

10205 RIVERSIDE DRIVE

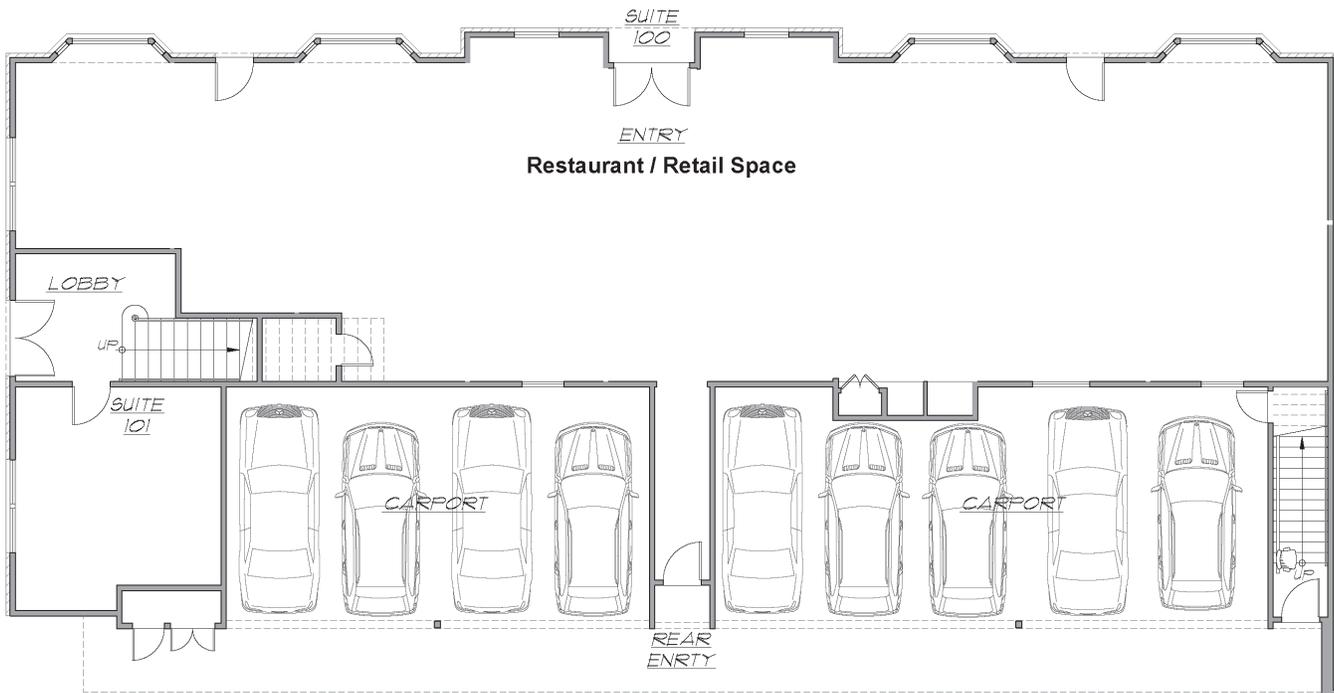
TOLUCA LAKE, CA



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.
- **Restaurant Beverage Program** – (RBP) is a streamlined administrative process that allows eligible restaurants to sell and serve alcoholic beverages without having to obtain a Conditional Use Permit (“CUB”), as would otherwise be required. The RBP is available only in RBP-eligible areas, as designated by the City Council.
- **Restaurant Change of Use** – Restaurant Change of Use Plans have been submitted and reviewed by planning and can be finalized with a Tenant Improvement plan
- **Outdoor Dining** – Ample opportunities for outdoor dining along Riverside and Forman free of charge.

CURRENT AS-BUILT GROUND FLOORPLAN PROPOSED PARKING PLAN



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SPACE AVAILABLE

Total Building:

±1,000 - 8,900 RSF

Ground Floor:

±339 - 3,041 RSF

Second Floor:

Suite 200: ±1,040 RSF

Suite 203: ±823 RSF

Total Contiguous: ±1,863 RSF

PARKING:

2/1000 Parking Ratio
+ Ample Street Parking

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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	24,685	191,095	612,871
 Households	12,048	84,684	272,921
 Average Household Income	\$115,022	\$113,146	106,319
 Median Home Value	\$1,015,316	\$980,148	\$984,563



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THANK YOU

**FOR MORE INFORMATION
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