

## 1320 N San Fernando Blvd - Carl's Jr.



**Site Acreage:** 1.29 acres

### Zoning

- Current Zoning: NSFC
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed Zoning: Downtown Burbank TOD SP (27 du/ac and 43 du/ac)
  - Net Unit Potential: 26 units

### Property Owners:

1320 N San Fernando - Morita Family Trust

### Sales Contact:

TIC Properties Management | 864-672-4842

### Location:

Prominent corner across the street from McCambridge Park on San Fernando Road.

### Project Description:

The site abuts multifamily and is in a TCAC designated highest resource area with underutilized service commercial/fast food restaurants whose buildings are more than 40 years old, and an improvement-to-land value ratio of just 0.75.1 The properties are targeted as opportunity sites in the Downtown Burbank TOD Specific Plan and the City is engaging with the property owners about the viability of developing mixed use projects at both sites individually, or through consolidation into a larger parcel.

## 1000 N. San Fernando Blvd. - Kmart



**Site Acreage:** 6.43 acres

**Zoning:**

- Current Zoning: C-3 Zoning
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed Zoning: Downtown Burbank TOD SP (27 du/ac)
  - Net Unit Potential: 104 units

**Property Owner (Both Properties):**

Auburndale Properties, Inc. 201-930-8800

**Location:**

San Fernando Blvd and Delaware Rd.

**Project Description:**

This opportunity site is in a prime location along the North San Fernando Boulevard corridor and includes a now shuttered Kmart store built in 1962 and large surface parking area under single ownership. It consists of a 6-acre (261,360 square-feet) property.

## 913 N San Fernando Blvd- Caltrans/IHOP



**Site Acreage:** 2.87 acres

### Zoning

- Current: NSFC
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Downtown Burbank TOD SP (27 du/ac and 43 du/ac)
  - Net Unit Potential: 23 units

### Property Owners:

Piacenza Family (818) 846-1259

### Location:

This opportunity site includes a 1960s IHOP restaurant, fast food eatery and gas station and adjacent 1.58-acre portion of land currently owned by Caltrans.

*Note: 1.58-acre Caltrans property not included for residential development*

### Project Description:

Excluding the Caltrans parcel, the site has an improvement-to-land value ratio of just 0.17, indicating a strong potential for redevelopment with a higher value economic use. City staff has been engaged with Caltrans and the adjacent property owners about the viability of redeveloping these parcels as a cohesive mixed-use project including the introduction of affordable and market rate residential units in proximity to downtown. Redevelopment of the site is being evaluated as part of the Downtown Burbank TOD Specific Plan. This site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer.



## 600 N. San Fernando – Old IKEA Site



**Site Acreage:** 13.8 acres

### Zoning

- Current: PD89-4 & BCC-2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Downtown Burbank TOD SP
- (87 du/ac)
  - Net Unit Potential: 839 units

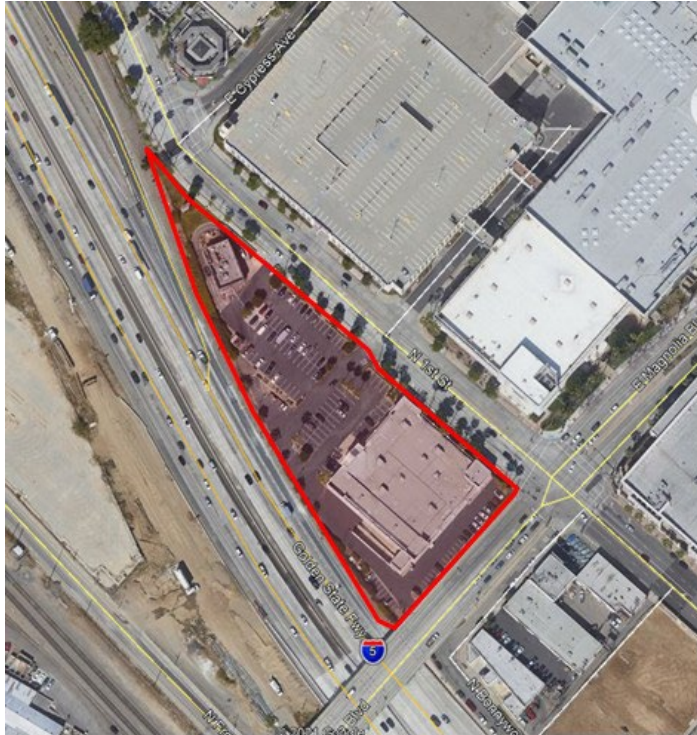
### Property Owners:

Onni Group (604) 602-7711

### Project Description:

Former Ikea

## 401 N 1ST ST- Ashley Home/El Pollo



**Site Acreage:** 2.71 acres

### Zoning

- Current: PD89-4
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Downtown Burbank TOD SP
- (87 du/ac)
  - Net Unit Potential: 164 units

### Property Owners:

Onni Group (604) 602-7711

### Location:

Property is adjacent to the Burbank Town Center

### Project Description:

This site is also owned by the property owners of the Burbank Town Center and old IKEA property. It is currently developed with an Ashley Furniture store and El Pollo Loco developed in the early 1990s. With a land-to-improvement value of just 0.74, it has high redevelopment potential. As previously discussed, City staff has been in ongoing discussions about redeveloping the site with Crown Realty Group, which own the land.

