

10045 RIVERSIDE

CREATIVE MAKERSPACE FOR SALE
±14,012 SF BUILDING

10045 Riverside Dr., Toluca Lake, CA 91602

Jones Lang LaSalle Brokerage, Inc. | CA License #01856260

THE 10045 RIVERSIDE OFFERING

QUICK NAVIGATION

[PROPERTY SUMMARY](#)[INVESTMENT HIGHLIGHTS](#)[FLOOR 2 PLAN](#)[FLOOR 3 PLAN](#)[FLOOR 4 PLAN](#)[PARKING PLAN](#)[PARCEL MAP/SITE INFO](#)[MEDIA CAPITAL MAP](#)[AMENITY MAP](#)[INDUSTRY MAP](#)[CONTACT](#)

JLL, as exclusive advisor, is thrilled to present a truly rare opportunity to acquire the fee simple interest in 10045 Riverside Drive (the “Property”), a legendary and unparalleled trophy creative office property situated in the highly desirable Toluca Lake neighborhood of Los Angeles.

The three-story prestigious ±14,012 square foot building was conceptualized for the entertainment industry; originally built in 1983 for the iconic Johnny Carson Productions and recently substantially remodeled interior with high-end state-of-the-art design for today’s leaders in content creation and innovation.

Surrounded by endless amenities and with a prominent and striking presence on Riverside Drive, the Property is strategically located in the area of the Burbank Media District, home to media giants such as Warner Brothers Studios, Walt Disney Company and ABC Television. 10045 Riverside Drive offers a tremendous opportunity for an owner/user investor to capture an irreplaceable move-in ready building, perfectly positioned to capture the vibrancy and continued growth of this thriving and world-renowned part of Los Angeles.



10045 RIVERSIDE

ADDRESS

10045 Riverside Drive,
Toluca Lake, CA 91602

PURCHASE PRICE

\$9,595,000

YEAR BUILT / RENOVATED

1983 / 2020

SQUARE FOOTAGE

Building ±14,012 SF
Land ±9,388 SF

OCCUPANCY

Delivered Vacant at
Close of Escrow

PARKING

±24 Striped (more with valet)
Gated / Partial Subterranean

ZONING

C2 – Los Angeles

INCOME STREAM

In-place Cell Tower
Income

FRONTAGE

±75 Feet (Riverside Drive)

APN

2424-008-036

OVER \$6 MILLION OF CAPITAL IMPROVEMENTS COMPLETED

Innovatively Repositioned Asset

With a dedicated and experienced focus on the intrinsics of the creative user and entertainment industry essentials, 10045 Riverside recently underwent a substantial and extensive building modernization led by award-winning architect/designer Marmol Radziner, turning the asset into one of the most desirable and high-end “plug and play” environments in the entire Los Angeles area. Each floor was completely and purposefully redesigned.

Enhancements include:

- Full gut and renovation of each office floor including new kitchens and restrooms, offices and sound attenuated rooms, flooring, ceiling systems and lighting
- New electrical and plumbing, windows, new double-sided/dual opening elevator cabs
- Custom built theater on the top level adjacent to executive offices
- New HVAC systems, exterior decks and railings, new landscaping, EV charging stations in parking area

10045 RIVERSIDE

SUPERIOR ASSET

Prime opportunity located in the media capital of the world, with close proximity to major production studios and entertainment tenants.



REMODELED INTERIOR & UPDATED SYSTEMS

Originally designed by John Sergio Fisher & Associates (JSFA) and recently re-imagined under Marmol Radziner architects with a fully remodeled interior and upgraded building systems.



BRANDING & SIGNAGE OPPORTUNITY

Attractive signage and branding opportunity, with remarkable street presence and curb appeal. Great visibility from both Riverside Drive and the 134 Freeway.



EXCITING & RARE OWNER-USER BUILDING

10045 Riverside Dr provides a unique opportunity to acquire a high quality “plug and play” move-in ready jewel-box office building, perfectly positioned in a world-renowned entertainment and media epicenter of L.A.



DESIRABLE ACTIVATED EXISTING BUILD-OUT

Logical and efficient blend of content creation/production facilities, executive offices, screening room, writers’ rooms, edit bays, conference and meeting rooms, large kitchen and break area.



EXCEPTIONAL PRIVATE OUTDOOR AREAS

Including a considerable landscaped patio in the front and expansive entertainment deck area in the rear of the property, both easily accessible from interior space.



