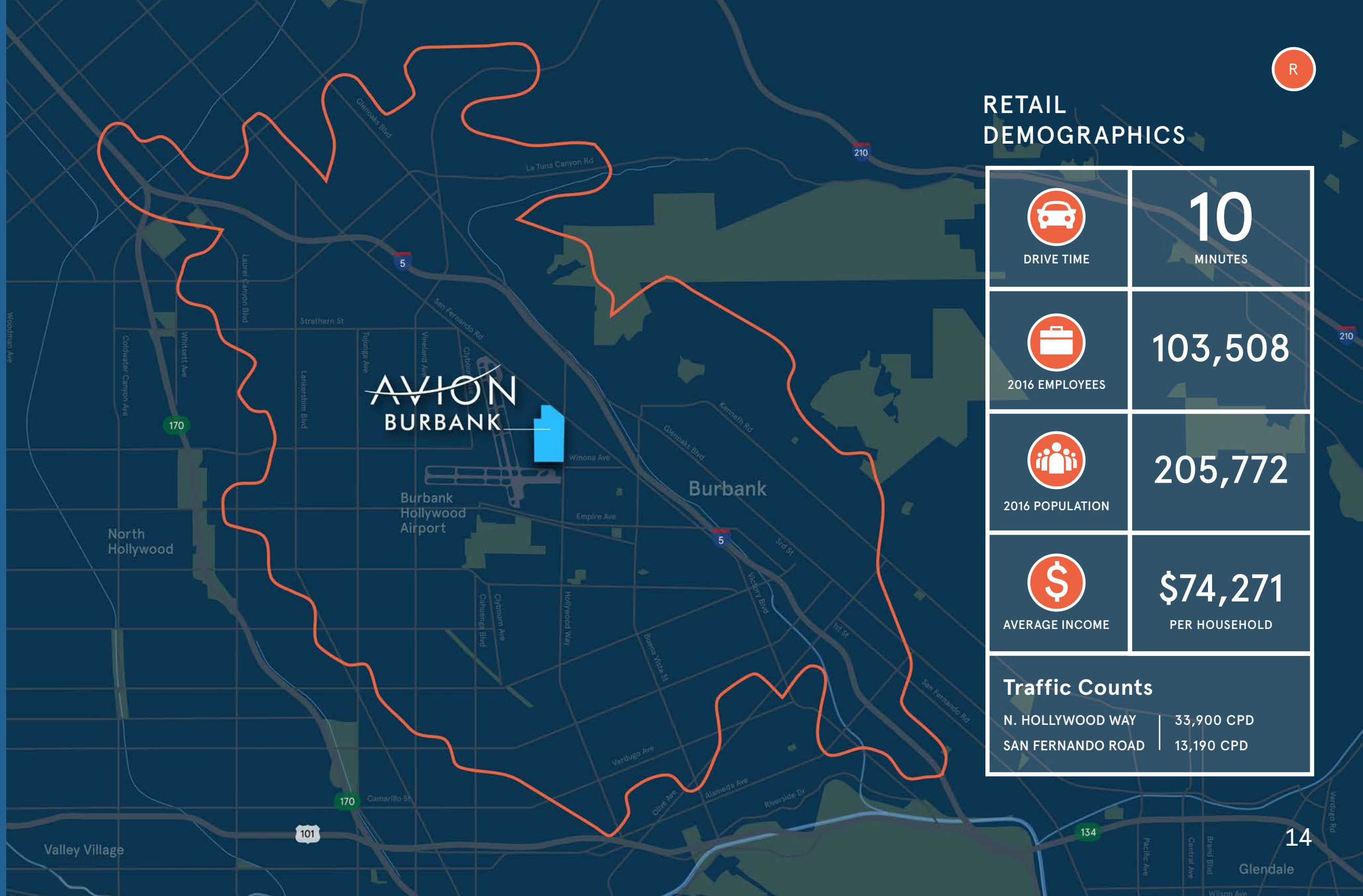
- Adjacent to 1 million SF of new office/industrial
- 108,000 residents in the immediate trade area
- “Media Capital of the World” – home to Disney Studios, Warner Bros., Nickelodeon
- Strong daytime population in excess of 200,000 people

