FOR LEASE

2320 W. VICTORY BLVD.
BURBANK, CA 91506

RARE FREE-STANDING FAST FOOD RESTAURANT WITH DRIVE-THRU*
HARD CORNER • VICTORY BLVD. & BRIGHTON ST. • ZONED BURBANK C-3



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*Drive-thru is legal nonconforming, subject to continued operation.

THEHERMANCOMPANY
INTEGRITY.RESPECT.TRUST.

LEASE OVERVIEW

2320 W. VICTORY BLVD.
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RARE FREE-STANDING DRIVE-THRU RESTAURANT

Hard Corner Site, One Block East of Buena Vista St.

Lease Rate:

Not Disclosed

3 – 10 YEAR TERM • POSSESSION AVAILABLE IN 30 DAYS
±1,000 SF BUILDING • ±6,235 SF LOT • 11 PARKING STALLS

2320 W. Victory Blvd. is a **rare free-standing fast food restaurant building with an existing drive-thru*** on the **southwest corner of Victory Blvd. and Brighton St.** The building is **approximately 1,000 SF** on an **approximately 6,235 SF lot with 11 parking stalls**, zoned Burbank C-3.

The site has approximately 45′ of frontage on Victory and 145′ on Brighton, with three curb cuts, and Victory carries about **31,400 vehicles per day**. It currently operates as a Mexican take-out restaurant with a **ventilation hood with fire suppression system, a walk-in cooler, HVAC and make-up air**.

About **25,000 residents live within one mile**, with a **average household income of $123,703**. The site has a **Walk Score of 84** (Very Walkable).

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PLEASE DO NOT DISTURB TENANT. DO NOT GO DIRECT.



EXISTING DRIVE-THRU LANE*

LOCATION HIGHLIGHTS

- Hard Corner: Victory & Brighton
- One Block East of Buena Vista
- ±31,400 Cars/Day on Victory
- Walk Score 84, Very Walkable
- $124K Avg. HH Income (1 Mi.)
- Zoned Burbank C-3

±1,000 SF	±6,235 SF	11 STALLS	31.4K CARS/DAY
FREE-STANDING BUILDING	CORNER LOT	ON-SITE PARKING	VICTORY BLVD.

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FLOOR PLAN & SPECIFICATIONS

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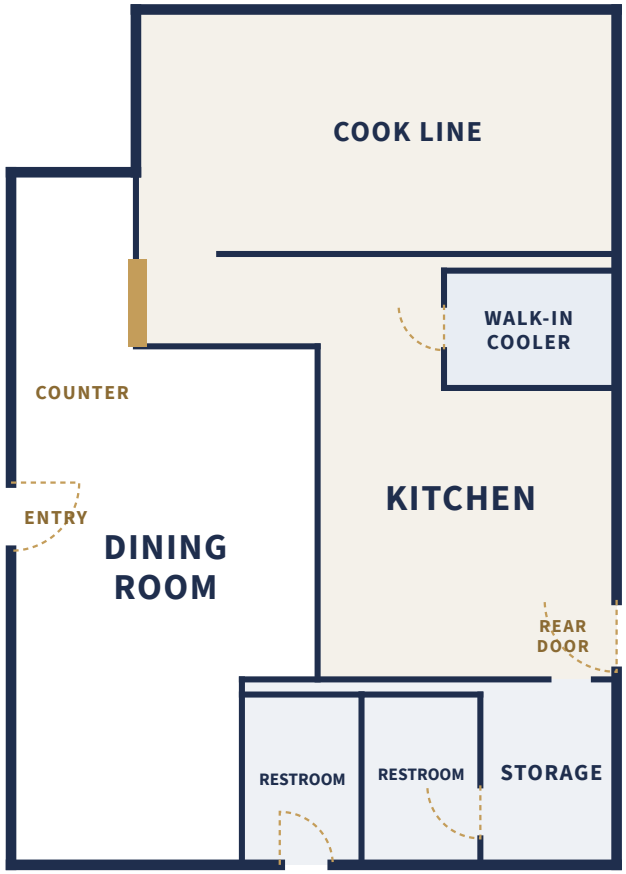
FREE-STANDING RESTAURANT | ±1,000 SF



Not to scale. Redrawn from a historical plan for illustration only; current layout may differ.