IDEAL STRATEGIC L.A. LOCATION

Situated on a popular and vibrant pedestrian-friendly strip of Riverside Drive in Toluca Lake, abundant with walkable well-known restaurant and retail amenities.

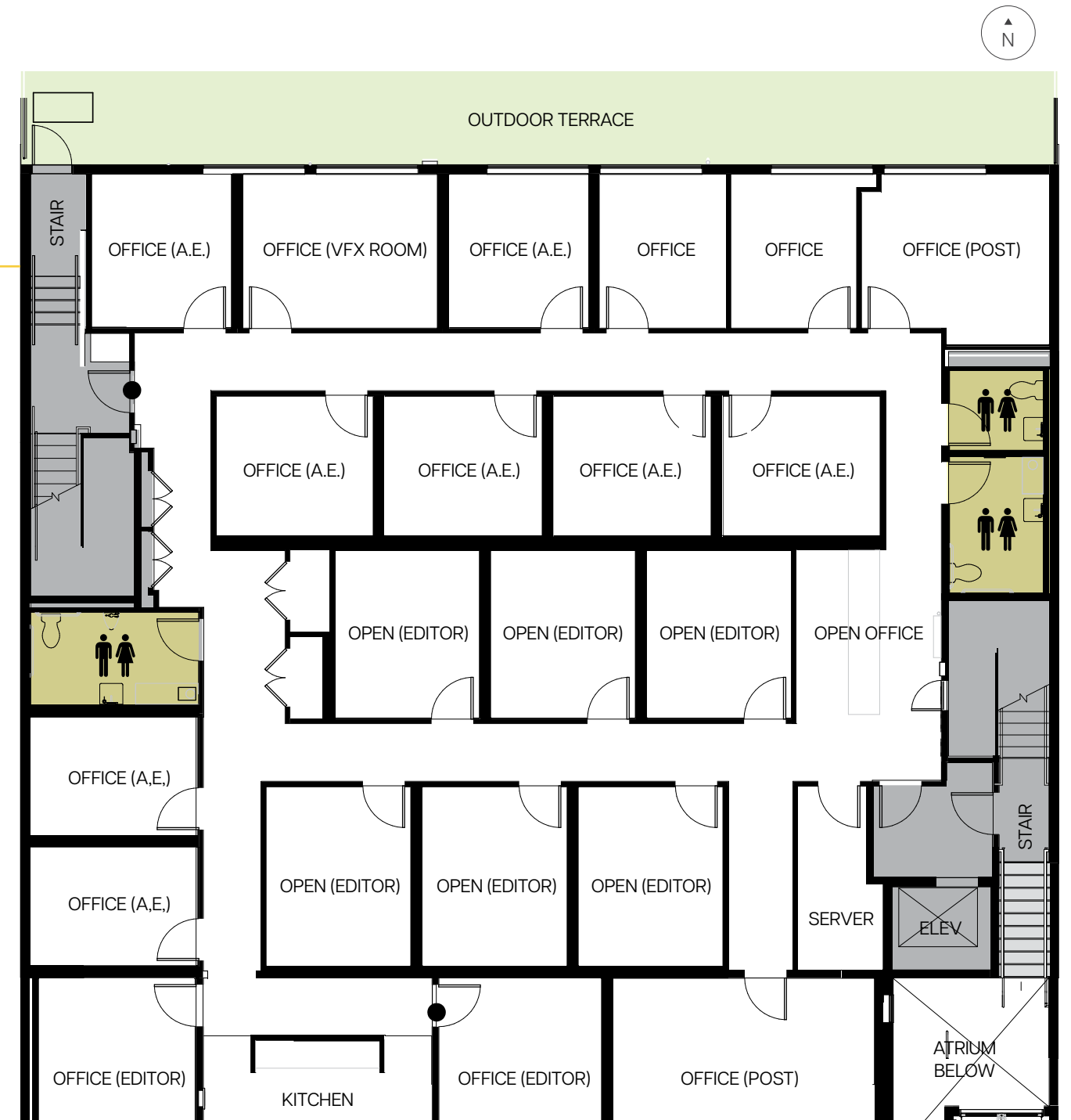
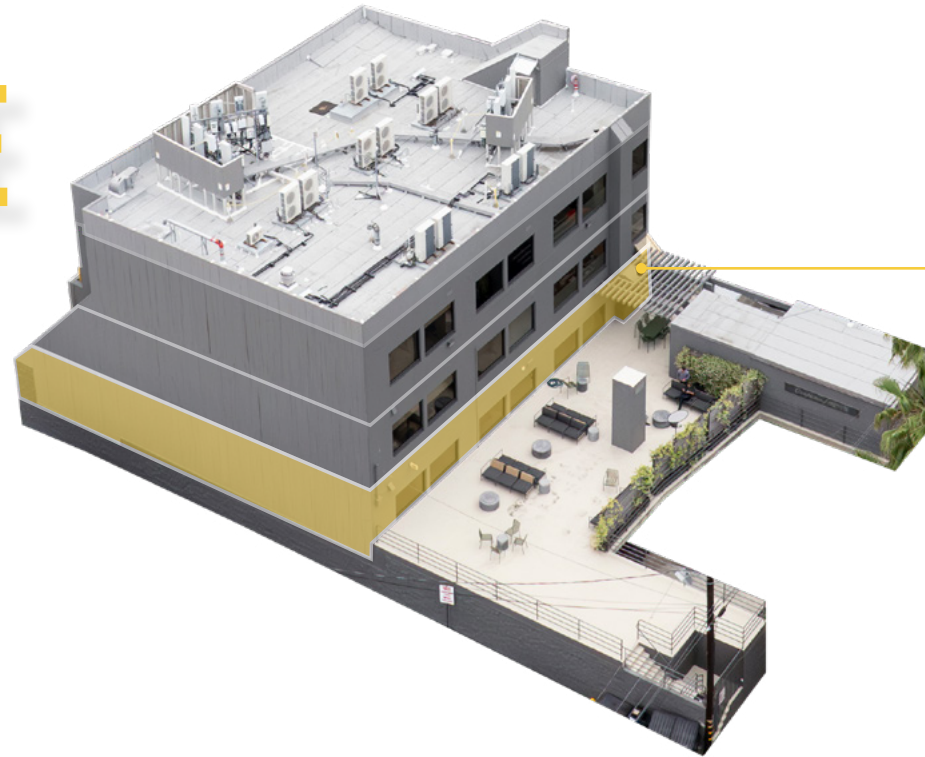


