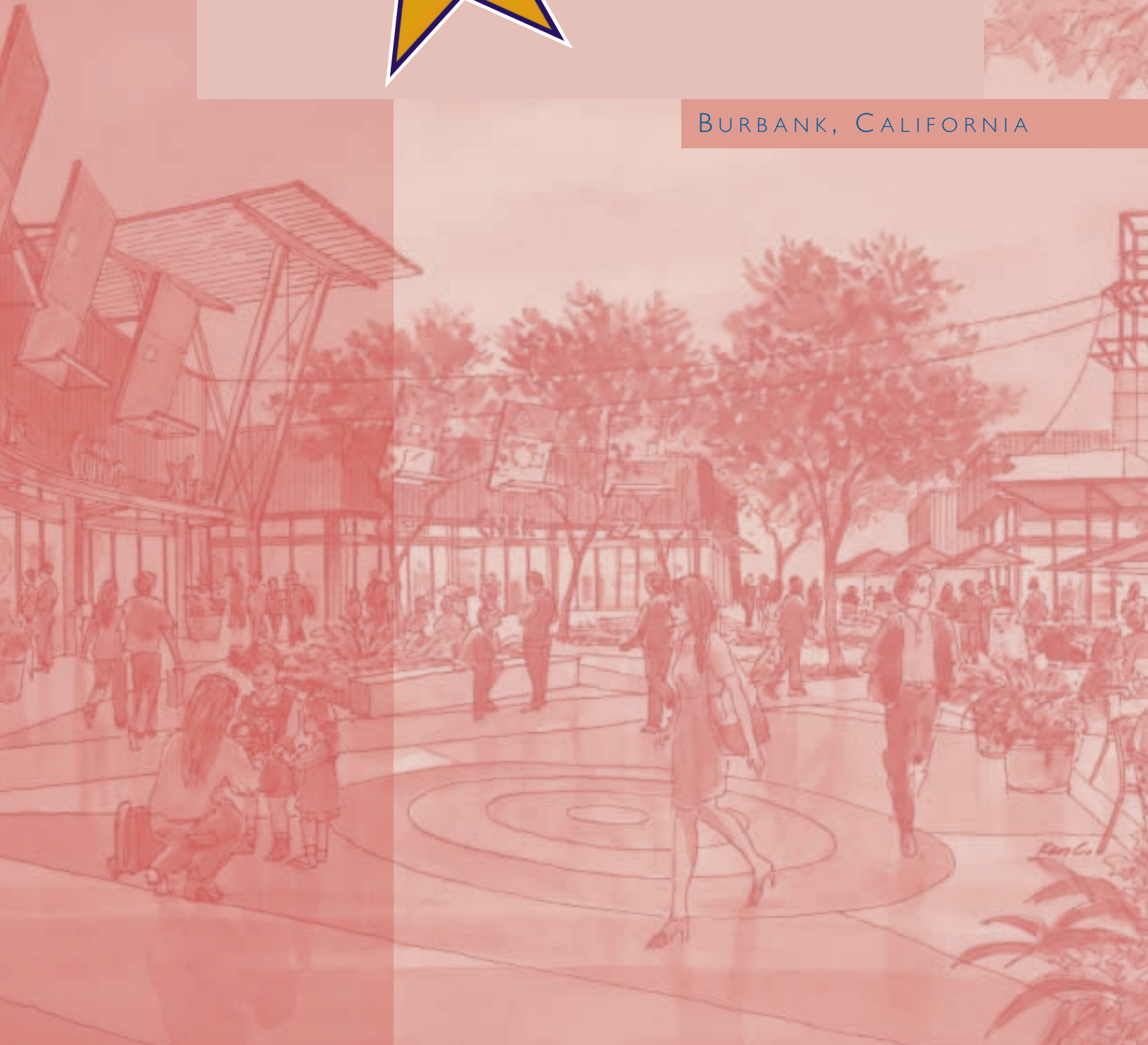




# Burbank Empire Center

BURBANK, CALIFORNIA





In a community distinguished by prosperity, opportunity and the Southern California lifestyle, a special place has emerged to satisfy the needs of shoppers and retailers alike: Burbank Empire Center introduces a new level of prestige to contemporary shopping in the dynamic area of Burbank, California.



Poised to pave the way for the future of merchandising in the area, major national promotional stores and specialty shops have already seized the opportunity to join this state of the art open air community mall. Major anchors include Target, Lowes Home Improvement, Costco, The Great Indoors, Marshall's, Best Buy, Linens N' Things, Sportmart, and Michael's, plus other leaders in value oriented and specialty retailing.