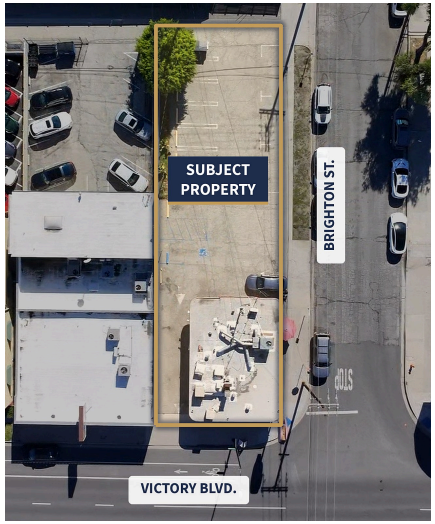
PROPERTY SPECIFICATIONS

Building Size:	±1,000 SF
Lot Size:	±6,235 SF
Property Type:	Fast Food Restaurant
Current Use:	Mexican Take-Out
Drive-Thru:	Existing*
Parking:	11 Surface Stalls
Zoning:	Burbank C-3
Location:	SW Cor. Victory & Brighton
Year Built:	1949
Construction:	Wood Frame, 1 Story
Frontage:	45′ Victory / 145′ Brighton
Curb Cuts:	1 Victory / 2 Brighton
Kitchen:	Hood w/ Fire Suppression
Mechanical:	HVAC & Make-Up Air
Lease Rate:	Not Disclosed
Lease Term:	3 – 10 Years
Possession:	30 Days
APN:	2438-013-001

*Drive-thru is legal nonconforming, subject to continued operation.

KEY FEATURES

- Existing Drive-Thru*
- Free-Standing Building
- Hard Corner Lot
- 11 On-Site Parking Stalls
- Hood w/ Fire Suppression
- Walk-In Cooler
- HVAC & Make-Up Air
- Pole Sign & Building Signage
- Outdoor Seating Area
- Security System



Approximate property boundary outlined in gold.

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INTERIOR & DRIVE-THRU

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Drive-thru pickup window.*


Kitchen and cook line.


Cook line under the ventilation hood.


Walk-in cooler and prep area.


Back-of-house storage/prep area. Can be converted back to dine-in area.

KITCHEN & EQUIPMENT

- Ventilation Hood with Fire Suppression System
- Walk-In Cooler
- HVAC
- Make-Up Air
- Existing Drive-Thru Window*

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AREA DEMOGRAPHICS & TRAFFIC

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TRAFFIC COUNTS

AVERAGE DAILY TRAFFIC (VEHICLES PER DAY) ■ AT THE SITE ■ NEARBY



WALKABILITY & ACCESS

84
WALK SCORE
VERY WALKABLE



Traffic: CoStar, 2026 counts. Independently, a 2025 marketing package for this property cited 26,000+ vehicles per day, and City of Burbank figures cited locally put Victory/Buena Vista at 20,000–30,000 cars per day. Walk Score® from walkscore.com; location sub-scores from CoStar.

AREA DEMOGRAPHICS

24,958	**7,944**	**$123,703**	**$903M**
POPULATION WITHIN 1 MILE	RESIDENTS PER SQ. MI. (1 MILE)†	AVERAGE HH INCOME (1 MILE)	BUYING POWER (1 MILE)

HOUSEHOLD INCOME ■ AVERAGE ■ MEDIAN



	1 MILE	3 MILES	5 MILES
Population	24,958	218,395	446,079
Pop. Density / Sq. Mi.†	7,944	7,724	5,680
Households	9,283	85,846	174,069
Daytime Employment	22,363	135,291	235,866
% Households >$75K	61%	56%	56%
Food Away From Home‡	$37.7M	$327.5M	$677.3M
Median Age	42	41	41

Demographics: CoStar, 2026. †Density calculated as population ÷ area of each radius. ‡Annual consumer spending on food away from home.

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NEARBY RESTAURANTS & TRANSIT

