



# BURBANK TOWN CENTER

201 E. Magnolia Boulevard  
Burbank, CA 91501



**NEWMARK**

**onni**  
group

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Welcome to



# BURBANK TOWN CENTER

201 East Magnolia, Burbank, CA 91502

Located off I-5 in Downtown Burbank, the landmark Burbank Town Center offers a choice of over 170 retail stores, 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.

Our three-level indoor mall features a dramatic dome towering over Center Court. The indoor mall complements BTC's many outdoor shops, restaurants, and theatre situated along San Fernando Road. And free parking is available throughout the center in garages or street-level parking lots.

***Leasing Opportunities for Restaurant, Fashion, Lifestyle, Entertainment and Anchor space. Call for More Details.***

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**NEWMARK**



**Proposed Residential  
(Approx. 265 apartments)**

**Proposed Multifamily/Residential  
(Approx. 760 apartments) with  
35,000 SF Ground Floor Retail  
Facing San Fernando**

**Proposed Hotel  
(Approx. 200 rooms)**



East Garage

FOREVER 21

NEW YORK & COMPANY

charlotte russe

WORLD MARKET

ROSS DRESS FOR LESS

AMC THEATRES

AVAILABLE 31,950 SF

macy's

AMERICAN EAGLE

sears

West Garage

North Garage



### Trade Area Demographics

<b>1mi.</b>	Daytime Population	29,323
	Population	30,140
	Avg. Household Income	\$72,426
<b>3mi.</b>	Daytime Population	120,481
	Population	163,229
	Avg. Household Income	\$84,892
<b>5mi.</b>	Daytime Population	276,695
	Population	467,677
	Avg. Household Income	\$82,341



**Traffic Count**  
Magnolia Avenue: est. 26,700 cpd  
I-5 Fwy: est. 203,000 cpd

**AREA 4**  
**MULTIFAMILY RESIDENTIAL  
AND RETAIL**  
(IKEA PARCEL)

**AREA 5**  
**SELECT SERVICE HOTEL**  
(CHEVYS/GPK PARCEL)

**AREA 1**  
**FUTURE OFFICE/MULTIFAMILY  
RESIDENTIAL**  
(OFFICE DEPOT PARCEL)

**AREA 1**  
**FUTURE OFFICE/MULTIFAMILY  
RESIDENTIAL**  
(OFFICE DEPOT PARCEL)

**AREA 2**  
**CONDOMINIUM UNITS**  
(CORNER BAKERY PARCEL)



# VICINITY MAP

Mall Renovation Site

The completed project will support a variety of uses and different scales while maintaining a 'village' feel. It will accommodate a blend of uses including residential, retail, restaurant, hotel and entertainment, comprised of approximately 1,200 new residences, an additional 35,000 SF of new retail and restaurant space, and a 200 room hotel.



## AREA 1

Proposed Office & Residential  
(265 apartments + office)

## AREA 2

Proposed Condo Tower  
(70 units)

## AREA 4:

Proposed Multifamily Residential + Ground Floor Retail  
(760 apartments + ground floor retail)

## AREA 5

Proposed Hotel  
(200 rooms)



# BIG MOVES

## Mall Renovations

The renovation of the existing Burbank Town Center is the cornerstone for the overall development. This three level shopping center is being repositioned to be the premier shopping destination in the local foothill area. Enhanced curb appeal and a lively and inviting environment will connect the mall to San Fernando Boulevard and Magnolia Boulevard and provide a new authentic experience for our shoppers.

### 1

Lower level

Relocate upper level food court to lower level. Elevator relocated to improve sight lines within the mall while strong vertical circulation is maintained

### 2

Lower Level

New foyer entrances create a welcoming direct connection from the garages to the lower level and the living room at the Macy's court

### 3

Middle & Upper Level

Expanded tenant presence on Magnolia Boulevard with a convenient and direct connection to the street

### 4

Middle & Upper Level

New escalators create a strong connection from the dining terrace to San Fernando Boulevard and Magnolia Boulevard