## 201 E Magnolia- Burbank Town Center



**Site Acreage:** 16.75 acres

### Zoning

- Current: PD89-4
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Downtown Burbank TOD SP
- (87 du/ac)
  - Net Unit Potential: 1,020 units

### Property Manager:

Onni Group (604) 602-7711

### Project Description:

Burbank Town Center is 25 minutes from Los Angeles and located off I-5 in Downtown Burbank, the landmark Burbank Town Center offers a choice of more than 170 retail shops, restaurants, entertainment venues and lifestyle services. Just a few miles northeast of Hollywood and known as the “Media Capital of the World,” Burbank is home to Walt Disney and Warner Bros. Studios.



## Olive and Glenoaks



**Site Acreage:** 1.55 acres

### Zoning

- Current: PD2002-2
  - Civic Center only
- Proposed: Downtown Burbank TOD SP
- (87 du/ac)
  - Net Unit Potential: 88 units

### Property Manager:

Jonan Property Services, Inc.  
(818) 846-2188

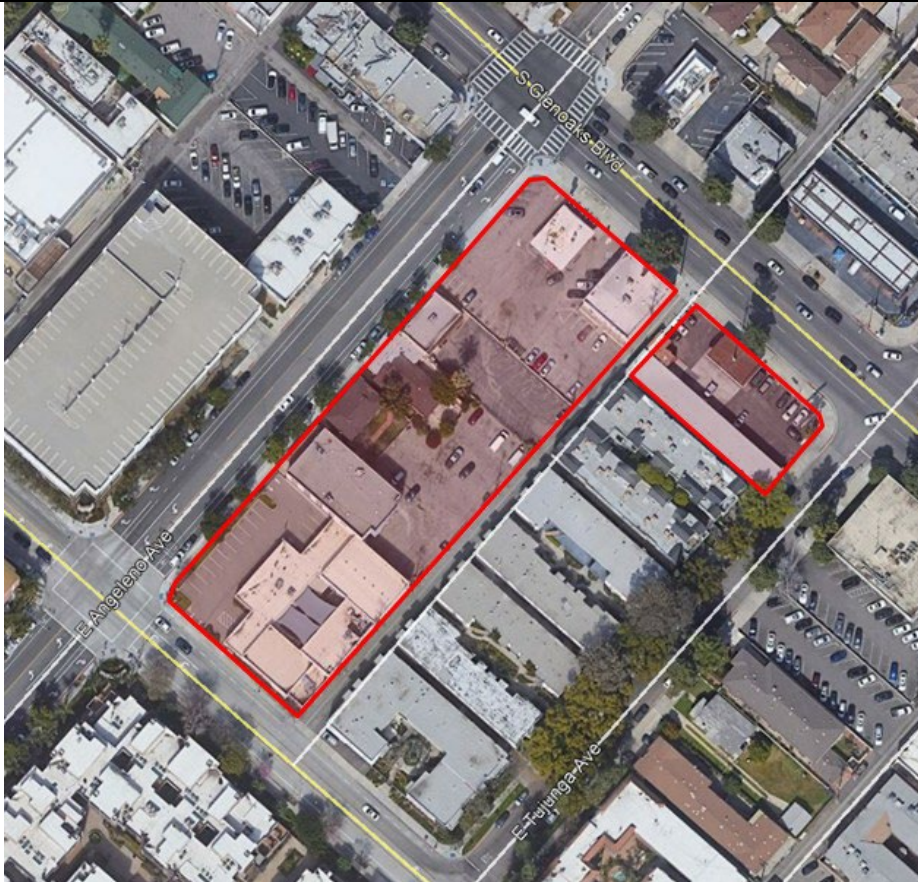
### Location:

The site itself is near the City's downtown adjacent to a Los Angeles County Courthouse and across the street from the City's Civic Center. The site is approximately half a mile from the Downtown Burbank Metrolink Train Station.

### Project Description:

City staff had previous discussions with the property owner about the redevelopment of this opportunity site as a residential/mixed use project. The site currently contains multi-tenant office buildings in the City's Downtown.

