

# First Street Village

275 - 375 N. First Street  
Burbank, CA



**PRIME RETAIL / RESTAURANT SPACE  
AVAILABLE FOR LEASE (± 1,150 SF)**

**AVISON  
YOUNG**

**CHRISTOPHER BAER**

Principal  
818.939.1259  
chris.baer@avisonyoung.com  
License No. 00875482

**SEAN KONISHI**

Associate  
310.617.2572  
sean.konishi@avisonyoung.com  
License No: 02064387

**FISCHER CABOT**

Associate  
818.438.6115  
fischer.cabot@avisonyoung.com  
License No: 02149143



# First Steet Village

**SPACE AVAILABLE:** ± 1,150 RSF Ground Floor Retail / Restaurant Space

**TERM:** 10+ Years

**AVAILABLE:** Immediately

## 275 - 375 N First Street Burbank, CA

### Description

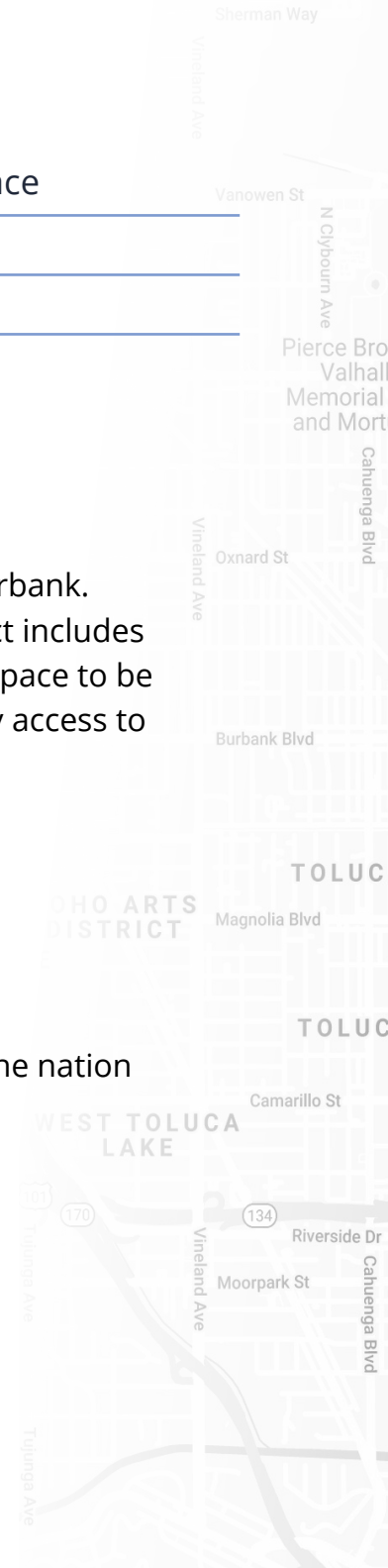
First Street Village is a mixed-use residential-commercial project in Downtown Burbank. Located on First Street between Magnolia Boulevard and Olive Avenue, the project includes ± 275 apartments and ± 18,876 square-feet of retail/restaurant and commercial space to be built in three (3) phases. It's central location in the heart of Burbank provides easy access to the 5, 134 and 101 Freeways.

