

EXCLUSIVELY LISTED FOR SALE

FULLY LEASED CORNER 2 STORY RETAIL/OFFICE BUILDING



PRIME
BURBANK &
TOLUCA LAKE
MEDIA
DISTRICT

4017 W. RIVERSIDE DRIVE
BURBANK, CA 91505

cag | COMMERCIAL
ASSET GROUP

SALE PRICE

\$4,800,000

BUILDING SIZE

±7,545 SF

LOT SIZE

±7,221 SF

CAP

5.78%

PARKING

±15 SPACES

WALK SCORE

87

- **100% LEASED** ALL LEASES RECENTLY SIGNED OR RENEWED WITH ALL TENANTS PERFORMING SIGNIFICANT UPGRADES TO THE BUILDING
- 2 FOOD USE SPACES ON ONE OF THE **BEST FOOD BLOCKS** IN BURBANK
- ON THE BORDER OF TOLUCA LAKE & BURBANK MEDIA DISTRICT WITH OVER **7 MILLION SF OF OFFICE SPACE WITHIN A HALF MILE**, INCLUDING DISNEY CHANNEL, WARNER BROTHERS AND WE WORK
- LOCATED ON THE **MAIN PEDESTRIAN LUNCHTIME BLOCK** SERVING THE OFFICE SPACE
- **ABOVE AVERAGE PARKING** FOR THE BLOCK. ADDITIONAL PARKING FOR LEASE IN OFFICE BUILDING

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property, and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

RENT ROLL

TENANT	SIZE	PERCENTAGE*	MONTHLY BASE RENT	ANNUAL BASE RENT	MONTHLY BASE RENT PSF	ANNUAL BASE RENT PSF	LEASE COMMENCEMENT	LEASE EXPIRATION	OPTIONS TO EXTEND	ANNUAL INCREASE %	NNN MONTHLY CAP	NNN CAP PSF	NNN ANNUAL CAP
Chindi Thai	2,717	36%	\$12,000	\$144,000	\$4.42	\$53.04	1/1/2017	12/31/2026	None	3%	None	None	None
Pizza Place	1,018	14%	\$5,000	\$60,000	\$4.91	\$58.92	6/1/2017	8/31/2022	1.5 yr @ FMV	3%	None	None	None
VCS Ventures	3,713	50%	\$7,000	\$84,000	\$1.89	\$22.68	6/1/2017	7/31/2022	1.5 yr @ 3% Inc.	3%	\$1,000	\$030	\$3.23
Valet	N/A	N/A	\$920	\$11,040	N/A	N/A	1/1/2017	12/31/2017	1.1yr @ Sale Rent	N/A			
Total	7,448	100%	\$24,920	\$299,040									

OPERATING EXPENSES

Estimated Property Taxes	\$56,160
Property Insurance	\$3,500
Utilities	\$3,600
Maintenance	\$4,000
Total	\$67,260

ANALYSIS

Purchase Price	\$4,800,000
Price Per Square Foot	\$644
Annual Base Rent	\$299,040
Annual Expenses Reimbursement	\$45,630
Annual Gross Income	\$344,670
Annual Operating Expenses	\$67,260
Net Operating Income (NOI)	\$277,410
CAP Rate	5.78%