## 201-221 S Glenoaks Blvd - Fosters Freeze/Boys and Girls Club



**Site Acreage:** 1.94 acres

### Zoning

- Current: BCC-2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Downtown Burbank TOD SP
- (87 du/ac)
  - Net Unit Potential: 188 units

### Property Owner:

HOLMES FAMILY TRUST  
23477 Windcrest Pl  
Newhall, CA 91321

### Location:

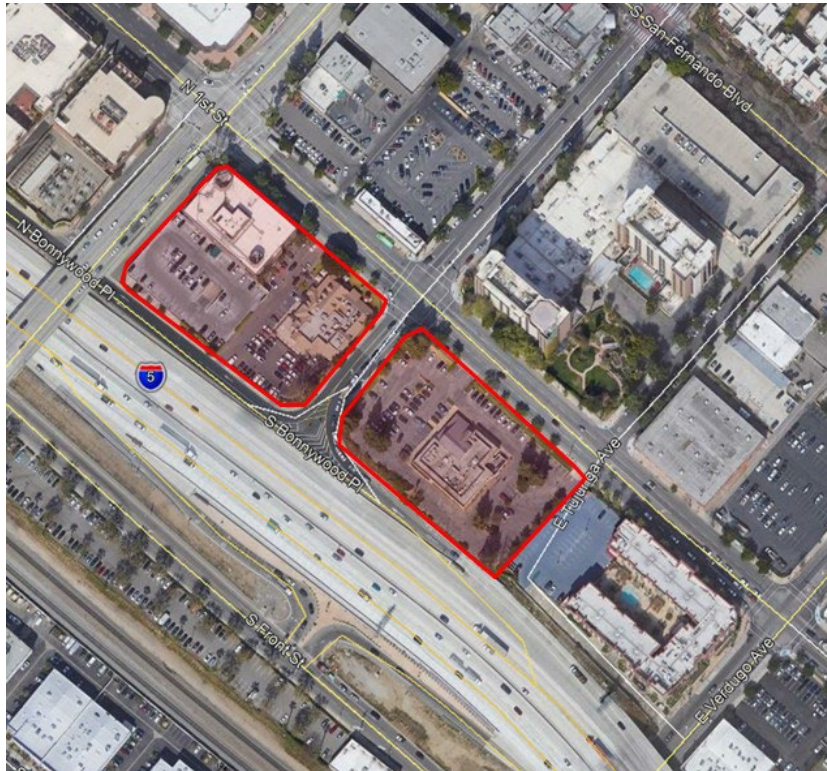
The site is adjacent to a Los Angeles County Courthouse and the City's Civic Center and is a little more than half a mile from the Downtown Burbank Metrolink Station.

### Project Description:

The site currently contains medical office buildings, Foster Freeze Restaurant, a small church, and other older structures.



## BJ's and Black Angus



**Site Acreage:** 3.83 acres

### Zoning

- Current: BCC-2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Downtown Burbank TOD SP
- (87 du/ac)
  - Net Unit Potential: 232 units

### Property Owner:

Hsu Family Living Trust

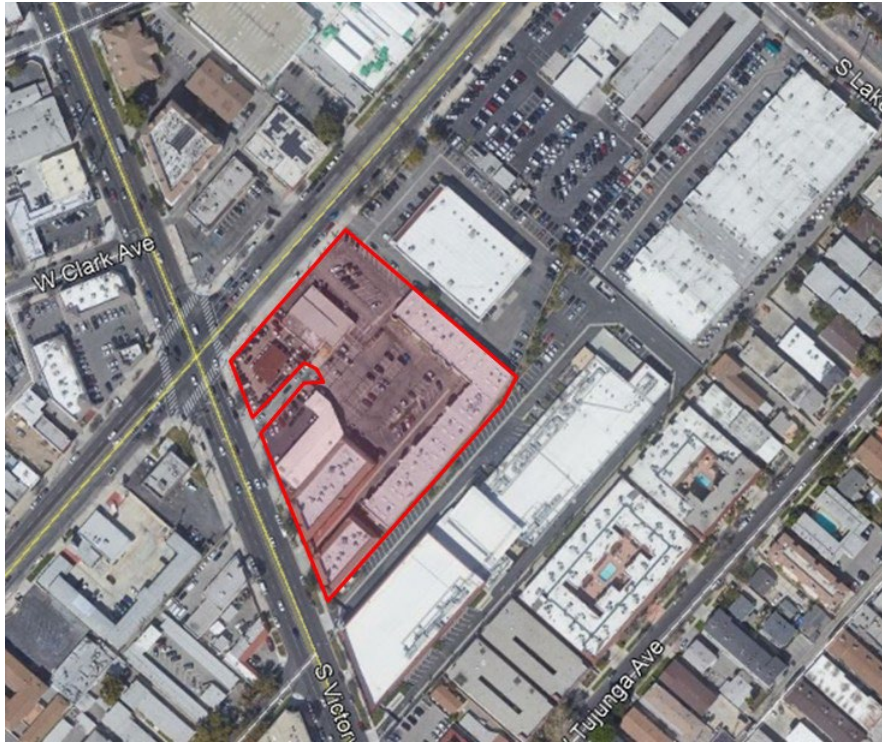
### Location:

The opportunity site is located in a prime location within Downtown and includes two standalone restaurants (BJ's and Black Angus), and an office building.

