



**COLDWELL BANKER
COMMERCIAL**

QUALITY
PROPERTIES

DRE License No: 01527289

FOR LEASE



**1001
S VICTORY BOULEVARD
BURBANK, CA 91502**

1001

S Victory Boulevard
Burbank, CA 91502

For Lease



Arthur Pfefferman

Executive Vice President

CalDRE License No: 01021906

Phone: 818.725.2500

Cell: 818.516.0257

Direct: 818.449.5122

Fax: 818.366.4900

Email: art@pfeffermancre.com

11280 Corbin Avenue
Porter Ranch, CA 91326



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PROPERTY SUMMARY

1001 S VICTORY BOULEVARD

BURBANK, CA 91502



Coldwell Banker Commercial is pleased to present 1001 S Victory Boulevard, a two story 17,257 sq.ft. post production space that features 5,200 sq.ft. fully soundproof work areas within the building; the property also has surface parking. The space includes green rooms and dressing rooms, as well as a kitchen, office area, and a conference room. The property is located close to major 5 and 134 freeways.



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PROPERTY OVERVIEW

1001 S VICTORY BOULEVARD BURBANK, CA 91502

RENT:

\$60,000/MONTH – MG

Includes: Certain Fixtures,
Furniture, and Equipment

Property Type:

Post Production / Studio

Building SQ.FT.: 17,257

Lot Size SQ.FT.: 22, 989

Occupancy: Single or Multi

Year Built: 1980

Floors: 2

Dock High Doors: 3x 8'X8'

Ceiling Height: 12'-22'

Parking Spaces: 24

Zoning: C4

Power: 1,000a/277 – 480v 3p 4w



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EXECUTIVE SUMMARY

Subject Property: Industrial Warehouse

Address: 1001 S Victory Boulevard Burbank, CA 91502

100% Vacant and Negotiable Occupancy

RENT: \$60,000/MONTH – MG

Includes: Certain Fixtures, Furniture, and Equipment

Assessor's Parcel Number: 5625-019-033, 5625-019-037

Property Type: Industrial Warehouse

Land Area: Approx. 22,989 Square Feet (Approx. .52 AC)

Year Built: 1980

F.A.R: 0.81

Clear Height: 20'

Power: 1,000a/277 – 480v 3p 4w Heavy

Zoning: C4

Utilities: Heating, Sewer, Water

Parking: 24 Surface



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HIGHLIGHTS

1001 S VICTORY BOULEVARD BURBANK, CA 91502



Air Conditioning



Indoor Theater Area



Work Space



Roof Terrace



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HIGHLIGHTS

1001 S VICTORY BOULEVARD BURBANK, CA 91502



Restrooms In Building

3x Men Restroom
2x Women Restroom



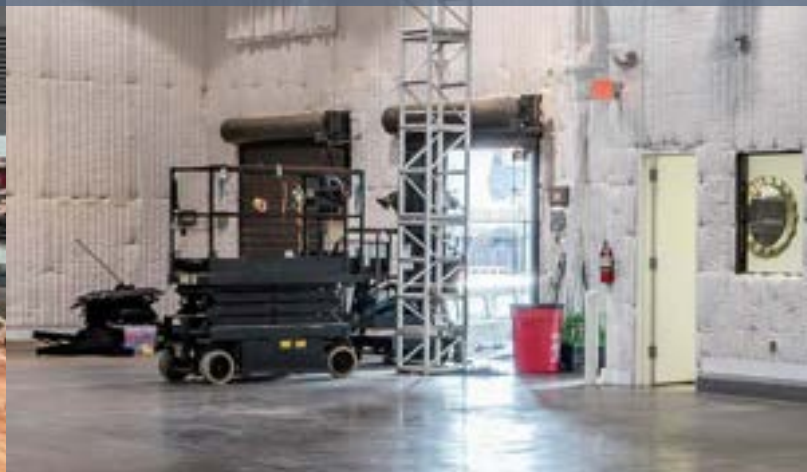
Fenced Lot



Located Close to Major Freeways



Production Amenities



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CONFERENCE ROOM & OFFICE SPACE



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HIGHLIGHTS

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THEATER ROOM



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RECORDING STUDIO WITH MIXING ROOM



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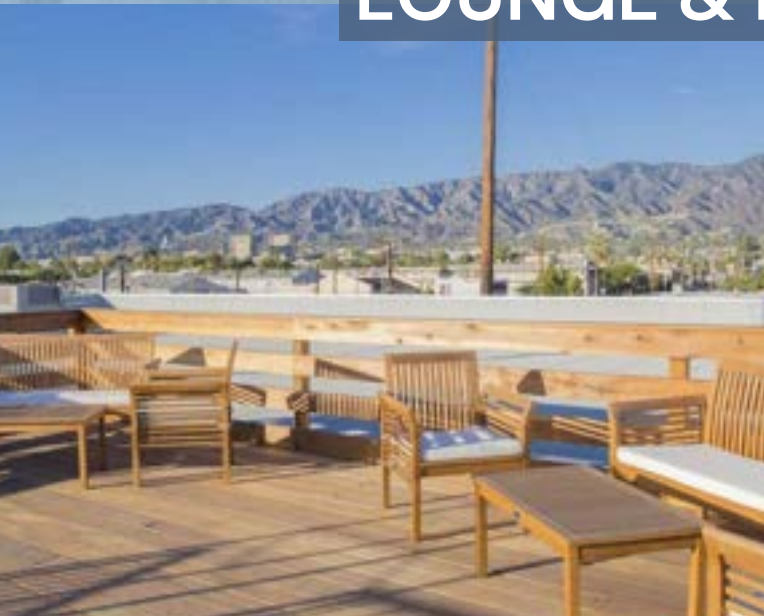
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HIGHLIGHTS

