

FOR SALE

MIXED USE: OFFICE & RETAIL

10116 - 10120 RIVERSIDE DRIVE | TOLUCA LAKE, CA 91602



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LEASING
BROKERAGE
INVESTMENTS

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PROPERTY INFORMATION

SECTION 1

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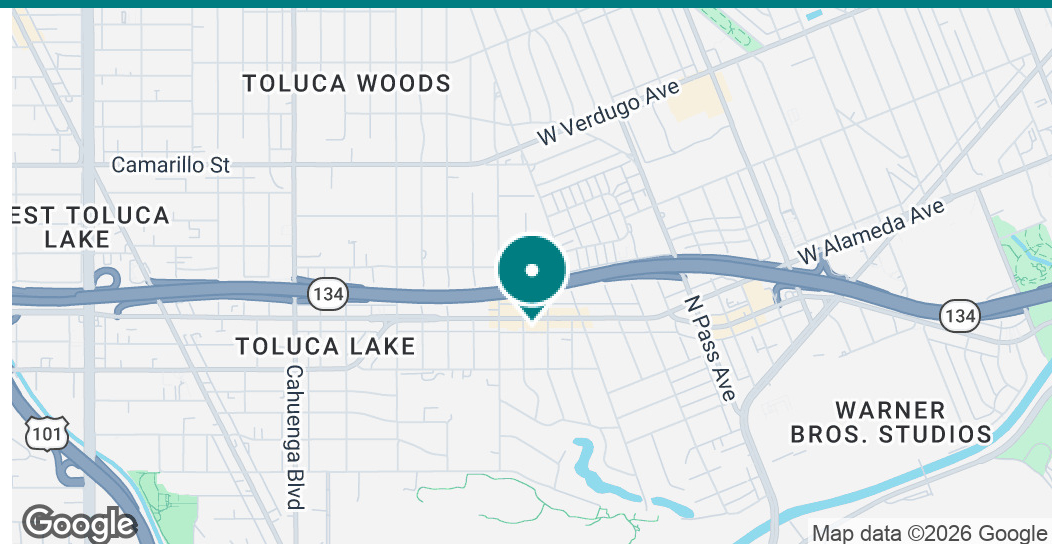
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EXECUTIVE SUMMARY

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Sale Price

\$7,185,000

OFFERING SUMMARY

Building Size:	12,040 SF
Lot Size:	12,503 SF
Number of Units:	8
Price / SF:	\$596.76
Cap Rate:	5.55%
NOI:	\$398,978
Market:	Burbank, Studio City, Glendale
Submarket:	Toluca Lake

PROPERTY HIGHLIGHTS

- Toluca Lake Village mixed-use asset on highly desirable Riverside Drive (walkable, amenity rich corridor)
- ±12,040 SF, 3-story office + retail building with exceptional curb appeal and distinctive architecture
- Diversified professional tenant mix (dental/wellness + professional services + creative/tech)
- Rare on-site surface parking
- Prime studio adjacent, Toluca Lake sits in/near the Burbank Media District within close proximity to Warner Bros / Disney / ABC / NBC Studios
- Convenient regional access to Ventura Blvd plus the 101 & 134 Freeways for Studio City, Burbank, Glendale and Hollywood connectivity

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PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

+/- 12,040 SF mixed-use building ideally located in prime Toluca Lake, one of the most irreplaceable submarkets in the San Fernando Valley. The property features exceptional curb appeal and an architecturally distinctive design, with a complementary mix of office and ground-floor retail, including office suites positioned above and surrounding the acclaimed Sushi Yuzu restaurant.

Situated within a dense and affluent trade area, the property benefits from strong local demographics and consistent daily traffic. Its premier location offers close proximity to major Hollywood Studios, Ventura Boulevard, Riverside Drive, and the 101 and 134 freeways, as well as nearby lifestyle amenities including Toluca Lake Village, Lakeside Golf Club, and the NoHo Arts District.

