

FOR LEASE

TOLUCA LAKE RETAIL SHOP SPACE

10110 RIVERSIDE DRIVE | LOS ANGELES, CA 91602



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LEASING

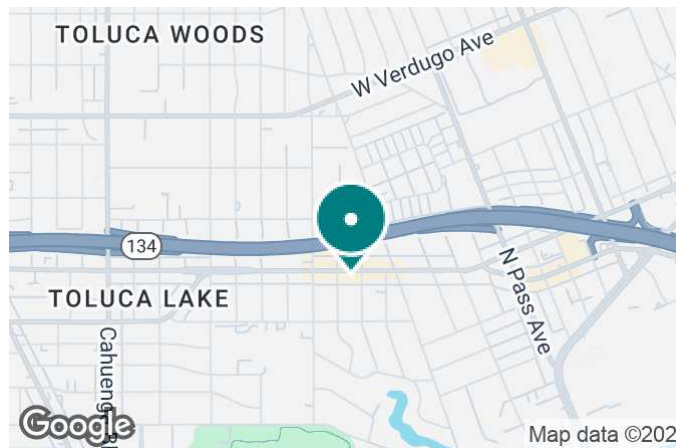
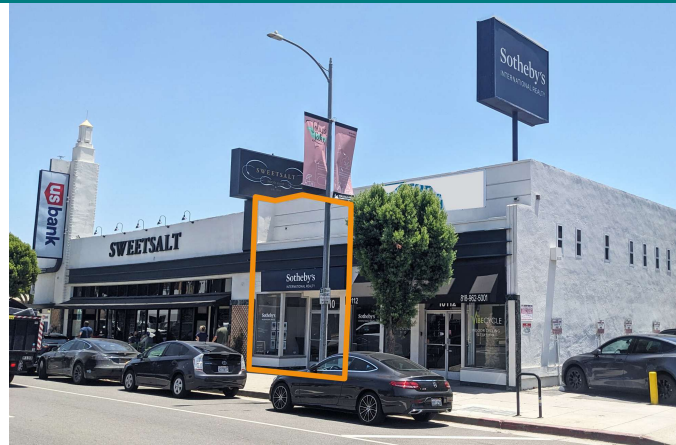
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- 2,500 SF Available, 1,885 SF Ground Floor with 615 SF Mezzanine
- High Barrier to Entry Toluca Lake Submarket
- Ideal For a Variety of Uses, Including Retail, Fitness Studio, Med-Spa, Medical, or Office
- Ample Parking in Two Dedicated Lots
- Huge Rooftop Monument Signage
- Rare On-Site Parking
- Situated on High Traffic Riverside Drive with Trendy Shops & Restaurants
- Affluent Area Demographics with Numerous National Tenants in Immediate Vicinity
- High Daytime Population Counts Adjacent to Warner Bros Studios, Disney Studios, iHeartRadio, ABC TV & Warner Records + Burbank Media District
- Freeway Close, With Convenient Access to the Nearby 134, 101 + 5 Freeways

NEIGHBORING RETAILERS

TRADER JOE'S



CHASE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,130	86,515	262,290
Total Population	22,407	192,326	588,110
Average HH Income	\$139,513	\$128,125	\$119,730

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

2,500 SF former Sotheby's Real Estate office with 1,885 SF ground floor + 615 SF mezzanine fronting onto busy Riverside Drive. Space features huge rooftop monument signage, ample parking in two dedicated lots, and excellent street visibility in a high-activity area surrounded by popular neighboring eateries + boutiques. Ideal site for a diverse range of retail uses, including fitness studios, med-spas, cafes, service offices, and more! Superbly located in Toluca Lake at the base of the Hollywood Hills, surrounded by entertainment offices and studios, including Warner Bros, Disney, iHeartRadio, ABC TV, Warner Records, and Burbank Media District. New Gelson's grocery store is soon to be built across from the property.