### Project Description:

Approximately 75% of the underutilized 3.83-acre site is currently used for parking. The site is within easy walking distance (approximately half-mile) from the Downtown Burbank Metrolink Station.

## Victory/ Olive (272 W. Olive)



**Site Acreage:** 2.9 acres

### Zoning

- Current: BCCM
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Downtown Burbank TOD SP (27 du/ac)
  - Net Unit Potential: 50 units

### Property Owner:

David J & Mary P Augustine  
(818) 563-9114

### Location:

This opportunity site is located at the corner of Victory Boulevard and Olive Avenue, west of the I-5 freeway.

### Project Description:

The site contains a collection of underutilized service commercial/media uses.



## YMCA (321 E Magnolia Blvd)



**Site Acreage:** 2.66 acres

### Zoning

- Current: PD94-1 & BCC- 2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Downtown Burbank TOD SP (87 du/ac)
  - Net Unit Potential: 372 units

### Property Owner:

Y M C A Of Burbank Inc  
(818) 845-8551 (p)

### Location:

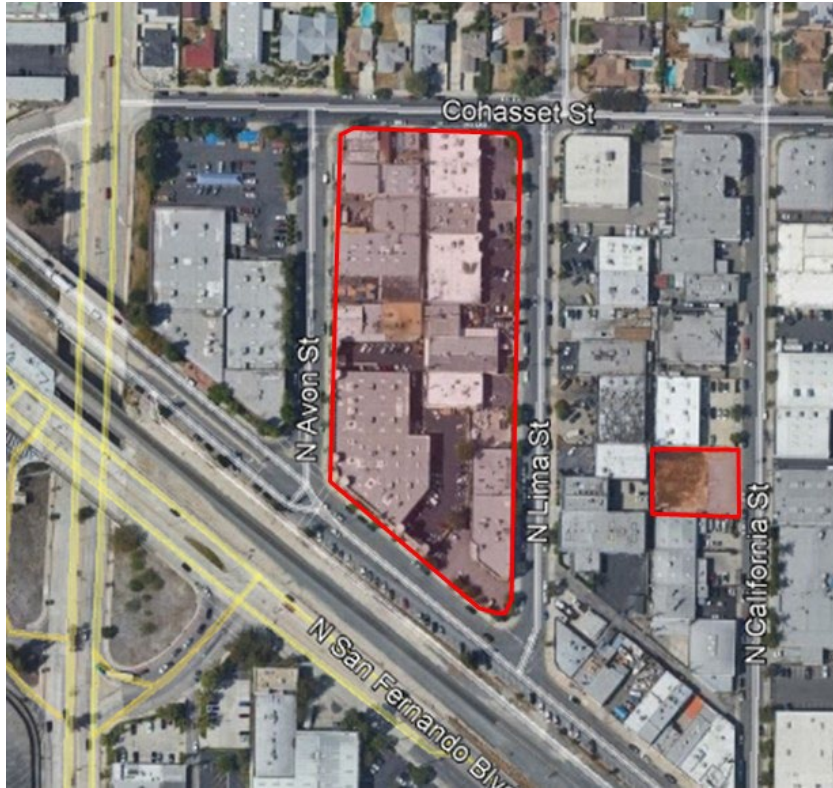
The site is within 0.3 miles of the Civic Center, a prominent location within the transit and jobs-rich Downtown core and 0.8 miles from the Downtown Burbank Metrolink Train Station.

### Project Description:

The 10 parcels that make up this opportunity site include the existing YMCA facility and adjacent retail/commercial businesses and surface parking on YMCA-owned properties.



## Lima/Avon



**Site Acreage:** 4.0 acres

### Zoning

- Current: M-2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Golden State SP (120 du/ac)
  - Net Unit Potential: 334 units

### Location:

This site encompasses 15 parcels within the City's Golden State Specific Plan focus area. The properties are bounded by San Fernando Blvd, Avon Street, Lima Street and Cohasset Street. One vacant parcel is located on California Street.

### Project Description:

With a rezone, these parcels would allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – North AV Line Metrolink Station, and a half mile of Hollywood Burbank Airport and proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The site includes uses such as storage and warehousing, light industrial and parking lots, with a majority of the buildings built prior to 1980. Representatives of property owners and potential investors have expressed interest in multi-family residential development within this site.

