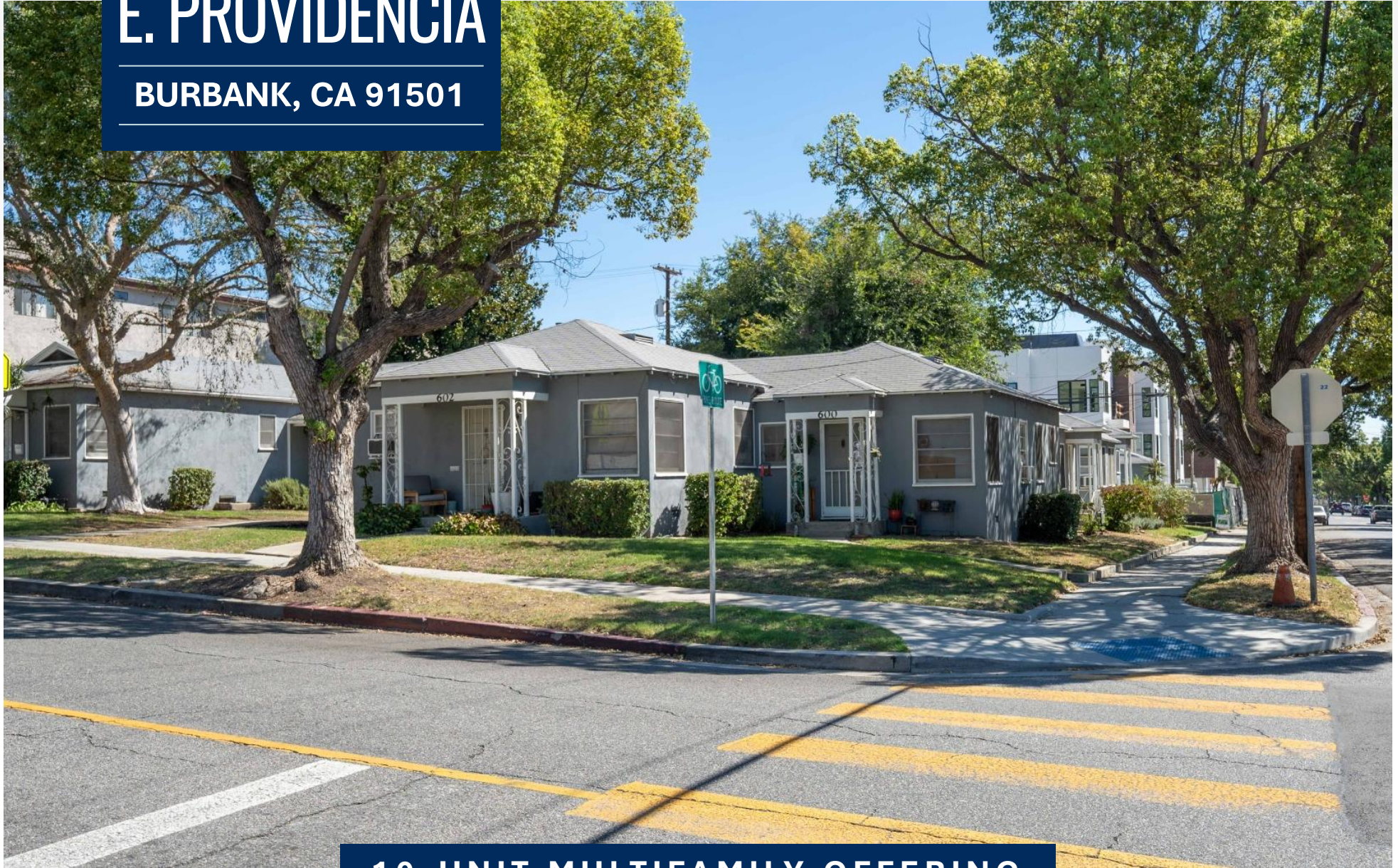


600-606

E. PROVIDENCIA

BURBANK, CA 91501

10 units located in one of the best
Burbank locations above
Glenoaks Blvd



10-UNIT MULTIFAMILY OFFERING

CINDY HILL, CCIM | (818) 640-4360 | cindyhill@valleyapartmentsales.com | CA LIC: 00885625

