



TOLUCA LAKE/BURBANK MEDIA DISTRICT RESTAURANT SPACE FOR LEASE

3919 W RIVERSIDE DRIVE, BURBANK, CA 91505

LEASE RATE

\$5.95 PSF/MONTH + NNN

NNN = APPROX \$1.00/MONTH

SPACE SIZE

APPROX. 1,500 SF

AVAILABLE

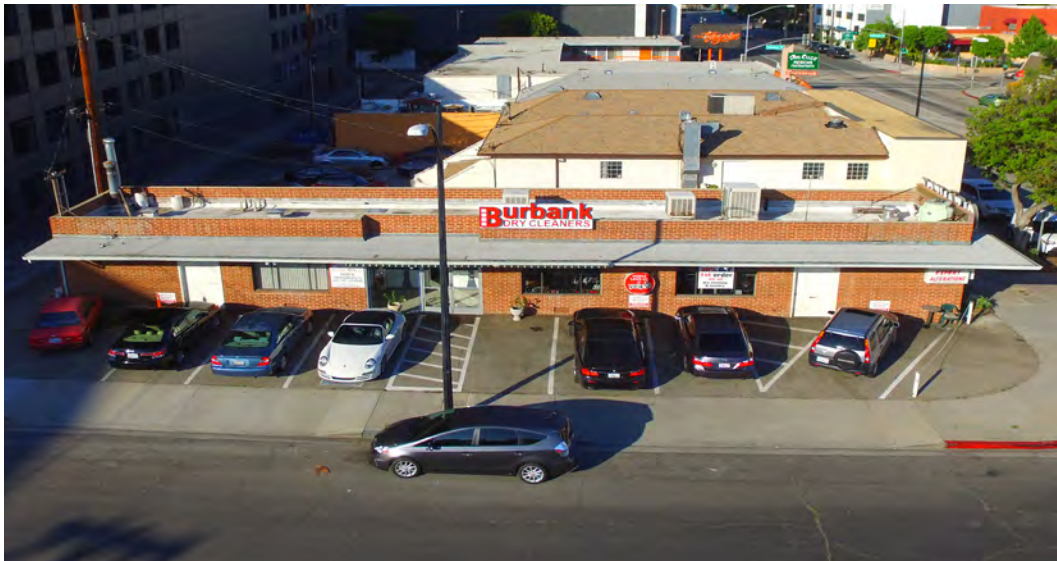
JANUARY, 2019

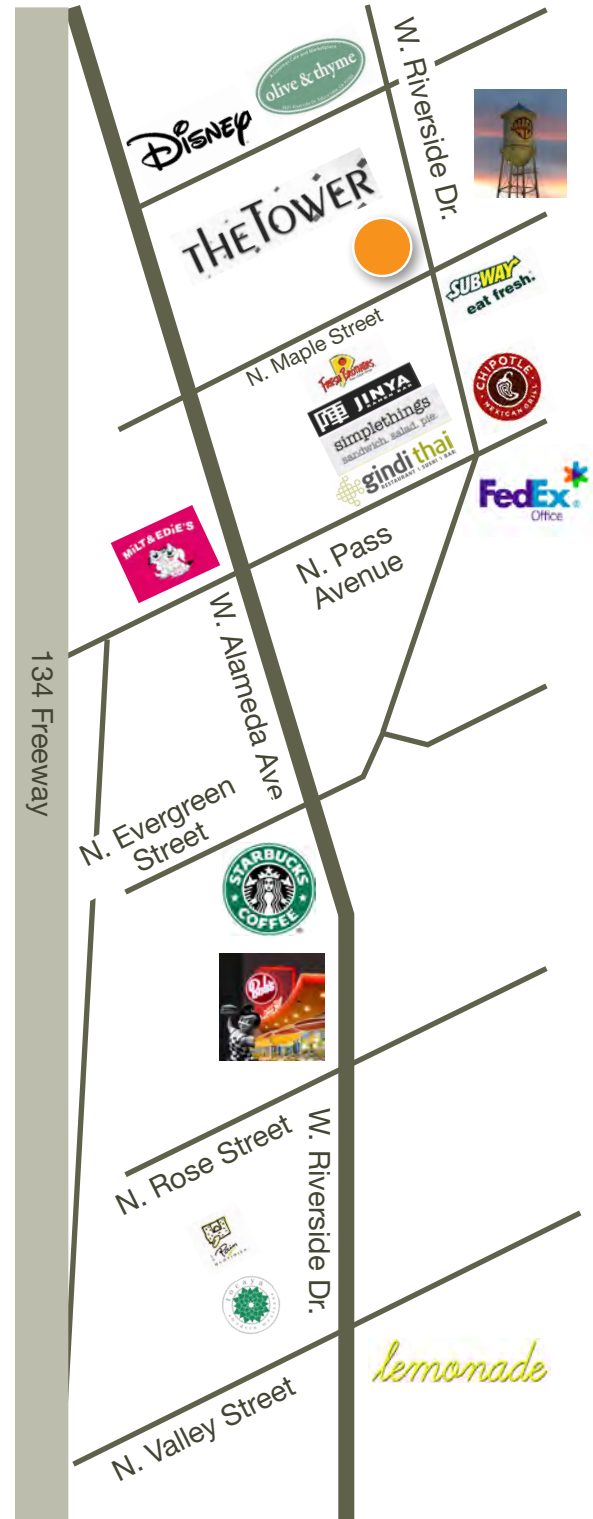
These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify the accuracy and completeness. As well, any projections, 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, and withdrawal from the market without notice.