### 5

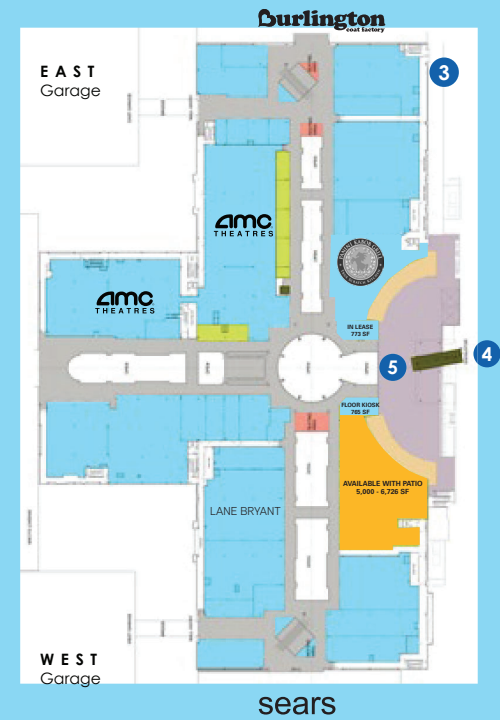
Dining Terrace

New terrace patio features entry canopy, lounge seating, shaded outdoor rooms, lighting, umbrellas, planters, and several dining options