IMMEDIATE ACCESS TO 134 AND 101 FREEWAYS

Connected to all areas of the Los Angeles region. Directly adjacent to the major studios of the Burbank Media District and a short drive to Hollywood Burbank Airport. Strong local demographics.



FLOOR 2 PINEAPPLE

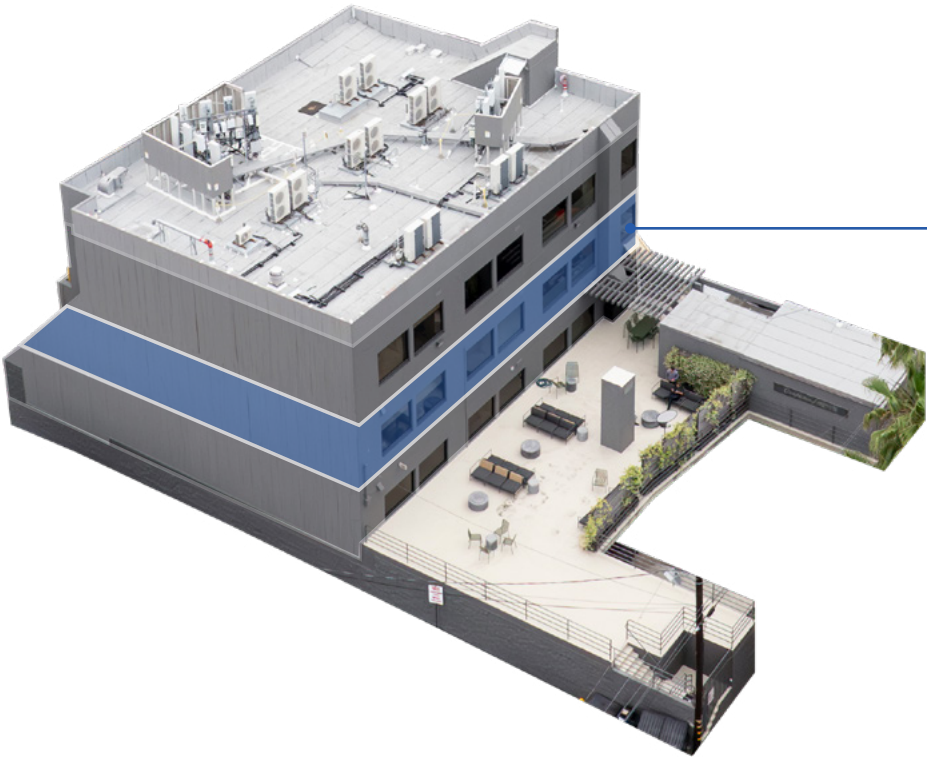


FLOOR PLAN
(Excluding Rear Patio)



