



3401 WINONA AVE



BURBANK, CA 91504



RARE INDUSTRIAL/FLEX/OFFICE IN PRIME BURBANK AIRPORT LOCATION
\$737K PRICE REDUCTION (ONLY \$276.97 PSF)! SELLER FINANCING AVAILABLE FOR QUALIFIED BUYER

3401 Winona Ave ■ Burbank, CA 91504

Rare Industrial/Flex/Office in Prime Burbank Airport Location

STEVE CHANG

Founder & Managing Director

626.381.9885 Direct

626.491.2668 Mobile

steve@changinvestmentgroup.com

CA DRE #02028509

KEVIN W. HURLEY

Director

626.484.1897 Mobile

khurley@kwcommercial.com

DRE: 01237798



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



SECTION 1

EXECUTIVE SUMMARY

Rare Industrial/Flex/Office in Prime Burbank Airport Location



Rare Industrial/Flex/Office in Prime
Burbank Airport Location



PROPERTY SUMMARY

Price	\$4,188,000 (\$276.97 PSF)
Address	3401 Winona Ave
Building Area	±15,121 SF
Lot Size	±26,768 SF (±0.615 acres)
Clear Height	Approx. 15'10" (post-demolition)
Roof	Newer roof (2021)
Parking	(25) spaces with large rear concrete lot
Loading	(1) 9' x 9'6" ground level door
Power	(2) Panels: 600a/240v 3 phase & 400a/120-240v 1 phase
Features	Mezzanine

PROPERTY OVERVIEW

\$737K PRICE REDUCTION (ONLY \$276.97 PSF)! SELLER FINANCING AVAILABLE

CHANG INVESTMENT GROUP and Kevin Hurley of KW Commercial are proud to exclusively present the opportunity to purchase this rare industrial/flex/office property in prime Burbank Airport location at 3401 Winona Ave, Burbank, California. Nearby the corner of Hollywood Way and Winona Ave, just across the street from Burbank Airport and Amazon Delivery Station DUR1, the property is a rare find in this impeccable Burbank location. Furthermore, the property is within minutes' drive to the 5 freeway, which provides easy access to the 118, 210, 134/101 freeways, and Downtown LA.

3401 Winona Ave is perfect for an owner user, or an investor looking to generate excellent rental income and appreciation. The property was previously occupied by a national medical laboratory tenant, built out as a lab/flex building. The buyer can continue to use it as a lab, flex, office, or easily convert it back to a warehouse by demolishing the existing buildout - presenting the building's approx. 15'10" clear height to the ceiling foil insulation (Buyer verify). The property's M-2 General Industrial Zoning, allows for a broad range of activities, including manufacturing, wholesaling, warehousing, distribution, automotive, film & studio, medical & dental, professional office, restaurant, etc. Buyer to verify the property's zoning and land use with the City of Burbank.

3401 Winona Ave has a total building area of ±15,121 SF, sitting on a large ±26,768 SF (±0.615 acres) lot. The property features: large rear concrete parking lot, newer roof (2021), approx. 15'10" clear height (post-demolition), mezzanine, (1) 9' x 9'6" ground level door, (2) electrical panels: 600a/240v 3 phase & 400a/120-240v 1 phase, and (25) parking spaces. Buyer to verify all information herein including but not limited to building permits and square footage, Broker/Agent and Seller do not guarantee its accuracy.

PROPERTY FEATURES

- Impeccable Prime Burbank Airport Location
- Large ±26,768 SF Lot
- Seller Financing Available for Qualified Buyer, Ask Listing Agent for Details
- M-2 General Industrial Zoning Allows Broad Range of Uses Including Manufacturing, Wholesaling, Warehousing, Distribution, Automotive, Film & Studio, Medical & Dental, Professional Office, Restaurant, etc.
- Property Features: Large Rear Concrete Parking Lot, Newer 2021 Roof, Approx. 15'10" Clear Height (Post-demolition), Mezzanine, (1) 9' x 9'6" GL Door, (2) Electrical Panels: 600a/240v 3 phase & 400a/120-240v 1 phase, (25) Parking Spaces
- Minutes' Drive to the 5 freeway, Easy Access to the 118, 210, 134/101 Freeways and Downtown LA





Rare Industrial/Flex/Office in Prime Burbank Airport Location

3401 Winona Avenue



Rare Industrial/Flex/Office in Prime Burbank Airport Location

3401 Winona Avenue

EXISTING FLOOR PLAN



FLOOR PLANS

PROPOSED FLOOR PLAN (OPTIONAL)