600-606 PROVIDENCIA AVENUE | BURBANK, CA 91501

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EXECUTIVE SUMMARY

01

600-606
PROVIDENCIA AVENUE





Summary

600-606 PROVIDENCIA AVENUE

PRICING		
OFFERING PRICE		\$3,050,000
PRICE/UNIT		\$305,000
PRICE/SF		\$513.90
GRM	14.85	13.10
CAP RATE	4.43%	5.26%
	Current	Market

THE ASSET	
Units	10
Year Built	1941
Gross SF	5,935
Lot SF	17,122
APN 1	5621-021-007
APN 2	5621-021-008

DOWNTOWN GLENDALE



GLENDALE GALLERIA



AMERICANA AT BRAND



MAJOR STUDIOS & EMPLOYERS



Property Overview

Equity Union Commercial is proud to represent this 10-unit property in Burbank. The property consists of two buildings, both of which were constructed in 1941. It consists of (2) studio units and (8) 1+1 units. With a total lot size of 17,122 square feet, the property has a total of 5,935 rentable square feet. The property is located in Burbank, which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; its residents enjoy top-ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metro Link.

UPSIDE IN EXISTING RENTS

- **10 units located in one of the best Burbank locations above Glenoaks Blvd**
- **Unit mix consist of (2) studio units and (8) 1+1 units**
- **Building is situated on a large 17,122 sf lot and consist of two separate APN numbers**
- **Building has pitched roof, mostly copper plumbing and enclosed garages**



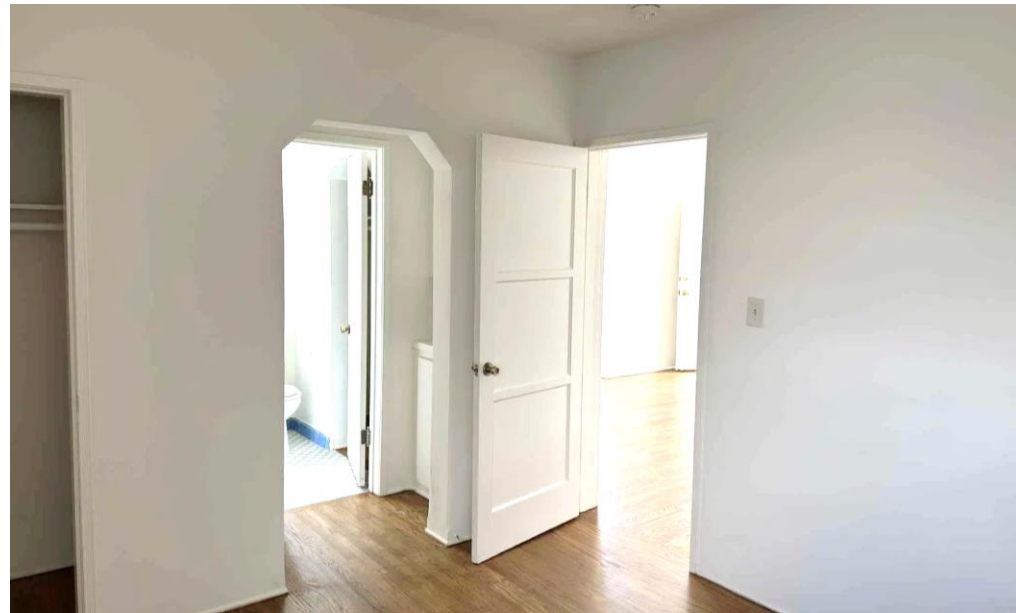
600-606 PROVIDENCIA AVENUE



INTERIOR LAYOUT



INTERIOR LAYOUT





FINANCIAL ANALYSIS

02

600-606
PROVIDENCIA AVENUE



PRO FORMA FINANCIALS

Summary

PRICING		
OFFERING PRICE		\$3,050,000
PRICE/UNIT		\$305,000
PRICE/SF		\$513.90
GRM	14.85	13.10
CAP RATE	4.43%	5.26%
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THE ASSET		
Units		10
Year Built		1941
Gross SF		5,935
Lot SF		17,122
APN 1		5621-021-007
APN 2		5621-021-008

