

# 115 N. HOLLYWOOD WAY

Pride of Ownership Office Building in Burbank



**KALACHIAN**  
INVESTMENT GROUP  
REAL ESTATE ADVISORS

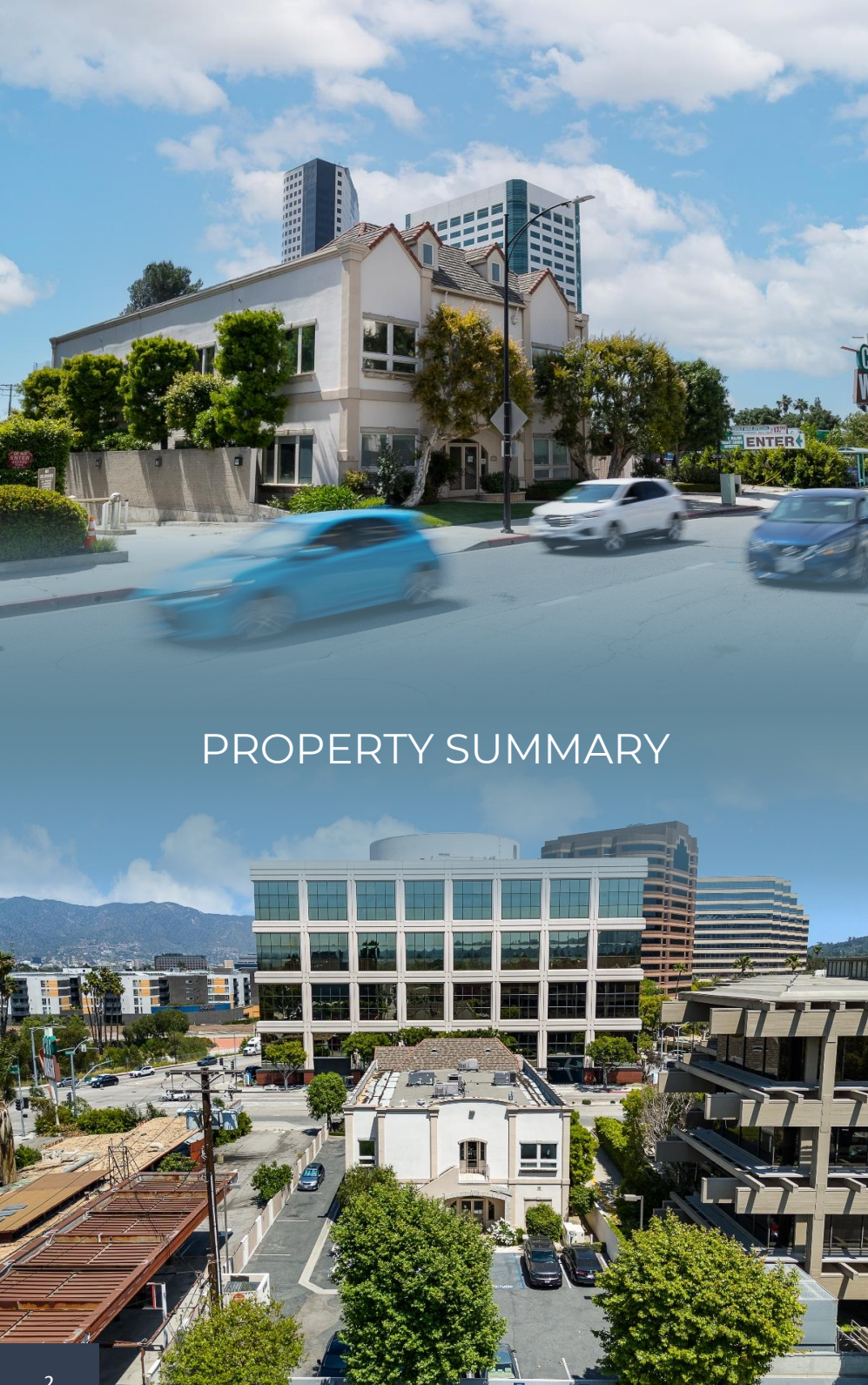


**KW** COMMERCIAL<sup>SM</sup>



**PROPERTY  
VIDEO**

**BURBANK, CA 91505**



# PROPERTY SUMMARY

## 115 N. HOLLYWOOD WAY BURBANK, CA 91505

<b>ADDRESS</b>	115 N Hollywood Way
<b>CITY STATE ZIP CODE</b>	Burbank CA 91505
<b>BUILDING SF</b>	8,951 SF
<b>LOT SF</b>	13,323 SF
<b>YEAR BUILT</b>	1997
<b>PARKING</b>	23 Spaces
<b>APN</b>	2485-005-005
<b>ZONING</b>	BUC3-R4
<b>TENANTS</b>	2
<b>BUILDING CLASS</b>	B
<b>OFFERING PRICE</b>	▪ \$11,000,000
<b>PRICE/BUILDING SF</b>	▪ \$1,228.91
<b>PRICE/LOT SF</b>	▪ \$825.64

# INVESTMENT HIGHLIGHTS

## 115 N. HOLLYWOOD WAY

Pride of Ownership in Burbank

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100% Leased

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Operating Expenses shared by tenants

Adjacent to Warner Bros Studio and close proximity to shopping and iconic entertainment studios

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2 reputable solid tenants

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Newly renovated Kitchen and Baths





## PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire a distinguished office building that exemplifies sophisticated craftsmanship and strategic positioning. This two-story marvel, built in 1997, stands as a testament to pride of ownership, featuring building size of 8,951 square feet nestled on a 13,323 square feet lot.

