Normal Properties

2026

FOR LEASE

BURBANK

THE RANCH @ HOLLYWOOD & VERDUGO

509–551 N. Hollywood Way and 3714–3830 W. Verdugo Ave., Burbank, CA 91505

Retail ±2,707 to ±5,414 RSF



1 **3820-A** · ±2,707 SF

2 **3820-B** · ±2,707 SF

THE PROPERTY.

Located in the heart of Burbank's Media District, The Ranch offers a mix of grocery, pharmacy, dining, fitness, and daily services for the neighborhood. Its next-door neighbor, Warner Bros.' Ranch Lot, is hosting the International Broadcast Center for the LA28 Olympic Games, expected to bring ±8,000 daytime workers.

AVAILABILITY

RATE	Inquire
TERM	Negotiable
OCCUPANCY	Immediate

SUITE	SIZE
3820-A	±2,707 RSF
3820-B	±2,707 RSF
Total Combinable	±5,414 RSF

HIGHLIGHTS

100,000+ residents (2-mile) A large nearby neighborhood customer base within two miles

±$118,500 avg. household income (2-mile) Households nearby bring strong purchasing power for retail and services

±$1.5B in annual resident spending (2-mile) Billions in nearby spending supports everyday and destination tenants

132,000+ daytime workers (2-mile) A deep daytime audience keeps the area active beyond weekends

I-134 and I-101 are each ±1-mile away Both I-134 and I-101 sit close for easy regional reach

High-traffic frontage: 36,000+ cars per day A steady stream of cars passes your storefront each day

EXTERIOR


1
2
Smart & Final
STARBUCKS
FISH GRILL


1
2
3800
Urbane Cafe
RUMBLE BOXING
CYCLEBAR
STRETCH LAB
verizon
WESTERN BAGEL
EGG TUCK
menchie's
The Ranch @ HOLLYWOOD & VERDUGO


Urbane Cafe


RUMBLE BOXING
verizon
Urbane Cafe
THE KEBAB SHOP
THE JOINT chiropractic
Victor's SHOE REPAIR
KURU KURU SUSHI
acai REPUBLIC
PREMIER AMERICA CREDIT UNION
Jersey Mike's SUBS
KUMON
The Ranch @ HOLLYWOOD & VERDUGO