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
8	1+1	\$1,801	\$14,410	\$2,000	\$16,000
2	Studio	\$1,353	\$2,705	\$1,700	\$3,400
Total Scheduled Rent			\$17,115		\$19,400

ANNUALIZED INCOME		Current	Market
Scheduled Gross Income		\$205,380	\$232,800
Less: Vacancy/Deductions	3%	(\$6,161)	3% (\$6,984)
Effective Rental Income		\$199,219	\$225,816

ANNUALIZED EXPENSES		Current	Market
Property Management Fee		\$10,167	\$11,640
Maintenance		\$8,713	\$8,713
Janitorial		\$750	\$750
Pest Control		\$525	\$525
Gardening		\$2,400	\$2,400
Water and Sewer		\$7,716	\$7,716
Property Taxes		\$33,791	\$33,791

ESTIMATED EXPENSES		\$64,062	\$65,535
Expenses/Unit		\$6,406	\$6,554
Expenses/SF		\$10.79	\$11.04
% of GOI		31.2%	28.2%

RETURN		Current	Market
NOI		\$135,157	\$160,281

PRO FORMA RENT ROLL

600-606 PROVIDENCIA AVENUE

Unit #	Type	Current Rent	Market Rent	Notes
600	1+1	\$1,900	\$2,000	
602	1+1	\$1,950	\$2,000	
604	1+1	\$1,905	\$2,000	
606	1+1	\$1,325	\$2,000	
606-A	1+1	\$1,700	\$2,000	
606-B	1+1	\$1,830	\$2,000	
606-C	1+1	\$1,800	\$2,000	
606-D	1+1	\$2,000	\$2,000	Vacant
606-E	Studio	\$1,700	\$1,700	Vacant
606-F	Studio	\$1,005	\$1,700	
Totals:		\$17,115	\$19,400	

SALES COMPARABLES

03

600-606
PROVIDENCIA AVENUE



SALES COMPARABLES

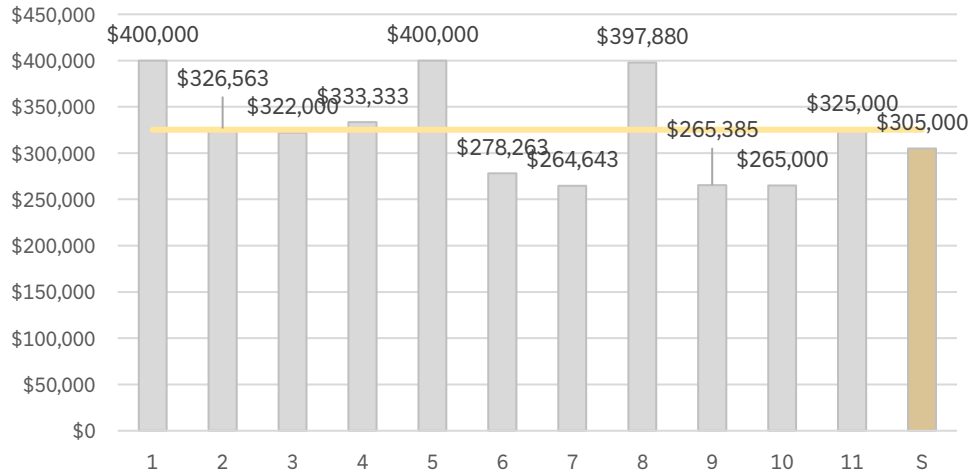
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 140 N. Pass Ave Burbank, CA 91505	5	1941	4,077	4 - 1+1 1 - 2+1	7/17/2026	\$2,000,000	\$400,000	\$490.56	4.70%	14.6
	2 425 E. Magnolia Blvd Burbank, CA 91501	8	1954	6,508	8 - 1+1	6/17/2026	\$2,612,500	\$326,563	\$401.43	-	-
	3 136 N. Pass Ave Burbank, CA 91505	5	1941	4,077	4 - 1+1 1 - 2+1	5/12/2026	\$1,610,000	\$322,000	\$394.90	5.10%	12.4
	4 615 E. Magnolia Blvd Burbank, CA 91501	11	1962	7,874	6 - 1+1 5 - 2+1	5/12/2026	\$3,000,000	\$333,333	\$381.00	5.55%	13.1
	5 1610 Grismer Ave Burbank, CA 91504	6	1944	5,204	4 - 1+1 2 - 2+1	2/27/2026	\$2,400,000	\$400,000	\$461.18	7.09%	-
	6 1721 Scott Rd Burbank, CA 91504	10	1964	6,654	9 - 1+1 1 - 2+1	2/24/2026	\$2,782,625	\$278,263	\$418.19	5.73%	12.10