Click or Scan for
the **Virtual Tour**

FLOOR 3
COMET



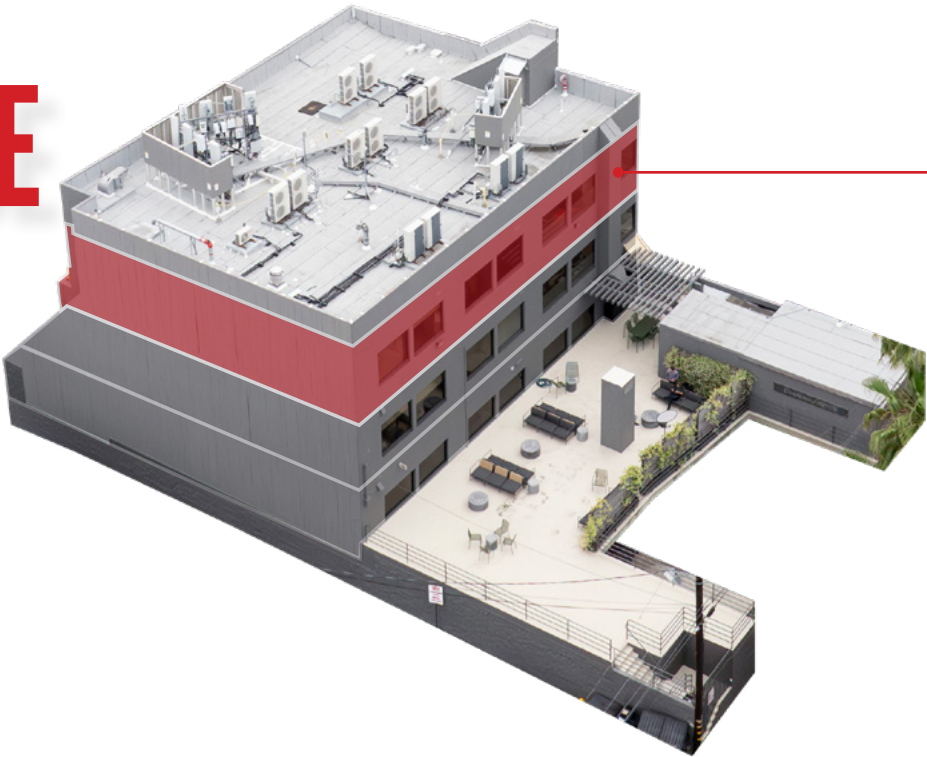
FLOOR PLAN



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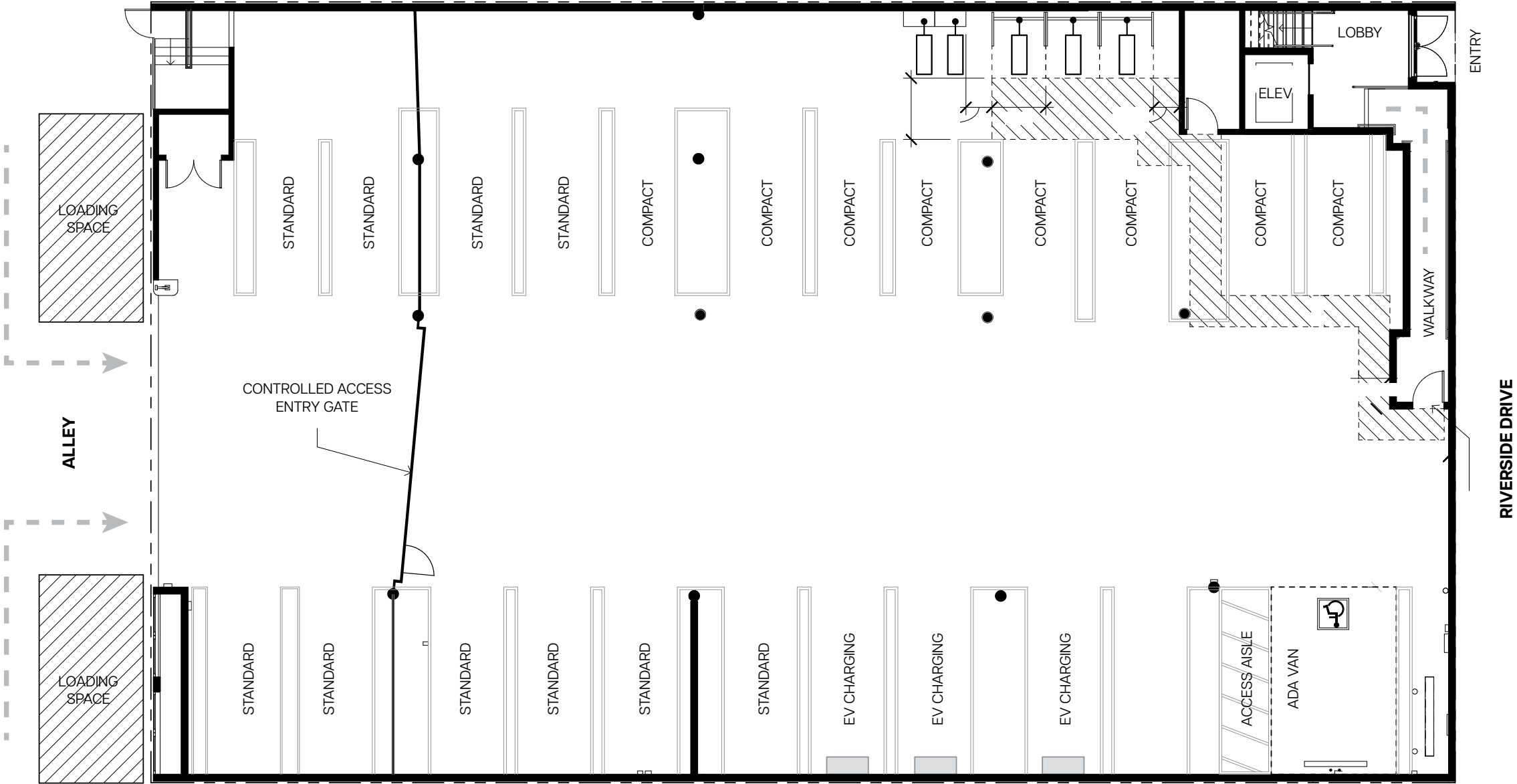
FLOOR 4
WHITEROSE

