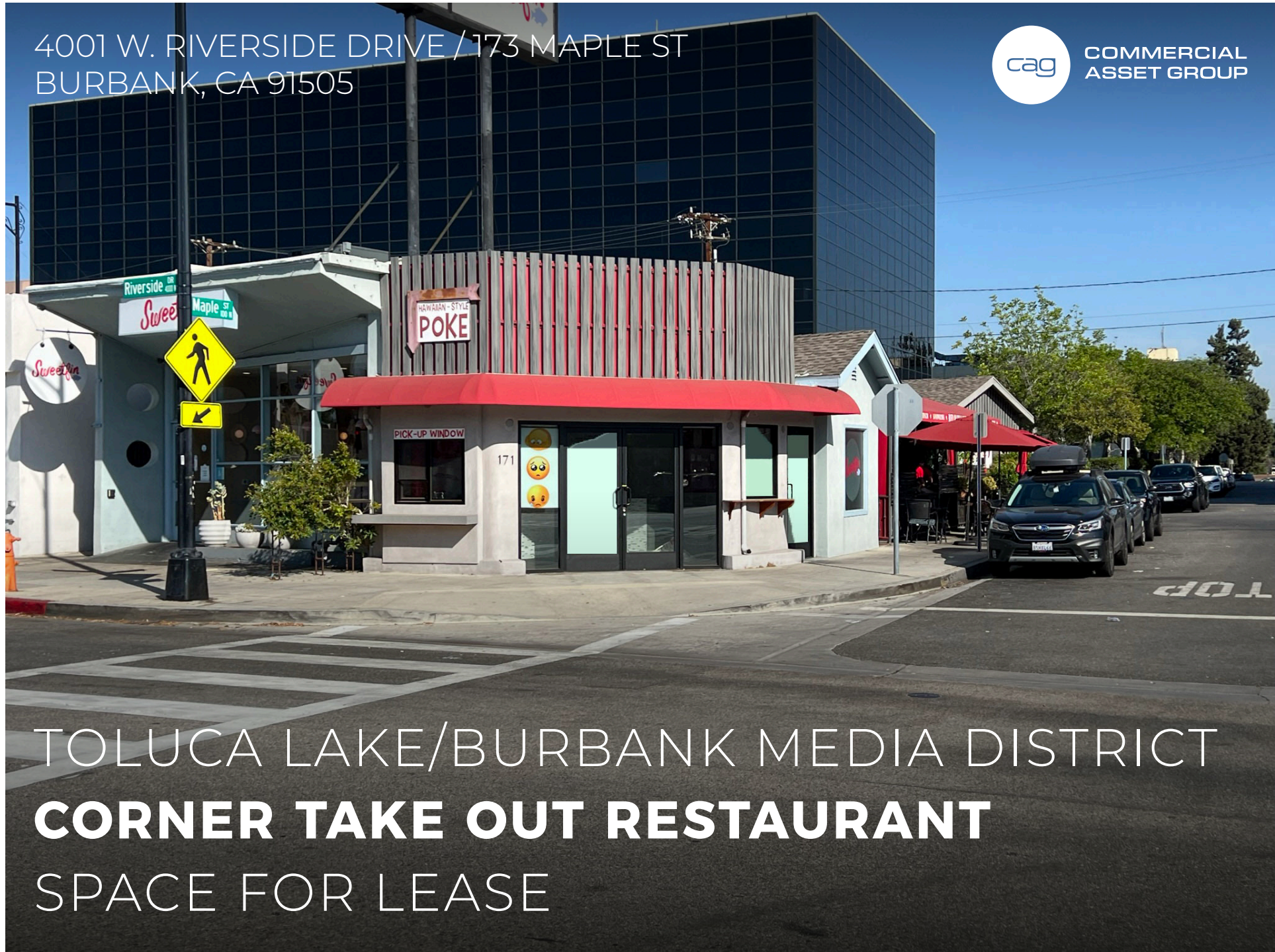


4001 W. RIVERSIDE DRIVE / 173 MAPLE ST
BURBANK, CA 91505



COMMERCIAL
ASSET GROUP



TOLUCA LAKE/BURBANK MEDIA DISTRICT
