

**4425 W. RIVERSIDE DRIVE
SUITE 201
BURBANK, CA 91505**

**FOR
LEASE**



**PRIME OFFICE SPACE AVAILABLE
PROPERTY HIGHLIGHT**

SUITE SIZE: 682 SF
LEASE RATE: \$3.50/SF Full Service Gross

OCCUPANCY: Available Immediately
TERM: Three (3) year minimum term



**COLDWELL
BANKER
COMMERCIAL**

**Kathi Constanzo
Bill Ukropina
Robert Ip**

626.898.2308
626.844.2200
626.394.2527

Kathi.Constanzo@cbcnrt.com
Bill.Ukropina@cbcnrt.com
Robert.Ip@cbcnrt.com

CaIDRE # 02067397
CaIDRE # 00820557
CaIDRE # 01876261

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FEATURES

- Boasts 3 offices and a nice reception area with wonderful natural lighting
- 24/7 Access & HVAC
- Prime Location in the Heart of Toluca Lake and Burbank's Media District
- Common Area Renovations
- Walking Distance to Many Restaurants & Amenities
- Open & Bright Layout
- Easy Access to 101, 134, 170 & 5 Freeways
- No City Income Taxes & No Gross Receipts
- Ready for Immediate Occupancy!



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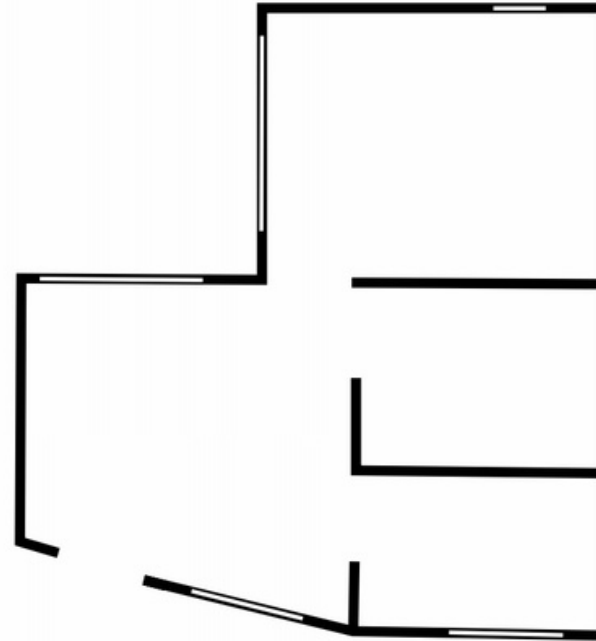
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FLOOR PLAN



Suite 201



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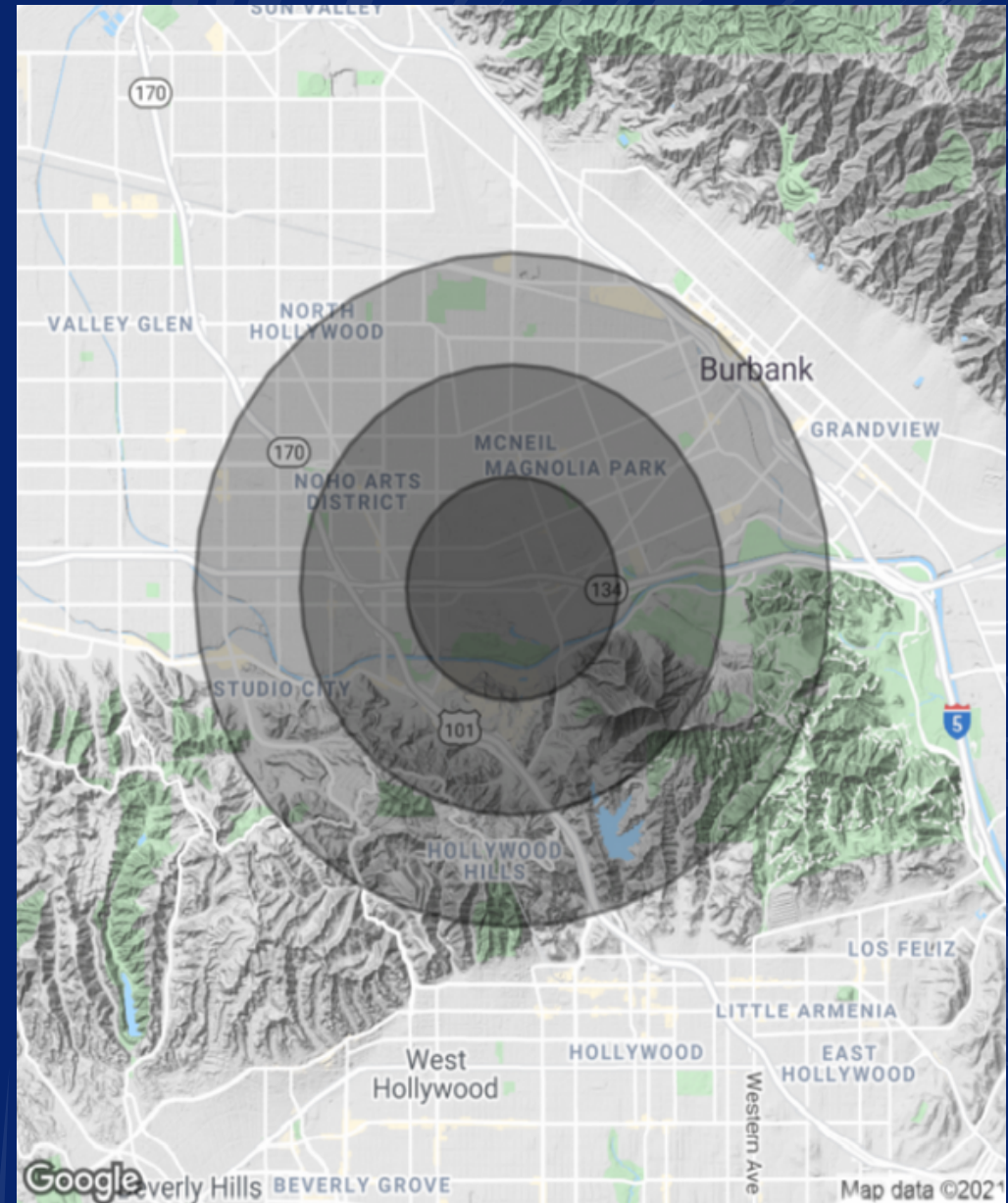
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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,977	81,839	173,228
Average age	39.2	37.2	37.2
Average age (Male)	37.8	36.2	36.5
Average age (Female)	40.2	38.0	37.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,998	38,654	77,437
# of persons per HH	2.1	2.1	2.2
Average HH income	\$95,442	\$86,984	\$89,195
Average house value	\$702,117	\$725,947	\$749,669

* Demographic data derived from 2010 US Census



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RETAIL MAP



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