## N. Hollywood Way



**Site Acreage:** 5.28 acres

### Zoning

- Current: M-2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Golden State SP (120 du/ac)
  - Net Unit Potential: 505 units

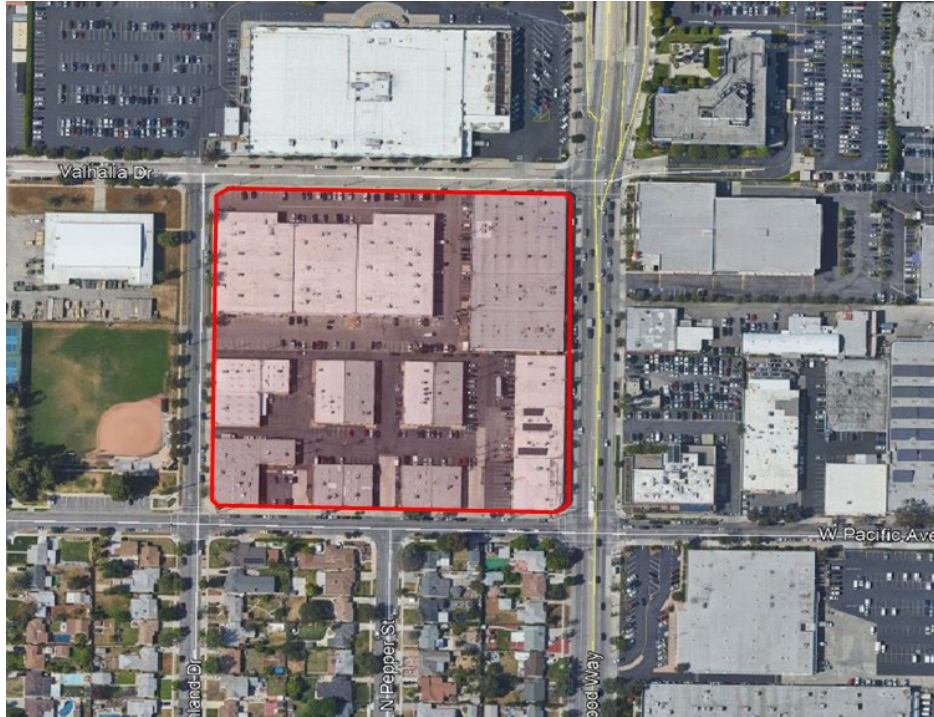
### Location:

This site encompasses 16 parcels near the southeast corner San Fernando Blvd and Hollywood Way.

### Project Description:

With a rezone, these parcels would allow for mixed use residential development within a quarter mile of the existing Burbank Airport – North AV Line Metrolink Station, and a half mile of Hollywood Burbank Airport and proposed High Speed Rail Station. These parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The sites currently include uses such as storage and warehousing, light industrial and parking lots.

## 3601-3607 W Pacific Ave Valhalla



**Site Acreage:** 8.10 acres

### Zoning

- Current: M-1
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Golden State SP (120 du/ac)
  - Net Unit Potential: 678 units

### Leasing Agent:

RJ Feder & Associates, Inc.  
(818) 222-0404 (p)

### Location:

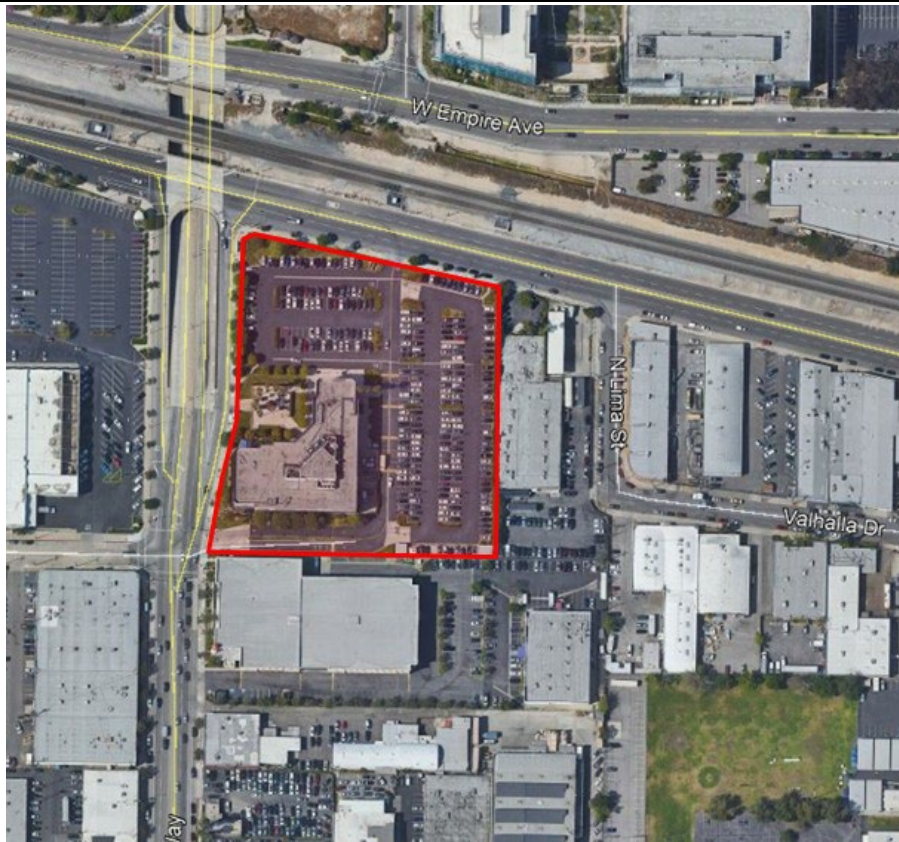
This site encompasses six parcels bounded by Screenland Drive, Pacific Avenue, Valhalla Drive and Hollywood Way.

