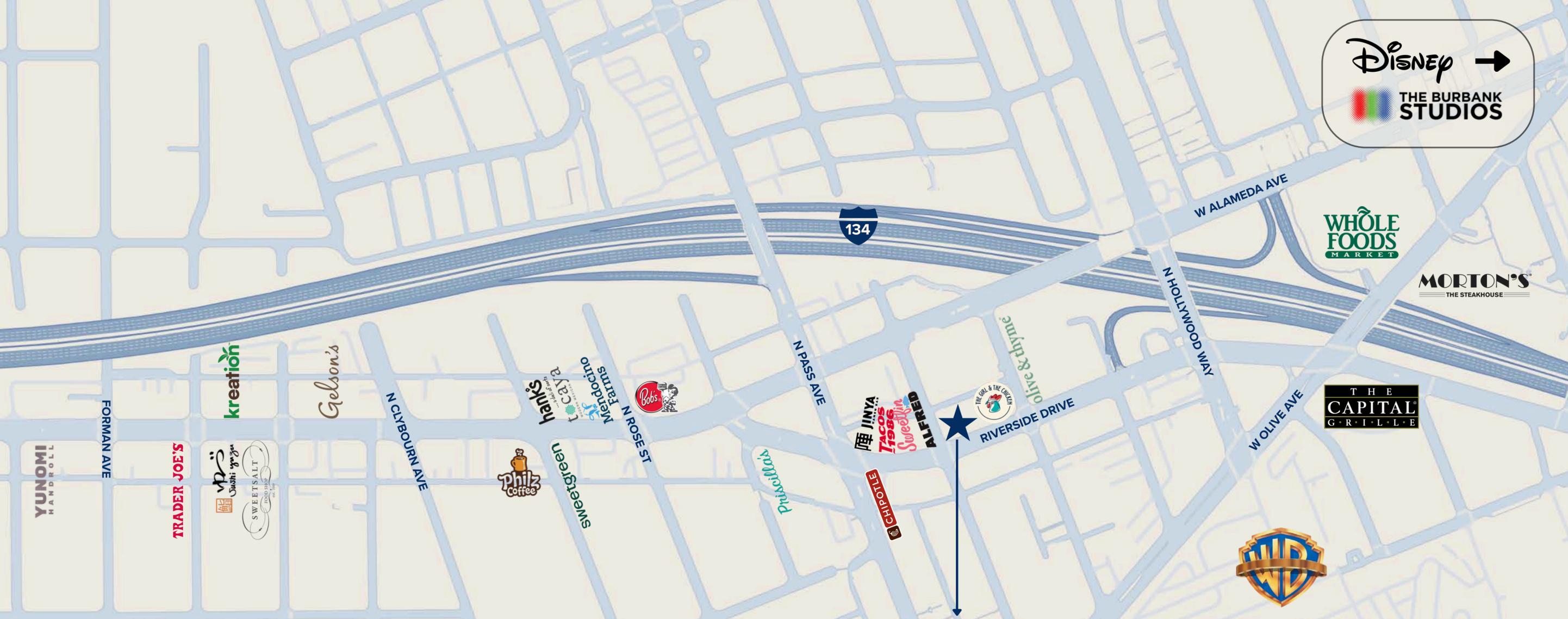
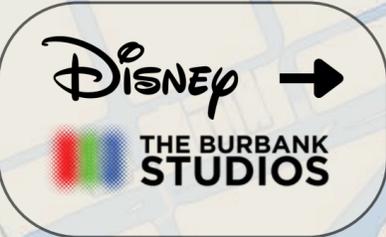


