



3900 W Riverside Dr,
Burbank, CA 91505



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



W RIVERSIDE DR



PROPERTY OVERVIEW



TYPE

Retail



SIZE

800 SF



RATE

\$4.00 PSF



YEAR BUILT

1947



TERM

Negotiable



ZONING

C3





- **Flexible Layout** – Open front area with private office and rear storage/workroom
- **High Visibility** – Prominent storefront with excellent street exposure and abundant natural light
- **Dedicated Parking** – Includes 3 designated spaces directly behind the building
- **Custom Buildout Opportunity** – Space delivered ready for tenant improvements or light renovation
- **Versatile Use Potential** – Ideal for boutique, salon, creative retail, or small service businesses

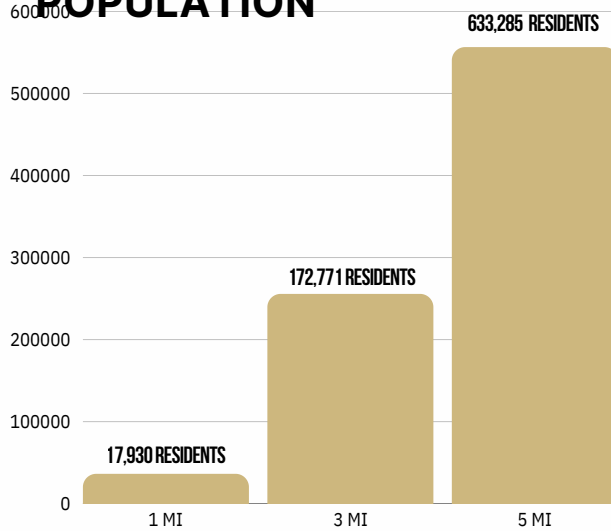
PROPERTY PHOTOS



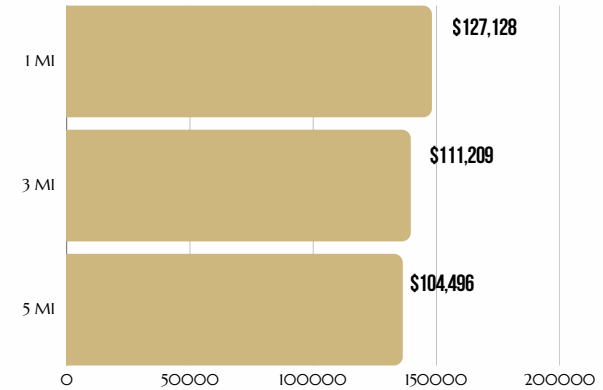
Rose & Co.
COMMERCIAL GROUP

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
N Pass Ave	McFarlane Ave	12,543 vehicles/day	.11 miles
N Pass Ave	McFarlane Ave	12,350 vehicles/day	.11 miles
W Olive Ave	N Screenland Dr	32,816 vehicles/day	.12 miles
W Olive Ave	N Screenland Dr	33,397 vehicles/day	.12 miles
N Pass Ave	W Alameda Ave	20,454 vehicles/day	.15 miles
N Pass Ave	W Alameda Ave	20,650 vehicles/day	.15 miles
134		218,828 vehicles/day	.15 miles
N Hollywood Way	Riverside Dr	13,061 vehicles/day	.16 miles
N Hollywood Way	Riverside Dr	13,108 vehicles/day	.17 miles
Ventura Freeway		188,000 vehicles/day	.17 miles



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