### Project Description:

A quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney.



# Logix



**Site Acreage:** 4.46 acres

## Zoning

- Current: M-2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Golden State SP (120 du/ac)  
Net Unit Potential: 428 units

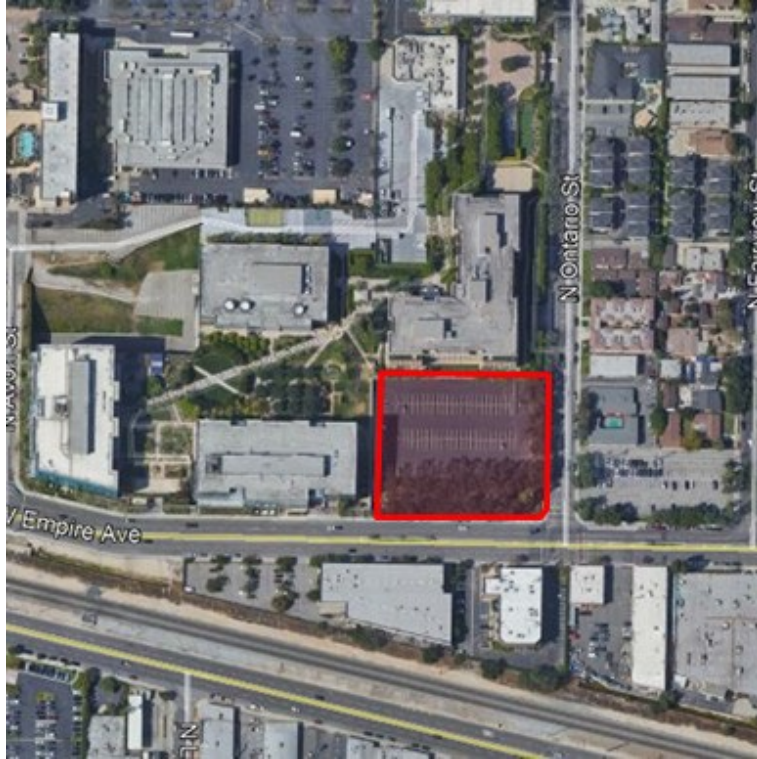
## Location:

This one-parcel site is located at the southeast corner of Vanowen Street and Hollywood Way.

## Project Description:

The site is currently improved with an office building and surrounding surface parking. In 2016, Logix Federal Credit Union – the tenant occupying the existing office building – announced that they would be relocating their company headquarters.

## Ontario



**Site Acreage:** 1.73 acres

### Zoning

- Current: M-2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Golden State SP (120 du/ac)  
Net Unit Potential: 166 units

### Location:

This site includes one parcel located at the northeast corner of Empire Avenue and Ontario Street.

### Project Description:

This site is within close proximity of major regional employers and is currently improved with a surface parking lot.

## Fairview



**Site Acreage:** 1.73 acres

### Zoning

- Current: M-2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Golden State SP (58 du/ac)  
Net Unit Potential: 30 units

### Location:

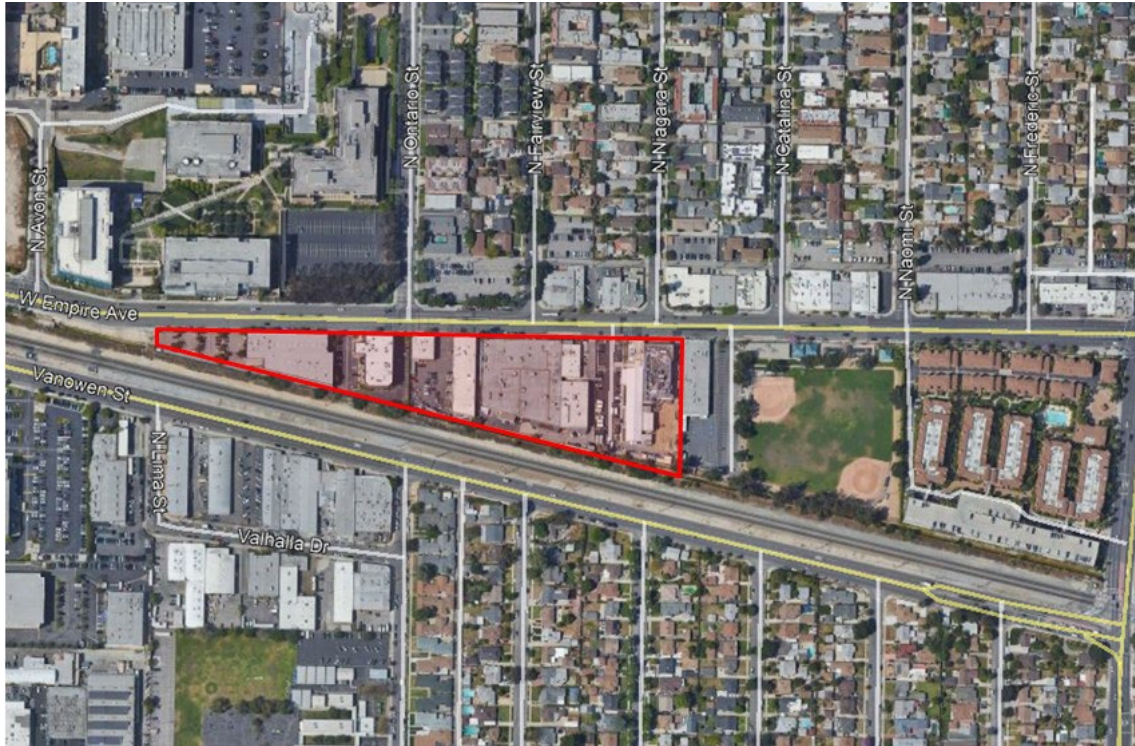
This opportunity site includes one parcel and is bounded by Empire Avenue, Ontario Street and Fairview Street.