RESTAURANT FOR LEASE
TOLUCA LAKE, BURBANK
3919 W RIVERSIDE DR





3919 W RIVERSIDE DR, BURBANK

PRIME CORNER OF TOLUCA LAKE

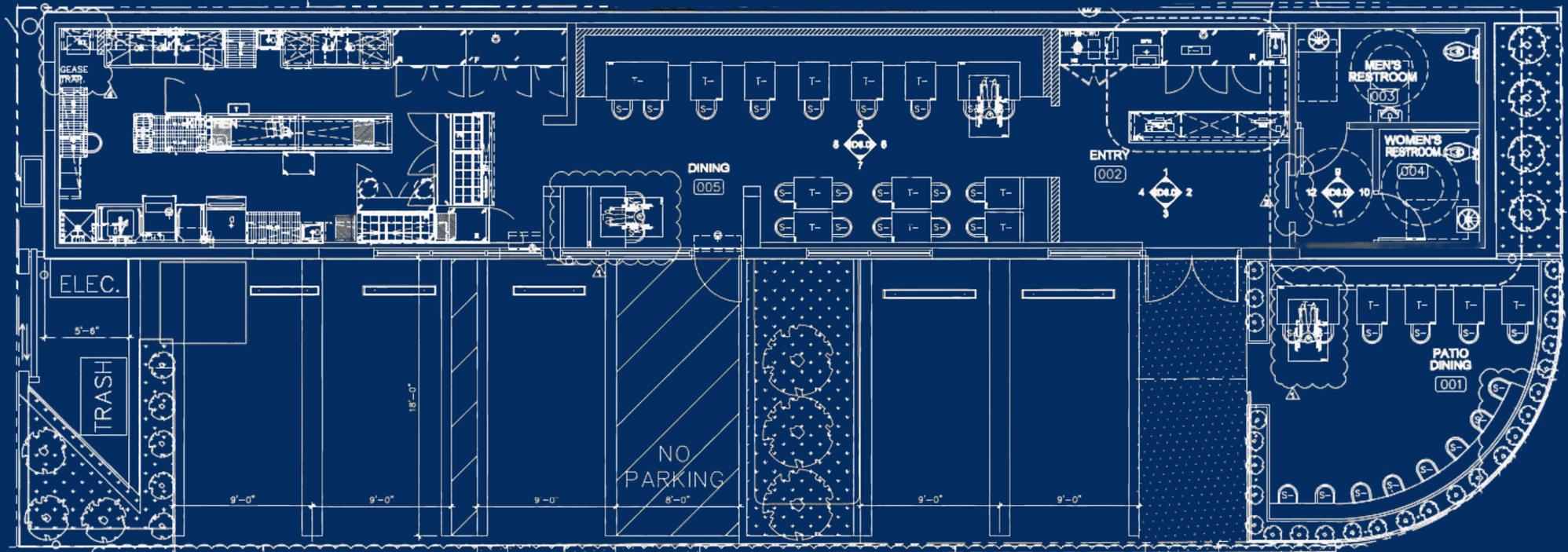
Positioned on Riverside Drive, the main retail and dining corridor of Toluca Lake Village, the area features strong co-tenancy, with restaurants, cafés, boutiques, and services generating steady foot traffic. In addition, the strategic location between Burbank and Studio City serves a large daily population of nearby studio and entertainment professionals coming from Disney, Warner Bro.'s and beyond.



SPACE DETAILS

1,500 SF

- 5 surface parking spaces
- Frontage: ~150ft
- Type 41 license
- 50 Gallon “Big Dipper” Grease Receptacle
- 2nd Generation (no hood)



Yakumi



ROBUST EXTERIOR PATIO



ALL DAY TRADE

DAYTIME POP

1 MI - 32,478

3 MI - 198,854

5 MI - 745,282

VEHICLE COUNT

12.3K DAILY ON RIVERSIDE DR



DESIGNATED TAKEOUT WINDOW

seamless & efficient solution for high-volume from nearby employees; guests can quickly pick up orders without entering the restaurant

Toluca Lake is anchored by institutions like **Bob's Big Boy**, **Paty's**, and **Don Cuco**; it's a charming pocket of the city with nods to Old Hollywood



EMPLOYER	EMPLOYEES	DRIVE TIME TO LISTING
Warner Bros.	~10,000	4 min
Walt Disney Studios	~10,000	5 min
Hollywood Burbank Airport	~2,700	10 min
Providence St Joseph Medical	~2,500	4 min
Nickelodeon Animation	~900	7 min
Netflix Animation	~800	7 min

TOLUCA LAKE



Toluca Lake is one of Los Angeles' most charming residential enclaves. Its tree-lined streets, walkable village center and hidden gem feeling have long been favored by entertainment executives, producers, and creatives seeking a quieter, yet still refined, lifestyle close to the studios. Centered around the boutiques, cafés, and restaurants of Toluca Lake Village, the community offers a rare small-town atmosphere within Los Angeles.



RESIDENCES AROUND PRIVATE LAKE



HOME TO HOLLWOOD EXECS



SECLUDED, PRIVACY IN THE HILLS

From 3919 Riverside Drive

HH Median Income: \$110,984 (1 mile)

Median Age: 38

Households:

- 1 mi - 9,034
- 3 mi - 77,845
- 5 mi - 280,987

Population:

- 1 mi - 20,884
- 3 mi - 170,052
- 5 mi - 624,383

BOB'S BIG BOY EST. 1949



ALFRED



SWEETSALT



SHANK'S



PATY'S EST. 1960



PHILZ COFFEE



TACOS 1986



OLIVE & THYME



SWEETGREEN

IN THE NEIGHBORHOOD

CONTACT EXCLUSIVE AGENTS

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