PROPERTY FEATURES

- High profile restaurant and retail space located at the gateway of the new Burbank Airport Terminal.
- 15,213 SF, with 1,450 SF to 4,500 SF per unit.
- Signalized intersection with easy access and convenient parking.
- Outdoor patio and common dining areas

RETAIL
DEMOGRAPHIC MAP

10 Minute Drive



R

RETAIL
DEMOGRAPHICS



DRIVE TIME

10

MINUTES



2016 EMPLOYEES

103,508



2016 POPULATION

205,772



AVERAGE INCOME

\$74,271

PER HOUSEHOLD

Traffic Counts

N. HOLLYWOOD WAY | 33,900 CPD
SAN FERNANDO ROAD | 13,190 CPD

TRANSPORTATION
MAP



AMENITIES MAP

- Restaurants
- Entertainment
- Retail
- Hotels
- Services



Burbank Amenities

AVION Burbank offers unparalleled access to all modes of transportation and the support of a progressive and business friendly City government focused on thoughtful, creative development that will benefit not only business, but also the entire Burbank Community.



AVION
BURBANK

BURBANK
EMPIRE
CENTER



RESTAURANTS

California Roll & Sushi
Grain Lab Deli & Kitchen
HomeTown Buffet
Hook Burger
Jamba Juice
Krispy Kreme
Olive Garden
Outback Steakhouse
Panda Express
Sharky's Woodfired Mexican Grill
Starbucks
Subway
Wendy's
Yala



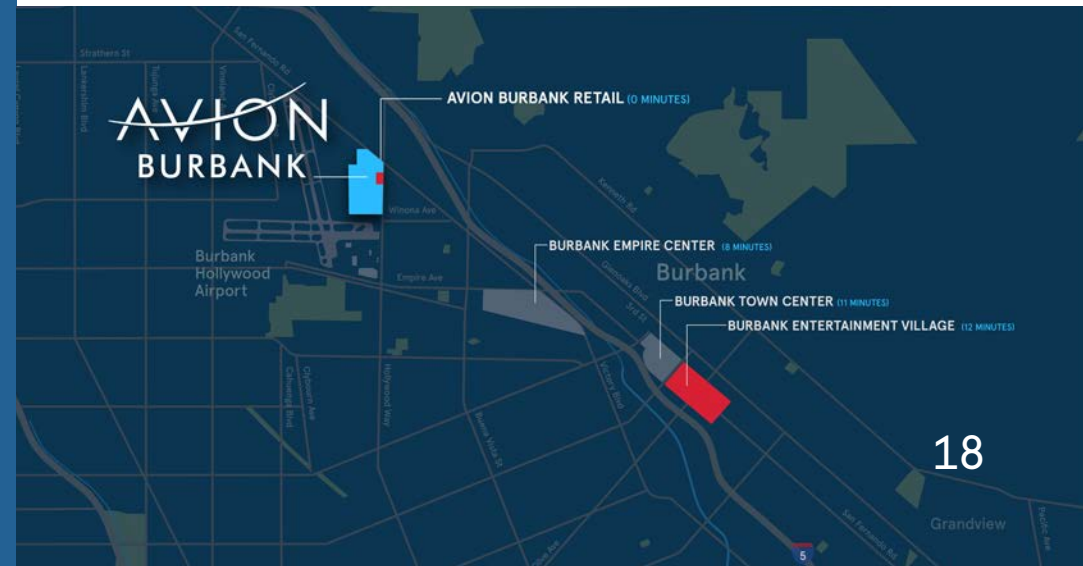
SERVICES

Fantastic Sams
Polished Nail Spa
Verizon



RETAIL

Aaron Brothers
Best Buy
BevMo!
Catherine's
David's Bridal
Gamestop
GNC
Lowe's Home Improvement
Marshalls
Men's Wearhouse
Michaels
Nordstrom Rack
Ortho Mattress
Payless Shoes
Radio Shack
REI
Staples
Target
Tilly's
TJ Maxx
ULTA
Walmart



