

**Burbank Property For Lease
OR SALE**

**3210 Vanowen St.
Burbank, CA 91505**

**LEASE: \$25,200 Per Month
(\$2.10 PSF Gross)**

**NO NNN & NO CAM
Charges**

SALE: Call For Pricing



Brett Howard, Broker
License: 01120327

(818) 355-6017

F (818) 671-3103

Bhoward@HowardRealtyGroup.NET



Highlights

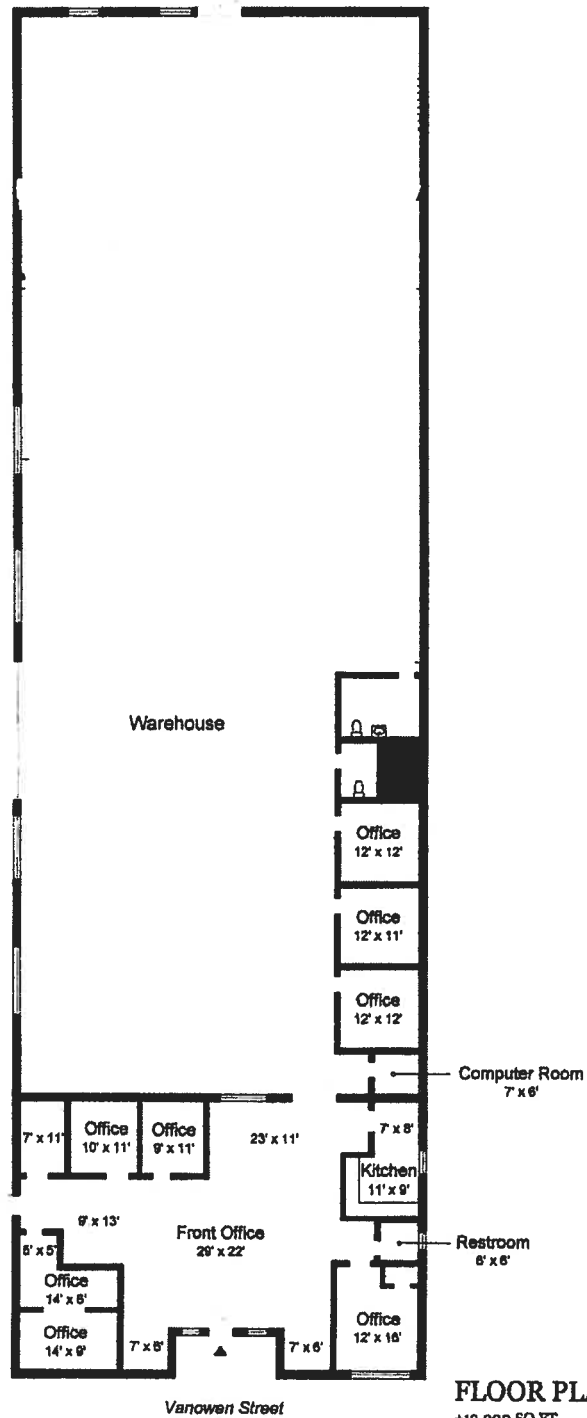
Property Address:	3210 Vanowen St., Burbank, CA 91505
Year of Construction:	1951 (Remodeled 2010)
Size:	12,000 SF
Lot Size	22,625 SF
Availability:	October 2026
Price:	\$2.10 PSF Gross Lease (No NNN & No CAM)
Zoning:	BUM2
Parking:	Secured, 2 Electric Gates (19+ parking)
Lease Term:	5+ years / Negotiable

Rare Free Standing 12,000 SF building for Lease in the City of Burbank. Approx. 2,500 SF office space. 9 Private office and bullpen area, 3 restrooms (one with shower), computer room & kitchen. Lot size is 22,625 SF on a M2 Zone property. Large parking lot with 19+ parking spaces. Property has street to street access with electric gated parking (2 electric gates). 2 Level truck loading doors. 240 volt 600 amp three phase power. Computer service room has separate AC, extensively wired throughout the stations. Newer exterior windows. 5000 BTU separate combo unit for general office plus three 1500 BTU individual units in adjoining warehouse. Three 5,000 BTU combo gas heater in warehouse. Ceiling height 14,8 – ceiling 19 feet, at side walls 12 feet.