Fully leased with 100% occupancy, this commercial gem is anchored by two steadfast tenants, one of which is a publicly traded company listed on the NYSE, which has proudly operated within these walls since the year 2000, testament to the property's enduring appeal and prime location. The proximity to a myriad of prestigious studios and the vibrant entertainment district underscores the strategic advantage of this locale, ensuring a continual demand and securing its status as a pivotal site in one of the industry's most coveted neighborhoods.

Strikingly adjacent to the renowned Warner Bros. studio and situated at the epicenter of a lively entertainment district, it offers direct access to cultural vibrancy and networking potentials, blending professional environments with the dynamic pulse of entertainment industry.

# FINANCIAL ANALYSIS

<b>OFFERING PRICE</b>	▪ \$11,000,000
<b>PRICE/BUILDING SF</b>	▪ \$1,228.91
<b>PRICE/LOT SF</b>	▪ \$825.64



Yearly Gross Income		
	Monthly	2024
Bright Horizons	\$13,860	\$166,320
Prasad Corp	\$15,141	\$181,692
<b>Total Base Rent</b>	<b>\$29,001</b>	<b>\$348,012</b>

Expenses		
	2023	Projected 2024
Property Taxes	\$15,087	\$15,087
Insurance- Property	\$5,895	\$20,000
Elevator Maintenance	\$3,307	\$3,307
Fire Alarm Service	\$1,273	\$1,273
Fire Alarm Telephone	\$3,789	\$3,789
Gardner	\$5,428	\$5,428
Trash Collection	\$3,843	\$3,843
Utilities (Gas, Water & Power)	\$28,904	\$28,904
Repairs/ Maintenance	\$1,500	\$1,500
** Bright Horizons	-\$24,644	-\$32,144
** Prasad Corp	-\$15,296	-\$21,796
<b>Total Estimated Expenses</b>	<b>\$29,086</b>	<b>\$29,191</b>
<b>Net Operating Income</b>	<b>\$318,926</b>	<b>\$318,821</b>
<b>CAP</b>	<b>2.90%</b>	<b>2.90%</b>

\*\*Both Bright Horizons and Prasad pay an estimated Utilities fees monthly, and reconcile a pass through payment at end of each year after year 1. The Year 2024 is projected and may be different once the pass through has been reconciled.





