

# 4201 W. ALAMEDA AVE

Burbank, CA 91505

(Where Riverside Drive & Alameda Ave Meet)



**Rare Restaurant Space in Toluca Lake/Burbank  
Media District For Lease With No Key Money**

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## FEATURES



2nd Gen Restaurant Space | Interior:  $\pm$ 1,994 SQFT

Can be combined with adjacent nail salon space to create a  $\pm$ 3,355 SQFT Space

- Rent: Inquire with Broker
- Corner Space in Burbank Media Districts restaurant row
- Perfect sized space for small café or QSR
- Area Co-Tenants include Alfred Coffee, Sweetfin, Fresh Brothers, and Tacos 1986, Yakumi by Sushi Roku, Ramen Jinya, Chipotle, Subway, Hanks Bagels, Mendicino Farms, Tocaya Organica, and the Original Bob's Big Boy
- Surrounded by over 3.5 million square feet of entertainment based office including Warner Brothers Studios, the Disney Channel, Disney Studios, PBS, ABC, Burbank Studios, Atlantic Records and many others



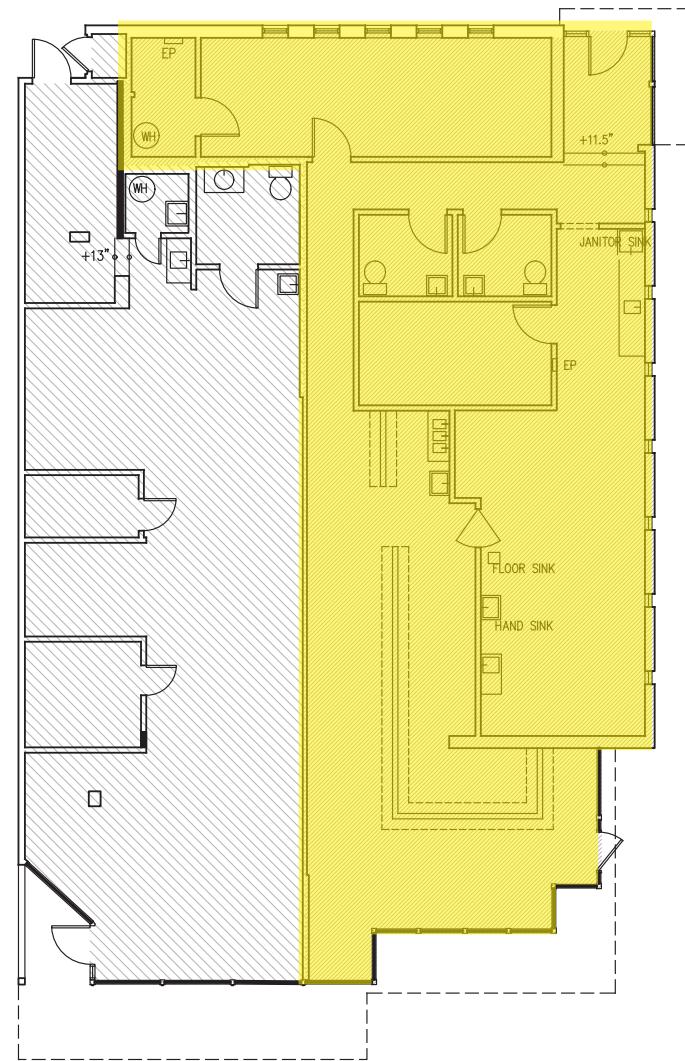
## **BURBANK MEDIA DISTRICT/TOLUCA LAKE**

With one of the highest concentrations of entertainment companies in the world, Burbank's famed Media District combines world class production studios with exciting dining options. The area includes The Walt Disney Company world headquarters, ABC Television, Warner Bros. Studios, iHeart Media, New Line Cinema, PBS SoCal, Legendary Entertainment, DC Comics, Hollywood Records and so much more. Current New developments within close proximity include WB Second Century project (800,000 SQ FT of entertainment office) 3700 Riverside Drive (a 49 luxury condo project), and SB 35 at 3201 W Olive (a 144 units apartment project) Toluca Lake: Toluca Lake is a neighborhood in Los Angeles, California with a population of 9,576. Toluca Lake is one of the best places to live in California with an average single family home price of \$1,334,137. Living in Toluca Lake offers residents an urban feel in a somewhat suburban neighborhood. In Toluca Lake there are a lot of bars, restaurants, coffee shops, and parks. Toluca lake is surrounded by Burbank, Studio City, and North Hollywood. A large portion of the residents works in the entertainment industry.



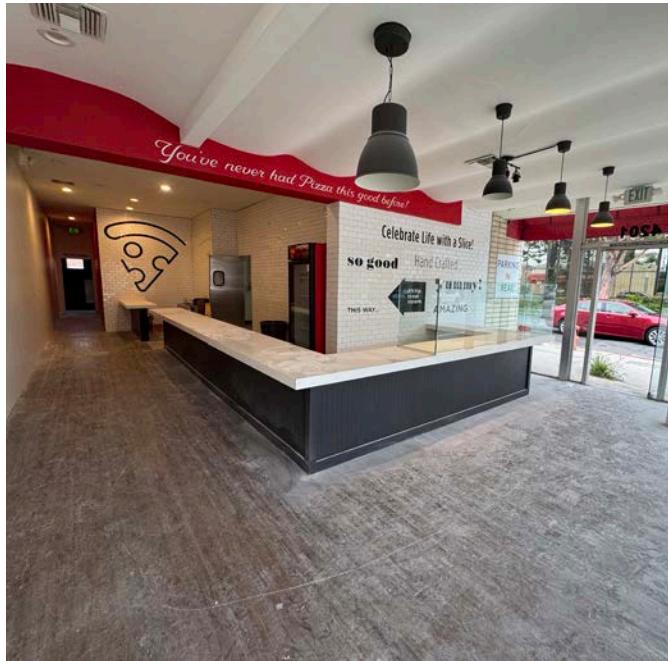
# SITE PLAN

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# PHOTOS

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# NEIGHBORING TENANTS



## DEMOGRAPHICS (3-MILE RADIUS)

 Population  
176,902

 Consumer Spending  
\$2.6B

 Avg Income/Household  
\$111,630

 Daytime Employees  
120K

 Walk Score  
84

 Median Home Value  
\$868,601

 Avg Household Size  
2.2

 Spending Food/Alcohol  
\$716,842,553

 Median Age  
39





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