SALES COMPARABLES

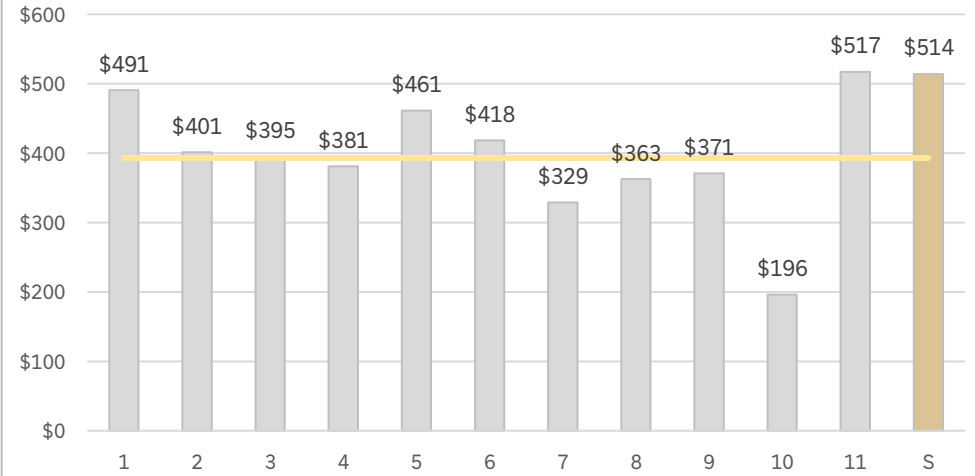
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	7 233 N. Hollywood Way Burbank, CA 91505	14	1958	11,260	9 - 1+1 5 - 2+1	1/27/2026	\$3,705,000	\$264,643	\$329.04	5.16%	12.70
	8 603 N. Kenneth Rd Burbank, CA 91051	5	1963	5,488	1 - 1+1 1 - 2+1 1 - 2+2 1 - 2+2.5 1 - 3+3	1/22/2026	\$1,989,400	\$397,880	\$362.50	4.65%	12.60
	9 1799 N. Hollywood Way Burbank, CA 91505	13	1963	9,306	1 - Studio 10 - 1+1 2 - 2+1	12/31/2025	\$3,450,000	\$265,385	\$370.73	6.11%	12.20
	10 606 N. 6th St Burbank, CA 91501	8	1960	10,800	4 - 1+1 4 - 2+1	10/15/2025	\$2,120,000	\$265,000	\$196.30	4.35%	13.20
	11 310-312 Cornell Dr Burbank, CA 91504	6	1952	3,770	5 - 1+1 1 - 2+1	9/23/2025	\$1,950,000	\$325,000	\$517.24	4.49%	16.50
AVERAGES		8	1955	6,820				\$325,279	\$393.01	5.29%	13.3
	S Subject 600-606 Providencia Ave Burbank, CA 91501	10	1941	5,935	8 - 1+1 2 - Studio	On Market	\$3,050,000	\$305,000	\$513.90	4.43%	14.85

