Property History

1928

Lockheed is born
United Aircraft and Transport Corporation purchases a parcel of 234 acres with surrounding steady winds and good drainage, developing United Airport, the largest commercial airport in Los Angeles until the opening of LAX 18 years later.

1937

A tradition of creative industrial production
Lockheed, under design lead Kelly Johnson, develops a twin engine, twin-boom interceptor aircraft, the P-38 Lightning fighter. More than 10,000 units were manufactured during WWII.

1941-1945

A community of creative innovation
After the attack on Pearl Harbor, a giant camouflaging effort takes place at Skunk Works to hide the building of bombers. Artists, set designers, and painters from Burbank studios (e.g. Disney) successfully cloak military production facilities to look like California suburbia.

1943-1989

A history of design firsts
The Lockheed P-80 Shooting Star, the first operational military jet engine plane, is the first of many developed on site under the secret operation “Skunk Works.” At the height of the war days, Lockheed employed more than 90,000 people and ran three shifts (24/7).

1964-1998

Inspiring the future of aviation
At the “Skunk Works,” Lockheed creates the SR-71, a.k.a. “Blackbird,” the fastest airbreathing manned aircraft on earth, and the F-117 Nighthawk, the first operational stealth fighter.

1998-2017

A great chapter of history closes
Following its merger with Martin Marietta, Lockheed Martin leaves Burbank and leaves the community with the challenge of restoring the Lockheed Martin properties to productive use. The Skunk Works site is the last major undeveloped Lockheed Martin Parcel – now the future home of Avion Burbank.
If approved by the Burbank City Council, Overton Moore Properties will begin construction on a 60 acre mixed-use campus called Avion Burbank starting in Q1 of 2018, completing development in Q2 of 2019.
CONNECTIVITY
SITE PLAN

- Bike Share
- Bus Stop
- Metrolink Station
- Metrolink Parking
- Train Tracks
- Multi-Purpose Path
- Walking Path
- Future Access

Future Hollywood Burbank Terminal

> Takes advantage of local and regional transit connections
Project Benefits

- ± 60-acre master planned mixed use campus environment
- Innovative architectural design by Gensler and HPA architects
- Revitalization of Golden State Airport Area
- Mobility
  - WALK To Hollywood Burbank Airport
  - RIDE Commuter Rail Service & Bus Line Access
  - DRIVE Interstate 5 Freeway within ¼ mile
- Collaborative community with multi-purpose paths, outdoor gathering space and recreational activities
- Onsite retail and 166 room hotel with amenities
- LEED compliant design and sustainable landscaping
Rare opportunity to purchase and/or lease

Creative office campus with 9 buildings totaling 142,250 SF

Unit sizes ranging from 6,500 to 36,250 SF

High quality design by Gensler

Parking available at 3.6/1,000 SF

Plug and play open areas ideal for meetings and group collaboration

WIFI Campus
CREATIVE INDUSTRIAL SITE PLAN

N Hollywood Way

I-1 158,258 SF
I-2 163,935 SF
I-3 161,424 SF
I-4 262,488 SF
I-5 75,592 SF
I-6 155,222 SF

I-2
I-3
I-4
I-5
I-6

Winona Ave
Cohasset St
Kenwood St
N Hollywood Way

Potential Office
Column Width

183,935 SF
138,258 SF
161,424 SF
282,466 SF
93,582 SF
155,222 SF
Industrial beginnings continue

- Six-building creative industrial campus with 1 million SF available for lease
- Unit sizes range from approximately 27,000 SF to 282,466 SF
- Building features include:
  - 30’ – 32’ clear height
  - 50’ x 52’ column spacing
  - 125’ – 135’ truck courts
  - 8’ wrought iron fully secured yards
  - ESFR sprinkler systems
  - 3,000 – 4,000 amps of power per building
  - Build-to-suit office
- Up to 2/1,000 SF parking available
A unique local amenity opportunity