LOCATION DESCRIPTION

Toluca Lake is one of the San Fernando Valley's most sought after submarkets, offering an affluent, highly walkable Village atmosphere anchored by boutique retail, dining, and daily conveniences along Riverside Drive. The property's studio adjacent setting places it within the Burbank Media District, in close proximity to Warner Bros., Disney, NBC, and Universal Studios, as well as Universal City. The location also benefits from excellent regional connectivity via the 101 and 134 freeways.

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ADDITIONAL PHOTOS

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LOCATION INFORMATION

SECTION 2

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RETAILER MAP

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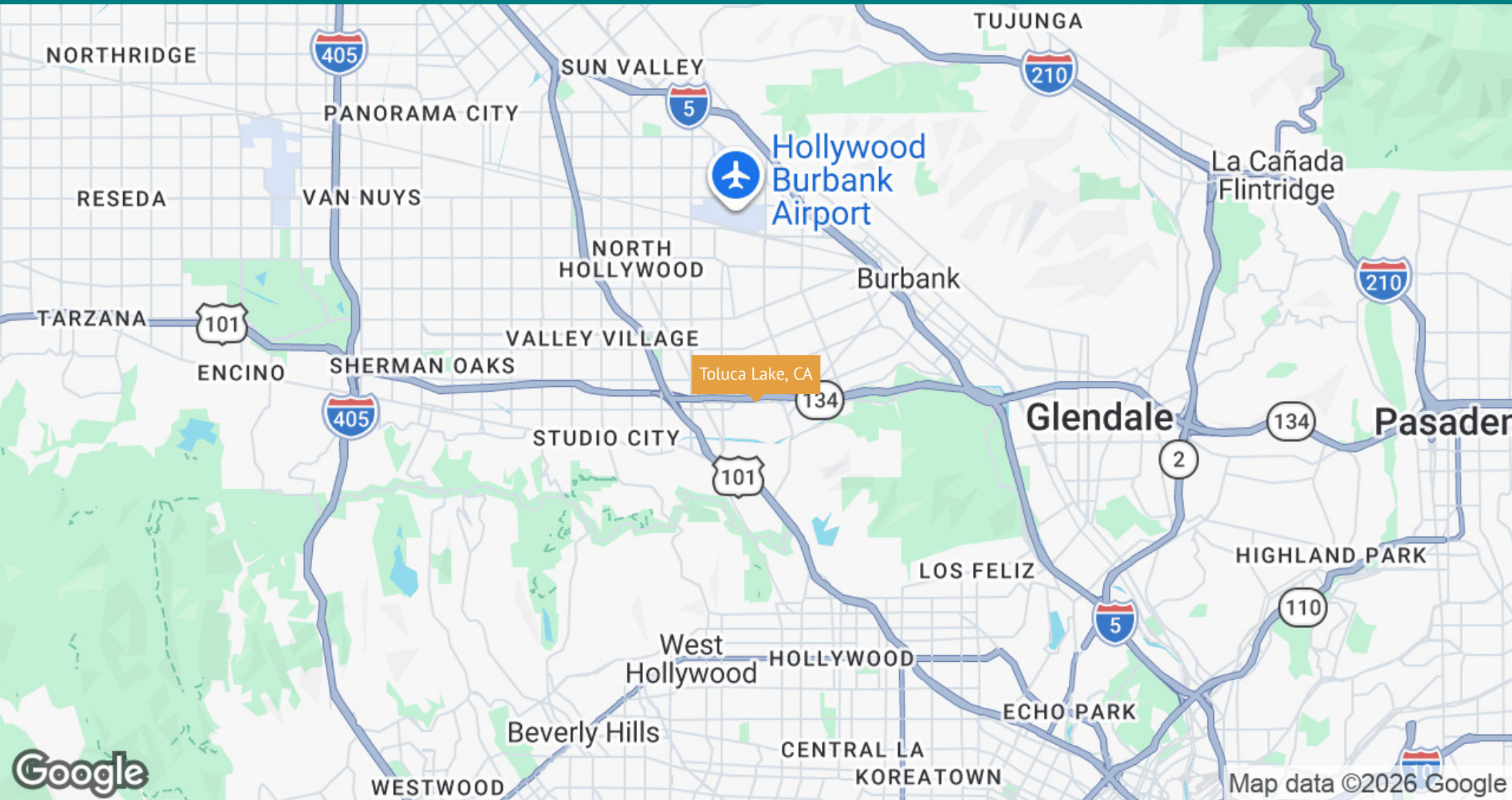
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REGIONAL MAP