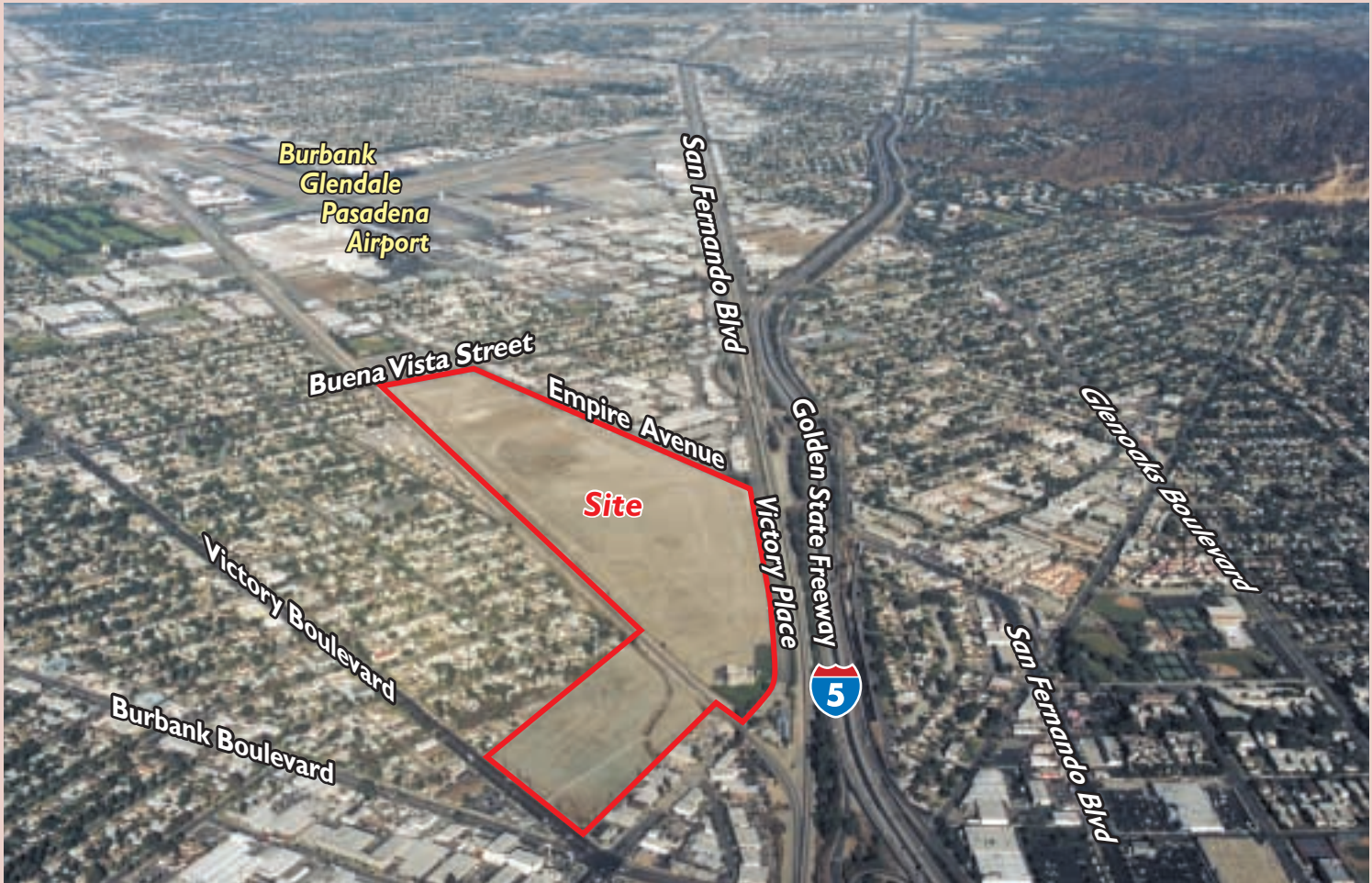
Offering 900,000 square feet of major tenants, specialty shops, and restaurants, Burbank Empire Center offers a prestigious open-air community mall to fulfill the demands, desires, and buying habits of the residents of Burbank and the surrounding communities.