AVION
BURBANK

BURBANK
TOWN
CENTER



RESTAURANTS

Around the World Café
California Pizza Kitchen
Chevy's Fresh Mex
Corner Bakery Cafe
D.Q.
El Pollo Loco
Five Guys Burgers & Fries
Gloria Jean's Coffees
Häagen-Dazs
Hooters
In N' Out
Jersey Mike's Subs
Mrs. Fields
Northpole Snowcream
Orange Julius
Panda Express
P.F. Chang's
See's Candies
Wetzel's Pretzels
Zono Sushi

Claire's
Cost Plus World Market
Forever 21
Gamestop
GNC
Hallmark
Hot Topic
The Home Depot
Journeys
Lane Bryant
Lids
Macy's
New York & Co.
Office Depot
Old Navy
Payless
Proactiv
Perfumes N Cosmetics
Red Zone Footwear
Sears
Shoe Tree
Sunglass Hut
Timepiece Network
Tuxedo Junction
Vans
Victoria's Secret
Zale's The Diamond Store



ENTERTAINMENT

All Amusement Fun Center
AMC Burbank Town Center 6
The Colony Theatre Company
Game Portal
Kiddie Rides
Rockin' Kids Indoor Playground



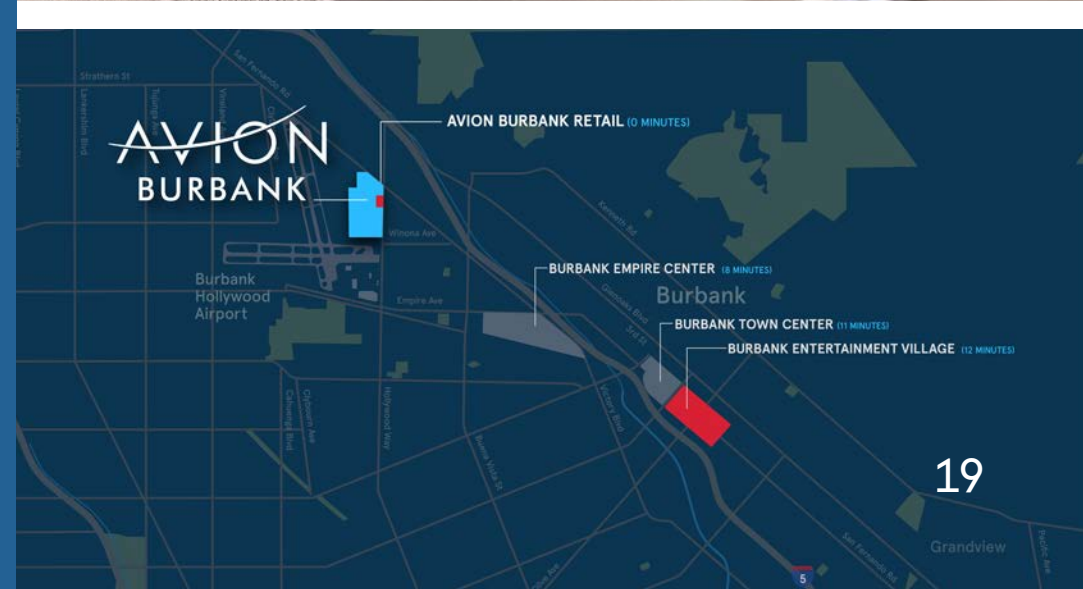
SERVICES

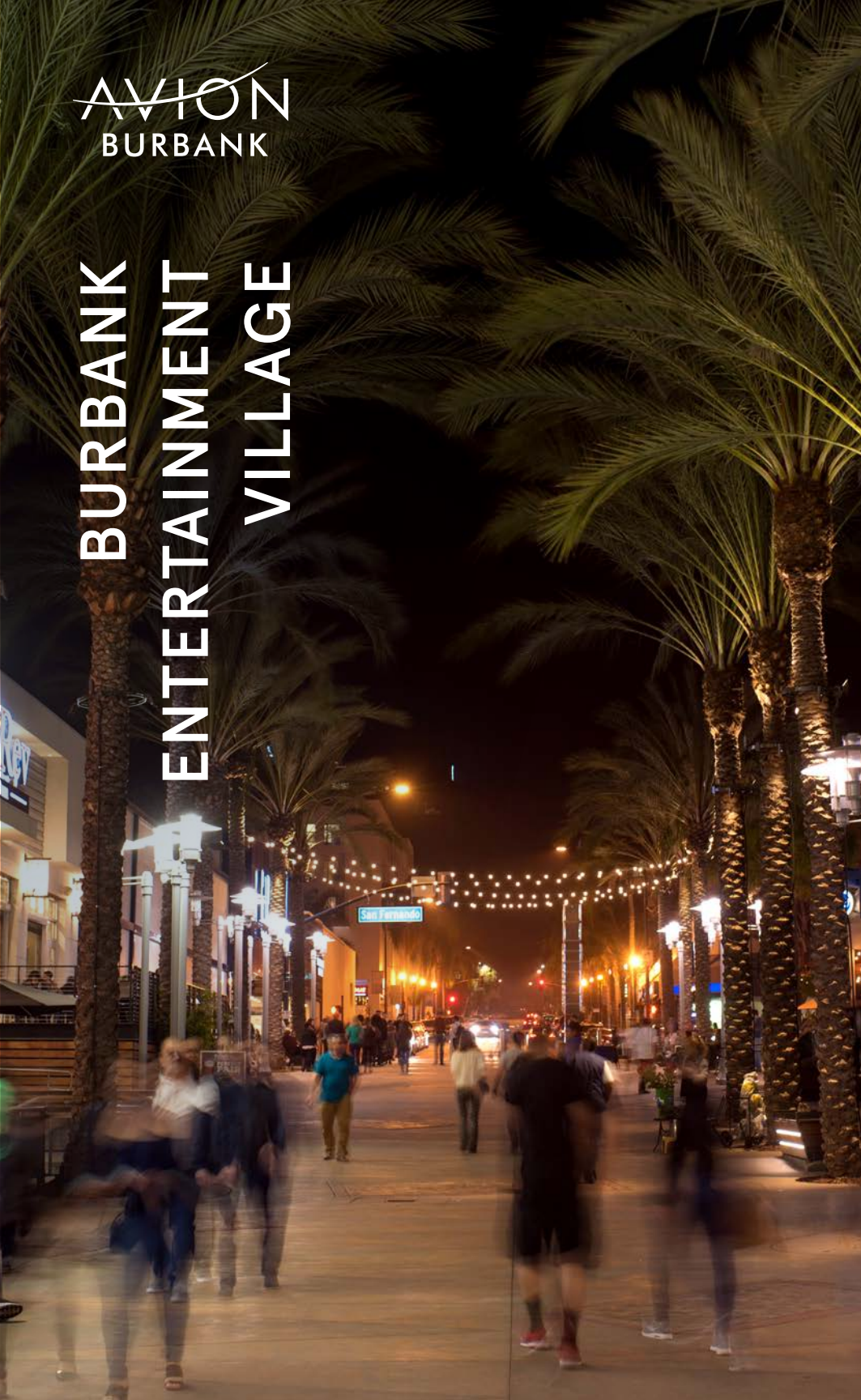
Andre's Martial Arts
Boost Mobile
Carlton Hair International
Comerica Bank
Crunch Fitness
Dr. Cynthia Arata, Optometrist
Fashion Nail Spa
Heel 2 Toe Shoe Repair
i-Brow Threading & Beauty Salon
Nora Threading Salon
Queen Nails
Red Persimmon Nails & Spa
Shapes Brow Bar
Stein Optometric
T-Mobile
Verizon



RETAIL

Aldo
All Pro Sports
American Eagle Outfitters
Ashley Furniture HomeStore
Barnes & Noble
Bath & Body Works
Bed, Bath & Beyond
Burlington
Charlotte Russe
Cinderella Shoes