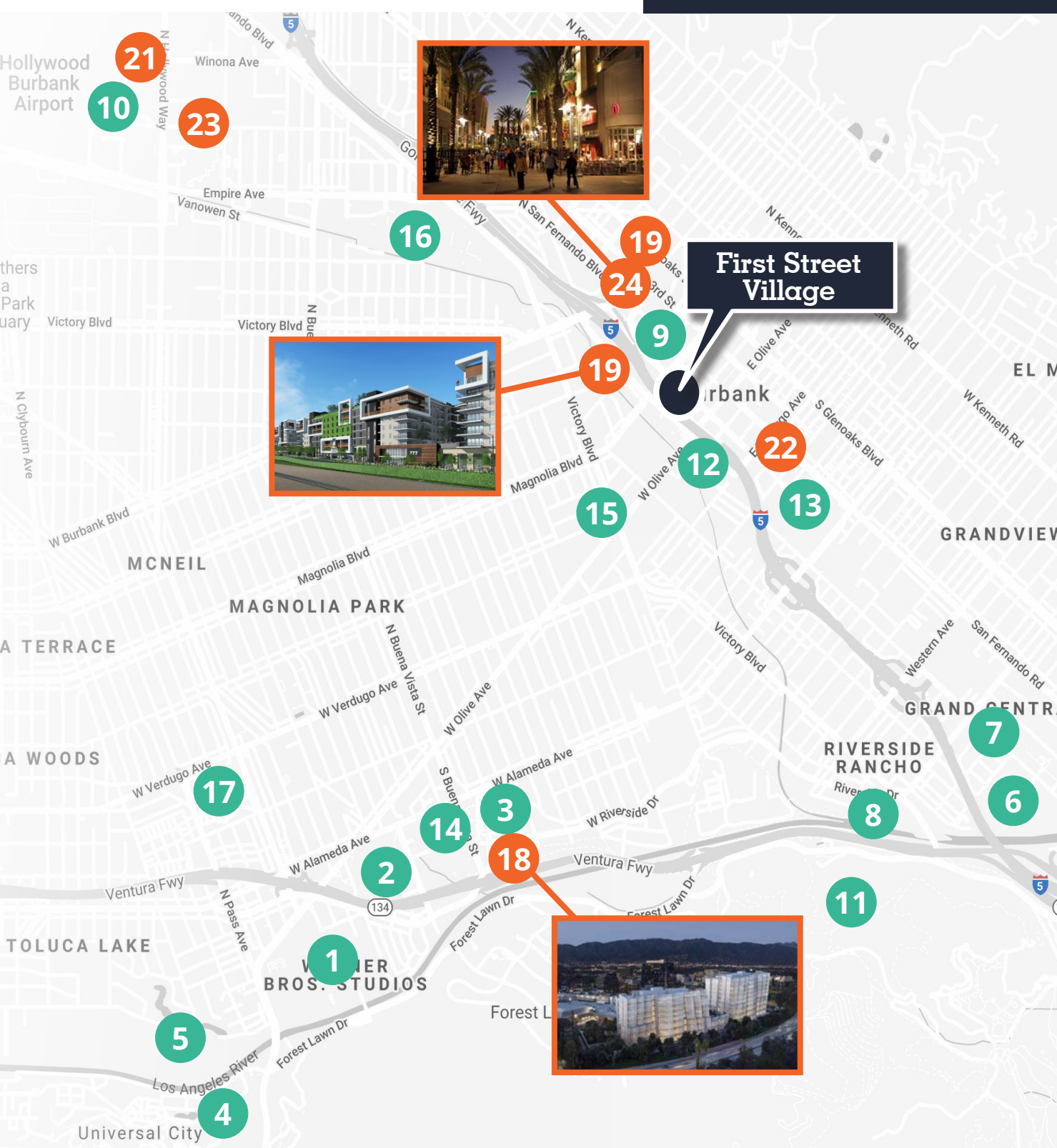
### Highlights

- CUPs Infrastructure in place for Restaurants/ Liquor
- TI Allowances available for qualified tenants
- 5 Freeway signage potential
- Wide sidewalks allow for outstanding outdoor dining opportunities
- ± 16' Ceilings
- Located across the street from AMC 16, one of the highest grossing AMC's in the nation
- Largest mixed use development in Burbank in the last 35 Years
- Conveniently located within half a block of Burbank Metro Rail Station
- Multi building/block branding opportunity

### Traffic Counts & Walkability

|                       |                           |
|-----------------------|---------------------------|
| <b>5 Freeway</b>      | Approximately 227,355 ADT |
| <b>First Street</b>   | Approximately 18,749 ADT  |
| <b>Magnolia Blvd.</b> | Approximately 30,646 ADT  |
| <b>Olive Avenue</b>   | Approximately 31,437 ADT  |
| <b>Walk Score</b>     | Vary Walkable (80)        |
| <b>Transit Score</b>  | Excellent Transit (84)    |