SALES COMPARABLES

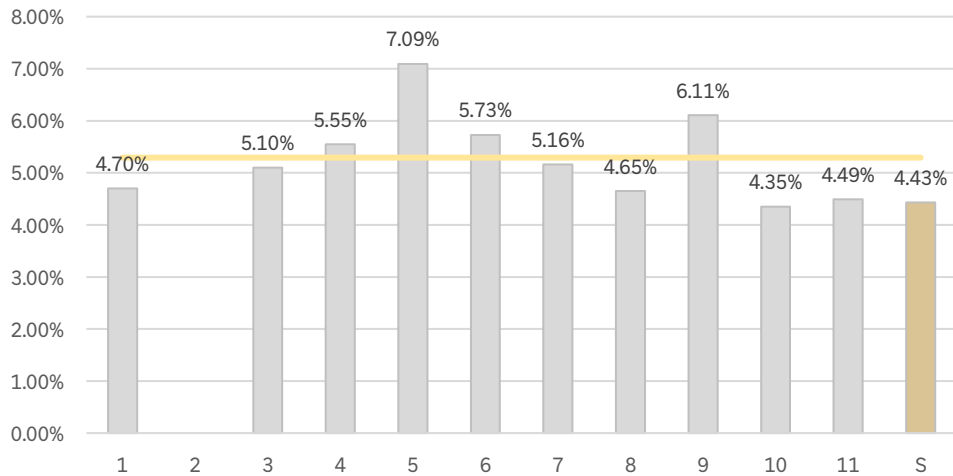
PRICE/UNIT



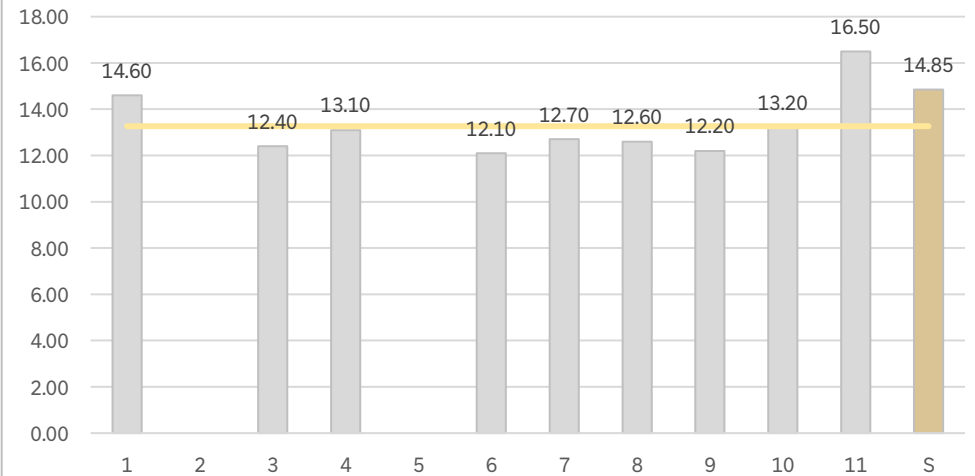
PRICE/SF



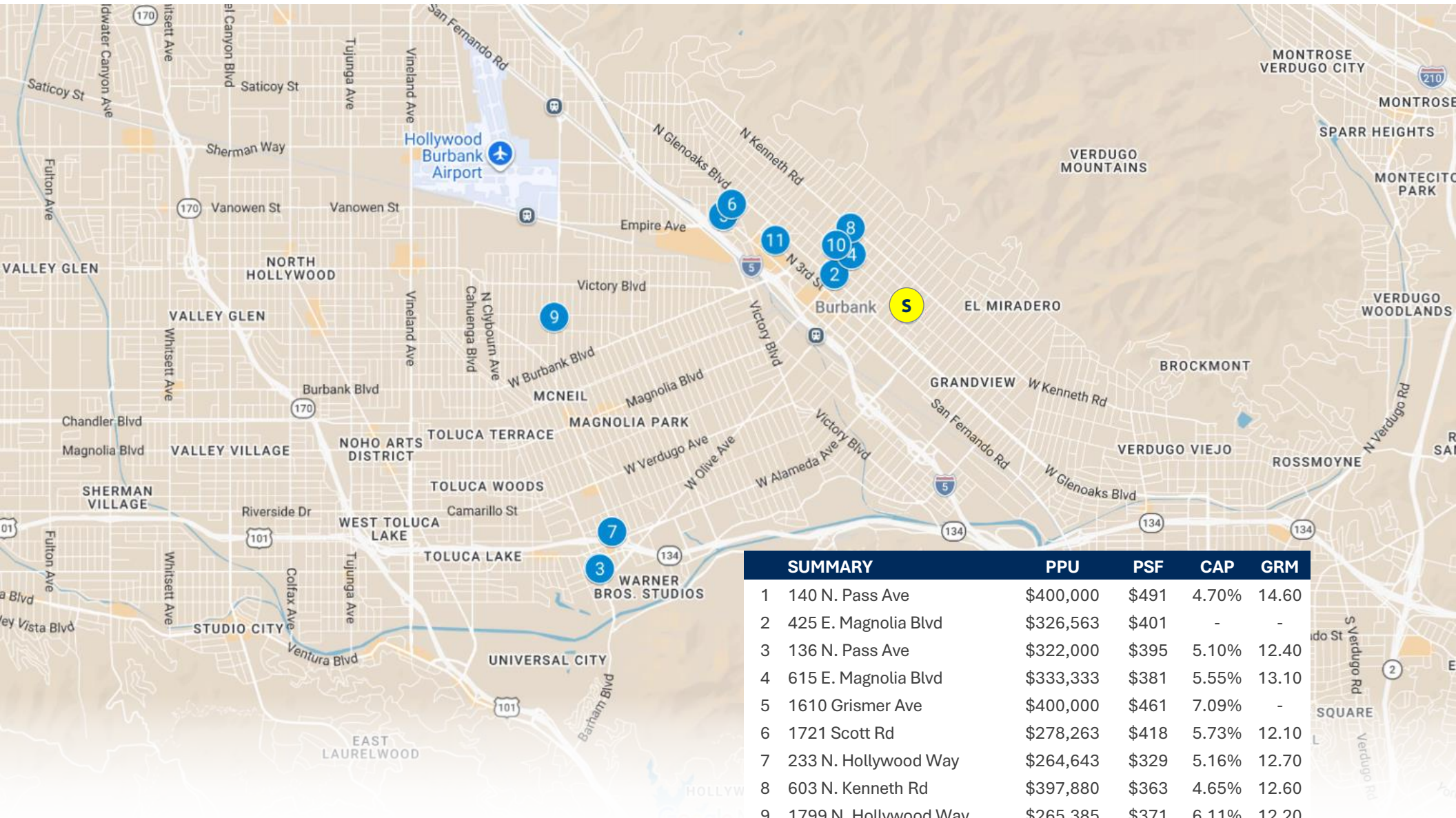
CAP RATE



GRM



SALES COMPARABLES



	SUMMARY	PPU	PSF	CAP	GRM
1	140 N. Pass Ave	\$400,000	\$491	4.70%	14.60
2	425 E. Magnolia Blvd	\$326,563	\$401	-	-
3	136 N. Pass Ave	\$322,000	\$395	5.10%	12.40
4	615 E. Magnolia Blvd	\$333,333	\$381	5.55%	13.10
5	1610 Grismer Ave	\$400,000	\$461	7.09%	-
6	1721 Scott Rd	\$278,263	\$418	5.73%	12.10
7	233 N. Hollywood Way	\$264,643	\$329	5.16%	12.70
8	603 N. Kenneth Rd	\$397,880	\$363	4.65%	12.60
9	1799 N. Hollywood Way	\$265,385	\$371	6.11%	12.20
10	606 N. 6th St	\$265,000	\$196	4.35%	13.20
11	310-312 Cornell Dr	\$325,000	\$517	4.49%	16.50
S	600-606 Providencia Ave	\$305,000	\$514	4.43%	14.85

THE LOCATION

04

600-606
PROVIDENCIA AVENUE



Burbank, CA



165,000

RELATED JOBS



4.1M

ANNUAL VISITORS



\$97,680

AVG HH INCOME

Widely recognized as the “Media Capital of the World,” Burbank commands one of the most enviable tenant bases of any submarket in Southern California. The city is home to a who’s who of global media and entertainment - The Walt Disney Company, Warner Bros. Entertainment, Warner Music Group, Cartoon Network, Nickelodeon, NBC Universal, ABC, ARRI Cameras, Cinelease, Entertainment Partners, J.L. Fisher, and Matthews Studio Equipment, among many others - driving sustained, broad-based demand for quality office and retail space at every price point. Situated at the nexus of the 134 and 5 freeways, Burbank offers unmatched regional connectivity throughout the greater Los Angeles basin.