### Project Description:

The site is currently improved with a surface parking lot and has an improvement-to-land value ratio of just 0.05.



# Empire



**Site Acreage:** 6.4 acres

## Zoning

- Current: M-2
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office
- Proposed: Golden State SP (100 du/ac)  
Net Unit Potential: 510 units

## Location:

This site includes nine parcels totaling approximately seven acres. The properties are located along Empire Avenue.

## Project Description:

The sites currently include uses such as storage and warehousing, light and heavy industrial and office.

## 150 E Angeleno Ave (Holiday Inn)



**Site Acreage:** 6.4 acres

### Zoning

- Current: BCC-2
  - Hotel
  - Professional Office/Services
  - Neighborhood Serving Retail/Restaurant

### Property Manager:

J P Allen Co. (818) 247-0781

Joseph Perry (818) 848-1952

### Location:

Angeleno Ave. between S San Fernando Blvd. and Ikea Way.

### Project Description:

This opportunity site is zoned for BCC-2 (Burbank Center Commercial Limited Business). It consists of a 3.73-acre (862,064 square-foot) property. This site is near the Golden State Freeway (I-5).



**219-223 N Third St and 255-265 E Orange Grove Ave:  
Retail Strip & Adjacent Parking Lots**



**Site Acreage: 0.26 acres**

**Zoning**

- Current: BCC-2
  - Hotel
  - Professional Office/Services
  - Neighborhood Serving Retail/Restaurant
  - Media Services (*with either an AUP or CUP, and only limited uses allowed in this zone*)

**Property Manager:**

219 – 223 N. Third

Burmat Properties LLC (310) 273-5364

Nasser Matloob & Jason Matloob

[losvet@aol.com](mailto:losvet@aol.com) | [jason@matsoncommercial.com](mailto:jason@matsoncommercial.com)

255 E. Orange Grove Ave.

Daniel Levitan | [Daniel@daniellevitin.com](mailto:Daniel@daniellevitin.com)

*City of Burbank*

Mary Hamzoian, Economic Development Manager

818-238-5180 | [mhamzoian@burbankca.gov](mailto:mhamzoian@burbankca.gov)

**Location:**

N Third Street and E Orange Grove Ave.

**Project Description:**

This opportunity site is zoned for BCC-2 (Burbank Center Commercial Limited Business Retail-Professional). It consists of about 11,600 square feet of property and two City owned parking lots. This site is in Downtown Burbank.



## 348-372 E. Olive Ave. – Adjacent to Burbank Courthouse



**Site Acreage: 0.68 acres**

### Zoning

- Current: BCC-2/BCC-3
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office

### Property Manager:

John F Pfaffl | (818) 846-2188

### Location:

E. Olive Avenue and S. San Fernando Blvd, within the borders of Downtown Burbank.

### Project Description:

This opportunity site is zoned for BCC-2 & BCC-3 (Burbank Center Commercial Limited Business & Burbank Center Commercial General Business, respectively). It consists of four buildings as well as two parking lots. The land totals 30,000 square-feet.

## 555 S. Glenoaks Blvd



**Site Acreage: 0.24 acres**

**Zoning**

- Current: C-3
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office

**Property Manager:**

Krivoy 2000 Trust | Michael J. Krivoy  
(818) 763-6221

**Location:**

Glenoaks Blvd and Providencia Ave.

**Project Description:**

This opportunity site is zoned for C-3 (Commercial Zone). It consists of a .24 acre (10,596 square foot) property. This site is near Burbank's Downtown.