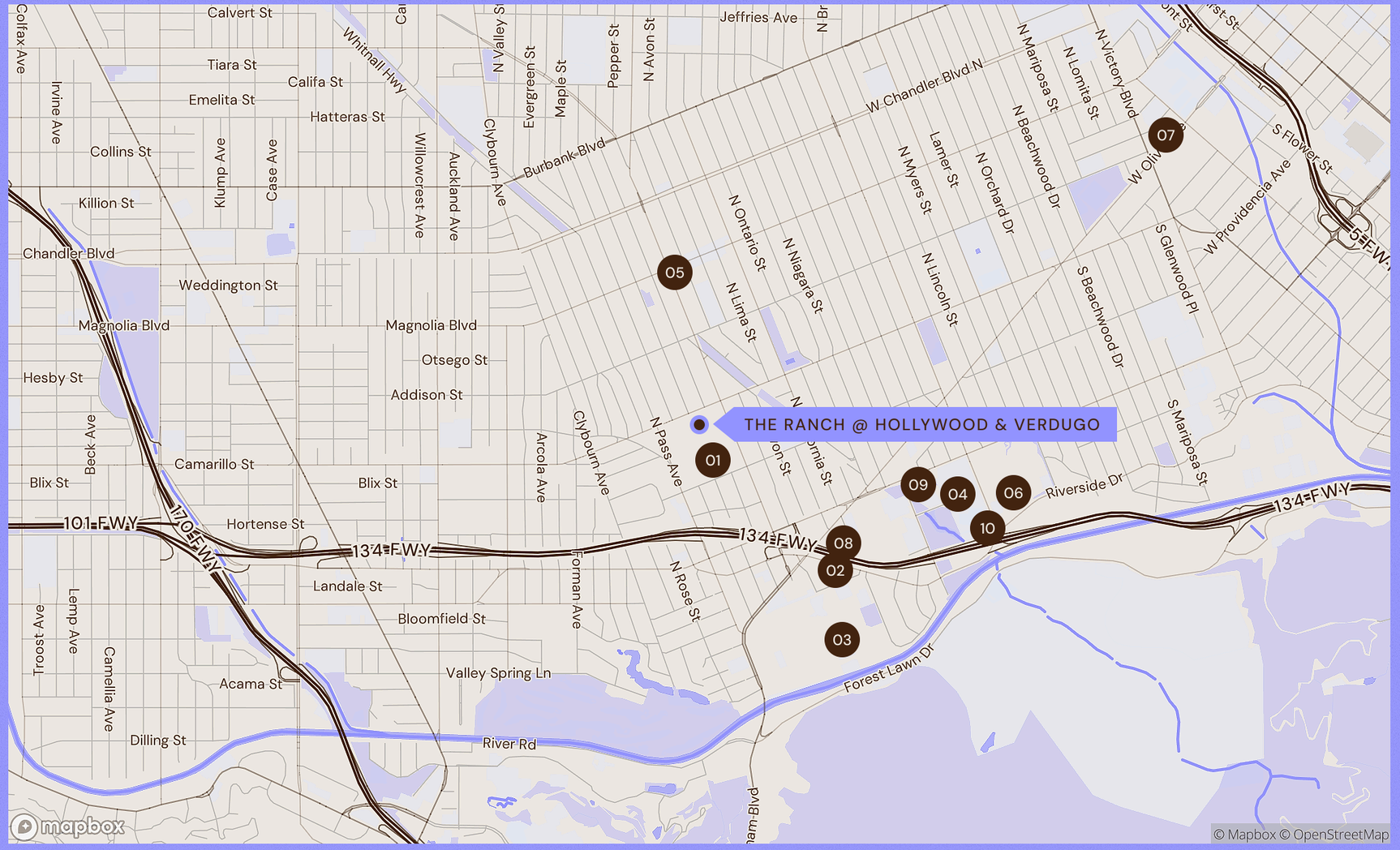

STARBUCKS
DRIVE THRU

PROPERTY IMAGES





AROUND HERE.



Local amenities

01 The Ranch Lot Studios
3 min walk

02 Equinox Burbank
2 min drive

03 Warner Bros. Studios
3 min drive

04 Providence Saint Joseph Medical Center
3 min drive

05 Porto's Bakery and Cafe
2 min drive

06 The Walt Disney Studios
4 min drive

07 Nickelodeon Animation Studio
6 min drive

08 iHeartMedia
2 min drive

09 Legendary Entertainment
3 min drive

10 Providence High School
4 min drive

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SELECTED NEARBY

THE LOCAL EDIT.



01 / 3 MIN WALK

The Ranch Lot Studios

Studio lot supporting film and television production with stages and production services. Access is typically limited to permitted cast, crew, and scheduled business use.



02 / 2 MIN DRIVE

Equinox Burbank

Full-service fitness club offering strength and cardio equipment, group classes, and personal training. Amenities may include locker rooms and recovery services depending on membership.

equinox.com



03 / 3 MIN DRIVE

Warner Bros. Studios

Large studio campus supporting film and television production with soundstages, post-production, and offices. Public access is restricted; guided tours are offered at certain times.



04 / 3 MIN DRIVE

Providence Saint Joseph Medical Center

Full-service medical center providing emergency care, inpatient services, surgery, and specialty clinics. Includes diagnostic imaging and outpatient services as part of hospital operations.

providence.org



05 / 2 MIN DRIVE

Porto's Bakery and Cafe

Well-known bakery-cafe offering Cuban-inspired pastries, breads, and cakes, plus coffee and savory items. Counter service with indoor seating; takeout and catering options are commonly available.

portosbakery.com



06 / 4 MIN DRIVE

The Walt Disney Studios

Major film studio complex with soundstages, production offices, and backlot facilities. Entry is generally controlled; some scheduled tours and events may be offered.

waltdisneystudios.com



07 / 6 MIN DRIVE

Nickelodeon Animation Studio

Animation production facility and offices associated with television and film projects. Primarily a workplace; public access is generally limited.

nickanimation.com



08 / 2 MIN DRIVE

iHeartMedia

Media company with offices for radio broadcasting, podcast production, and advertising operations. Primarily a professional workplace rather than a public-facing venue.