CORNER TAKE OUT RESTAURANT
SPACE FOR LEASE

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LEASE RATE

\$2,500/MO, NNN

SPACE SIZE

±261 SQFT

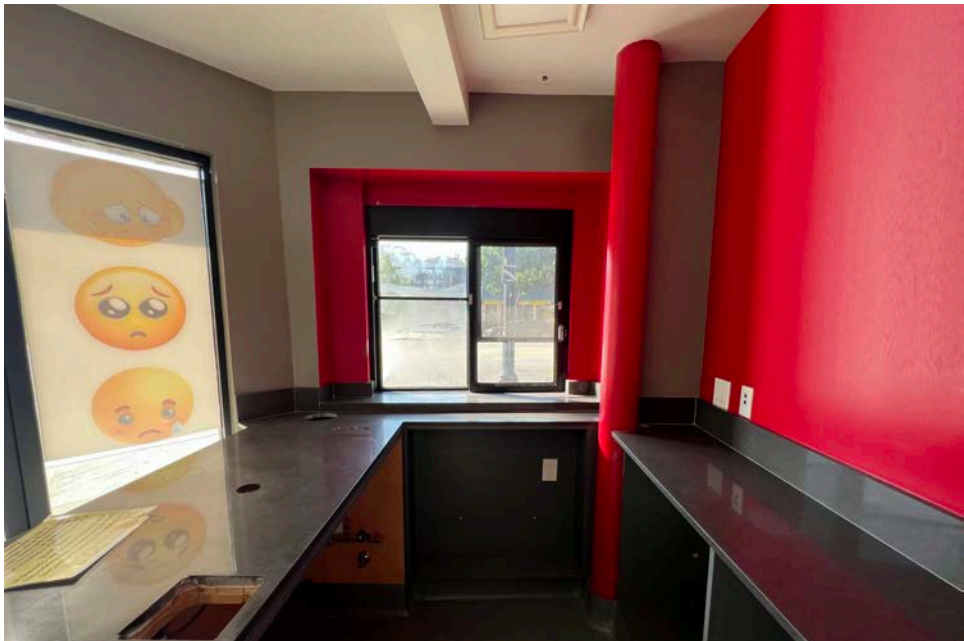
AVAILABLE

IMMEDIATELY

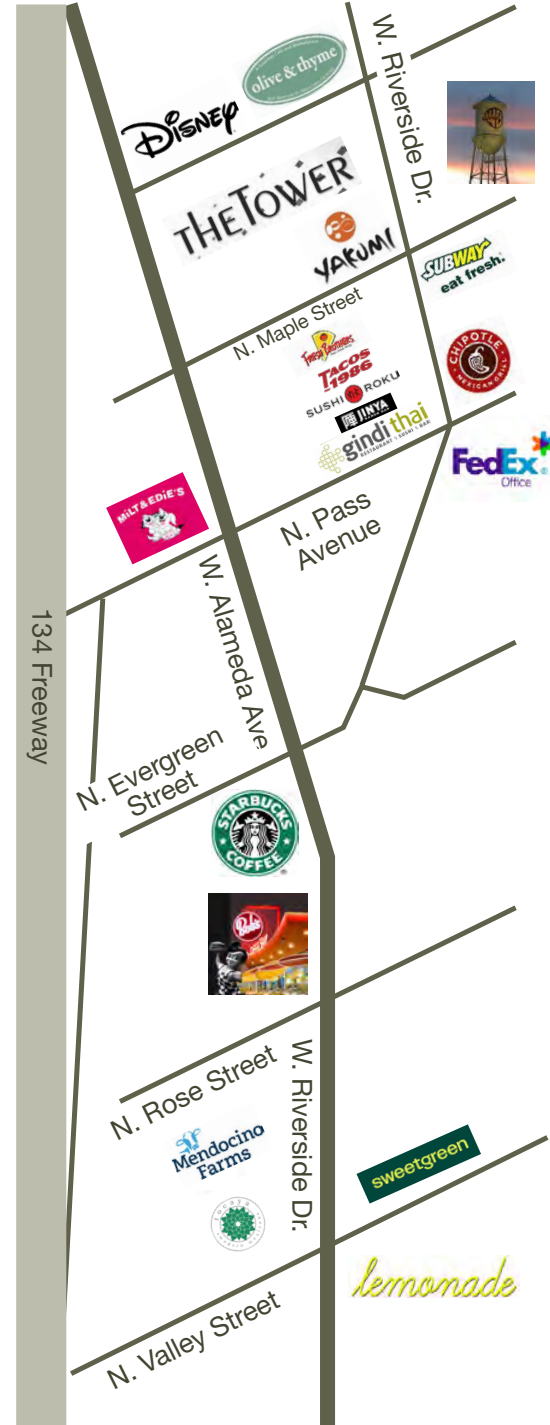


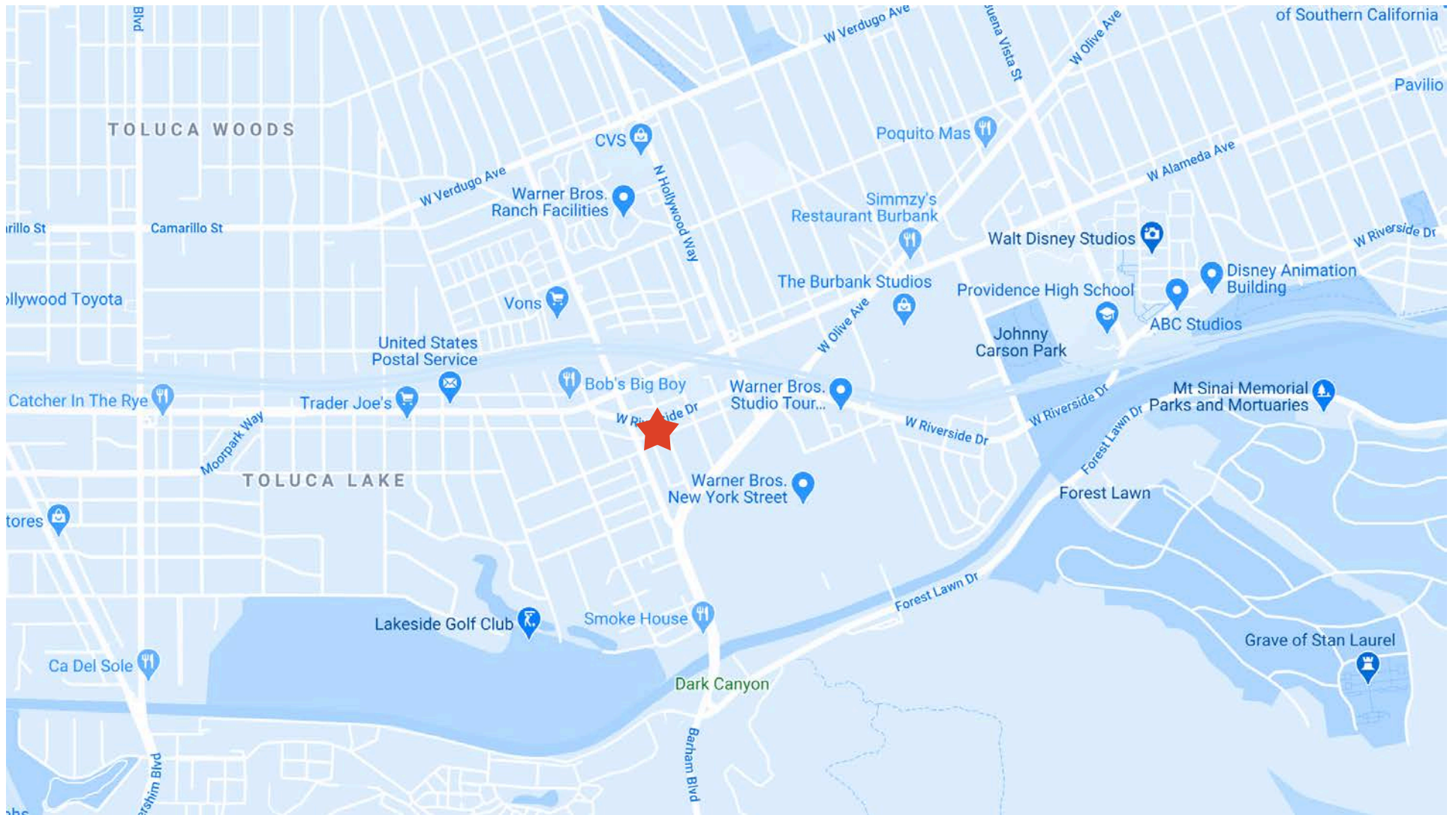
[CLICK HERE FOR
PROPERTY VIDEO](#)