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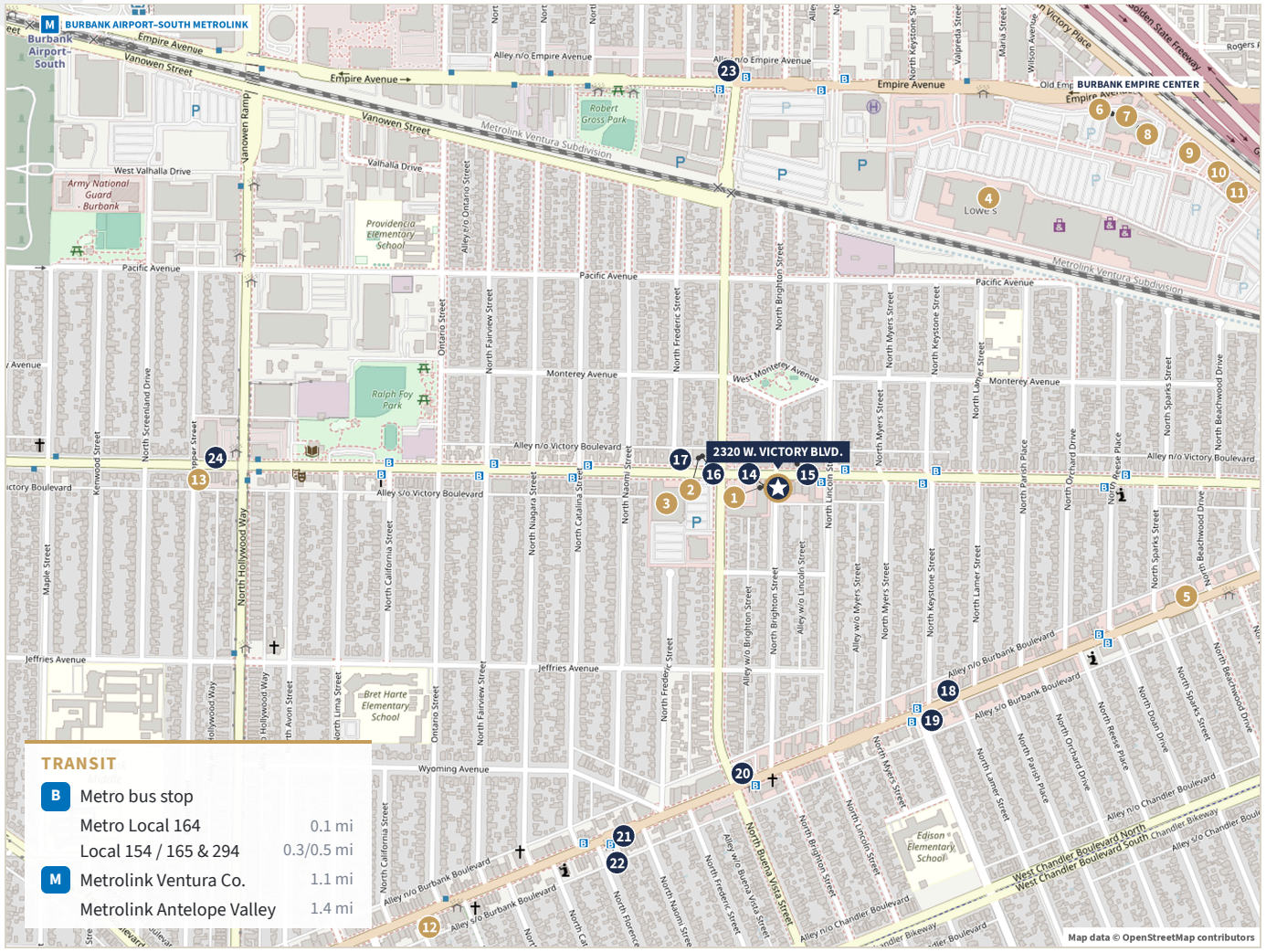

TRANSIT

B	Metro bus stop	
	Metro Local 164	0.1 mi
	Local 154 / 165 & 294	0.3/0.5 mi
M	Metrolink Ventura Co.	1.1 mi
	Metrolink Antelope Valley	1.4 mi

QUICK-SERVICE & FAST CASUAL

1	Round Table Pizza	0.1 mi
2	Dad's Donuts & Bakery	0.1 mi
3	Starbucks	0.1 mi
4	Da Fire Stop Burgers	0.5 mi
5	Santoro's Subs	0.5 mi
6	Dave's Hot Chicken	0.6 mi
7	CAVA	0.6 mi
8	Blaze Pizza	0.7 mi
9	Wendy's	0.7 mi
10	Panda Express	0.7 mi
11	Krispy Kreme	0.7 mi
12	Larry's Chili Dog	0.7 mi
13	KFC	0.8 mi

RESTAURANTS & CAFÉS

14	San Fernando Coffee Co.	0.1 mi
15	Café De Olla	0.1 mi
16	Taqueria El Tapatio	0.1 mi
17	Eat'n Park	0.1 mi
18	Broken Compass Tiki	0.3 mi
19	Chili John's	0.3 mi
20	BB Café	0.4 mi
21	MexCocina Cafe	0.5 mi
22	Anantra Thai	0.5 mi
23	Costa Azul	0.5 mi
24	Birrieria El Patron	0.7 mi

Distances are straight-line from the site. Transit lines and distances per walkscore.com. Business locations from local listings and OpenStreetMap; verify current operation.

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SITE PHOTOS

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Free-standing building with adjacent on-site parking.



Pole sign and frontage at Victory Blvd. and Brighton St.



Outdoor seating along the building frontage.


Aerial view of the hard corner at Victory Blvd. and Brighton St.


Aerial view of the building and parking lot.


Aerial view along Victory Blvd.

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