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Burbank Apartment Building Sales

Explore 12 closed multifamily transactions totaling \$36.08M in Burbank. Data from the LAAA Team at Marcus & Millichap.

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12

TRANSACTIONS

\$36.08M

TOTAL VOLUME

4.30%

AVG CAP RATE

\$520,665

AVG \$/UNIT

8

AVG UNITS

2013

SINCE

LAAA TEAM TRACK RECORD SINCE 2013

Burbank Multifamily Market Overview

Burbank is the media capital of Los Angeles, where Walt Disney Studios, Warner Bros. Discovery, and Netflix's Burbank offices create a unique employment-driven rental market that commands the highest per-unit pricing in the Glendale-Pasadena-Burbank corridor. Across 11 closed transactions totaling \$34.5M in volume, the LAAA Team has documented an average cap rate of 4.29% and an average price per unit of \$533K.

The city's lower-density residential neighborhoods along Olive Avenue, Magnolia Boulevard, and in the blocks surrounding the Burbank Town Center attract entertainment industry professionals willing to pay premium rents for short commutes to studio lots. Unlike the LA city RSO, Burbank operates as an independent city subject to AB 1482 statewide rent protections, which many investors view as a more favorable regulatory environment.

Santa Monica and West LA. The Burbank Airport, Metrolink station, and proximity to the 5 and 134 freeways add transportation convenience that broadens the tenant pool.

Market Snapshot

SOURCE: COSTAR | BURBANK MULTIFAMILY | 2026 Q1

16,070 TOTAL UNITS	6.4% ↑ from 3.4% VACANCY RATE	\$2,537 MARKET RENT/UNIT
-0.9% RENT GROWTH (YOY)	4.9% MARKET CAP RATE	\$388K MARKET \$/UNIT

RENTS BY UNIT TYPE	
Studio	\$1,906/mo
1 Bedroom	\$2,222/mo
2 Bedroom	\$2,903/mo
3 Bedroom	\$3,915/mo

INVESTMENT ACTIVITY (TRAILING 12 MO)	
Sales Volume	\$17.3M
Transactions	6
Avg Price/Unit	\$388K
Avg Cap Rate	6.2%

Burbank Market Area

Loading map...

LAAA Team Closings in Burbank

12 transactions by Glen Scher, Filip Niculete & the LAAA Team

2907 W Riverside Drive

Burbank • 2026

PRICE	UNITS	CAP	\$/UNIT
\$1.59M	4	4.37%	\$397,500

157 W Ash Ave

Burbank • 2023

PRICE	UNITS	CAP	\$/UNIT
\$2.42M	5	5.06%	\$485,000

4318 W Victory Blvd

Burbank • 2023

PRICE	UNITS	CAP	\$/UNIT
\$2M	1	4.94%	\$2M

336, & 342 E Providencia Ave

Burbank • 2023

PRICE	UNITS	CAP	\$/UNIT
\$7.05M	24	8.64%	\$293,750

328 E Providencia Ave

157 W Ash Ave

Burbank • 2022

PRICE	UNITS	CAP	\$/UNIT
\$2.21M	5	3.81%	\$442,000

401 S Flower St

Burbank • 2018

PRICE	CAP
\$1.60M	4.00%

1213 North Screenland Drive

Burbank • 2017

PRICE	UNITS	CAP	\$/UNIT
\$1.80M	6	3.01%	\$300,000

143 N Maple St

Burbank • 2017

PRICE	UNITS	CAP	\$/UNIT
\$1.48M	4	3.54%	\$368,750

703 East Providencia Avenue

Burbank • 2016

PRICE	UNITS	CAP	\$/UNIT
\$1.97M	10	3.00%	\$197,000

422 South Lake Street

Burbank • 2016

PRICE	UNITS	CAP	\$/UNIT
\$7.25M	14	3.13%	\$517,857

2501 North Glenoaks Boulevard

Burbank • 2015

PRICE	UNITS	CAP	\$/UNIT
\$1.53M	6	3.99%	\$255,000

Recent Deal Stories



2907 W Riverside Drive

\$1,590,000 • 4 units

[Read Deal Story →](#)



157 W Ash Ave

\$2,425,000 • 5 units

[Read Deal Story →](#)



328 E Providencia Ave

\$5,175,000 • 11 units

[Read Deal Story →](#)

Our Active Listings in Burbank



2001-2005 Grismer Avenue

Burbank Multifamily Investment FAQs

How much does an apartment building cost in Burbank?



What is the average cap rate for Burbank apartment buildings?



Does Burbank have rent control?



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What's Your Burbank Apartment Building Worth?

Get a complimentary Broker Opinion of Value from the LAAA Team.

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