## TENANT PROFILES



Occupying the First Floor since year 2000, Bright Horizons flourishes as a cornerstone of our office building. Known for its commitment to providing high-quality child care, early education, and other services, Bright Horizons attracts a demographic of professional families who prioritize convenience and quality in their choices. This in turn can elevate the desirability of the location, drawing in a steady stream of potential tenants or buyers interested in the added value of having such esteemed services onsite. Furthermore, Bright Horizons' reputation for operational excellence and corporate responsibility means they consistently maintain their spaces well, ensuring an aesthetically pleasing and safe environment for all. Their presence in a building signifies a commitment to supporting work-life balance. Notably, its proximity to nearby entertainment studios adds a unique allure, offering families and professionals unparalleled access to cultural and entertainment hubs. This strategic location not only has boosted Bright Horizons' appeal but has also solidified the building's status as a harmonious bridge between professional and personal lives. Their lasting presence in the building serves as a powerful endorsement of the location's unparalleled appeal, cementing the property's identity as a stable investment that's rich in opportunities for community involvement.

[Tenant Website ↗](#)



Welcomed into the Second Floor of the building in 2023, Prasad Corp North America, involved in high-profile restoration projects, possess state-of-the-art equipment and maintain a clean, organized work environment conducive to delicate restoration work in the entertainment industry. Furthermore, having a tenant like Prasad Corp significantly elevates the prestige of the property, attracting other high-caliber businesses and potentially raising its profile within the community based on their tenure and experience. Their business activities, rooted in preserving cultural heritage and entertainment, signify a stable and enduring enterprise, suggesting a long-term, reliable tenant relationship. Plus, their global partnerships and clients has brought an international dimension to the building, enhancing its diversity and vitality.

[Tenant Website ↗](#)



# BURBANK, CA

Billed as the "Media Capital of the World" and only a few miles northeast of Hollywood, numerous media and entertainment companies are headquartered or have significant production facilities in Burbank, including The Walt Disney Company, Warner Bros. Entertainment, ABC Studios, Freeform, Marvel Studios, Nickelodeon, NBC, Cartoon Network, and Insomniac Games. The city is also home to Bob Hope Airport. It was the location of Lockheed's Skunk Works, which produced some of the most secret and technologically advanced airplanes, including the U-2 spy planes that uncovered the Soviet Union missile components in Cuba in October 1962.