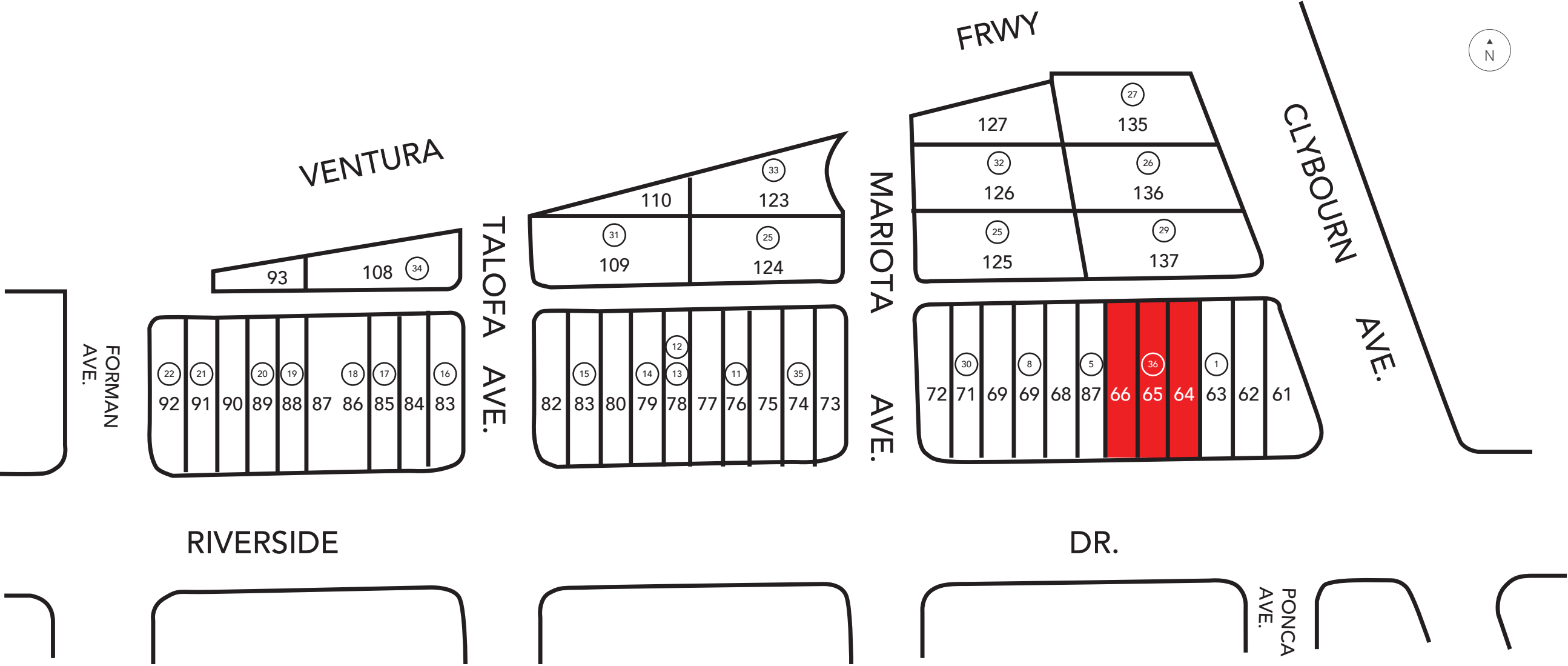


FLOOR PLAN



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SITE INFORMATION

ZONING	ASSESSED LOT	BUILDING SIZE	YEAR	COUNTY USE CODE	OFFICE BUILDING	OFFICE BUILDING (GENERAL)
LAC2	9,388 SF	14,012 SF	1983	1700	County Use Code Desc	County Use Code Desc

MEDIA CAPITAL OF THE WORLD

10045 RIVERSIDE

RECENT ENHANCEMENTS :

Toluca Lake is strategically positioned for commercial real estate, conveniently located approximately 12 miles northwest of Downtown Los Angeles. Its neighboring areas include North Hollywood, Universal City, Studio City, and Burbank, forming a lively region that is easily accessible via major highways such as the 5, 134, 101, and 170. This excellent transportation network provides exceptional connectivity to the wider Southern California region.

10045 Riverside boasts a prime location, situated right next to the Burbank Media District. Burbank is renowned as the entertainment capital of the world, hosting major industry players like The Walt Disney Studios, Warner Bros., The Burbank Studios, Nickelodeon, Cartoon Network, Deluxe, FotoKem, and more. Burbank also offers attractive incentives, including favorable tax structures, and a plethora of amenities, restaurants and abundant shopping.





10045 RIVERSIDE

Patys	simplethings	El Carpintero Mexican Restaurant
