

4001 W. RIVERSIDE DRIVE / 173 MAPLE ST  
BURBANK, CA 91505



COMMERCIAL  
ASSET GROUP



RARE RESTAURANT SPACE IN  
TOLUCA LAKE/BURBANK MEDIA DISTRICT  
FOR LEASE WITH NO KEY MONEY

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**LEASE RATE**  
INQUIRE WITH BROKER

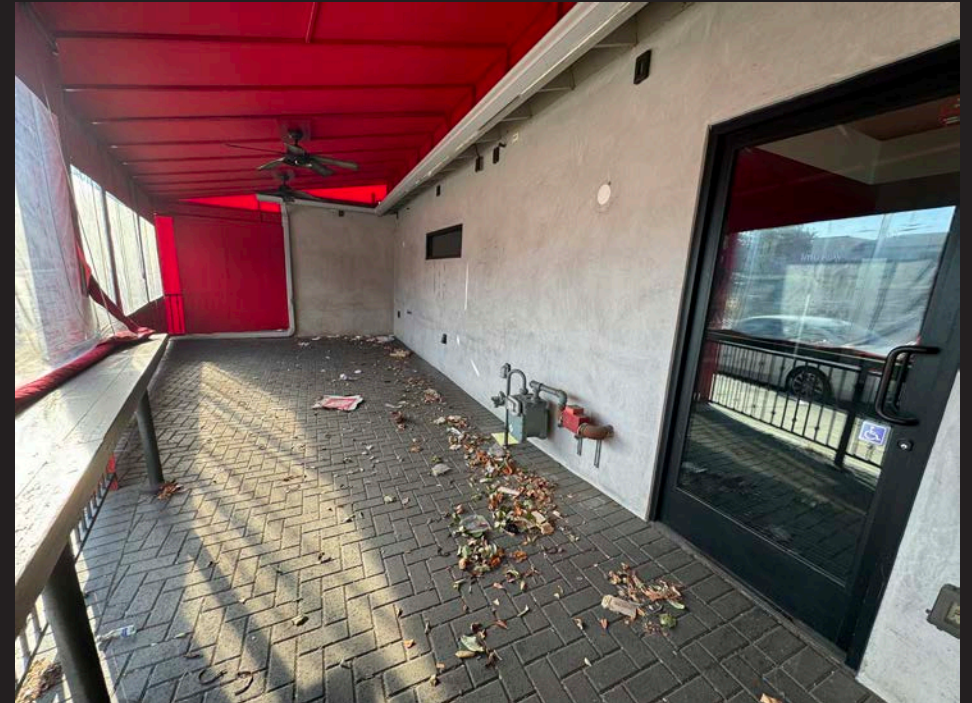
**SPACE SIZE**  
±1,063 SQFT +  
±536 SQFT COVERED SETBACK PATIO

**AVAILABLE**  
IMMEDIATELY



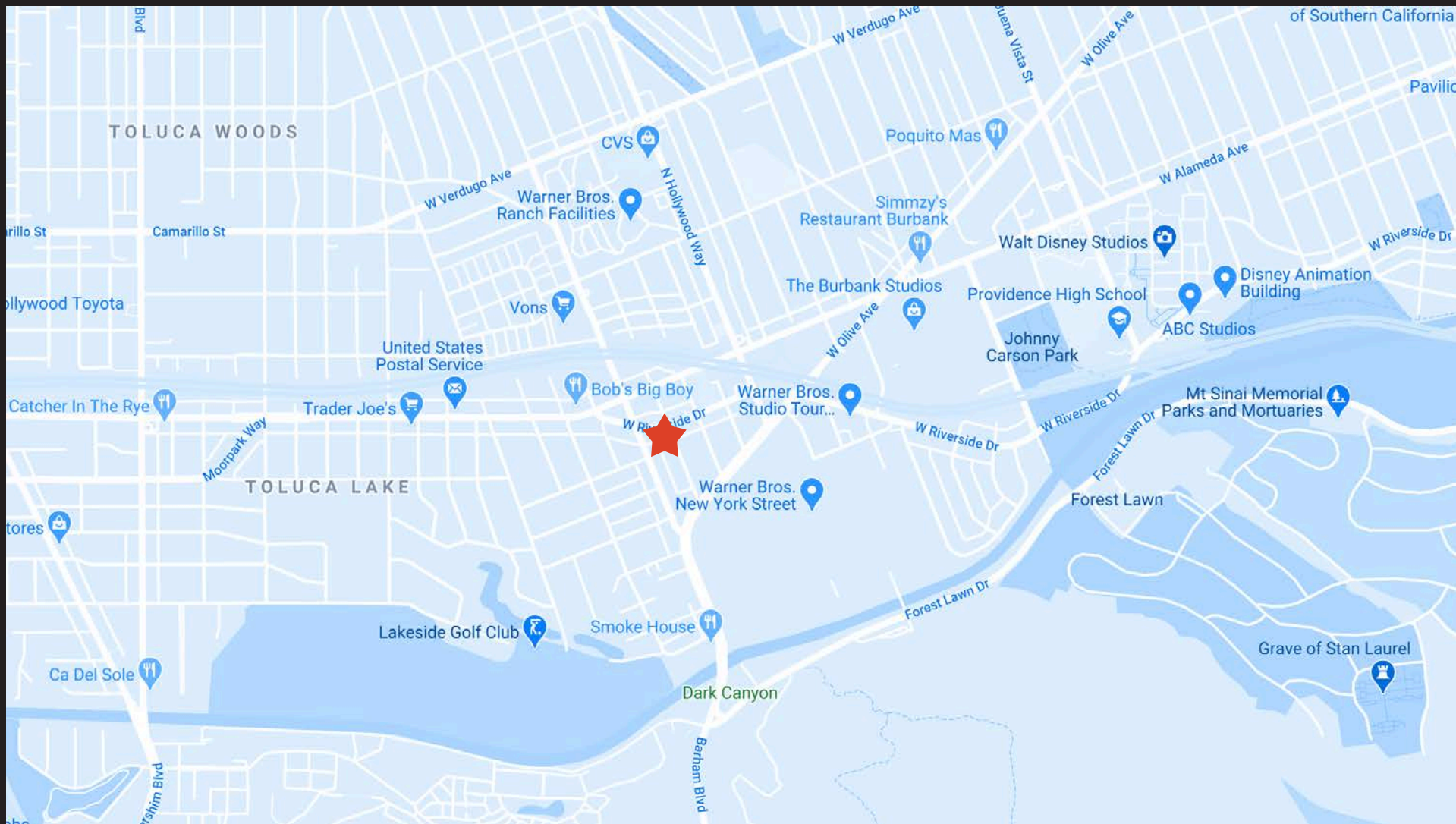
**CLICK HERE FOR  
PROPERTY VIDEO**

- **EXTREMELY RARE FULL SERVICE RESTAURANT SPACE AVAILABLE IN BURBANK**
- **SPACE WAS COMPLETELY RENOVATED APPROX. 5 YEARS AGO**
- **SPACE HAS GREASE INTERCEPTOR, MULTIPLE SINKS AND FLOOR DRAINS AS WELL AS A HOOD**
- **SITUATED ON THE MAIN LUNCH DRAG SERVICING WARNER BROTHERS, DISNEY, I HEART RADIO, AND MILLIONS OF SQUARE FEET OF ENTERTAINMENT RELATED OFFICE TENANTS**
- **3 MILLION SQUARE FEET OF OFFICE SPACE WITHIN LESS THAN A HALF MILE AND MORE UNDER CONSTRUCTION**
- **NEIGHBORS INCLUDE OLIVE AND THYME, TOCAYA ORGANICA, TACOS 1986, FRESH BROTHERS, MENDOCINO FARMS, RAMEN JINYA, CHIPOTLE, ALFRED COFFEE, AND SWEETFIN**