LOCATION DESCRIPTION

Situated on bustling Riverside Drive between Talofa Avenue and Mariota Avenue in prime Toluca Lake. A heavily trafficked thoroughfare, Riverside Drive hosts a plethora of trendy shops & popular restaurants. The surrounding area boasts affluent demographics with numerous national Tenants in the immediate vicinity and high daytime population counts fed by adjacent Warner Bros Studios, Disney Studios, iHeartRadio, ABC TV & Warner Records + Burbank Media District. Freeway close, and the site offers convenient access to the nearby 134, 101 + 5 Freeways.

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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 SF
Building Size:	1,813 SF

SPACES	LEASE RATE	SPACE SIZE
10110	Negotiable	2,500 SF

AERIAL OVERVIEW

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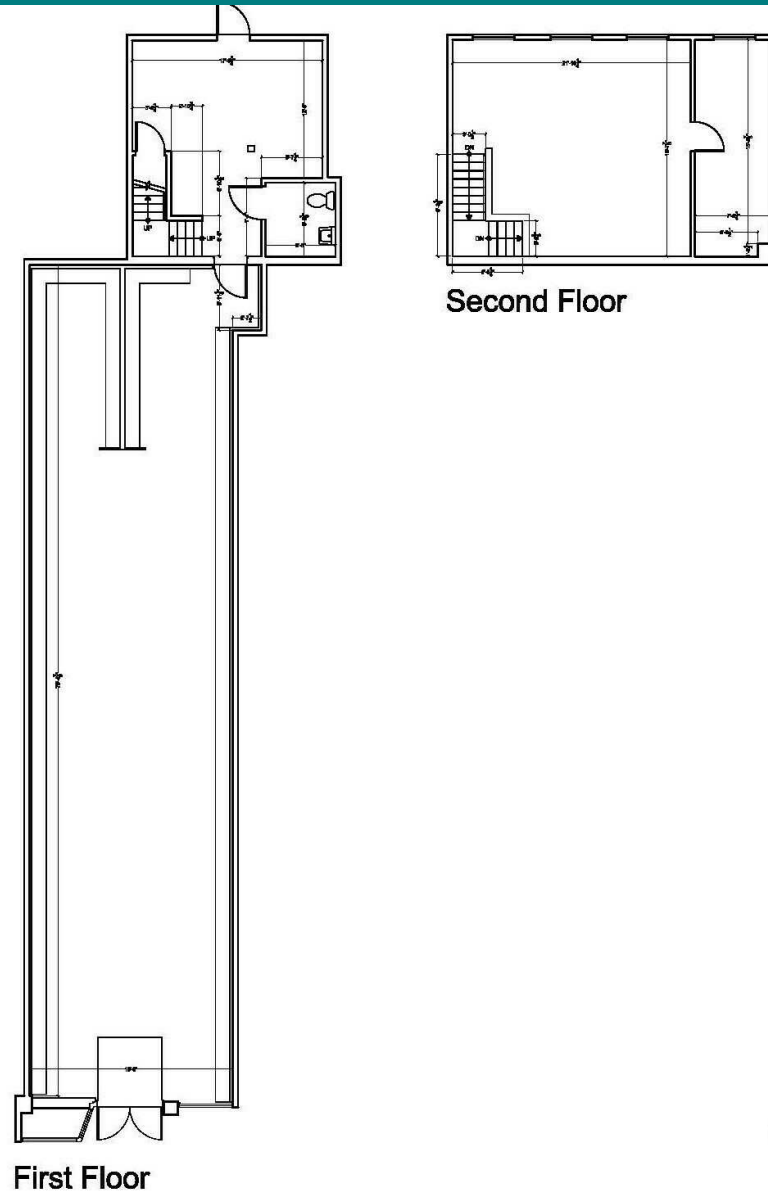
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FLOOR PLAN