Toluca Garden Chinese	Grilliant	Jamba Juice
Lemonade	JinyaRamen Bar	Warner Bros Studios Commissary
Boston Market	Lou the French on the Block	Studio Plaza Cafe
Robeks Juice	Juice Bar	Claim Jumper
Arde's Bistro	Chipotle Mexican Grill	Starbucks
Umami Burger	Reno's Pizzeria	Morton's The Steakhouse
Bob's Big Boy	Subway	Wienerschnitzel
Starbucks	Cafe Magazzino	Coffee Commissary
RAWkin' Juice	Don Cuco Mexican Restaurant	El Torito
Priscilla's Gourmet Coffee, Tea, & Gifts	Studio 9 Burbank	Simmzy's Burbank
Emon Japanese Restaurant	Backstage Cafe	Los Amigos Restaurant
Olive & Thyme	Novo Cafe	Ribs USA
Bea Bea's	Ciao Cristina!	Poquito Mas
Library Lounge	CafeValentino	Tony's Deli
Sardo's Grill & Lounge	Dog Haus Burbank	Trimana
Frankie's Italian Kitchen	Kings Deli	
Gindi Thai Restaurant	FocusRoom Cafe	

The Blushing Bird
Aimee's Flower Shop
Lisa Carrier Designs
Dana Drug Store
AMC Compounding Pharmacy
Burbank Medical Pharmacy
Cinema Secrets Pro Cosmetics
Toluca Mart
Oasis Nail Spa
Michelle Bouse's Beauty Boutique
FedEx Office Print & Ship Center
Flowerwild
IM Hair Studio
Chevron

Vons
Whole Foods
Smart & Final

Hotel Amarano
Tangerine Hotel
Best Western Plus

Falcon Theatre
SidewalkStudio Theatre
Warner Bros StudioTour



INDUSTRY MAP 10045 RIVERSIDE



10045 RIVERSIDE

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