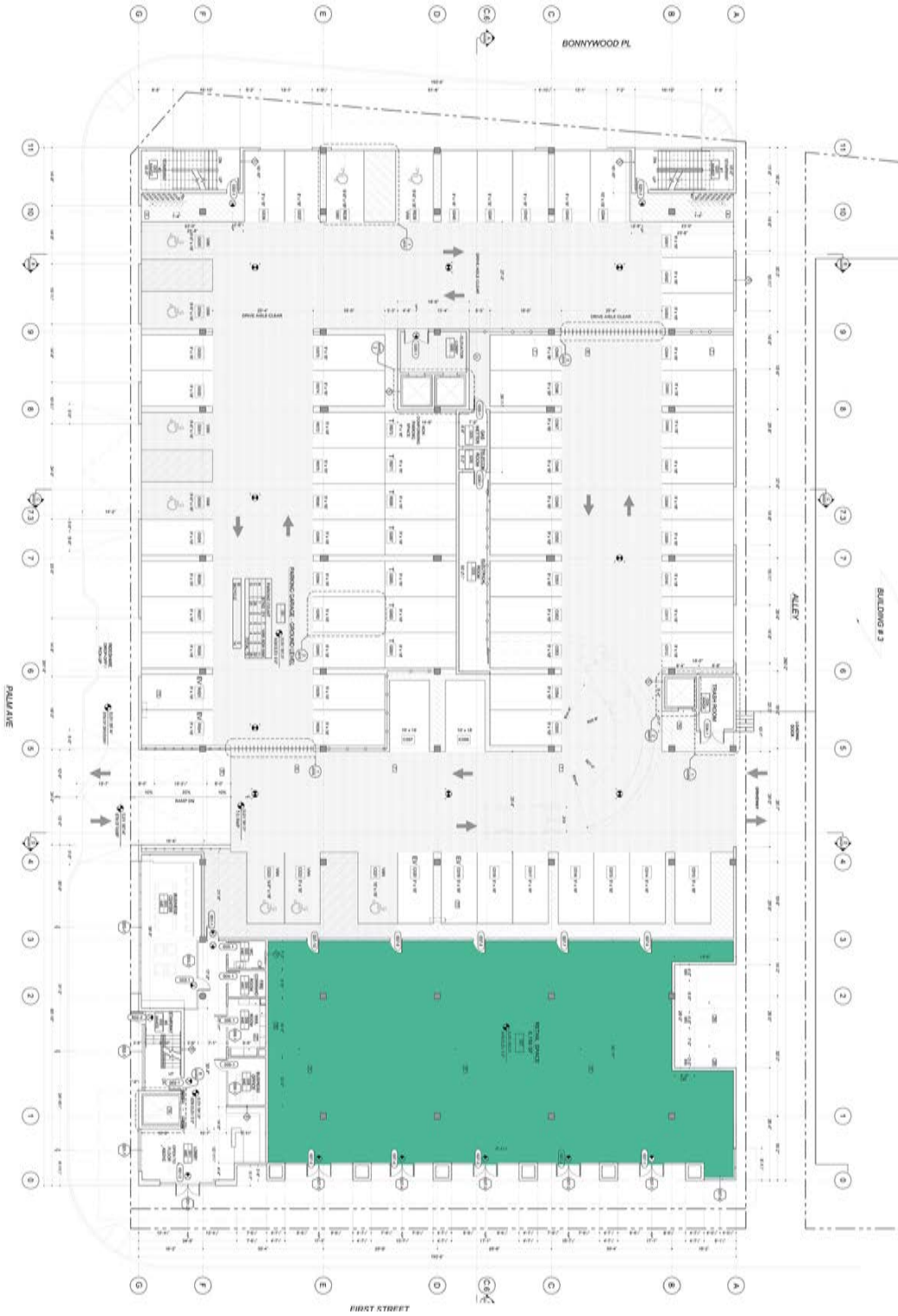
EXISTING AMENITIES / POINTS OF INTEREST

- 1 Warner Bros. Studio
- 2 Burbank Studios  
i Heart Radio
- 3 Walt Disney Studios  
Marvel Studios  
ABC Studios
- 4 NBC Universal
- 5 Lakeside Golf Club
- 6 Dreamworks
- 7 Disney Grand Central  
Creative Campus
- 8 Los Angeles Equestrian Center
- 9 Burbank Town Center
- 10 Hollywood/Burbank Airport
- 11 Griffith Park
- 12 MetroLink Statio
- 13 Ikea
- 14 Providence Saint Joseph  
Medical Center
- 15 Nickelodeon
- 16 Burbank Empire Center
- 17 WB Ranch

FUTURE DEVELOPMENTS

- 18 Warner Bros. Second  
Century Project
- 19 LaTerra Select Burbank
- 20 AC Hotel
- 21 Avion Burbank
- 22 Premier on First
- 23 Aloft & Residence Inn Hotel
- 24 I Heart Burbank