iheartmedia.com



09 / 3 MIN DRIVE

Legendary Entertainment

Film and television production company offices focused on development and production. Not typically open to the general public except for scheduled business appointments.

legendary.com



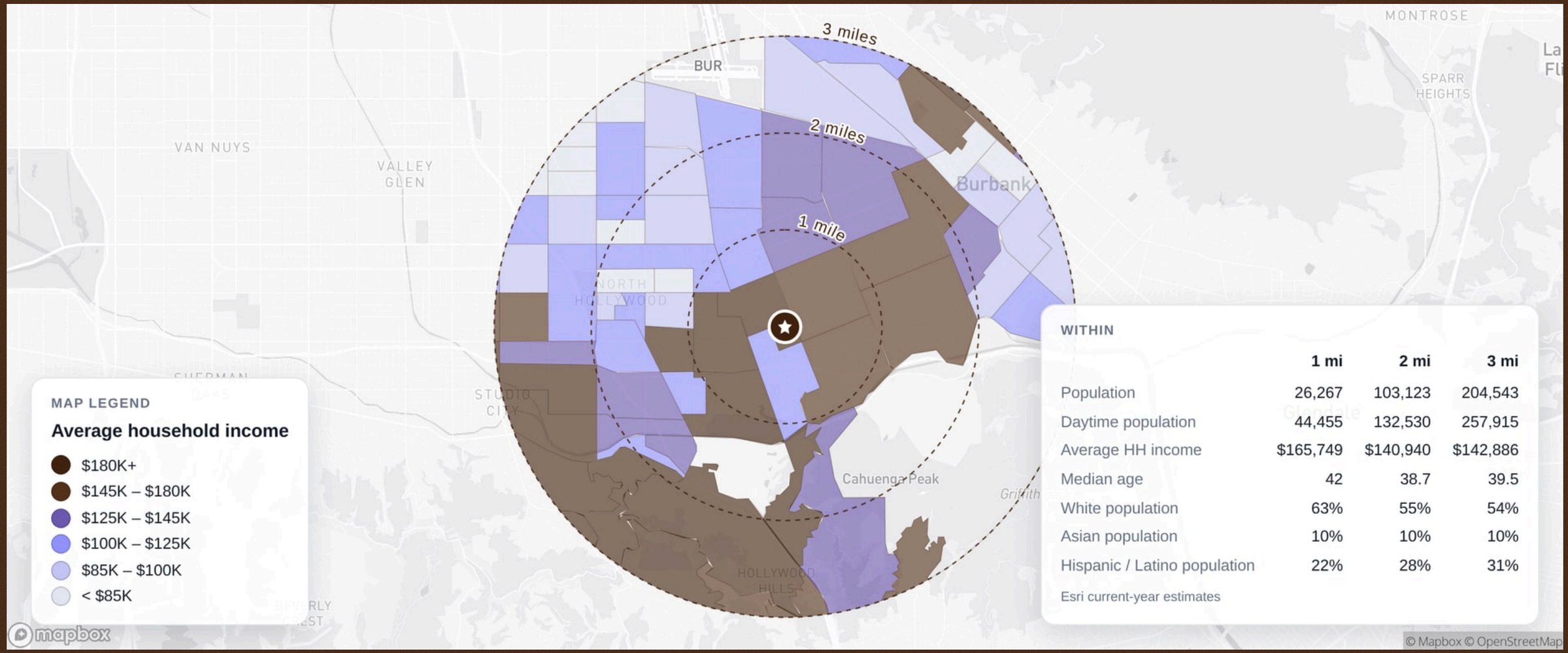
10 / 4 MIN DRIVE

Providence High School

Private high school offering college-preparatory academics, athletics, arts programs, and campus activities. Access is mainly for students, families, and school events.

providencehigh.org

DEMOGRAPHICS



WITHIN

	1 mi	2 mi	3 mi
Population	26,267	103,123	204,543
Daytime population	44,455	132,530	257,915
Average HH income	$165,749	$140,940	$142,886
Median age	42	38.7	39.5
White population	63%	55%	54%
Asian population	10%	10%	10%
Hispanic / Latino population	22%	28%	31%

Esri current-year estimates

FIND YOUR PLACE.

509–551 N. Hollywood Way and 3714–3830 W. Verdugo Ave.,
Burbank, CA, 91505

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