INTERIOR LAYOUT



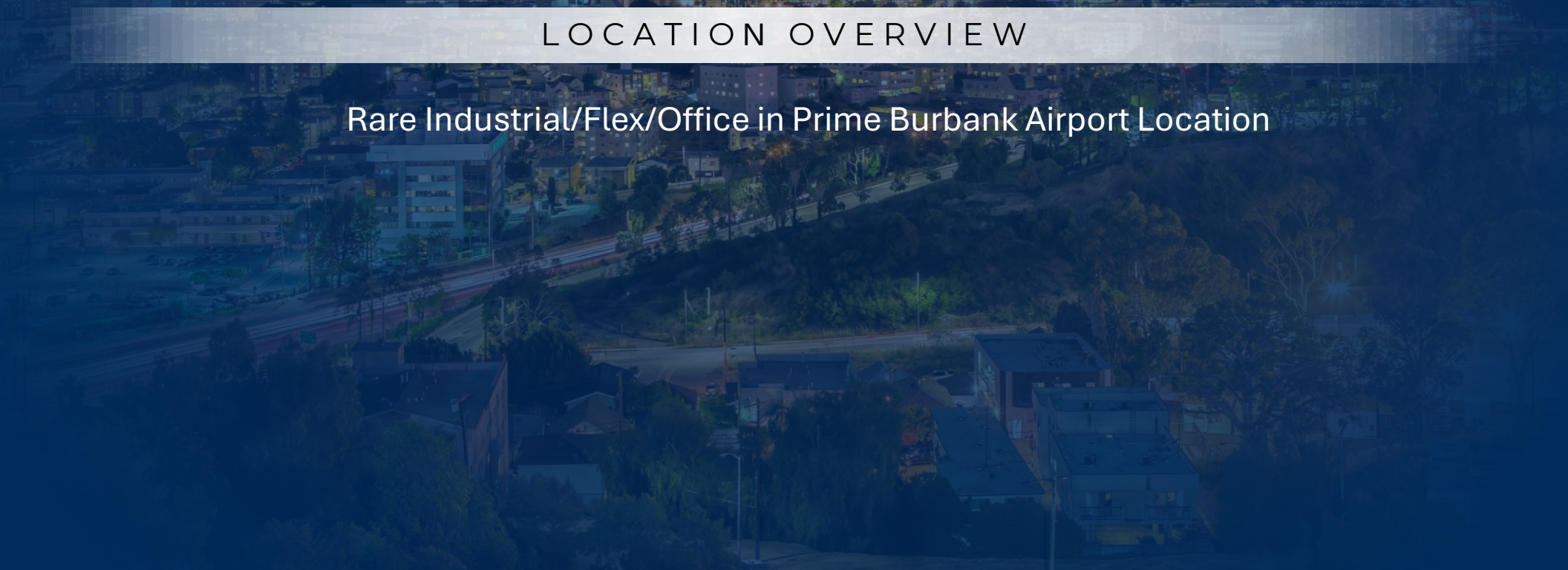
3401 WINONA AVE

BURBANK, CA 91504





SECTION 2



LOCATION OVERVIEW

Rare Industrial/Flex/Office in Prime Burbank Airport Location

Media Row



165,000

RELATED JOBS



4.1M

ANNUAL VISITORS



\$97,680

AVG HH INCOME

3401 Winona Ave is strategically positioned in the heart of Burbank's famed "Media Row," a global hub for television, film, and digital content production. The property sits within minutes of some of the most influential names in the entertainment industry, providing a built-in demand driver for high-quality rental housing. With over 76,000 jobs in entertainment and more than 1,000 media, post-production, and creative firms, the area is a powerful job engine and demand generator for quality housing.