**PROPERTY FEATURES**

- High profile restaurant and retail space located at the gateway of the new Burbank Airport Terminal.
- 15,000 SF, with 1,432 SF to 1,575 SF per unit.
- Signalized intersection with easy access and convenient parking.
- Outdoor patio and common dining areas

**TRADE AREA**

- Adjacent to 1 million SF of new office/industrial
- 108,000 residents in the immediate trade area
- "Media Capital of the World" – home to Disney Studios, Warner Bros., Nickelodeon
- Strong daytime population in excess of 200,000 people
Burbank Amenities

AVION Burbank offers unparalleled access to all modes of transportation and the support of a progressive and business friendly City government focused on thoughtful, creative development that will benefit not only business, but also the entire Burbank Community.
RESTAURANTS
California Roll & Sushi
Grain Lab Deli & Kitchen
HomeTown Buffet
Hook Burger
Jamba Juice
Krispy Kreme
Olive Garden
Outback Steakhouse
Panda Express
Sharky’s Woodfired Mexican Grill
Starbucks
Subway
Wendy’s
Yala

SERVICES
Fantastic Sams
Polished Nail Spa
Verizon

RETAIL
Aaron Brothers
Best Buy
BevMo!
Catherine’s
David’s Bridal
Gamestop
GNC
Lowe’s Home Improvement
Marshalls
Men’s Wearhouse
Michaels
Nordstrom Rack
Ortho Mattress
Payless Shoes
Radio Shack
REI
Staples
Target
Tilly’s
TJ Maxx
ULTA
Walmart
BURBANK TOWN CENTER

RESTAURANTS
Around the World Café
California Pizza Kitchen
Chevy’s Fresh Mex
Corner Bakery Cafe
D.Q.
El Pollo Loco
Five Guys Burgers & Fries
Gloria Jean’s Coffees
Haagen-Dazs
Hooters
In ‘N’ Out
Jersey Mike’s Subs
Mrs. Fields
Northpole Snowcream
Orange Julius
Panda Express
P.F. Chang’s
See’s Candies
Wetzel’s Pretzels
Zono Sushi

ENTERTAINMENT
All Amusement Fun Center
AMC Burbank Town Center 6
The Colony Theatre Company
Game Portal
Kiddie Rides
Rockin’ Kids Indoor Playground

RETAIL
Aldo
All Pro Sports
American Eagle Outfitters
Ashley Furniture HomeStore
Barnes & Noble
Bath & Body Works
Bed, Bath & Beyond
Burlington
Charlotte Russe
Cinderella Shoes
Claire’s
Cost Plus World Market
Forever 21
Gamestop
GNC
Hallmark
Hot Topic
The Home Depot
Journeys
Lane Bryant
Lids
Macy’s
New York & Co.
Office Depot
Old Navy
Payless
Praecit
Perfumes N Cosmetics
Red Zone Footwear
Sears
Shoe Tree
Smuggler’s Hut
Timepiece Network
Tuxedo Junction
Vans
Victoria’s Secret
Zale’s The Diamond Store

SERVICES
Andre’s Martial Arts
Boost Mobile
Carlton Hair International
Comerica Bank
Crunch Fitness
Dr. Cynthia Arata, Optometrist
Fashion Nail Spa
Heel 2 Toe Shoe Repair
1-Brow Threading & Beauty Salon
Nora Threading Salon
Queen Nails
Red Persimmon Nails & Spa
Shapes Brow Bar
Stein Optometric
T-Mobile
Verizon
RESTAURANTS
Another Broken Egg Cafe
The Backhouse
Barneys Beanery
Ben & Jerry’s
BJ’s Restaurant & Brewhouse
Black Angus
The Boiling Crab
Buffalo Wild Wings
Burbank Bar & Grille
Carving Board
Chadaka Thai
Chipotle Mexican Grill
Chronic Tacos
The Coffee Bean & Tea Leaf
Cold Stone Creamery
Don Cuco
Fuddrucker’s
Faji Sushi Rolls
Gaucho Grill
Gordon Biersch
Gourmet 88
Granville Cafe
Great Grill
Guisados Taqueria
Gyu-Kaku Japanese BBQ
H2O Poke
Hokkaido Seafood Buffet
Ike’s Place
India’s Tandori
Islands Burgers
Kabuki
Knight Restaurant
Kopan Ramen
Mama Hong’s
Market City Cafe
Mr. Kabob
Noah’s Bagels
Octopus Japanese
Olivia
Pho Burbank
Pinkberry
PizzaRev Burbank
Planet Grill
PortoCal Peri Peri
Season Thai Cuisine
Seoul Korean BBQ
Starbucks