## 1011 W. Alameda Ave.



**Site Acreage:** 0.76 acres

**Zoning**

- Current: RC
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services

**Property Manager:**

Denis & Milda Gray | (949) 644-7412

**Sales Broker:**

Avison Young, Christopher Baer  
(323) 851-6666

**Location:**

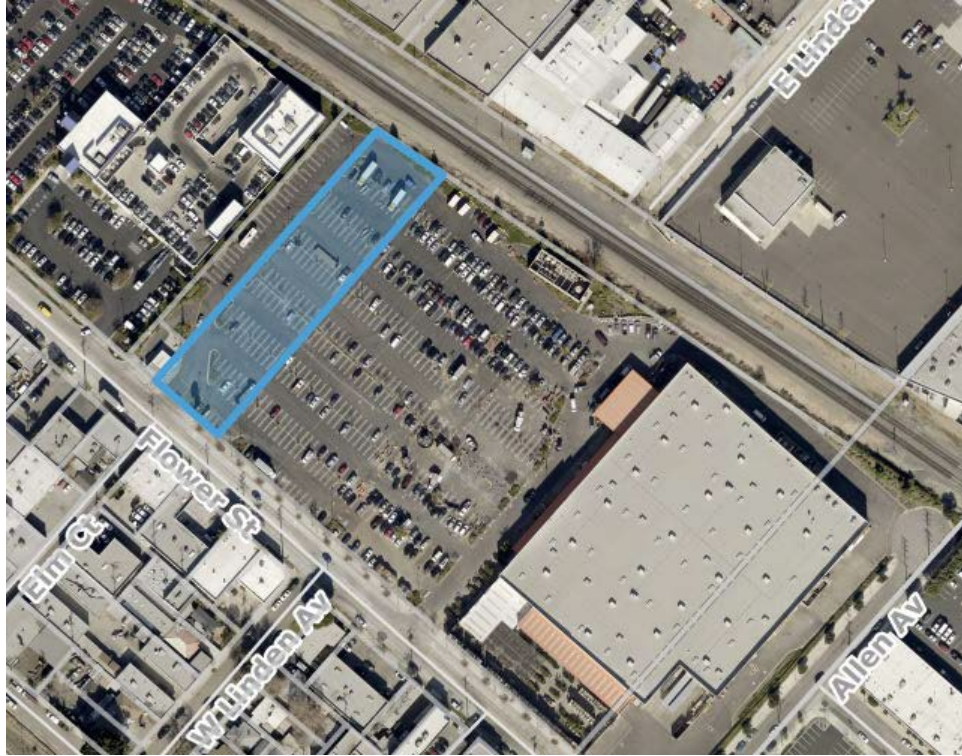
W. Alameda Avenue between S. Main St. and S. Shelton St, across the street from the Rancho Marketplace Shopping Center.

**Project Description:**

This opportunity site is zoned for RC (Rancho Commercial). It consists of a 33,285 square-foot building, with a surface parking lot.



## 1200 Flower St. (Home Depot)



**Site Acreage: 1 acre**

**Zoning**

- Current: M-2
  - Hotel
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Industrial/Manufacturing
  - Vehicle Related Services

**Property Manager:**

Home Depot USA, Inc. | (770) 433-8211

**Sales Broker:**

Horace MacVaugh | (626) 583-8400 x201

**Location:**

Flower Street near Alameda Ave.

**Project Description:**

This opportunity site is zoned for M-2 (General Industrial). It consists of a 1-acre (43,560 square-foot) property. This site is near the Golden State Freeway (I-5).

## 2407 W. Victory Blvd. (99 ¢ Store)



**Site Acreage: 0.43 acres**

### Zoning

- Current: C-3
  - Retail Store
  - Restaurant (Full Service/Fast Food)
  - Professional Office/Services
  - Medical Office

### Property Manager:

2407 W Victory Blvd. | Rod Nourafshan

(323) 653-3777

Email: [rod@reliableprop.com](mailto:rod@reliableprop.com)

[rppm@reliableprop.com](mailto:rppm@reliableprop.com)

2421 W Victory Blvd. | David Delrahim

(818) 357-5921

### Location:

W. Victory Blvd. between N. Buena Vista St. and N. Brighton St, across the street from the Landmark Shopping Center. This site is in Burbank's Airport District.

### Project Description:

This opportunity site is zoned for C-3 (Commercial General Business). It consists of a 19,101 square-foot building. This site is near the Hollywood-Burbank Airport.

## 3226 W. Magnolia Blvd. (Goodwill Thrift Store)



**Site Acreage: 0.24 acres**

### Zoning

- Current: MPC-3
  - Retail Store
  - Department Store
  - Professional Office/Services
  - Neighborhood Market

### Property Manager:

Joyce A. Salamy | (818) 508-9592

### Location:

W. Magnolia Blvd. between N. California St. and N. Ontario St, across the street from the Landmark Shopping Center. This site is in Burbank's Magnolia Park District.

### Project Description:

This opportunity site is zoned for MPC-3 (Magnolia Park General Business). It consists of a 10,794 square-foot building. This site is near the Hollywood-Burbank Airport.