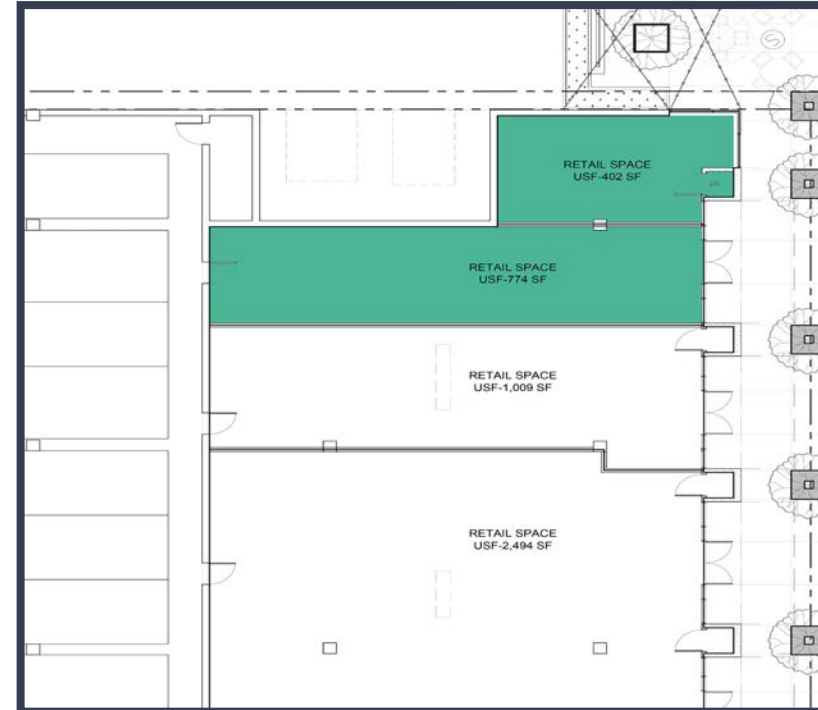
# PHASE I - BUILDING A



## 325 N. FIRST STREET

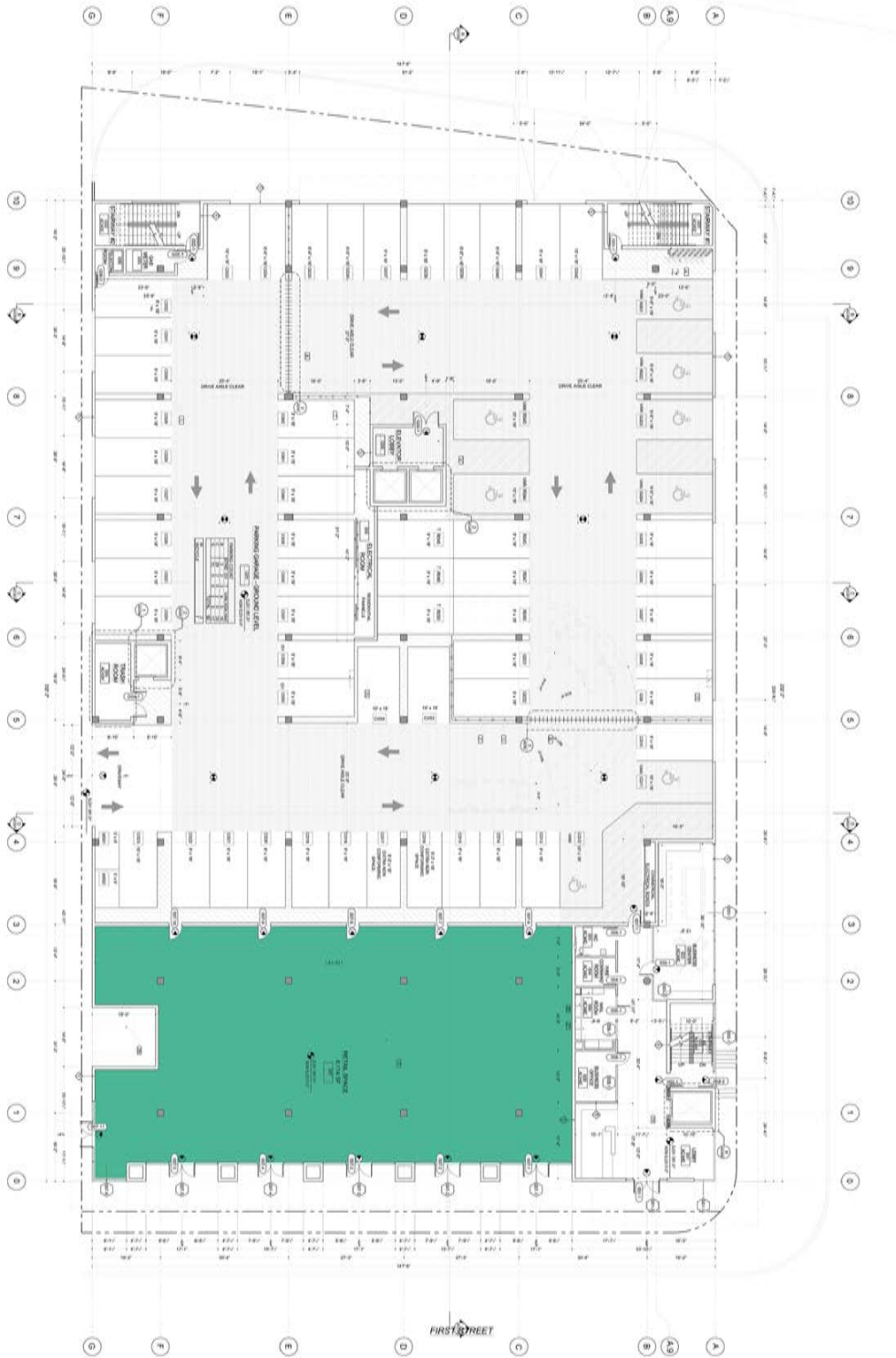
AVAILABLE

|            |             |
|------------|-------------|
| SUITE      | A-1         |
| SIZE (RSF) | ± 1,150     |
| DELIVERY   | 2Q2022      |
| TYPE       | Coffee/Cafe |