VANOWEN STREET

LOS ANGELES, CA



FLOOR PLAN
±12,000 SQ FT

Rendering by Floor Plan Visuals.

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.











Burbank today



Aerial view of Burbank

Burbank, like other cities in California, has been facing many economic, political and social challenges in recent years. Housing affordability has remained an issue in Burbank, where the median home price was \$1.2 million in 2025^[83] Median gross rent in Burbank was \$2,192 for the 2020–2024 period, with about 27% of renter households spending at least half of their household income on rent.^[84] ^[85] These high housing costs are putting a strain on many residents, and as a result, a rent-control ordinance known as Measure RC was put on the ballot in 2020 to cap rent increases at 7% annually on at least 24,000 residential units; the measure failed to pass 36 to 64%.^[86] California law bars communities in the state from putting rent control on complexes built after February 1995. Rising housing costs in California in the last decade have contributed to a shortage of affordable housing in large metropolitan areas. Rent control is seen as a way to keep housing costs affordable but some economists have suggested ordinances limiting rent only contribute to California's chronic housing problem.^[87]

Burbank has adopted several anti-smoking ordinances.^[88] In late 2010, Burbank passed an ordinance prohibiting smoking in multi-family residences sharing ventilation systems. The rule went into effect in mid-2011. The new anti-smoking ordinance, which also prohibits smoking on private balconies and patios in multi-family residences, is considered the first of its kind in [California](#). Since 2007, Burbank has prohibited smoking at all city-owned properties, downtown Burbank, the Chandler Bikeway, and sidewalk and pedestrian areas.^[89]

The murder of Burbank police officer Matthew Pavelka in 2003 by a local gang known as the Vineland Boys sparked an intensive investigation in conjunction with several other cities and resulted in the arrest of a number of gang members and other citizens in and around Burbank. Among those arrested was Burbank councilwoman Stacey Murphy, implicated in trading guns in exchange for drugs.^{[90][91]}

In December 2025, hundreds of people gathered to honor Burbank police K-9 Spike, who was fatally shot while protecting officers during a search for an armed suspect.^[92]

The city's namesake street, [Burbank Boulevard](#), started getting a makeover in 2007. The city spent more than \$10 million on landscaped medians, palm trees, lighting, benches, bike racks and other streetscape improvements. Additionally, various utility boxes throughout the city were painted in 2020 with original art inspired by the theme of "A World of Entertainment". Artists were selected through a committee consisting of City of Burbank representatives and members of art communities.^[93]

As of 2024, an estimated 164,000 people worked in Burbank.^[94] The physical imprints of the city's aviation industry remain. In late 2001, the Burbank Empire Center opened with aviation as the theme. The center, built at a cost of \$250 million by Zelman Development Company, sits on Empire Avenue, the former site of Lockheed's top-secret "Skunk Works", and other Lockheed properties.

In a real estate deal announced in April 2019 [Warner Bros.](#) planned to open a series of two new [Frank Gehry](#)-designed office towers near the former NBC Studios lot that have been described as "like icebergs floating alongside the 134 freeway".^[95] The project was renamed Second Century, and the buildings opened in 2023.^[96]

During the [2028 Summer Olympics](#) and [Paralympics](#), the [Warner Bros. Ranch](#) will serve as the [International Broadcast Center](#).^[97]

Geography



Snow-capped mountains above Burbank

According to the [United States Census Bureau](#), Burbank has a total area of 17.35 square miles (44.9 km²). 17.32 square miles (44.9 km²) of it is land and 0.04 square miles (0.10 km²) of it (0.12%) is water. It is bordered by [Glendale](#) to the east, [North Hollywood](#) and [Toluca Lake](#) on the west, and [Griffith Park](#) to the south. The [Verdugo Mountains](#) form the northern border.

Elevations in the city range from 500 feet (150 m) in the lower valley areas to about 800 feet (240 m) near the Verdugo Mountains. Most of Burbank features a water table more than 100 feet (30 m) deep, more than the measures found in the 1940s when the water table was within 50 feet (15 m) of the ground surface in some areas of Burbank.