RESTAURANTS

Another Broken Egg Cafe
The Backhouse
Barneys Beanery
Ben & Jerry's
BJ's Restaurant & Brewhouse
Black Angus
The Boiling Crab
Buffalo Wild Wings
Burbank Bar & Grille
Carving Board
Chadaka Thai
Chipotle Mexican Grill
Chronic Tacos
The Coffee Bean & Tea Leaf
Cold Stone Creamery
Don Cuco
Fuddrucker's
Fuji Sushi Rolls
Gaucho Grill
Gitana
Gordon Biersch
Gourmet 88
Granville Cafe
Great Grill
Guisados Tacqueria
Gyu-Kaku Japanese BBQ
H2O Poke
Hokkaido Seafood Buffet
Ike's Place
India's Tandoori
Islands Burgers
Kabuki
Knight Restaurant
Kopan Ramen
Mama Hongs
Market City Cafe
Mr. Kabob
Noah's Bagels
Octopus Japanese
Olivia
Pho Burbank
Pinkberry
PizzaRev Burbank
Planet Grill
PortuCal Peri Peri
Season Thai Cuisine
Seoul Korean BBQ
Starbucks

Steak 'n Shake
Story Tavern
Tender Greens
Tomo Sushi
Wild Carvery
Wokcano
Woodranch BBQ & Grill
Yardhouse
Yogurtland



ENTERTAINMENT

AMC Burbank 16
Flappers Comedy Club



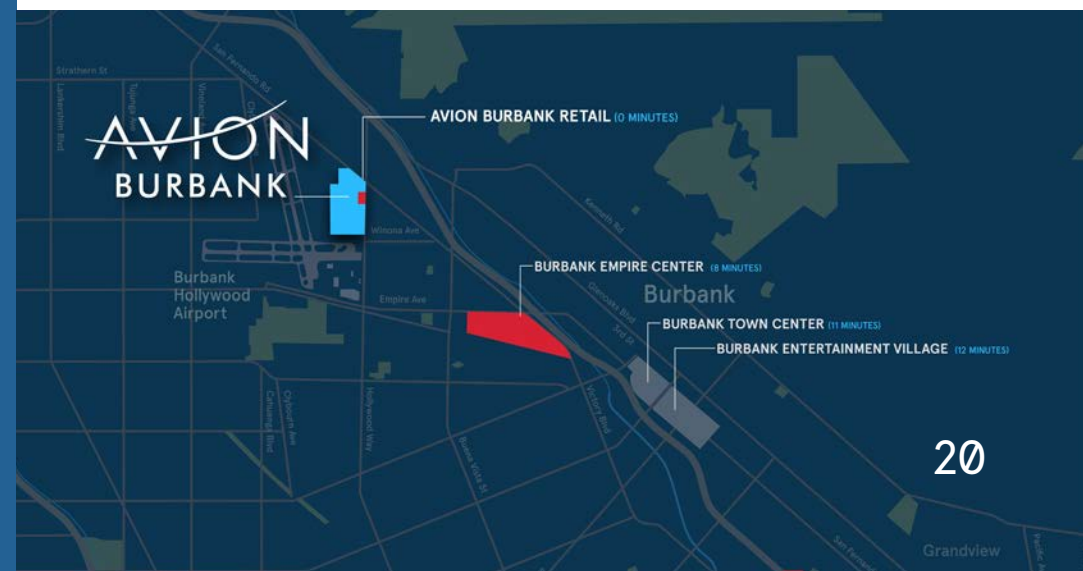
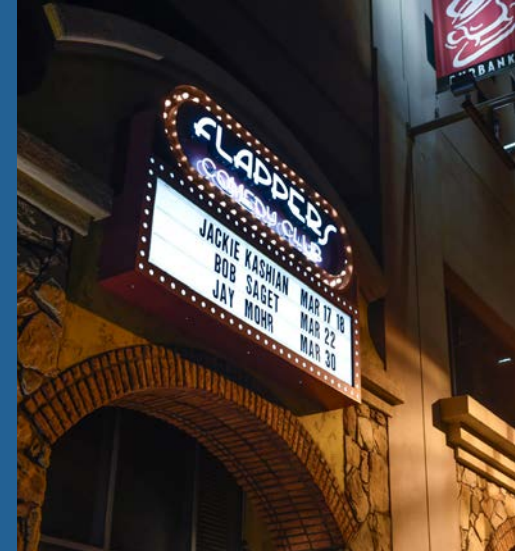
RETAIL