REIMBURSABLE EXPENSES

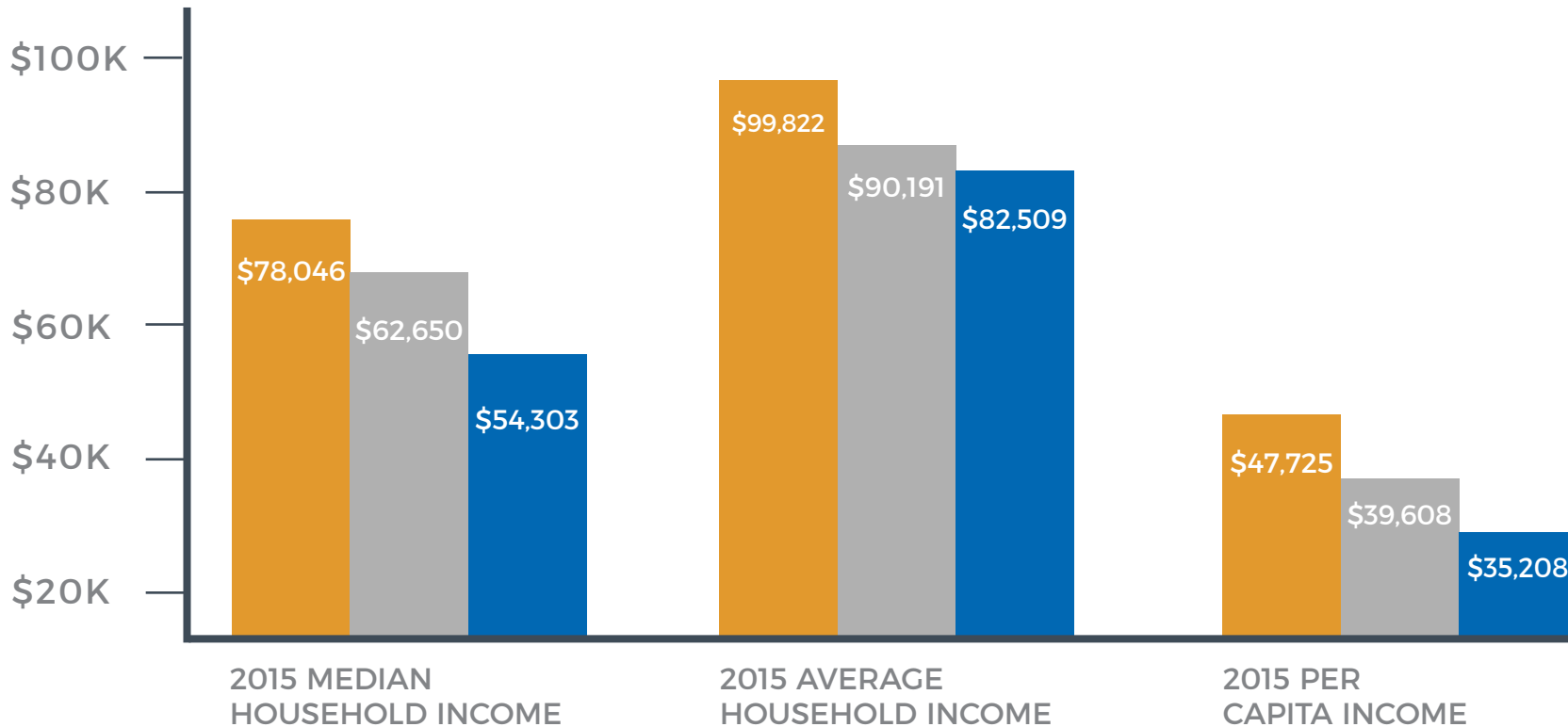
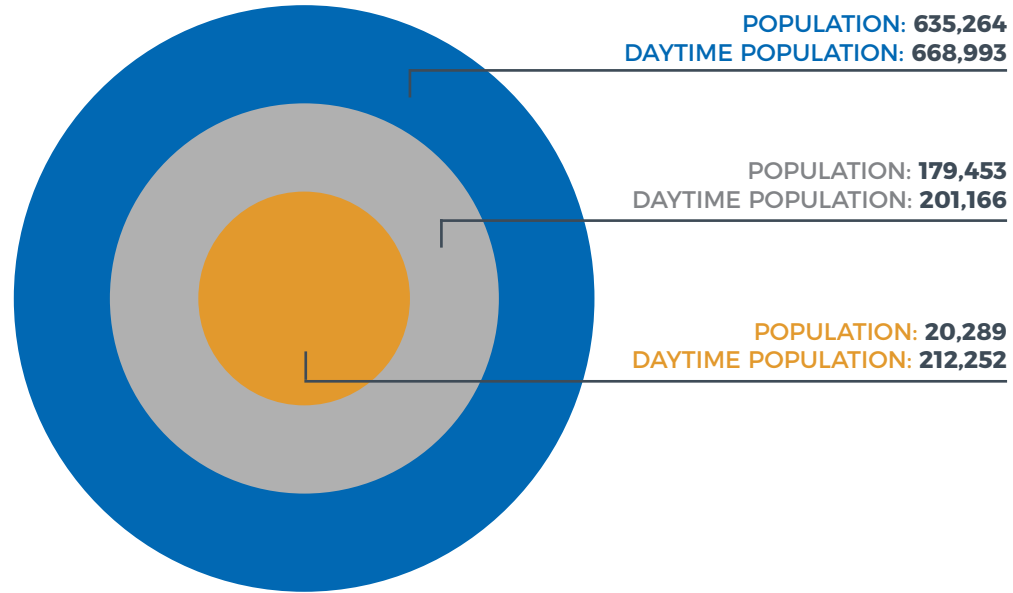
TENANTS SHARE	TENANTS' PERCENTAGE*	ACTUAL EXPENSES	REIMBURSABLE EXPENSES
Chindi Thai	36%	\$24,214	\$24,214
Pizza	14%	\$9,416	\$9,416
VCS Ventures	50%	\$0	\$12,000
Total	100%		\$45,630

*Chindi Thai Lease was a renewal. Tenant has been in space for over 10 years.