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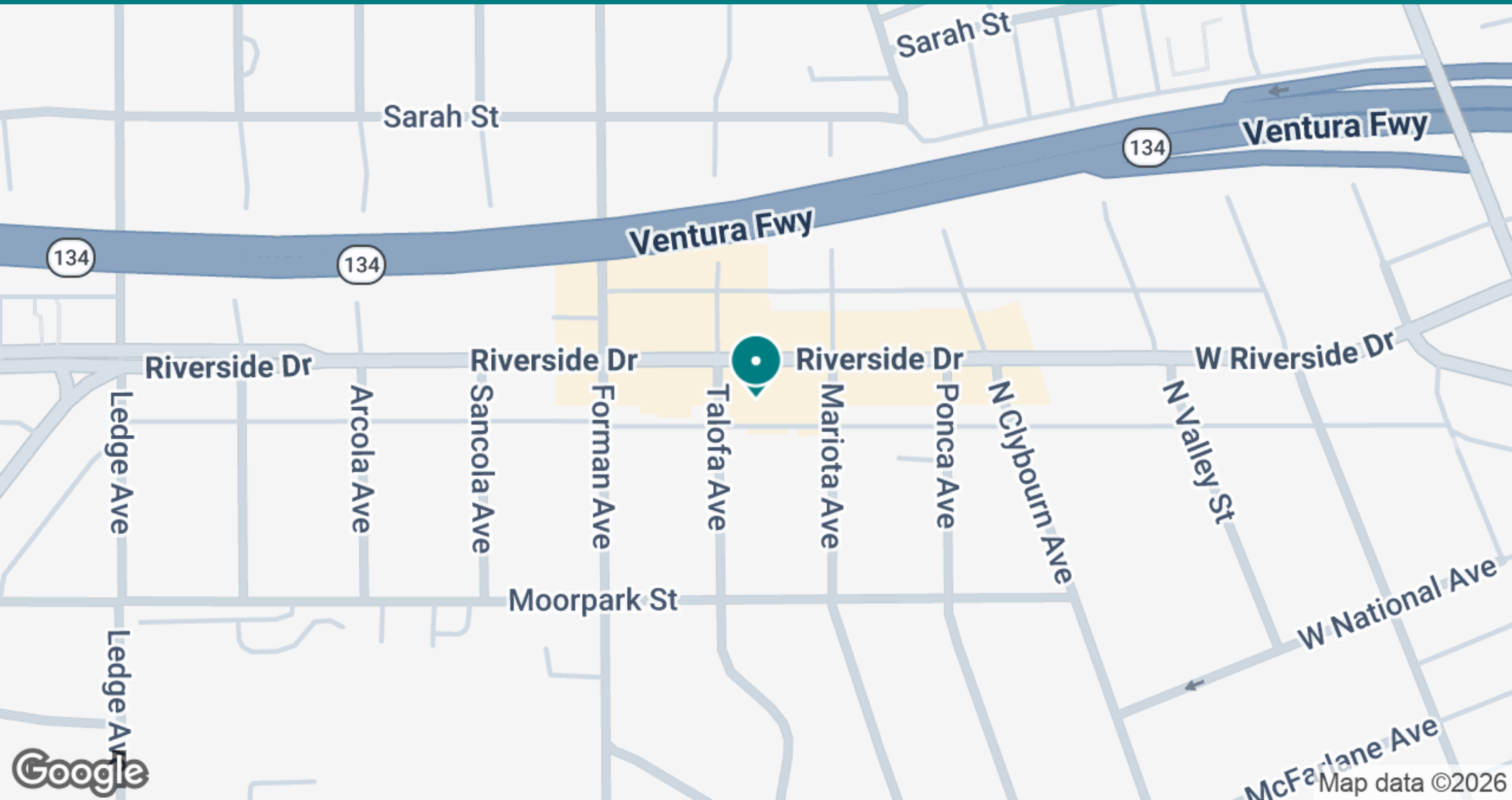
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LOCATION MAP