CITY OF
BURBANK



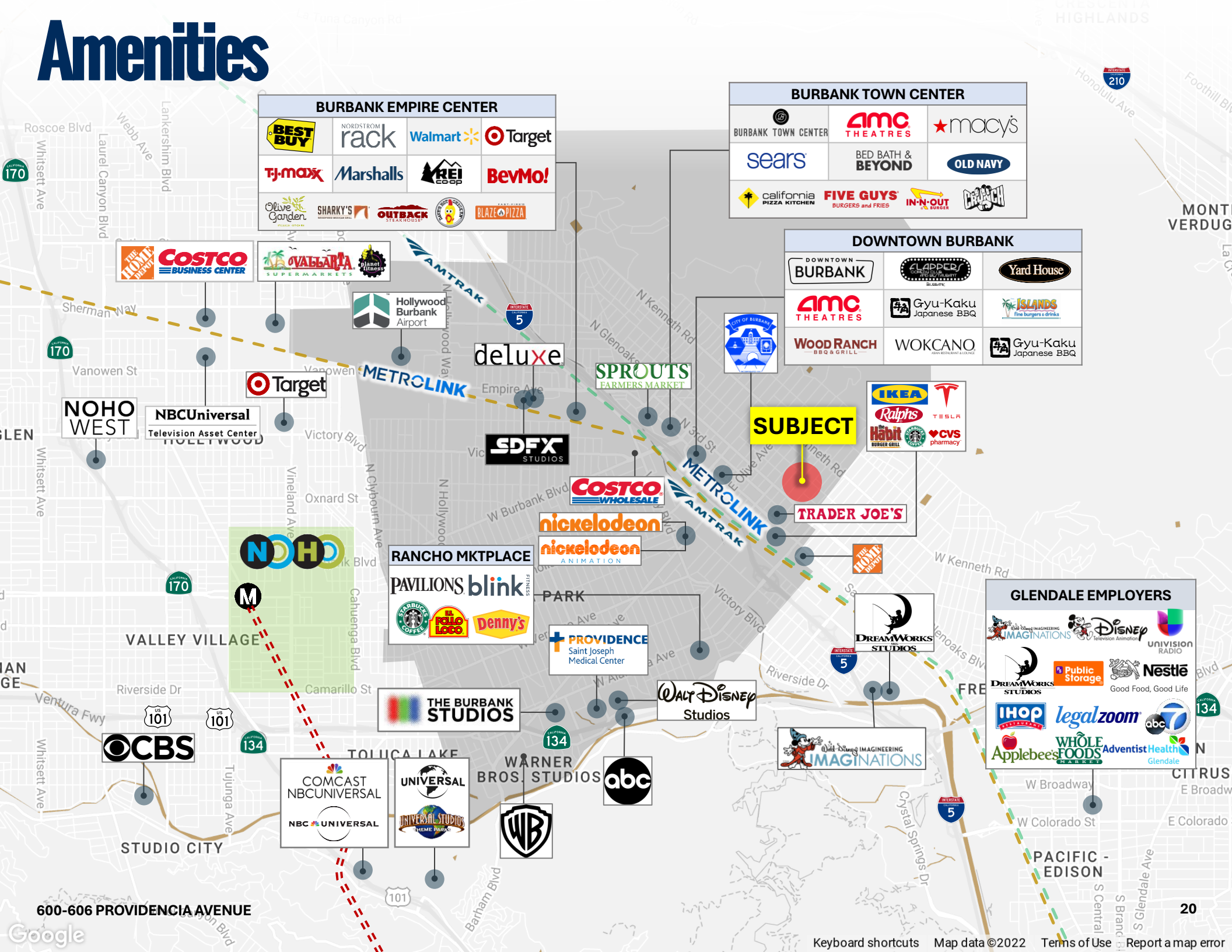
WALT DISNEY
Studios



nickelodeon



Amenities



BURBANK EMPIRE CENTER

BEST BUY	NORDSTROM rack	Walmart	Target
TJ-maxx	Marshall's	REI	BevMo!
Olive Garden	SHARKY'S	OUTBACK STEAKHOUSE	BLAZE PIZZA