- EXTREMELY RARE SMALL CORNER FOOD USE SPACE AVAILABLE
- SPACE WAS COMPLETELY RENOVATED APPROX. 5 YEARS AGO
- NON HOODED FOOD USE SPACE- SPACE HAS GREASE INTERCEPTOR, MULTIPLE SINKS AND FLOOR DRAINS AS WELL AS AN EXTERIOR PICKUP WINDOW
- SITUATED ON THE MAIN LUNCH DRADG SERVICING WARNER BROTHERS, DISNEY, I HEAR RADIO, AND MILLIONS OF SQUARE FEET OF ENTERTAINMENT RELATED OFFICE TENANTS
- 3 MILLION SQUARE FEET OF OFFICE SPACE WITHIN LESS THAN A HALF MILE AND MORE UNDER CONSTRUCTION
- NEIGHBORS INCLUDE OLIVE AND THYME, TOCAYA ORGANICA, TACOS 1986, FRESH BROKERS, MENDOCINO FARMS, RAMEN JINYA, CHIPOTLE AND MANY OTHERS

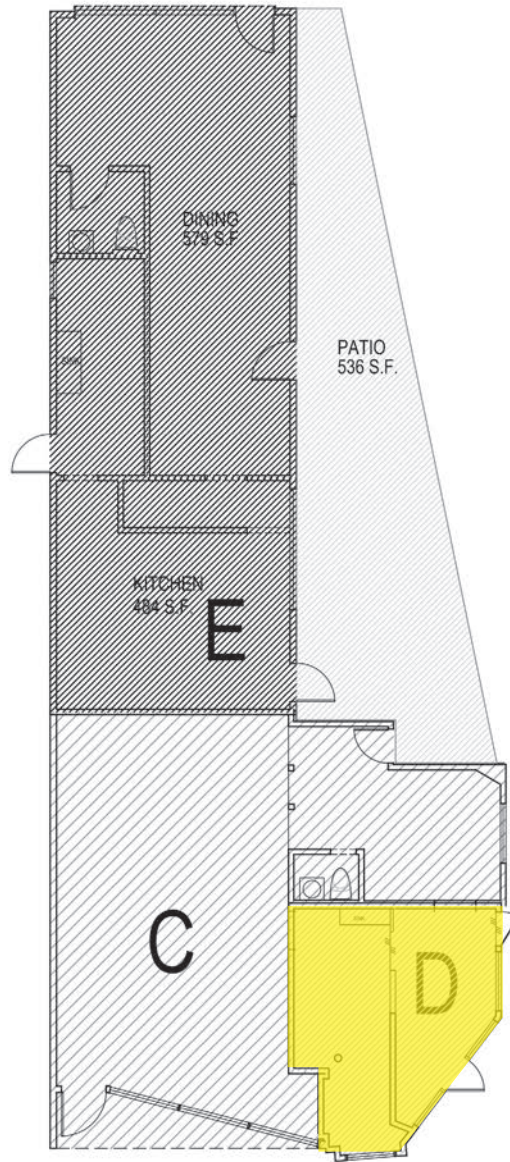


ADDITIONAL PHOTOS

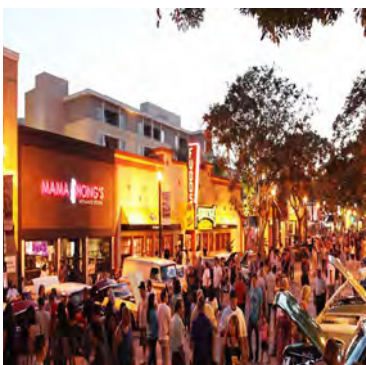




AREA MAP



SITE 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



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