

# BURBANK AIRPORT DISTRICT RESTAURANT SPACE FOR LEASE

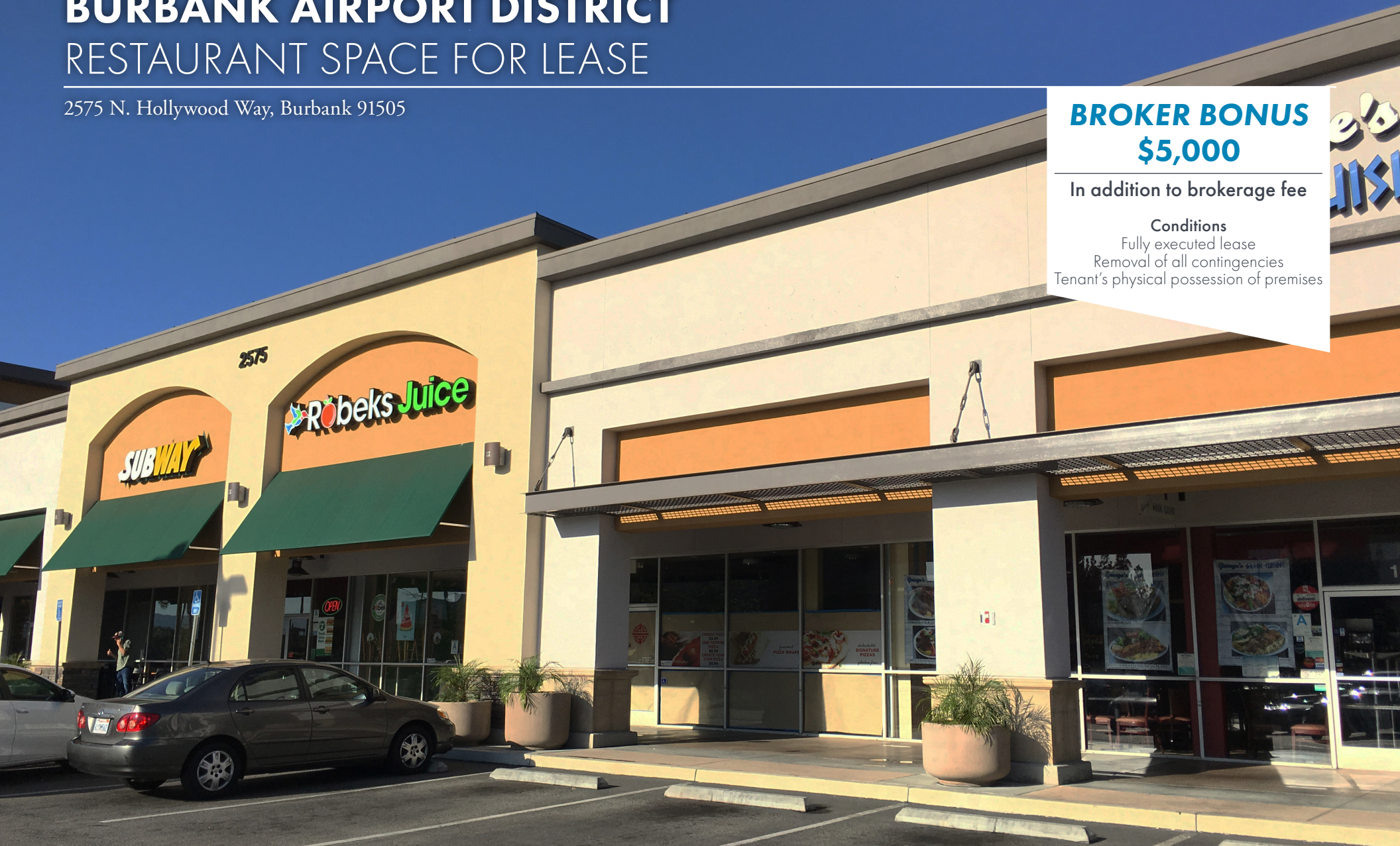
2575 N. Hollywood Way, Burbank 91505

**BROKER BONUS**  
**\$5,000**

In addition to brokerage fee

**Conditions**

Fully executed lease  
Removal of all contingencies  
Tenant's physical possession of premises



**CHRISTINE DESCHAIINE**

310-887-6440 • [cdeschaine@kennedywilson.com](mailto:cdeschaine@kennedywilson.com)  
CalBRE #00905121