104,966  
POPULATION



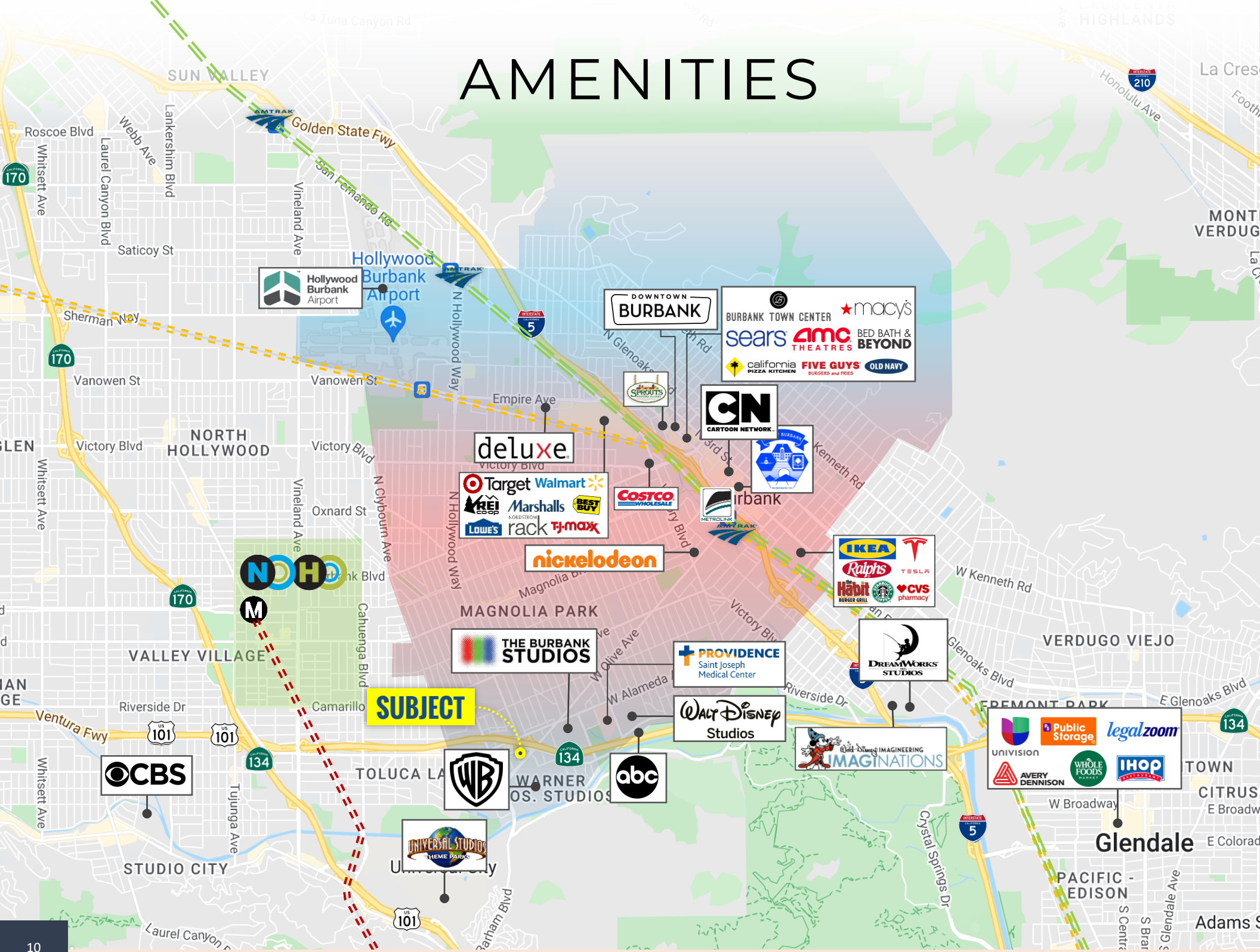
\$124,984  
AVG HH INCOME



75%  
SOME COLLEGE+



# AMENITIES



**SUBJECT**

# LANDMARKS

## **BURBANK TOWN CENTER**

Burbank Town Center - Located off I-5 in Downtown Burbank, the landmark Burbank Town Center offers a choice of more than 170 retail stores, restaurants, entertainment venues and lifestyle services. This three-level enclosed mall features a dramatic dome towering over Center Court. The mall complements Burbank Town Center's many outdoor shops, restaurants and theatres situated along San Fernando Road. Free parking is available throughout the shopping center in garages or surface lots.



## **STARLIGHT BOWL**

Starlight Bowl - Starlight Bowl is an amphitheater located in Burbank, California, with a total seating capacity of 5,000. Originally built in 1950, Starlight Bowl has a total of 3,000 seats with room for another 2,000 guests on the lawn. The Starlight Bowl is Burbank's premiere outdoor entertainment venue, and its great location offers some of the most scenic views in all of Burbank.

## **THE EQUIDOME**

The Equidome was built in 1982, and is used for sporting events such as equestrian shows, dressage competitions, and rodeos. It is occasionally used for music concerts.

# ENTERTAINMENT ECOSYSTEM

At its heart, the San Fernando Valley is a mecca for creativity and storytelling. Buoyed by a robust entertainment production ecosystem and brandishing a priceless name representing a neighborhood and an industry, the SFV Media District combines the best of laid-back Southern California culture with dedicated work, creative energy, and drive.



Warner Bros. Entertainment Inc.: One of the largest and most renowned film studios in the world, Warner Bros. is located in Burbank, in the San Fernando Valley. They produce and distribute films, television shows, and other entertainment content.



Universal Pictures: Universal Pictures is another major film studio with a presence in the San Fernando Valley. Located in Universal City, they produce and distribute a wide range of films, including blockbusters and independent movies.



CBS Studio Center: Located in Studio City, CBS Studio Center is a major production facility that has been the home of many television shows over the years. It offers sound stages, backlots, and other production resources.



# RENOWNED MEDIA FIRMS

The San Fernando Valley is home to a number of media companies, including film studios, production companies, television networks, and other entertainment-related businesses. This includes some of the largest and most renowned film studios in the world including Warner Brothers, Universal Pictures, CBS Studios, and the Walt Disney Company.



# THE SAN FERNANDO VALLEY

HOME OF INNOVATION

## COMMUNITY OVERVIEW

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.

