

# 10205 RIVERSIDE DRIVE

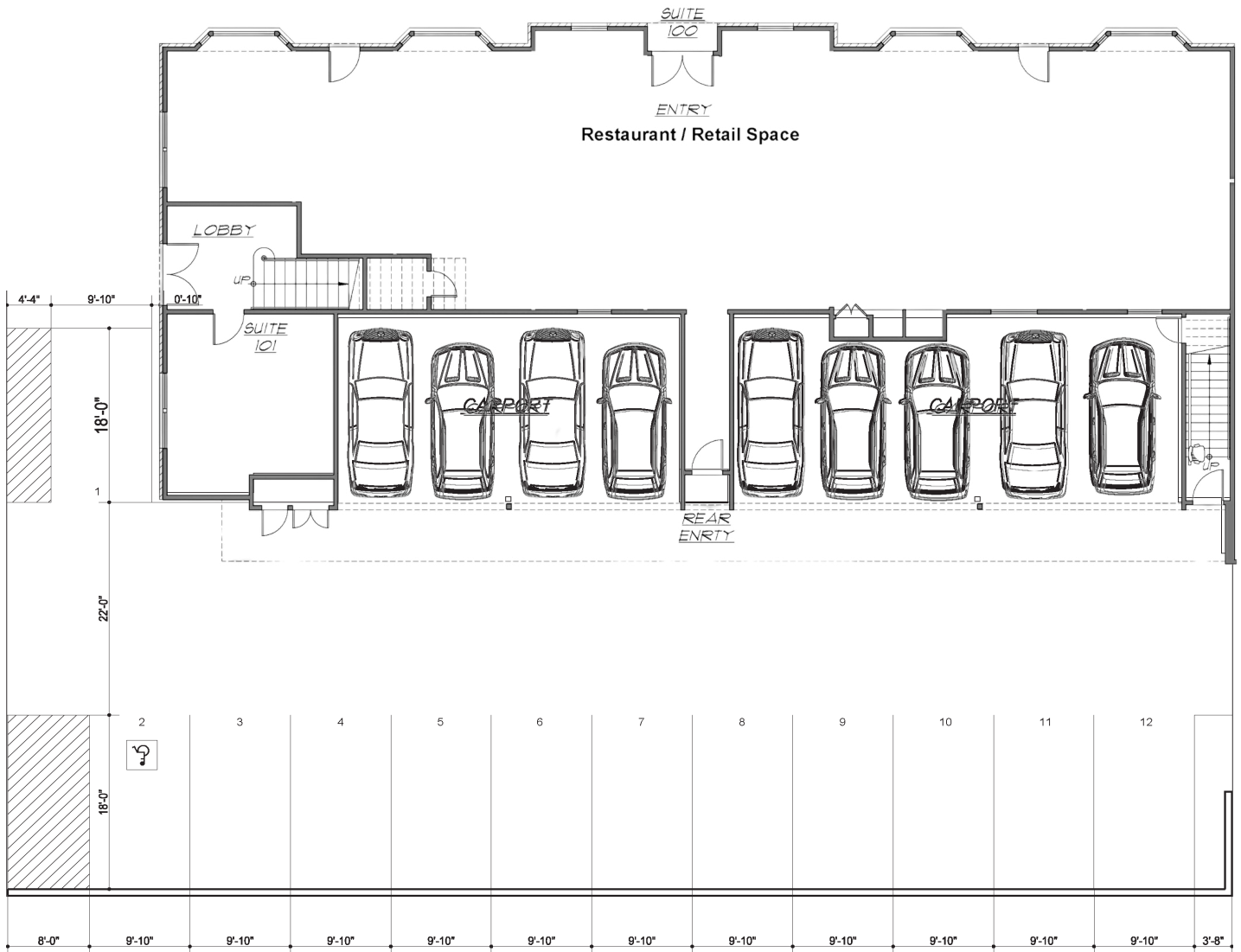
## TOLUCA LAKE, CA



### HIGHLIGHTS

- **Prime Toluca Lake Location** – Nestled in the heart of Toluca Lake, this property offers high visibility on bustling Riverside Drive, surrounded by popular restaurants, boutique shops, and entertainment hubs.
- **Versatile Commercial Space** – Ideal for restaurant, retail, office, or specialty businesses, the space features a flexible layout to accommodate a variety of business needs.
- **High Foot & Vehicle Traffic** – Benefit from strong daily foot traffic and exposure to ±25,000 vehicles per day, as well as 134 Freeway visibility, ensuring excellent business visibility.
- **Modern Amenities & Finishes** – Featuring a flag pole, large display windows for natural light and branding opportunities, exposed ceilings and concrete floors, and modern conveniences for a comfortable work environment.
- **Signage** – Prime maximum-visibility building signage and pole signage on the high-foot-traffic corner of Riverside Drive and Forman Ave in the heart of Toluca Lake.
- **Convenient Parking & Accessibility** – Easy access to major freeways (101, 134, and 170), with ample onsite and street parking. The site is extremely convenient for customers and employees.
- **Mass Transit** – A bus stop is located in front of the building, providing easy access to mass transit.

CURRENT AS-BUILT GROUND FLOORPLAN  
PROPOSED PARKING PLAN



SPACE AVAILABLE

**Total Building:**  
±1,000 - 8,900 RSF  
**Ground Floor:**  
± 339 - 3,041 RSF  
**Second Floor:**  
± 368 RSF - 5,902 RSF

**PARKING:**  
2/1000 Parking Ratio  
+ Ample Street Parking



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## DEMOGRAPHICS

1-MILE

3-MILE

5-MILE



24,685

191,095

612,871



12,048

84,684

272,921



\$115,022

\$113,146

\$106,319



\$1,015,316

\$980,148

\$984,563





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# THANK YOU

**FOR MORE INFORMATION**

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