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FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

PRIMARY

Price	\$7,185,000
Price per SF	\$597
Price per Unit	\$898,125
GRM	13.32
CAP Rate	5.55%
Total Return (yr 1)	\$398,979

OPERATING DATA

PRIMARY

Gross Scheduled Income *	\$539,275
Other Income*	\$45,039
Total Scheduled Income*	\$584,314
Vacancy Cost*	\$10,786
Gross Income*	\$573,529
Operating Expenses*	\$174,550
Net Operating Income*	\$398,979

*Monthly Rent reflects rents anticipated as of July 2026, inclusive of contractual rental increases and exercised extension options. Rents and expenses are presented on a pro forma basis, reflecting reasonable estimates and contractual increases.

EXPENSE SUMMARY

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EXPENSES SUMMARY

PRIMARY

Taxes (1.19% of Purchase Price)	\$91,570
Insurance	\$29,780
Repairs & Maintenance	\$8,400
Janitorial	\$12,000
Elevator	\$3,600
Refuse	\$6,500
Gardening	\$5,000
LADWP	\$2,700
Management	\$15,000

OPERATING EXPENSES

\$174,550

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RENT ROLL

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SUITE	TENANT NAME	SIZE SF	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END
10116 - #200	10-Key Accounting	812 SF	\$3,095	\$37,141	2017	06-30-2026
10116 - #201	Family Room	1,460 SF	\$5,445	\$65,335	2019	02-28-2030
10116 - #300	Acupuncture	942 SF	\$3,361	\$40,327	2021	05-31-2027
10116 - #301	Endodontist	1,576 SF	\$6,337	\$76,042	1991	05-31-2031
10118	Sushi Yuzu	1,575 SF	\$11,172	\$134,064	2008	01-31-2031
10120 (front)	EDNE/MRDAT	726 SF	\$2,318	\$27,813	2020	12-31-2026
10120 (Rear)	Dees/ Real Estate	907 SF	\$3,183	\$38,194	2023	M-T-M
10120 (2nd floor)	Digital Vortechs	3,000 SF	\$10,030	\$120,360	2019	06-30-2028
TOTALS		10,998 SF	\$44,940	\$539,276		

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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