Active Ride Shop
Color Me Mine
Gap Outlet
Ross Dress for Less
Sketchers
Urban Outfitters
Zamba



SERVICES

AT&T
Bank of America
Burbank Athletic Club
Chase Bank
European Wax Center
FedEx Office Print & Ship Center
Partners Federal Credit Union
Sprint Store
T-Mobile Burbank



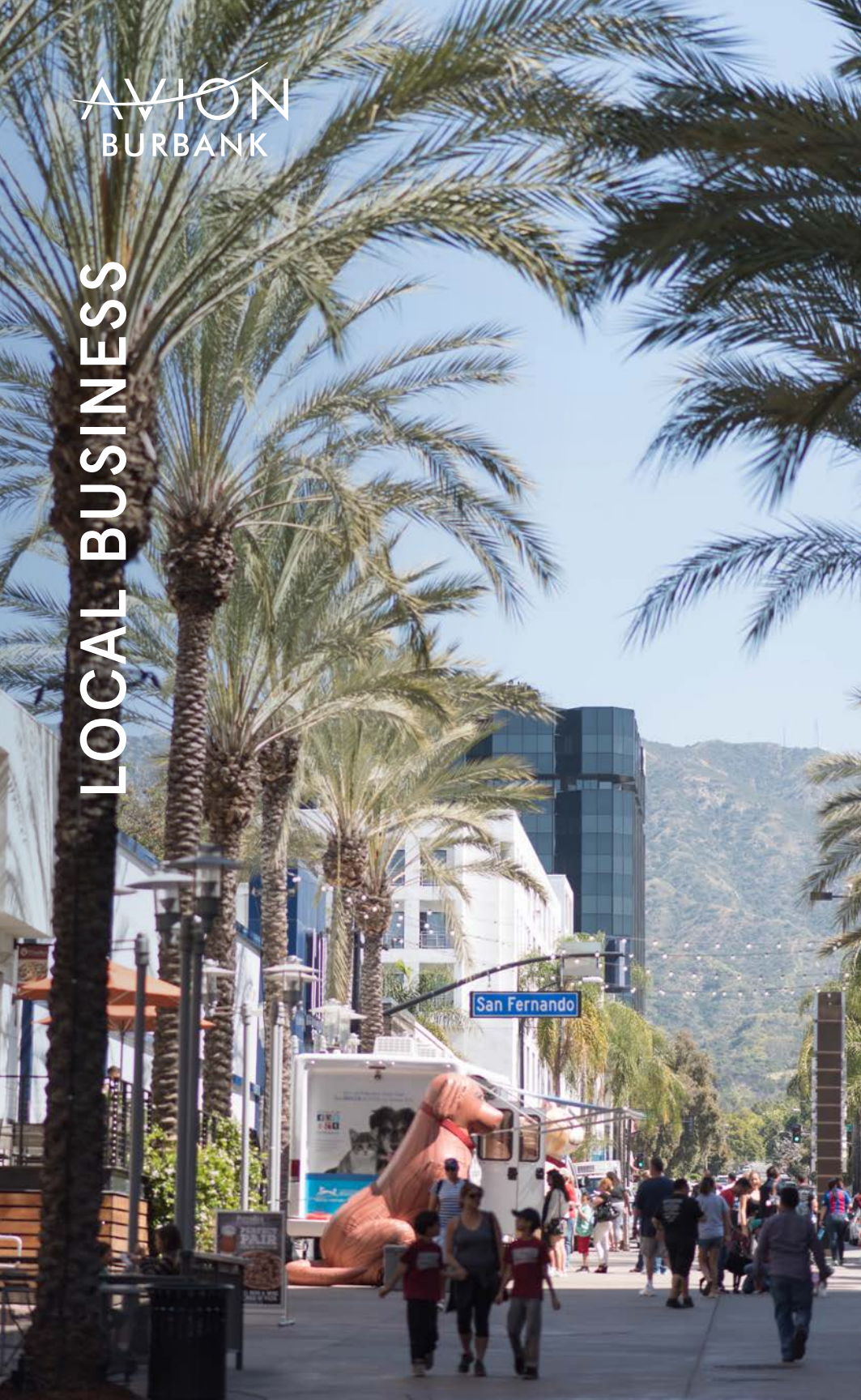
LOCAL BUSINESS MAP



REGIONAL SHIPPING
MAP

- 1 Mile
- 3 Miles
- 5 Miles



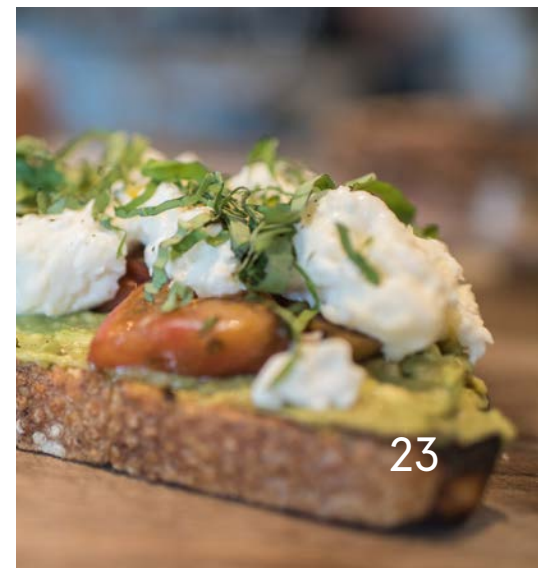


OFFICE

ABC Entertainment
Applied Minds
ARAMARK Uniform Services
Ascent Media
Bunim/Murray Productions
Cartoon Network
Cast & Crew Entertainment
Services, LLC
CBS Interactive, Inc.
DC Comics
Deluxe Entertainment Llc
Dolby
DreamWorks
Entertainment Partners
Fotokem
Fremantle Media
Hasbro, Inc.
Hertz Equipment Rental
iHeart Media, Inc.
Insomniac Games
KABC
KCET-TV
Legendary Entertainment
MTV Networks Enterprises
New Wave Entertainment, Inc.
New York Film Academy
Nickelodeon Studios
OMD USA
Open Road Entertainment
Outlook Amusements, Inc.
Playboy Plus Entertainment
Point.360
Public Storage, Inc.
Qwest Cyber Solutions
Reliance MediaWorks
Rough Draft Studios, Inc
Screen Actors Guild
Starz
STX Filmworks
Technicolor LTD
Tesla Motors
The Disney Channel