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ENTERTAINERS ROOF-TOP LOUNGE & BAR



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HIGHLIGHTS

1001 S VICTORY BOULEVARD BURBANK, CA 91502



**5x PRIVATE VIP TALENT
ROOMS**

**2x LARGE HAIR &
WARDROBE ROOMS**



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HIGHLIGHTS

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**FULL SIZE KITCHEN ON
BOTH FLOORS**



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TRAFFIC COUNT AND TRANSPORTATION

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles From Subject
1.	S Victory Blvd	W Valencia Ave	0.03 NW	2022	16,970	MPSI	.07
2.	S Victory Blvd	W Elm Ave	0.01 SE	2018	17,065	MPSI	.09
3.	W Elm Ave	S Victory Blvd	0.02 NE	2022	268	MPSI	.10
4.	W Alameda Ave	Omer Ln	0.03 NE	2022	33,665	MPSI	.10

-Over 20 Parking Spaces

Commuter Rail 

-3 minute drive to Burbank Commuter Rail

-8 minute drive to Burbank-Bob Hope Airport Commuter

Airport 

-11 minute drive to Bob Hope



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AERIAL

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DEMOGRAPHICS 5 MILE

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POPULATION

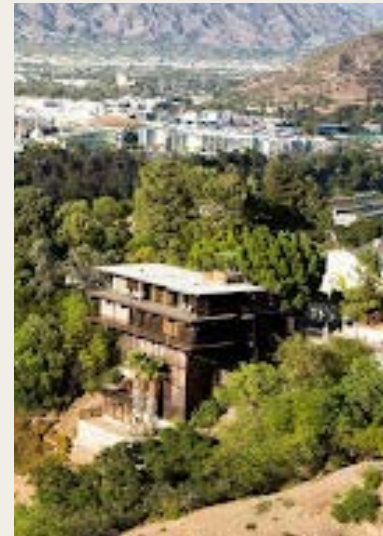
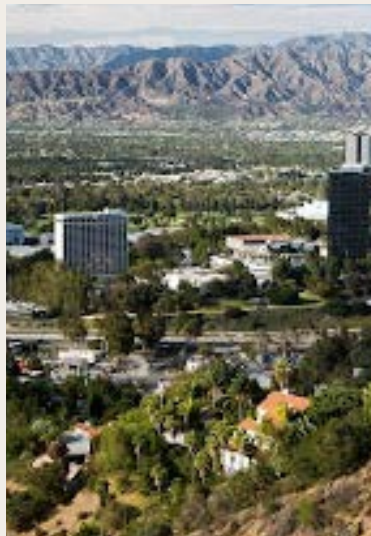
2010 Population	520,181
2023 Population	533,523
2028 Population Projection	525,344
Annual Growth 2010-2023	2.56%
Annual Growth 2023-2028	-1.53%
U.S. Armed Forces	250

HOUSEHOLDS

2010 Households	214,925
2023 Households	220,309
2028 Households Projected	216,686
Annual Growth 2010-2023	2.51%
Annual Growth 2023-2028	-1.64%
Owner Occupied	69,280
Renter Occupied	151,029

INCOME

Avg Household Income	\$101,700
Median Household Income	\$73,691
<\$25,000	42,221
\$25,000-\$50,000	36,068
\$50,000-\$75,000	33,641
\$75,000-\$100,000	25,640
\$100,000-\$125,000	22,908
\$125,000-\$150,000	14,609
\$150,000-\$200,000	18,182
>\$200,000	27,039



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FLOOR PLAN

Ground Floor

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FLOOR PLAN

Second Floor



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**PRIMARY SPECIALTY
REAL PROPERTY**

- Industrial
- Office
- Retail
- Multi-Residential
- Mixed Use
- Land
- Analysis
- Valuations
- 1031 Exchange

**AWARDS &
RECOGNITIONS**

Elite-Coldwell Banker Commercial 2001-2023

City and County of Los Angeles

CA State and Federal Recognition

**Coldwell Banker Commercial is the Most Trusted Name in Commercial Real-Estate.**

Art is a result driven professional with more than 25 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB. He has been licensed since 1989. He is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies that are also available electronically. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought after speaker and moderator for industry and government conferences.

- Past Member of the United States Small Business Administration Advisory Council ("SBA"); Presidential Appointee
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- SFVBJ/The Valley 200 – One of the 200 most influential people in the San Fernando Valley in 2020-2023
- Achieved the prestigious Coldwell Banker Commercial – Top 10 recognition level Nationally – 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial – #1 recognition Nationally – 1st Q 2023

An elite member of Coldwell Banker Commercial (recognized among the top Coldwell Banker Commercial Professionals in the USA), Arthur represents parties in purchases, sales, leases and restructuring of assets for many of his clients and/or their clients; in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.

He lives in Westlake Village, California with his wife Sandy.

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