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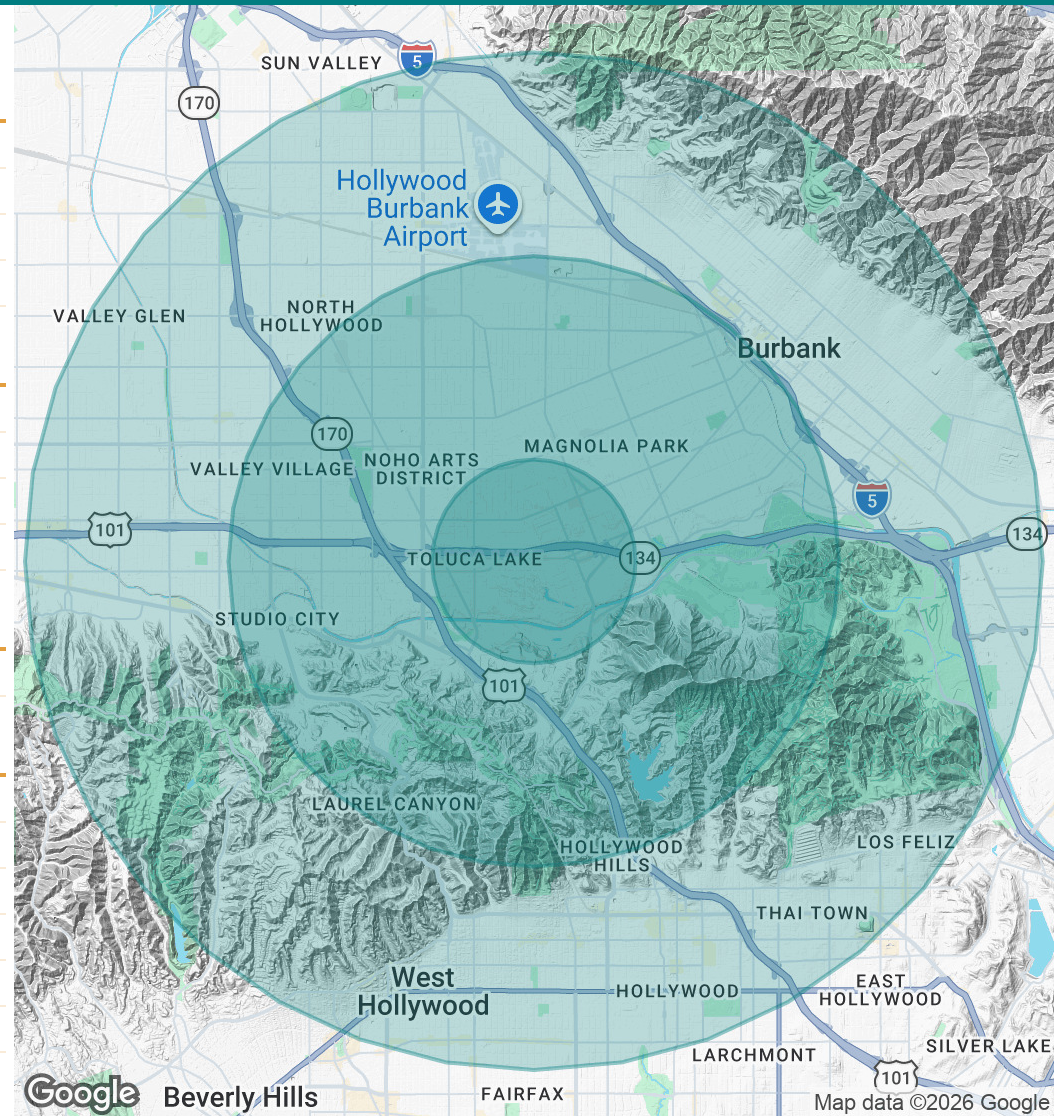
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,302	181,942	608,924
Average Age	39.5	39.4	39.2
Average Age (Male)	39.1	38.5	38.5
Average Age (Female)	39.4	40.0	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,021	88,739	292,232
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$115,714	\$107,278	\$98,682
Average House Value	\$807,144	\$799,227	\$717,056

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	17.7%	26.4%	29.1%

RACE	1 MILE	3 MILES	5 MILES
% White	70.5%	69.0%	67.8%
% Black	5.1%	5.2%	4.5%
% Asian	10.5%	10.0%	8.5%
% Hawaiian	0.4%	0.1%	0.2%
% American Indian	0.3%	0.4%	0.5%
% Other	3.6%	6.9%	10.8%

2020 American Community Survey (ACS)



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ADVISOR BIOS

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ADVISOR BIO 1

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BRETT MERO

Broker Senior Vice President

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PROFESSIONAL BACKGROUND

Brett Mero is a seasoned retail and office leasing and sales broker specializing in landlord representation throughout Los Angeles' San Fernando Valley region. Joining CBM1's San Fernando Valley office in 1995, Brett's proven track record as a solution-driven deal maker spans nearly 30 years.

During his tenure with CBM, Brett has contributed to the leasing and sale of over 1,000,000 square feet of retail and office space across the Southern California marketplace. In addition to handling existing properties, Brett has also managed the leasing and sale of many notable commercial development properties.

Serving as a landlord representative, Brett has closed transactions with numerous A+ national and regional credit tenants, including Wells Fargo, Dunkin, Verizon, Subway, Panda Express, and Sally Beauty, to name a few.

Wielding decades of practical experience, Brett works tirelessly toward assuring the profitability of the properties he represents.

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