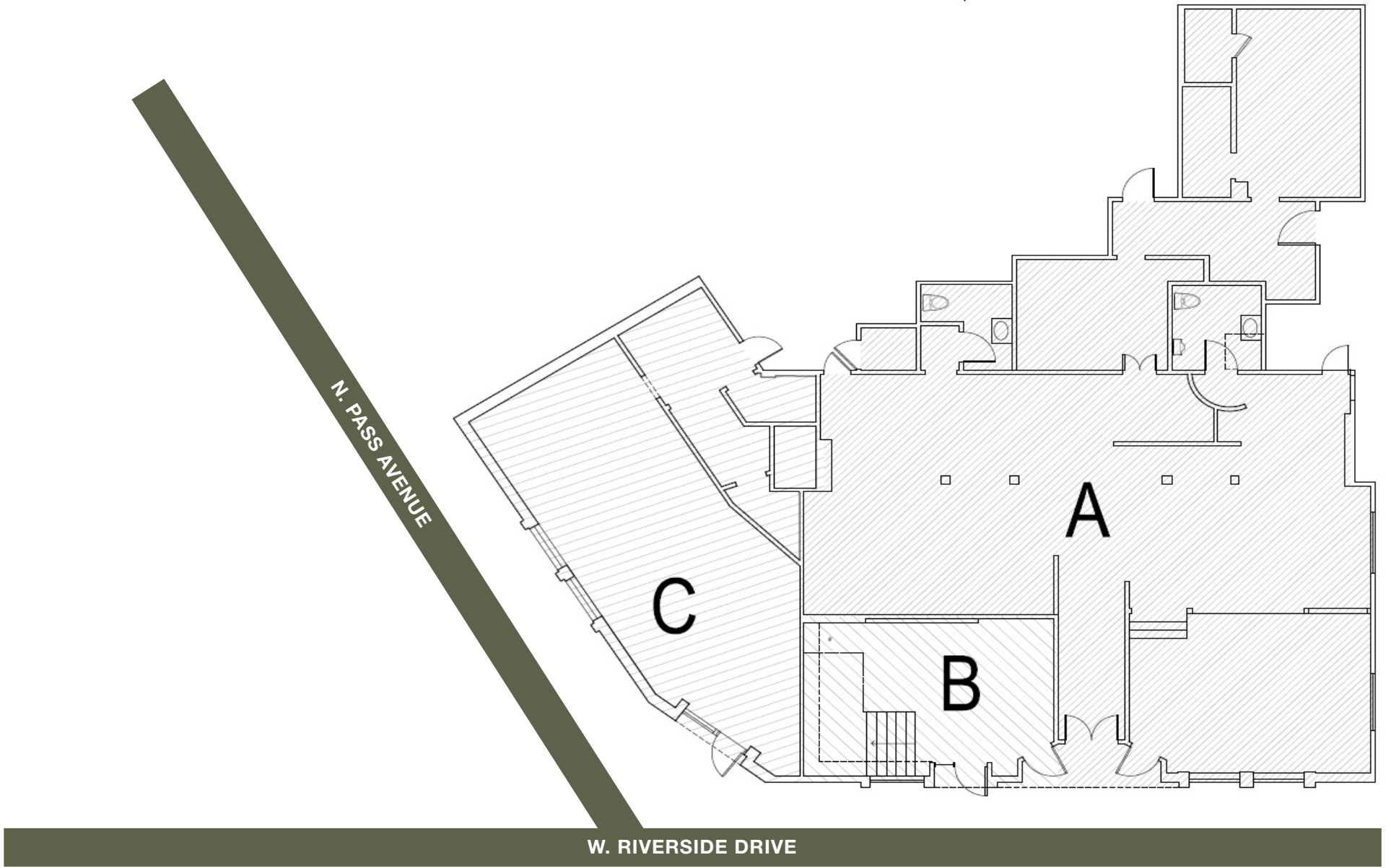
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