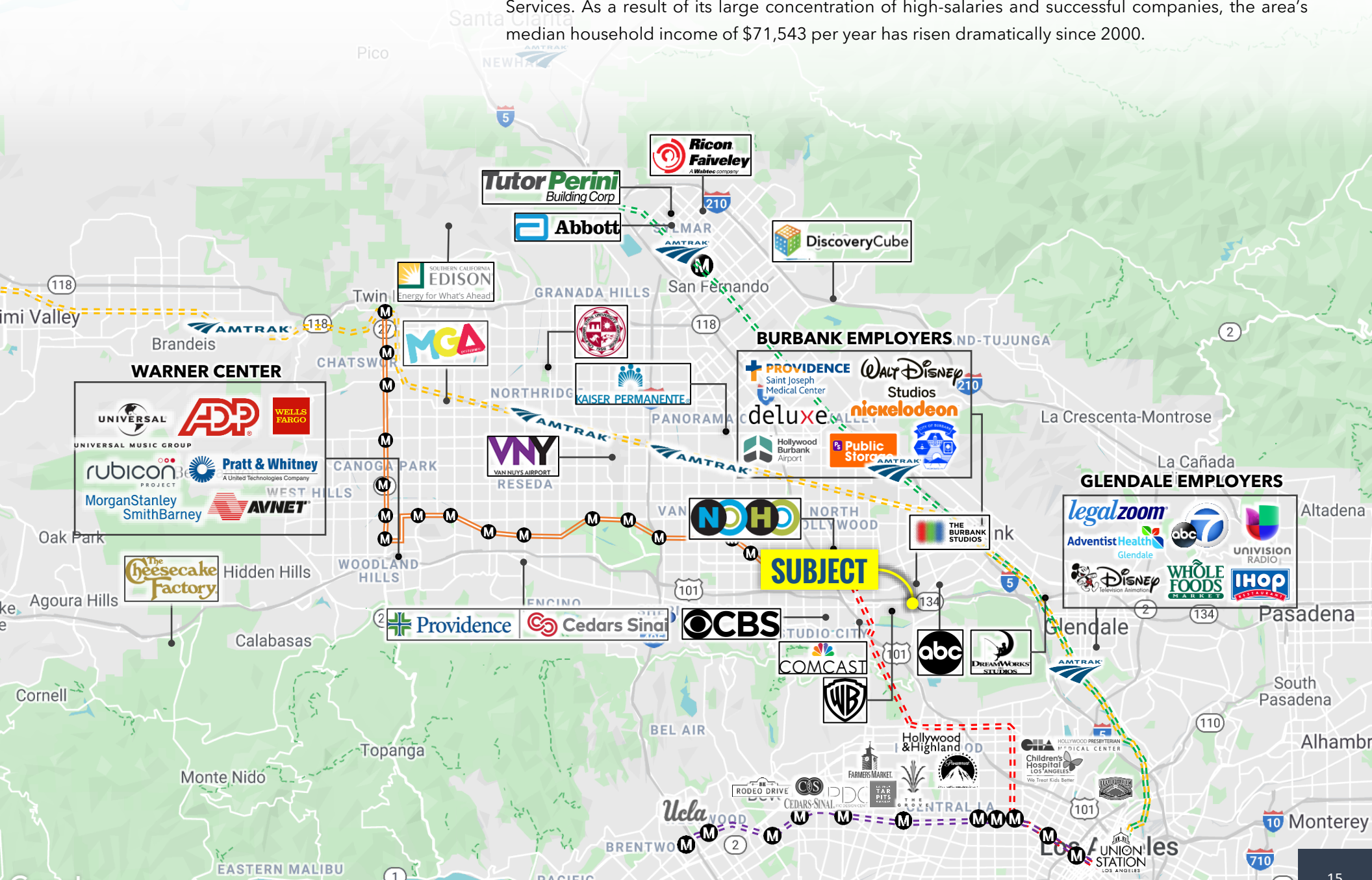
## AFFLUENT SYNERGY

Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as DREntwood, Santa Monica and West Los Angeles.



# CONNECTIVITY

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.



# 115 N. HOLLYWOOD WAY

**BURBANK, CA 91505 ■ PRIME 1 ACRE CORNER LOT**

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