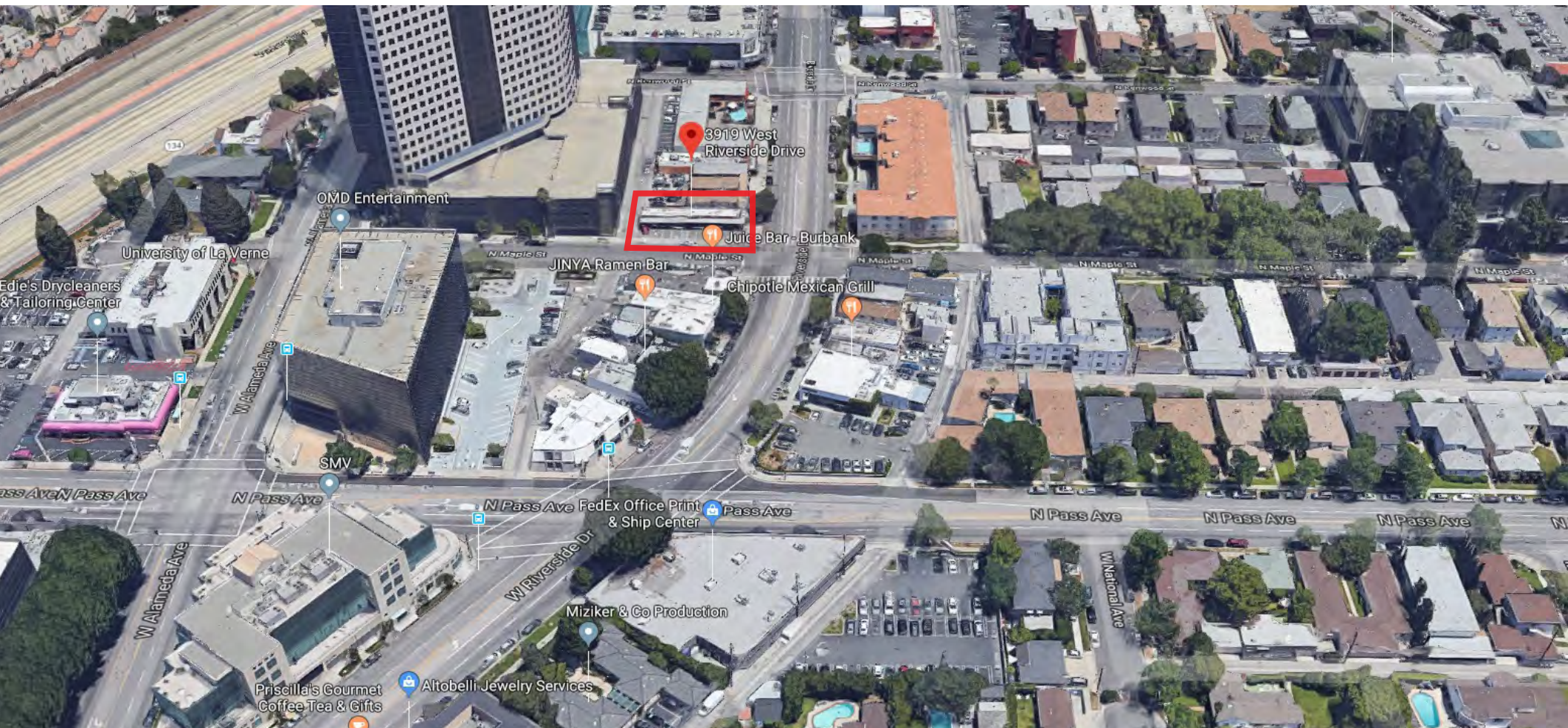
- PROMINENT RETAIL CORNER LOCATION AT THE GATEWAY OF BURBANK MEDIA DISTRICT
- SITUATED ON THE MAIN LUNCH DRAG SERVICING WARNER BROTHERS, DISNEY, I HEART RADIO AND MILLIONS OF SQUARE FEET OF ADDITIONAL OFFICE TENANTS
- 3 MILLION SQUARE FEET OF OFFICE SPACE WITHIN LESS THAN HALF A MILE
- NEIGHBORS INCLUDE LE PAIN QUITIDEON, TOCAYA ORGANICA, LEMONADE, STARBUCKS, CHIPOTLE, OLIVE & THYME, AND MANY MORE
- EXCELLENT ON-SITE STREET PARKING WITH NO PARKING METERS
- TI PACKAGE AVAILABLE FOR RESTAURANT CONVERSION



