

For Lease



The Ranch @ HOLLYWOOD
& VERDUGO

521 North Hollywood Way, Burbank, CA

Blake Kaplan

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Scott Burns

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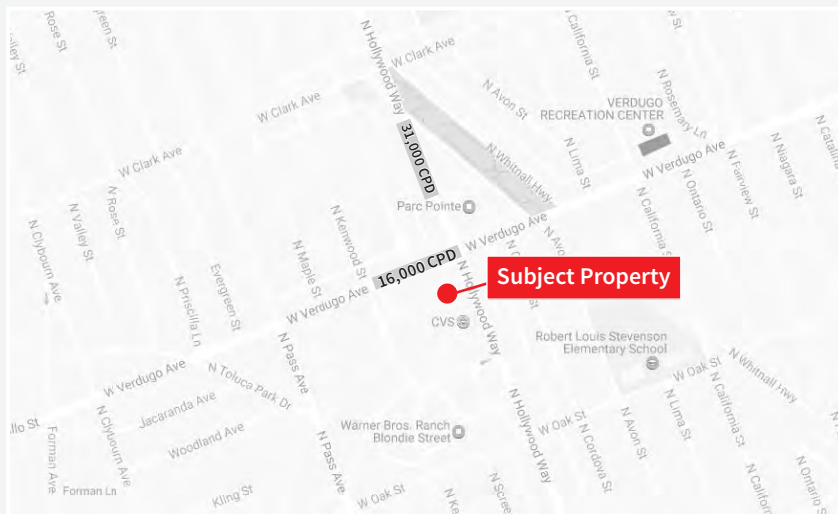
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Property Highlights

The Ranch @ HOLLYWOOD & VERDUGO | 521 North Hollywood Way, Burbank, CA

- Premier shop spaces available in strong, Smart & Final Extra and CVS anchored center
- Highly desirable and well-established trade area with very little vacancy & excellent demographics
- Close proximity to major entertainment employers including Warner Brothers Studios, NBC, ABC, Walt Disney Studios, Warner Brothers Music & Universal Studios
- S.C. remodel planned which will include facade remodel, landscaping improvements, signage upgrades & common area improvements
- Easy access to the Ventura Freeway (CA-134) over 212,000 CPD

TOP AREA RETAILERS

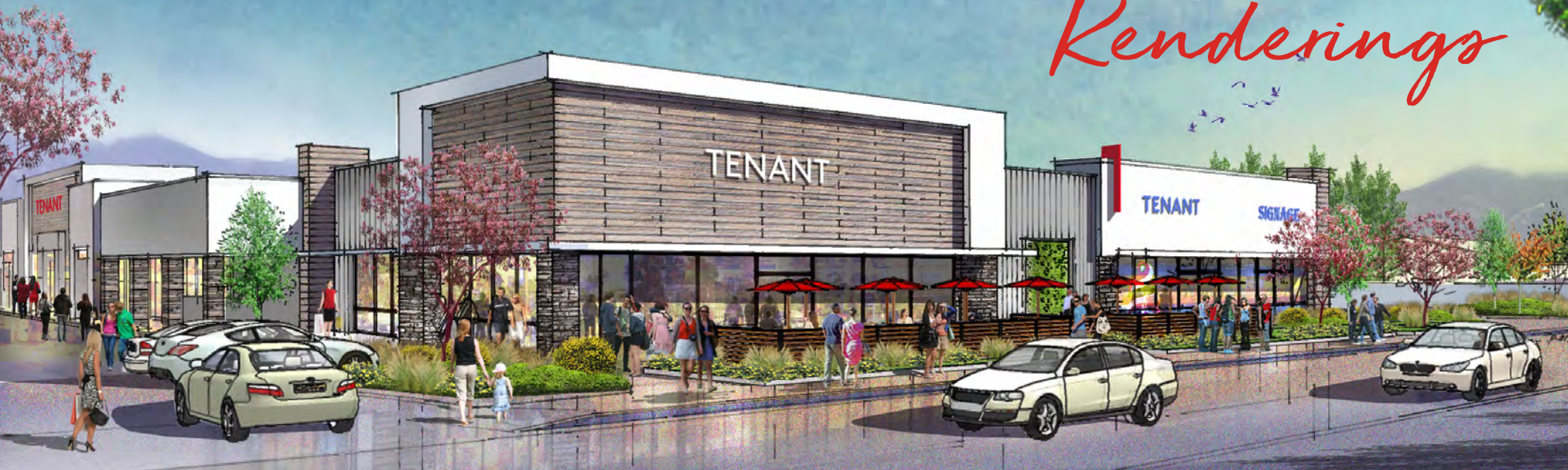


DEMOGRAPHICS

	1 mile ▼	2 miles ▼	3 miles ▼
	24,720 Total Population	97,045 Total Population	205,449 Total Population
	2.97 Ave. Household Size	3.05 Ave. Household Size	3.12 Ave. Household Size
	\$100,124 Ave. HH Income	\$89,812 Ave. HH Income	\$88,451 Ave. HH Income
	\$634,743 Median Home Value	\$602,975 Median Home Value	\$621,985 Median Home Value