Burbank Empire Center is situated on a 103 acre parcel with over 2,800 feet of frontage on the Golden State (5) Freeway extending block to block from Empire Avenue along Victory Place. The project is easily accessed from Burbank Boulevard, Lincoln Avenue, Buena Vista Street, and the future Empire Avenue freeway on/off ramps.

A project of exceptional quality, Burbank Empire Center is being created to take full advantage of its regional accessibility and offer the consumer a convenient, upscale environment through high standards of architecture and design.

The unique exuberance of the region is reflected in the sophisticated architecture and merchandising opportunities of Burbank Empire Center. Offering shopping areas for home improvement, electronics, fashions, soft goods, specialty retailing, and restaurants, Burbank Empire Center is positioned to provide this area with contemporary conveniences in a distinctive setting.





Burbank  
Glendale  
Pasadena  
Airport

Buena Vista Street

Empire Avenue

Site

Victory Place

Golden State Freeway



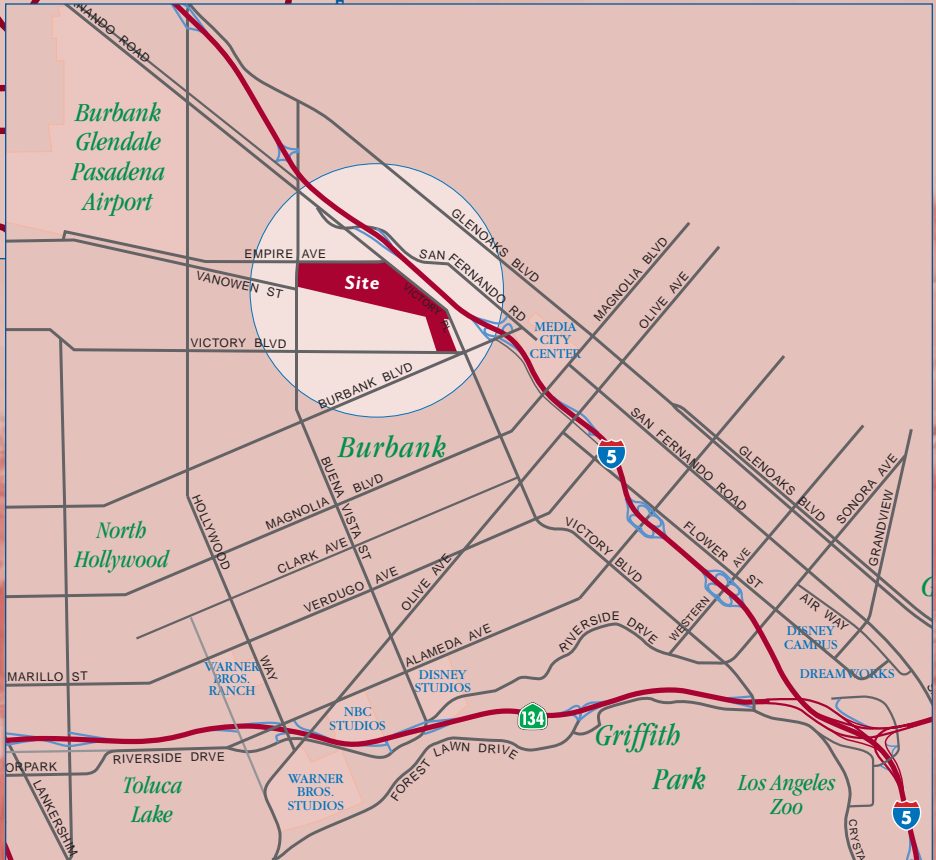
San Fernando Blvd

Victory Boulevard

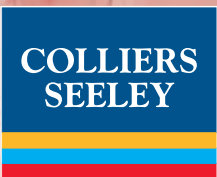
Burbank Boulevard

Glenoaks Boulevard

San Fernando Blvd



Exclusive Agents:



**William M. Bauman**  
**William R. Legier**  
 444 S. Flower Street, Suite 2200  
 Los Angeles, CA 90071  
 (213) 627-1214  
 Fax (213) 622-0564

A Development By:

**ZELMAN**  
**DEVELOPMENT Co.**

707 Wilshire Boulevard, Suite 3036  
 Los Angeles, CA 90017  
 (213) 553-8100  
 Fax (213) 533-8118

The information contained herein is from sources we believe to be reliable, but we do not guarantee its accuracy. All measurements & dimensions are approximations and are not to scale. Clients are encouraged to verify their accuracy.