BURBANK TOWN CENTER

BURBANK TOWN CENTER	AMC THEATRES	MACY'S
sears	BED BATH & BEYOND	OLD NAVY
california PIZZA KITCHEN	FIVE GUYS BURGERS and FRIES	IN-N-OUT BURGER

DOWNTOWN BURBANK

DOWNTOWN BURBANK	CLAPPER	Yard House
AMC THEATRES	Gyu-Kaku Japanese BBQ	ISLANDS
WOOD RANCH BBQ & GRILL	WOKCANO	Gyu-Kaku Japanese BBQ

GLENDALE EMPLOYERS

Disney	univision RADIO
DREAMWORKS STUDIOS	Nestle
Public Storage	Good Food, Good Life
ihop	legalzoom
Applebee's	WHOLE FOODS
Adventist Health	Glendale

RANCHO MKTPLACE

PAVILIONS	blink
Starbucks	Denny's

THE BURBANK STUDIOS

COMCAST NBCUNIVERSAL

UNIVERSAL

WB

abc

WALT Disney Studios

Walt Disney IMAGINEERING

DREAMWORKS STUDIOS

SUBJECT

TRADER JOE'S

IKEA

nickelodeon

COSTCO WHOLESALE

SDFX STUDIOS

SPROUTS FARMERS MARKET

deluxe

Hollywood Burbank Airport

Costco BUSINESS CENTER

NBCUniversal Television Asset Center

NOHO WEST

600-606 PROVIDENCIA AVENUE

Community *Profile*

Burbank draws about 4.1 million visitors annually, largely driven by media-related attractions and studio tours—a key contributor to rental demand among hospitality and tourism workers. California's Film & TV Tax Credit Program has acted as a significant economic driver statewide. Through Program 3.0, it generated \$26 billion in economic activity and supported over 197,000 cast and crew jobs in the state. A massive local employment base in entertainment ensures stable rental demand from industry professionals.

- **Studio Infrastructure:** A production hub with robust technical infrastructure; ONE Burbank high-speed fiber optics network.
- **Regional Amenities:** Burbank Hollywood Airport (named the best US airport by Fodor's Travel) and Metrolink; abundant shopping districts, entertainment and hotels.
- **Access to Labor:** Burbank draws from a skilled and qualified workforce of which 62% is college educated or higher.
- **Quality of Life:** An independent city, with its own police and fire, school district, transportation and utilities; 41 city parks and recreation facilities, distinguished Burbank Unified School District and attractive residential neighborhoods.

Employment Hubs

Burbank has one of the strongest employment bases in the San Fernando Valley and is widely known as the “Media Capital of the World.” The city’s economy is driven primarily by entertainment and media production, healthcare, aviation, professional services, and a growing technology and digital content sector. More than 150,000 people commute into Burbank daily, making it a major regional employment hub. The entertainment industry is the backbone of Burbank’s economy, with more than 1,000 media and creative companies operating in the city.

TOP REGIONAL EMPLOYERS



Location Snapshot

Strategically positioned near Downtown Los Angeles, Hollywood, Glendale, Pasadena, and the Westside, Burbank benefits from direct access to Interstate 5, State Route 134, and State Route 170, providing strong regional connectivity throughout Southern California. The city is also served by Hollywood Burbank Airport, one of the region’s primary commercial airports, offering convenient domestic travel access for both business and leisure travelers.

Burbank features a highly amenitized urban environment with a mix of established residential neighborhoods, major studio campuses, office corridors, retail destinations, and entertainment districts. Downtown Burbank serves as the city’s primary commercial core and includes a walkable collection of restaurants, shopping, theaters, hotels, and mixed-use developments anchored by the San Fernando Boulevard corridor and the outdoor Burbank Town Center retail complex.

The city’s strong employment base draws more than 150,000 daytime workers and supports consistent housing demand across multifamily and single-family product types. In addition to entertainment and media, major employers include Providence Saint Joseph Medical Center, aerospace and aviation-related firms, and a growing number of digital content and technology companies.

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