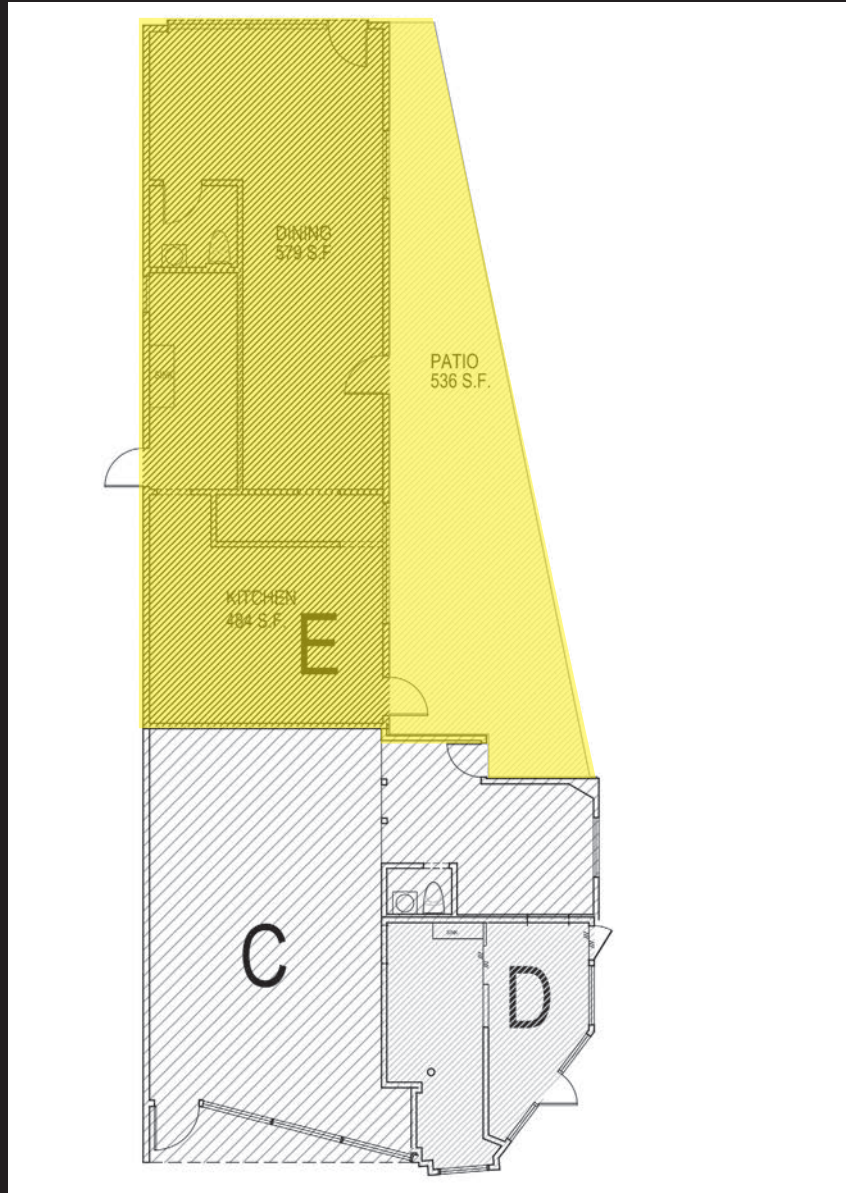




# AREA MAP



# SITE PLAN





## DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 17,394

3 MILE: 176,902

5 MILE: 651,299

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AVERAGE HOUSEHOLD INCOME

1 MILE: \$86,258

3 MILE: \$71,333

5 MILE: \$61,189

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MEDIAN AGE

1 MILE: 40.50

3 MILE: 39.40

5 MILE: 39.50

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WALK SCORE

84



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