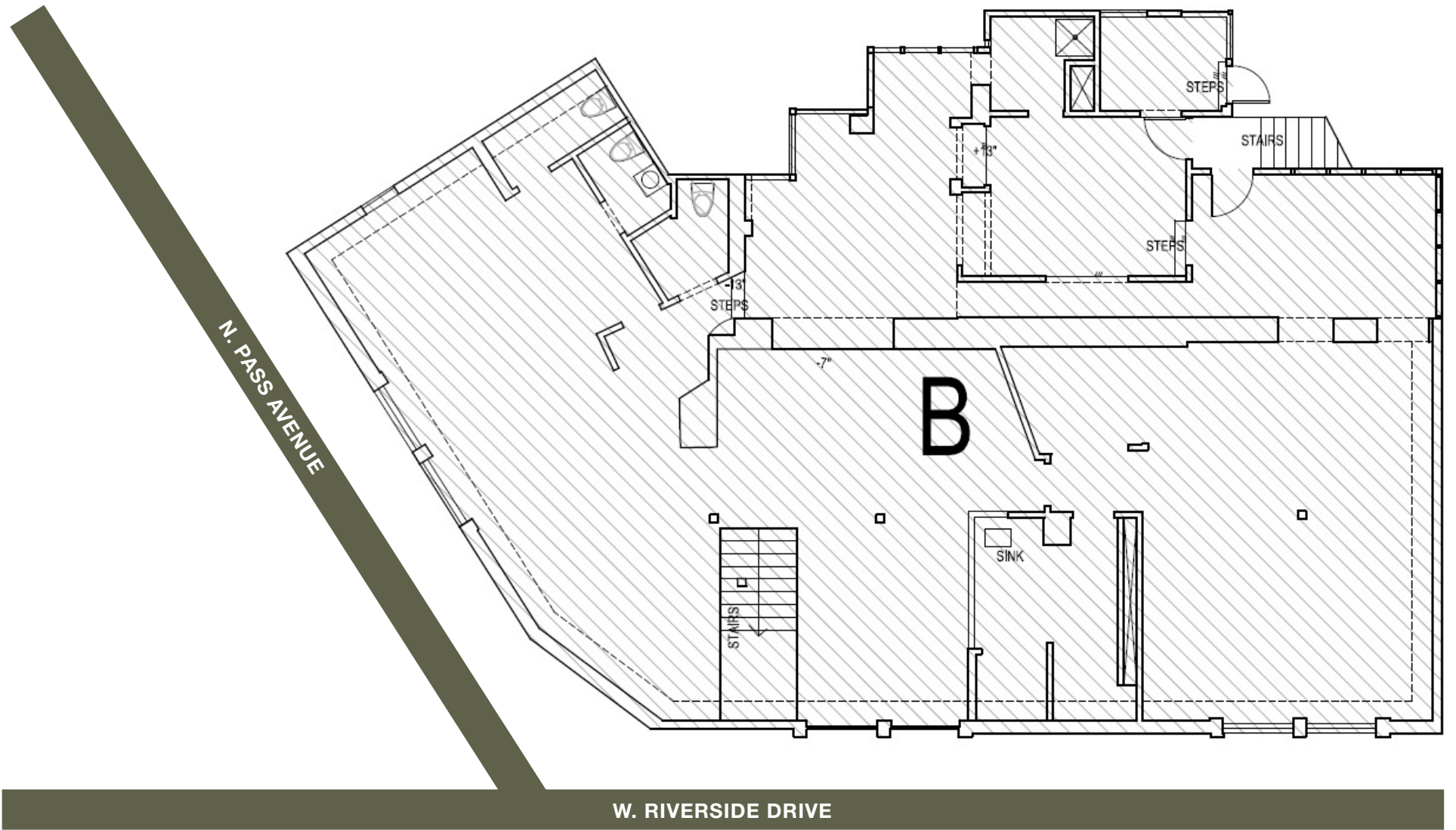