Turner Broadcasting System
Twentieth Century Fox
Viacom Inc.
VUBIQUITY, Inc.
Warner Bros. Entertainment Inc.
Warner Music, Inc.

INDUSTRIAL

Artisan House Inc.
Avibank Mfg Inc
Bexel Broadcast Service
Bonded Services
DreamWorks
Hutchinson Aerospace & Industry
Independent Studio Services
Industrial Metal Supply Company
KABC-TV
L A Graphico
Matthews Studio Equipment Inc
MS International, Inc.
Public Storage
Quixote
Reel EFX, Inc.
Rem Optical Co
Ryan Herco Flow Solutions
SARO
Science of Skincare
Senior Aerospace SSP
The Walt Disney Company
Unifactor Corporation
Warner Bros. Entertainment Inc.
Warner Bros. Records, Inc.
Western Costume Company
Western Studio Service
Whittaker Controls





Creative Office & Creative Industrial

BENNETT ROBINSON

818 907 4608

Bennett.Robinson@cbre.com

Lic.#00984312

MATTHEW HARGROVE

818 251 3601

Matthew.Hargrove@cbre.com

Lic.#00952137

SEAN DODD

818 251 3607

Sean.Dodd@cbre.com

Lic.#01983246

JACKIE BENAVIDEZ

818 502 6758

Jackie.Benavidez@cbre.com

Lic.#01894070

Retail

GEOFF MARTIN

818 502 6739

Geoff.Martin@cbre.com

Lic.#01180819

RYAN BURNETT

818 502 6791

Ryan.Burnett@cbre.com

Lic.#01481691



Another quality development by

www.AvionBurbank.com