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SITE PLANS

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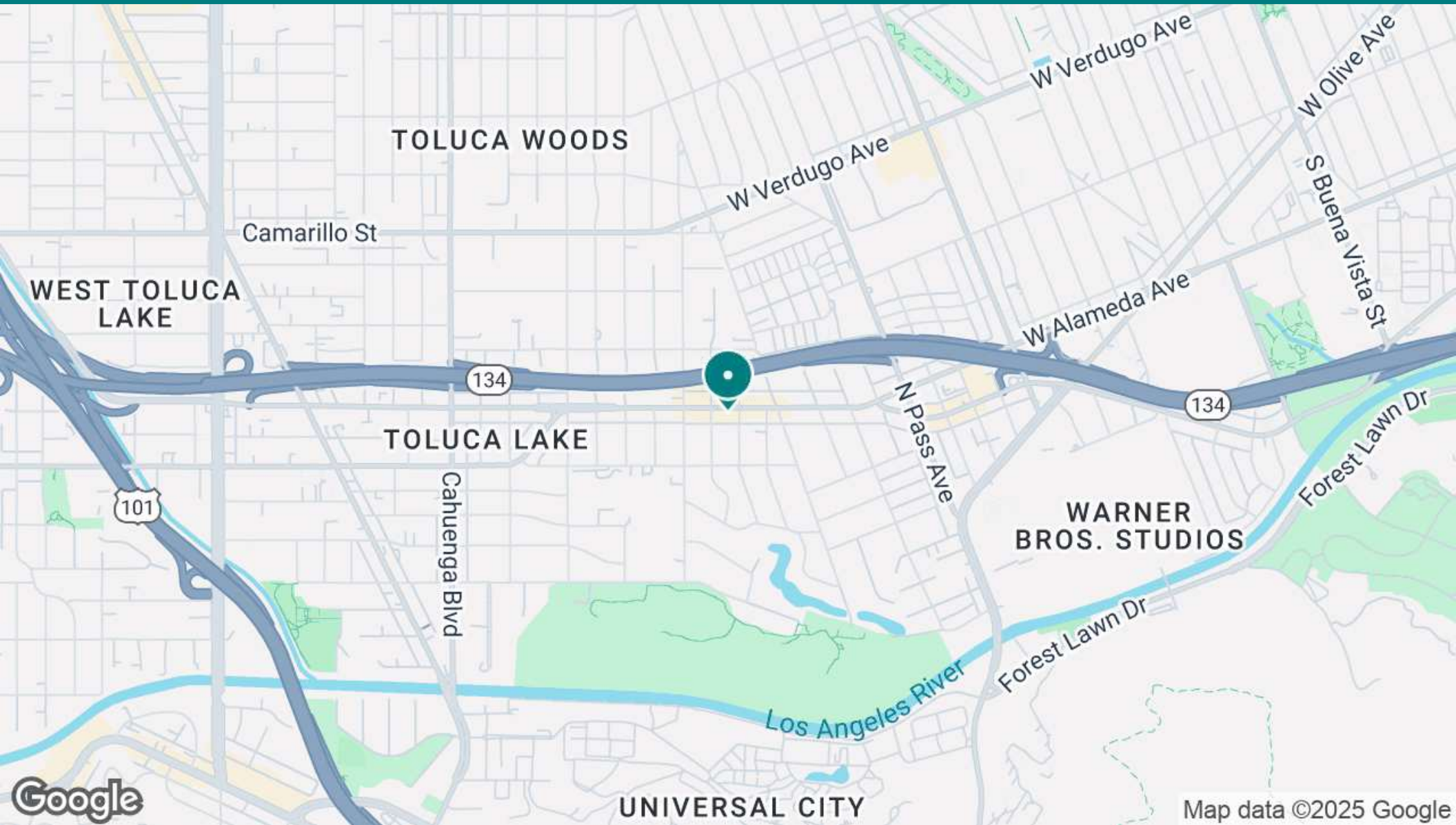
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LOCATION MAP

