

FOR LEASE



RETAIL



**3900 W RIVERSIDE DR,
BURBANK, CA 91505**



CONFIDENTIALITY & CONDITIONS

All materials and information received or derived from Rise Commercial its directors, officers, agents, advisors, affiliates and / or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Rise Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. LA APARTMENT GROUP will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Rise Commercial makes no warranties and /or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Rise Commercial does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Rise Commercial in compliance with all applicable fair housing and equal opportunity laws.



Table of Contents

Map	03
<hr/>	
Property Overview	04
<hr/>	
Property Showcase	05
<hr/>	
Community Profile	07
<hr/>	

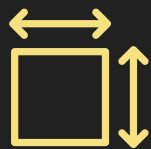


W RIVERSIDE DR



PROPERTY OVERVIEW

3900 W RIVERSIDE DR,
BURBANK, CA 91505



SPACE
800 SF



RATE
\$4.00 PSF



TERM
Negotiable



YEAR BUILT
1947



LOT
5,898 SF



ZONING
C3

PROPERTY SHOWCASE

3900 W Riverside Dr, Burbank, CA 91505



- **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

3900 W Riverside Dr, Burbank, CA 91505

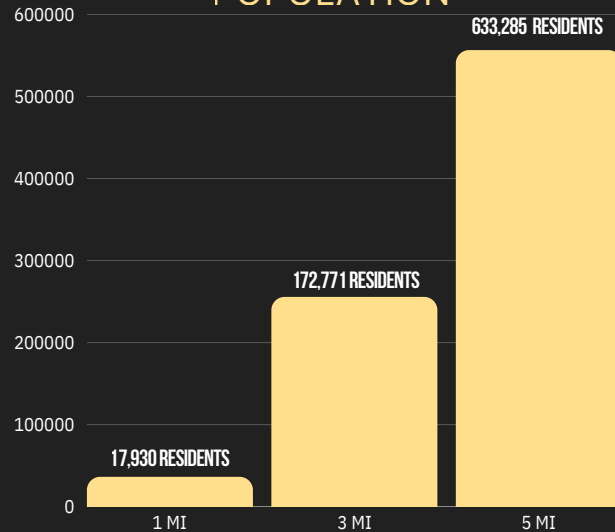
Unit 12861



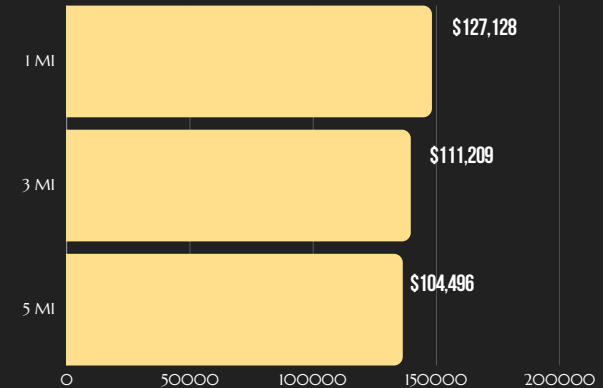
COMMUNITY PROFILE

3900 W Riverside Dr, Burbank, CA 91505

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



real

Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Director of Leasing | DRE 02226762

- 📞 424.421.4241
- ✉️ Arie@allurecommercial.com
- 🌐 TheRiseCRE.com



BRYAN SILVA

Commercial Agent | DRE 02198098

- 📞 805.886.2065
- ✉️ bryan@therisecre.com
- 🌐 TheRiseCRE.com