LOWER Level

MIDDLE Level

UPPER Level

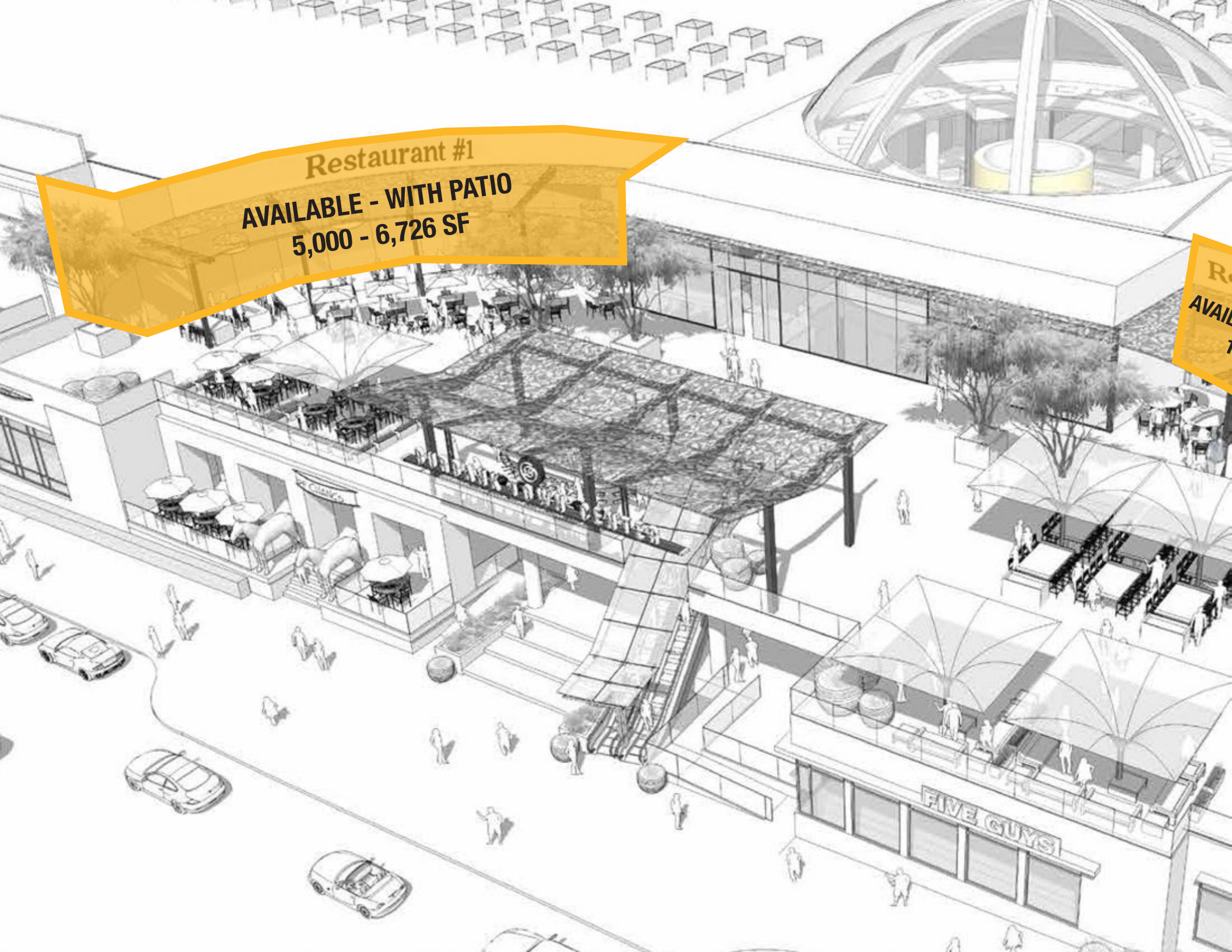


Legend

- Lease Space
- Terrace
- Patio Seating
- Elevators & Escalators
- Mall Concourse
- Food & Entertainment
- Interior Seating
- Public Restroom

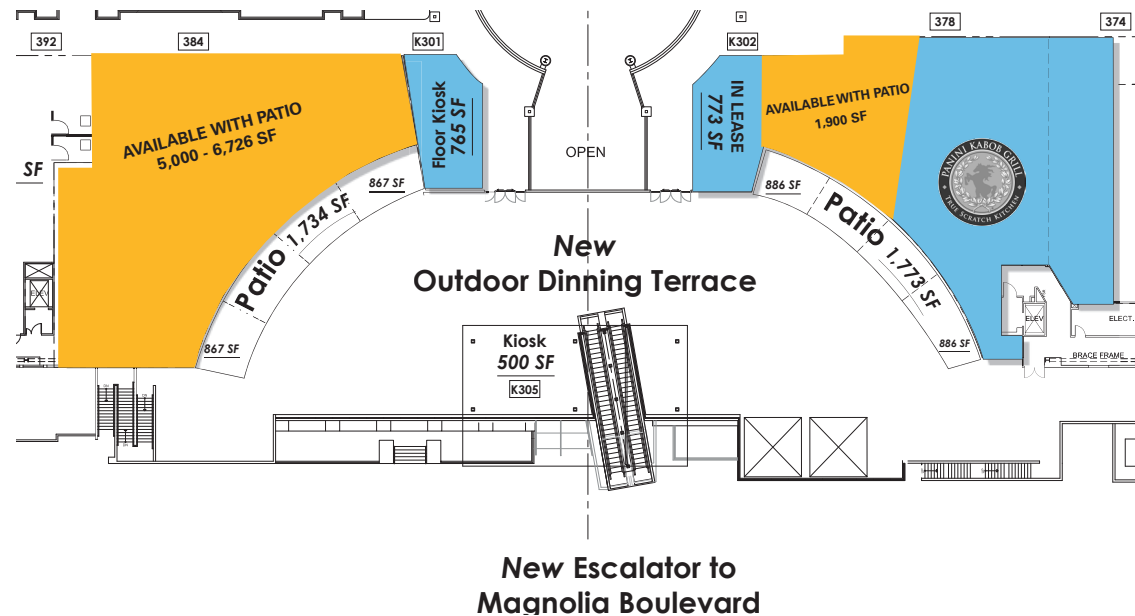
**Restaurant #1**

**AVAILABLE - WITH PATIO**  
**5,000 - 6,726 SF**



# DINING TERRACE

The focal point of the Upper Level is the newly created outdoor dining terrace. A covered escalator provides direct and convenient access from San Fernando Boulevard and Magnolia Boulevard. There are three proposed sit down restaurants with outdoor covered seating areas that open up to the spacious outdoor dining terrace. The dining terrace provides generous outdoor public seating, canopies, landscaping, umbrellas, exterior lighting, lounge seating and a terrace bar, that will invite the customer to stir, relax and enjoy an elegantly casual dining experience.



The Upper Level is also home to the newly renovated AMC Theaters, which will incorporate plush seating and enhanced amenities, as well as several new options for sit down dining and entertainment venues.

Direct access to the theater and entertainment venues at the upper level are provided from the dining terrace entrance, with open vistas to all levels of the mall, including the food court area at the Lower Level.