DEMOGRAPHICS



FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR

LOCAL AERIAL



A. 4111 W. Alameda (96,276 SF)

B. 4100 W. Alameda (57,971 SF)

C. 4000 W. Alameda (118,818 SF)

D. 3900 W. Alameda (498,386 SF)

E. 3800 W. Alameda (421,990 SF)

F. 3601 W. Olive Ave (152,469 SF)

G. 3500 W. Olive Ave (249,000 SF)

H. 3903 W. Olive Ave (107,400 SF)

I. 3400 W. Riverside Dr (420,949 SF)

J. 3300 W. Riverside Dr (55,550 SF)

K. 330 W. Warner Blvd (53,845 SF)

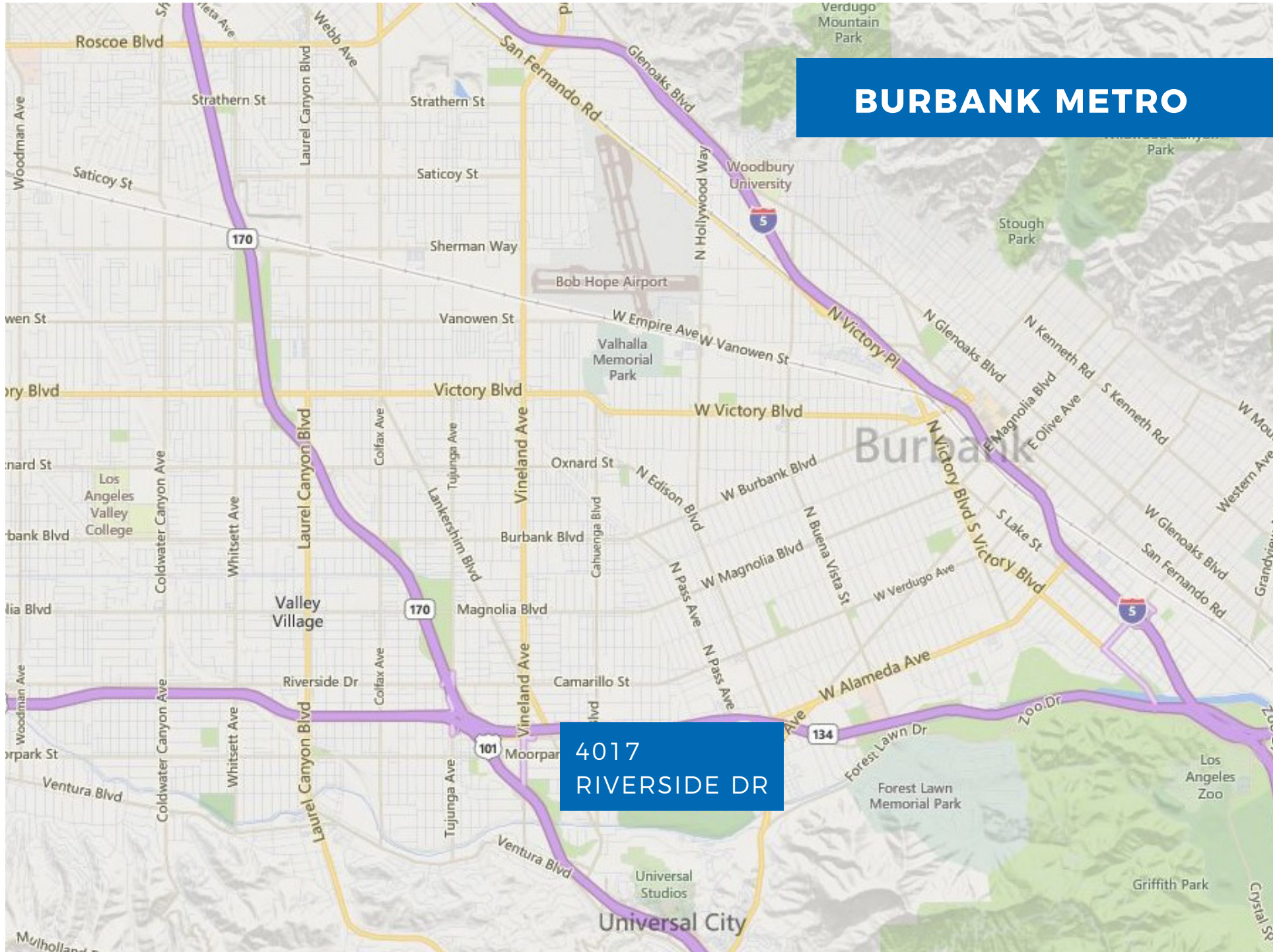
L. 3400 W. Olive Ave (84,305 SF)

M. 3300 W. Olive Ave (230,000 SF)

N. Warner Brothers Lot (152,217 SF on 68 Acres of Land)

BURBANK METRO

4017
RIVERSIDE DR





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