# PHASE II - BUILDING C



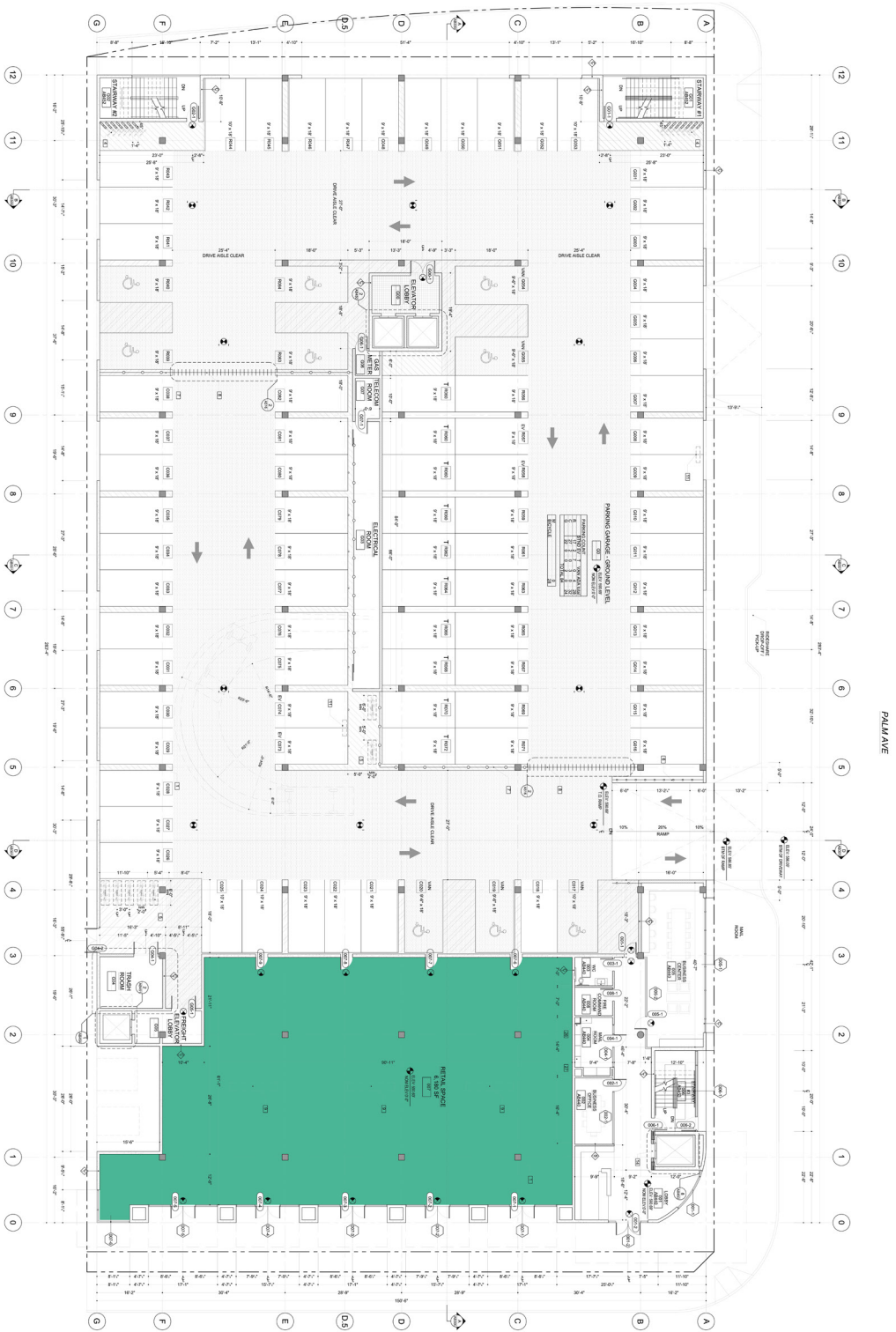
## 375 N. FIRST STREET

AVAILABLE

|            |                   |
|------------|-------------------|
| SUITE      | C-1               |
| SIZE (RSF) | ± 6,114           |
| DELIVERY   | 4Q2023            |
| TYPE       | Retail/Restaurant |



# PHASE III - BUILDING B



## 275 N. FIRST STREET

AVAILABLE

SUITE

B-1

SIZE (RSF)

± 6,180

DELIVERY

4Q2024

TYPE

Retail/Restaurant

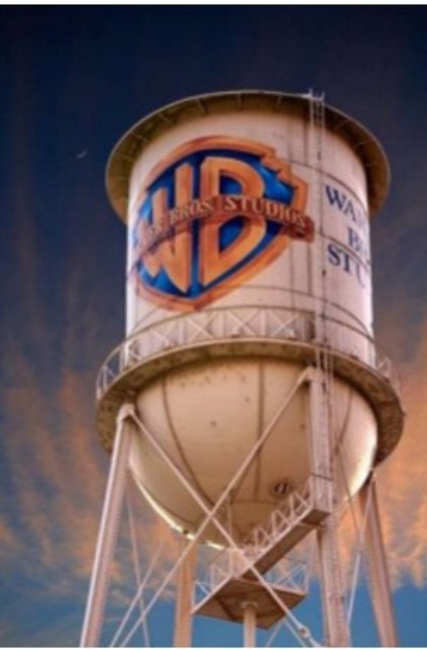




# ABOUT BURBANK

The Subject Property is located in “Beautiful Downtown Burbank”, only a few miles northeast of Hollywood and northwest of Downtown Los Angeles. Burbank is bordered by North Hollywood, Universal/ Studio Cities, Hollywood to the west, 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 the Walt Disney Studios, Warner Bros., Blizzard Arena, 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.





5-MILE RADIUS | 2021 DEMOGRAPHICS



**472,113**  
POPULATION

**\$101,785**  
AVERAGE HOUSEHOLD INCOME

**238,042**  
DAYTIME EMPLOYEES

**\$1.72B**  
FOOD & BEVERAGE CONSUMER  
SPENDING

**34.6**  
MEDIAN AGE



---

# AVISON YOUNG

---

## CHRISTOPHER BAER

Principal

818.939.1259

[chris.baer@avisonyoung.com](mailto:chris.baer@avisonyoung.com)

License No. 00875482

## SEAN KONISHI

Associate

310.617.2572

[sean.konishi@avisonyoung.com](mailto:sean.konishi@avisonyoung.com)

License No: 02064387

## FISCHER CABOT

Associate

818.438.6115

[fischer.cabot@avisonyoung.com](mailto:fischer.cabot@avisonyoung.com)

License No: 02149143