# FLOOR PLANS

## Lower Level









## DEMOGRAPHICS

### RESIDENTS

10-min drive 275,882

15-min drive 746,568

### AVERAGE HOUSEHOLD INCOME

10-min drive \$94,888

15-min drive \$97,321

### COLLEGE DEGREE OR HIGHER

10-min drive 36.9%

15-min drive 37.1%

### NUMBER OF HOUSEHOLDS

10-min drive 101,248

15-min drive 267,545

### MEDIAN AGE

10-min drive 38.7

15-min drive 38.0



## TRAFFIC COUNTS

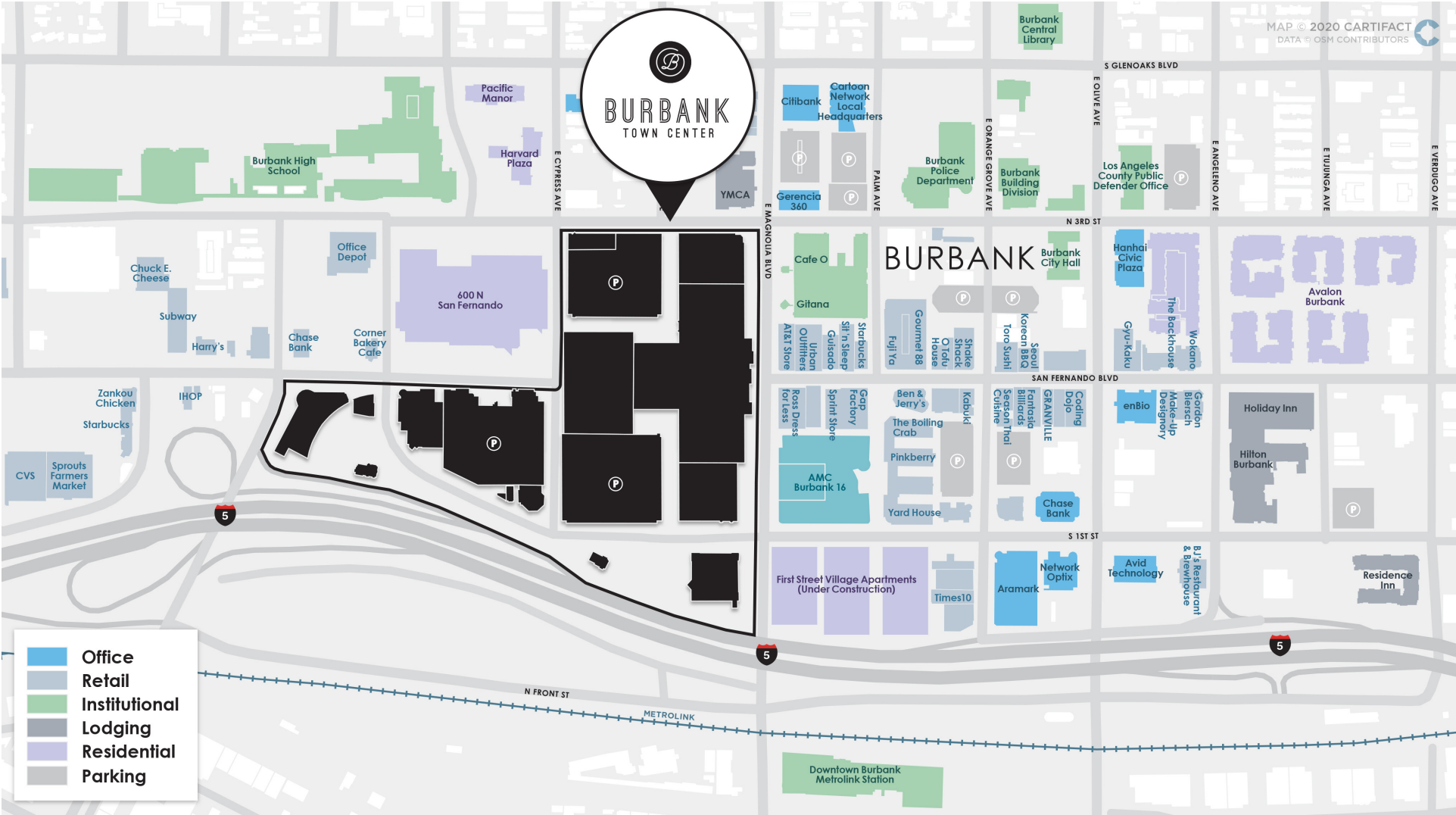
Golden State (5) Fwy 215,000 CPD

Magnolia Blvd. 29,786 CPD

Glenoaks Blvd. 26,284 CPD

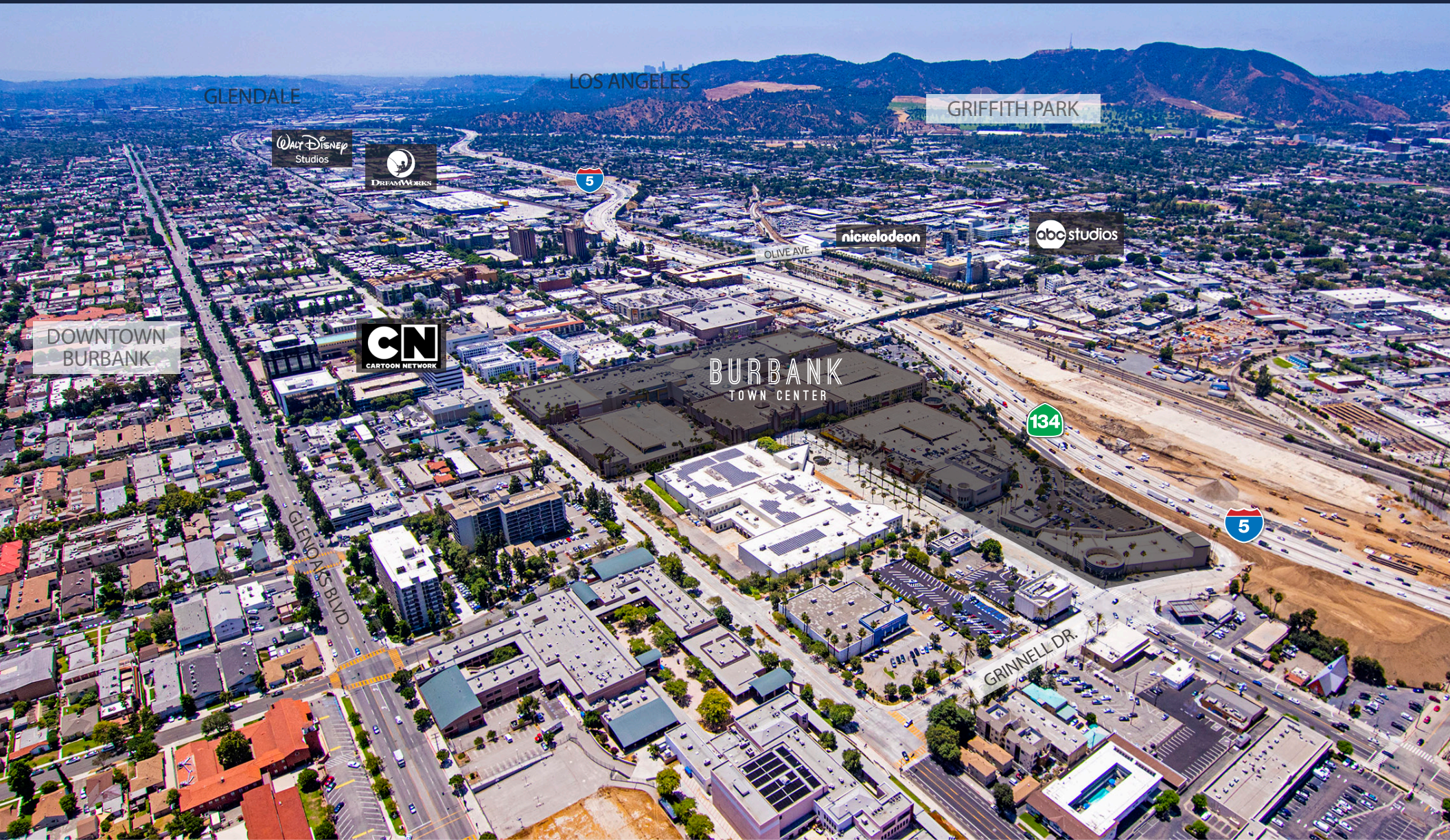