Steak ’n Shake
Story Tavern
Tender Greens
Tomo Sushi
Wild Carvery
Wokcano
Woodbranch BBQ & Grill
Yardhouse
Yogurtland

ENTERTAINMENT
AMC Burbank 16
Flappers Comedy Club

RETAIL
Active Ride Shop
Color Me Mine
Gap Outlet
Ross Dress for Less
Sketchers
Urban Outfitters
Zamba

SERVICES
AT&T
Bank of America
Burbank Athletic Club
Chase Bank
European Wax Center
FedEx Office Print & Ship Center
Partners Federal Credit Union
Sprint Store
T-Mobile Burbank

AVION BURBANK RETAIL CENTER      Burbank
BURBANK TOWN CENTER    (11 MINUTES)
AVION BURBANK ENTERTAINMENT VILLAGE   (12 MINUTES)
BURBANK EMPIRE CENTER   (8 MINUTES)
AVION BURBANK RETAIL CENTER   (0 MINUTES)
BURBANK TOWN CENTER   (11 MINUTES)
AVION BURBANK ENTERTAINMENT VILLAGE   (12 MINUTES)
BURBANK EMPIRE CENTER   (8 MINUTES)
OFFICE
ABC Entertainment
Applied Minds
ARAMARK Uniform Services
Ascent Media
Bunim/Murray Productions
Cartoon Network
Cast & Crew Entertainment Services, LLC
CBS Interactive, Inc.
DC Comics
Deluxe Entertainment LLC
Dolby
DreamWorks Entertainment Partners
Fotokem
Fremantle Media
Hasbro, Inc.
Hertz Equipment Rental
iHeart Media, Inc.
Insomniac Games
KABC
KCET-TV
Legendary Entertainment
MTV Networks Enterprises
New Wave Entertainment, Inc.
New York Film Academy
Nickelodeon Studios
OMD USA
Open Road Entertainment
Outlook Amusements, Inc.
Playboy Plus Entertainment
Point.360
Public Storage, Inc.
Quwest Cyber Solutions
Reliance MediaWorks
Rough Draft Studios, Inc.
Screen Actors Guild
Starz
STX Filmworks
Technicolor LTD
Tesla Motors
The Disney Channel
Turner Broadcasting System
Twentieth Century Fox
Viacom Inc.
VUBIQUITY, Inc.
Warner Bros. Entertainment Inc.
Warner Bros. Records, Inc.
Western Costume Company
Western Studio Service
Whittaker Controls

INDUSTRIAL
Artisan House Inc.
Avbank Mfg. Inc.
Bexel Broadcast Service
Bonded Services
DreamWorks
Hutchinson Aerospace & Industry
Independent Studio Services
Industrial Metal Supply Company
KABC-TV
L A Graphico
Matthews Studio Equipment Inc
MS International, Inc.
Public Storage
Quixote
Reel EFX, Inc.
Rem Optical Co
Ryan Herco Flow Solutions
SARO
Science of Skincare
Senior Aerospace SSP
The Walt Disney Company
Unifactor Corporation
Warner Bros. Entertainment Inc.
Warner Bros. Records, Inc.
Western Costume Company
Western Studio Service
Whittaker Controls
Leasing Information

Creative Office & Creative Industrial

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