**CLARE COLLINS**

310-887-3520 • [ccollins@kennedywilson.com](mailto:ccollins@kennedywilson.com)  
CalBRE #02023110

**KENNEDY WILSON**

# Restaurant / Retail Space for Lease

2575 N. HOLLYWOOD WAY, BURBANK 91501



## PROPERTY DESCRIPTION

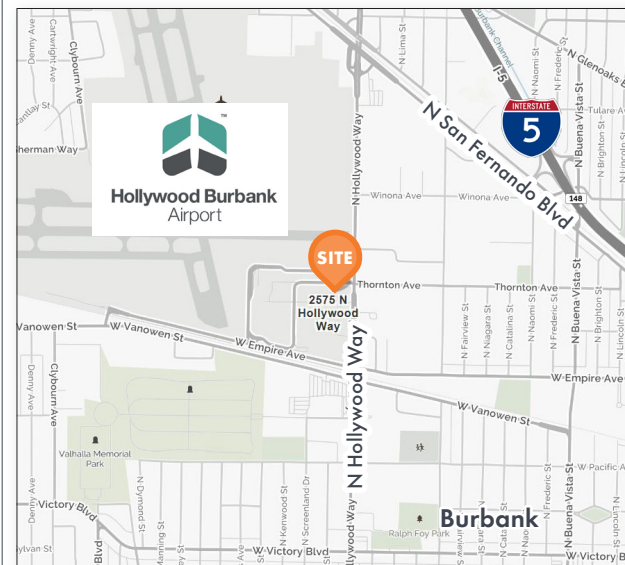
- Available:** Up to: ±2,400 SF  
 Suite 103: ±1,200 SF (Month to month)  
 Suite 104: ±1,200 SF
- Rent:** \$4.00 PSF/Mo., NNN
- Term:** 5-10 years
- Parking:** In common, free and abundant

## HIGHLIGHTS

- Surrounded by High-Tech companies and conference hotels
- Minutes from Empire Center, a top producing power center
- 963 Businesses and 1.8M SF of office within one mile
- Adjacent to the Hollywood Burbank Airport; ±4M travelers annually
- Minutes From Interstate 5 and adjacent to Metro/Amtrak train station
- Across the street from the Marriott - 395 rooms and 22 meeting rooms

\*Prospective tenants are hereby advised that all uses are subject to City approval

## LOCATION



## NEIGHBORING TENANTS



## AIRPORT DISTRICT COMPANIES



CHRISTINE DESCHAIINE  
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## Welcome to Burbank's Airport District



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KENNEDY WILSON

Kennedy Wilson | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400 | [www.kennedywilson.com/brokerage](http://www.kennedywilson.com/brokerage)

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## Site Plan



\* Not to scale.

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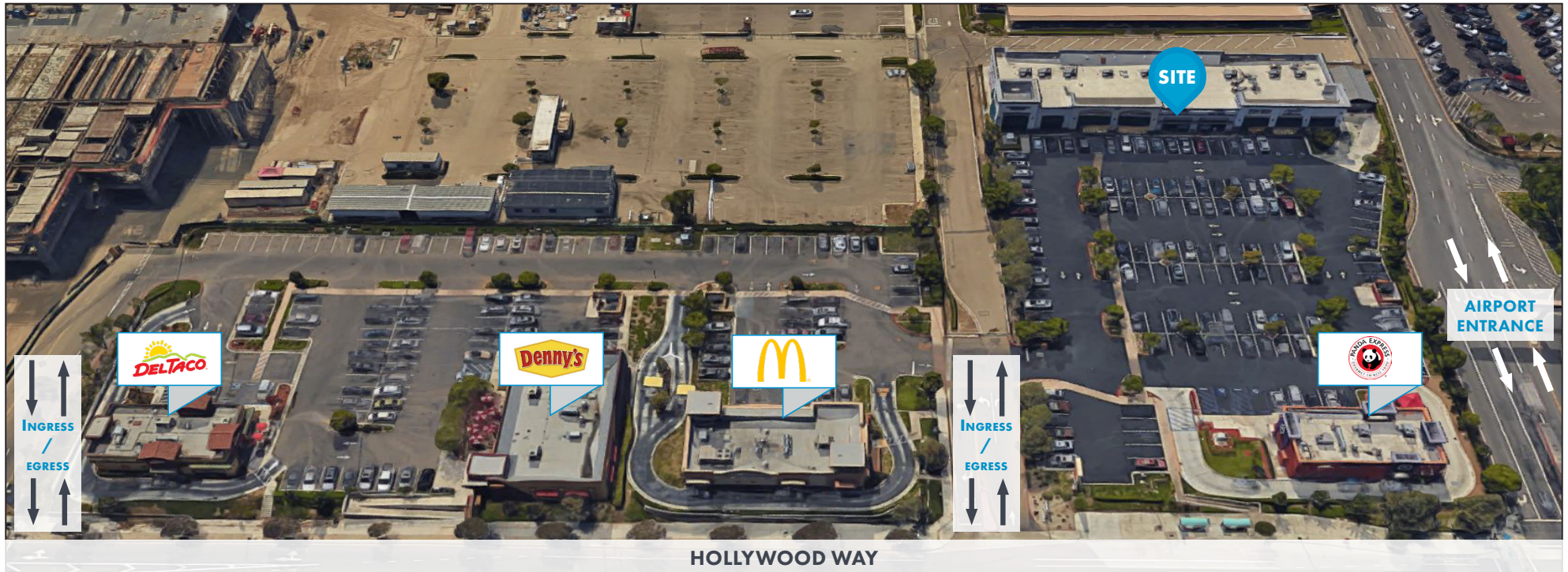
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## Aerial Overview - Complete Site