# DOWNTOWN BURBANK

## Location Map



# AERIAL

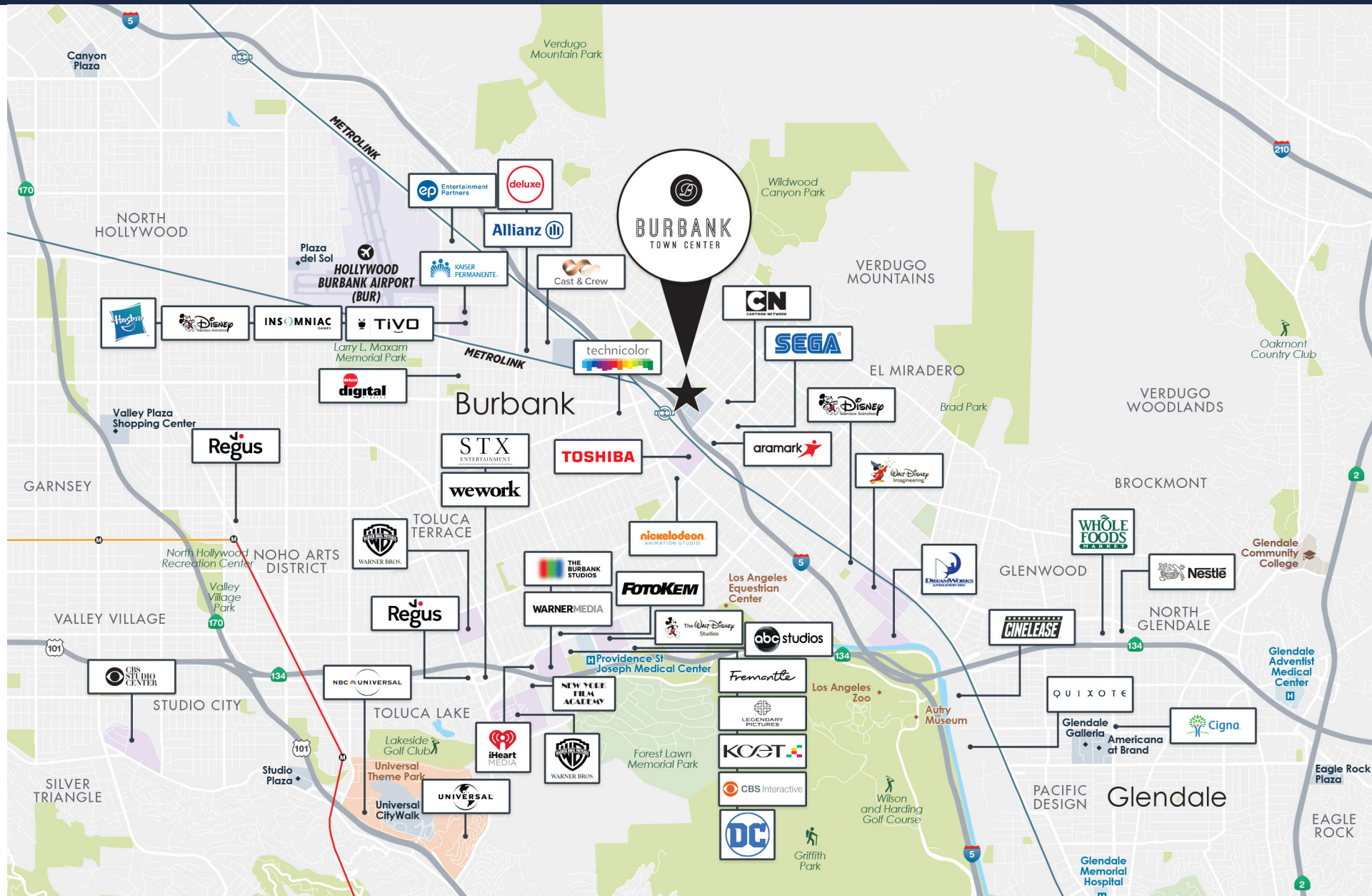
Overview



**BURBANK** "Media Capital of the World"

# BURBANK TOWN CENTER

## Major Area Employers





FOR MORE  
Information

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