Area Connectivity

BURBANK TOWN CENTER

SUBJECT

BURBANK EMPIRE CENTER

NOHO ARTS DISTRICT

NOHO WEST



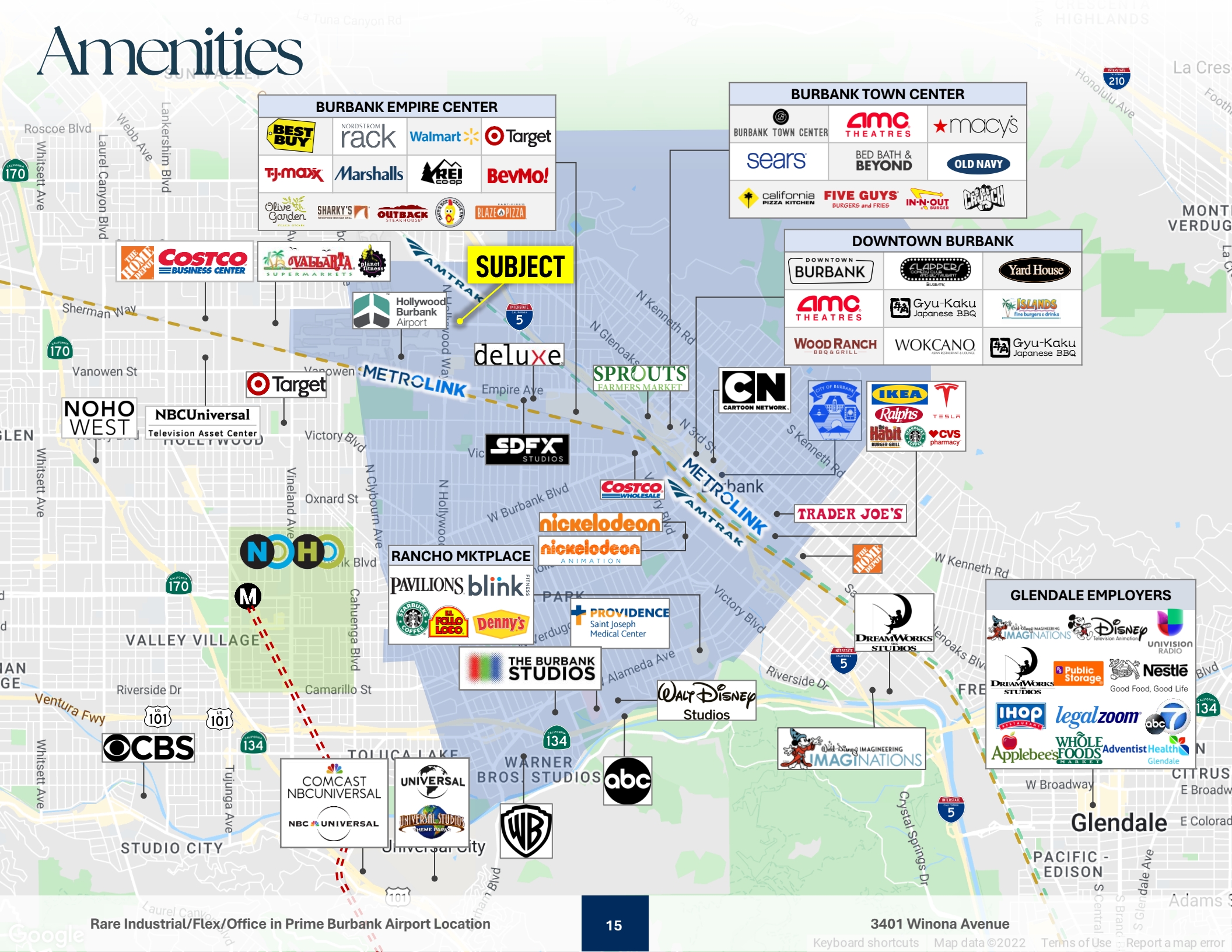
Community Profile

Burbank draws about 4.1 million visitors annually, largely driven by media-related attractions and studio tours—a key contributor to rental demand among hospitality and tourism workers. California’s Film & TV Tax Credit Program has acted as a significant economic driver statewide. Through Program 3.0, it generated \$26 billion in economic activity and supported over 197,000 cast and crew jobs in the state. A massive local employment base in entertainment ensures stable rental demand from industry professionals.

- **Studio Infrastructure:** A production hub with robust technical infrastructure; ONE Burbank high-speed fiber optics network.
- **Regional Amenities:** Burbank Hollywood Airport (named the best US airport by Fodor’s Travel) and Metrolink; abundant shopping districts, entertainment and hotels.
- **Access to Labor:** Burbank draws from a skilled and qualified workforce of which 62% is college educated or higher.
- **Quality of Life:** An independent city, with its own police and fire, school district, transportation and utilities; 41 city parks and recreation facilities, distinguished Burbank Unified School District and attractive residential neighborhoods.



Amenities



BURBANK EMPIRE CENTER

BURBANK TOWN CENTER

DOWNTOWN BURBANK

SUBJECT

deluxe

SPROUTS FARMERS MARKET

CN CARTOON NETWORK

SDFX STUDIOS

COSTCO WHOLESALE

TRADER JOE'S

nickelodeon ANIMATION

RANCHO MKTPLACE

PAVILIONS blink FITNESS

--	--	--

PROVIDENCE Saint Joseph Medical Center

THE BURBANK STUDIOS

WALT DISNEY Studios

DREAMWORKS STUDIOS

Walt Disney IMAGINEERING

GLENDALE EMPLOYERS

COMCAST NBCUNIVERSAL

NBC UNIVERSAL

UNIVERSAL

UNIVERSAL STUDIOS

WB

abc

3401 Winona Ave

Burbank, CA 91504



**CHANG
INVESTMENT
GROUP**

STEVE CHANG

Founder & Managing Director

626.381.9885 Direct

626.491.2668 Mobile

steve@changinvestmentgroup.com

CA DRE #02028509

KEVIN W. HURLEY

Director

626.484.1897 Mobile

khurley@kwcommercial.com

DRE: 01237798