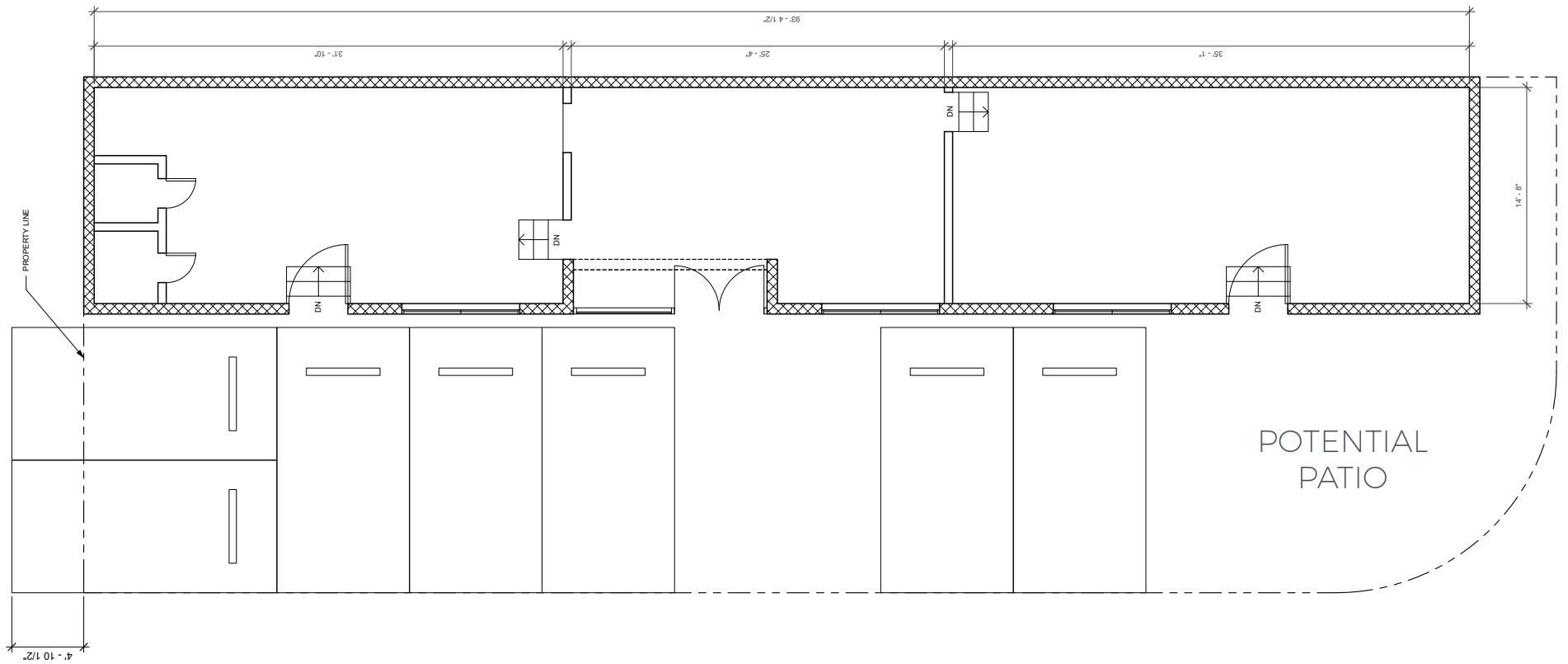
ADDITIONAL PICTURES



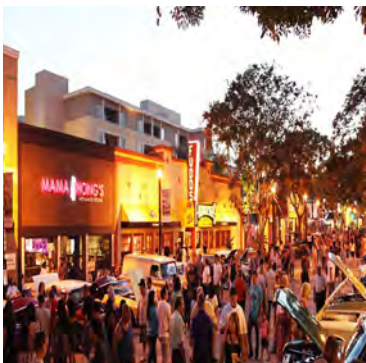




AREA MAP



CURRENT FLOOR PLAN



DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 17,394

3 MILE: 176,902

5 MILE: 651,299

AVERAGE HOUSEHOLD INCOME

1 MILE: \$86,258

3 MILE: \$71,333

5 MILE: \$61,189

MEDIAN AGE

1 MILE: 40.50

3 MILE: 39.40

5 MILE: 39.50

WALK SCORE

84



COMMERCIAL
ASSET GROUP



DAVID ASCHKENASY

EXECUTIVE VICE PRESIDENT

P 310.272.7381

E DAVIDA@CAG-RE.COM

LIC. 01714442

DAVID ICKOVICS

PRINCIPAL

P 310.272.7380

E DJI@CAG-RE.COM

LIC. 01315424

JEREMY WINTNER

DIRECTOR

P 310.272.7390

E JEREMY@CAG-RE.COM

LIC. 02062054

COMMERCIAL ASSET GROUP

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

WWW.CAG-RE.COM LIC. 01876070