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Map data ©2025 Google

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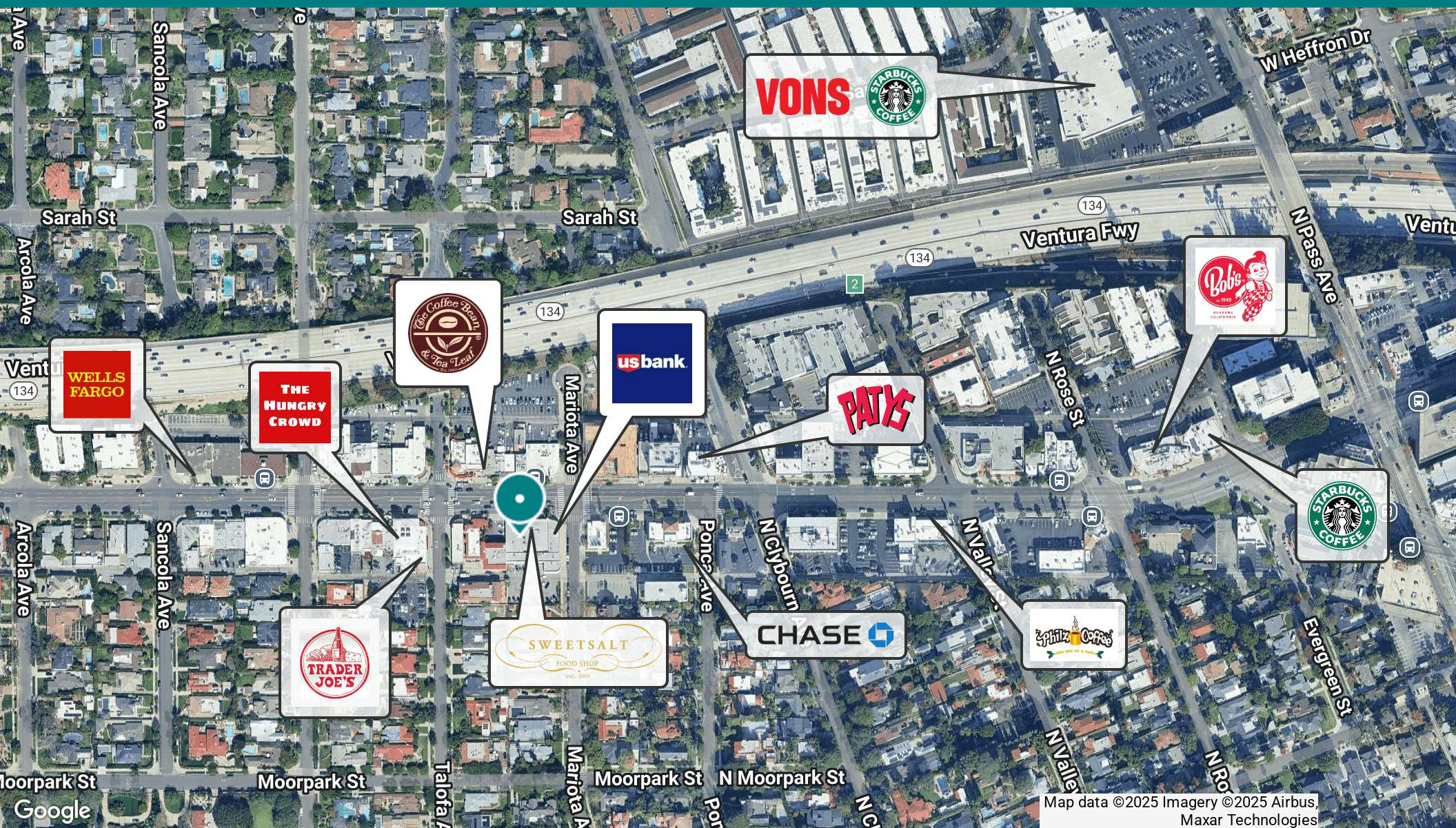
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,407	192,326	588,110
Average Age	42	41	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,130	86,515	262,290
# of Persons per HH	2	2.2	2.2
Average HH Income	\$139,513	\$128,125	\$119,730
Average House Value	\$1,357,381	\$1,220,270	\$1,185,137
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	18.9%	30.1%	30.4%
RACE	1 MILE	3 MILES	5 MILES
% White	63.9%	55.1%	55.7%
% Black	5.4%	5.4%	4.8%
% Asian	9.8%	8.9%	8.9%
% Hawaiian	0.2%	0.1%	0.1%
% American Indian	0.6%	1.0%	1.0%
% Other	7.2%	14.6%	16.4%

Demographics data derived from AlphaMap

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