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## Site Images



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## Burbank Top 25 Employers



	Employer	Employees	Approx Sq. Ft.
1	Warner Bros.	4,900	>641,000
2	The Walt Disney Company	3,945	1,500,000
3	Providence/St. Joseph Hospital	2,850	616,662
4	Hollywood Burbank Airport	2,200	>18,000,000
5	Burbank Unified School District	1,800	>300,000
6	City of Burbank	1,600	>300,000
7	Deluxe Entertainment	1,500	130,821
8	ABC Inc.	1,170	344,220
9	Entertainment Partners	875	91,194
10	Nickelodeon Animation	700	113,760
11	Senior Aerospace - SSP	590	130,800
12	Foto-Kem Industries, Inc.	565	40,000
13	IKEA US West, Inc.	550	470,000
14	Crane Co, Hydro-Aire Division	545	164,000
15	Cappemini US LLC	482	900
16	Costco Wholesale	450	155,848
17	Cartoon Network	400	<180,000
18	Target Store	379	150,198
19	AAA So.Cal	365	46,764
20	Diagnostic Laboratories	350	27,648
21	Cast & Crew Payroll LLC	304	90,275
22	Midnight Oil Agency, Inc.	282	83,000
23	Macy's	269	261,144
24	Aramark Uniform Services, Inc.	263	86,000
25	Walmart	250	143,137
	<b>Total :</b>	<b>27,327</b>	<b>&gt;23,902,221</b>

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## Burbank Airport District

### Demographics



**146,804** 10 MINUTE DRIVE-TIME  
**328,370** 15 MINUTE DRIVE-TIME  
RESIDENTS



**\$74,620** 10 MINUTE DRIVE-TIME  
**\$75,026** 15 MINUTE DRIVE-TIME  
AVERAGE HOUSEHOLD INCOME



**36.1** 10 MINUTE DRIVE-TIME  
**36.0** 15 MINUTE DRIVE-TIME  
MEDIAN AGE

Source: Buxton



**35.3%** 10 MINUTE DRIVE-TIME  
**36.8%** 15 MINUTE DRIVE-TIME  
COLLEGE DEGREE OR HIGHER



**53,252** 10 MINUTE DRIVE-TIME  
**120,990** 15 MINUTE DRIVE-TIME  
NUMBER OF HOUSEHOLDS

### Business Profile



**81,398** 10 MINUTE DRIVE-TIME  
**191,033** 15 MINUTE DRIVE-TIME  
DAYTIME WORKFORCE



**963** WITHIN ONE MILE RADIUS  
**12,783** WITHIN THREE MILE RADIUS  
NUMBER OF BUSINESSES

Source: The Nielsen Company, Buxton

The Airport District generated 30% of Burbank's total sales tax revenue from 849 businesses within the district.

\*Source: HdL Sales Tax Data, Third Quarter, 2016

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