The Ranch @ HOLLYWOOD & VERDUGO

Renderings



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& VERDUGO

Sign Program



Site Plan

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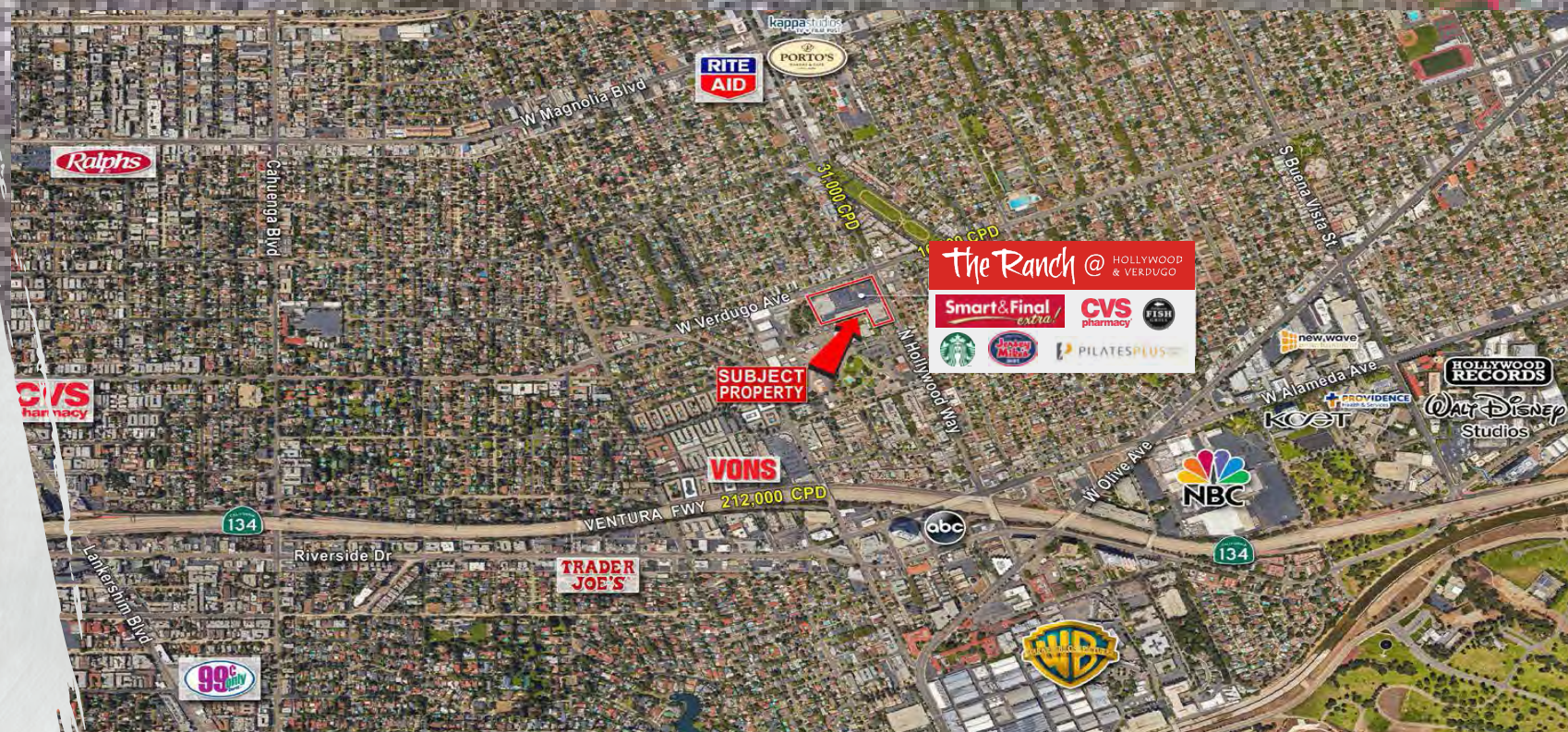
List of Tenants

Suite #	Tenant	SF	Suite #	Tenant	SF
3714	Starbucks	2,160	521-B	Kuru Sushi	1,260
3800	Available	2,000	521-C	Nail Design Center	1,050
3808	Menchie's	1,000	521-D	Wok To Go	1,050
3810	Victors Shoe Repair	546	521-E	Premier America Credit Union	2,240
3820	Available	5,414	531-A	Pilates Plus	1,100
3830	Smart & Final	27,381	531-B	Jersey Mike's	1,100
509	Popeyes Chicken	1,200	531-C	Supercuts	1,155
511	CVS	25,500	531-D	Lease Negotiations	1,100
513	Western Bagel	2,450	531-E	Available	1,265
515	Lease Negotiations	2,000	531-F	Kumon	1,100
521-A	Available	1,150	551	California Fish Grill	2,558



Aerial

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