



ASSET
SALE

4007 W RIVERSIDE DR

BURBANK, CA 91505

FOR LEASE | Café / Restaurant

OVERVIEW

URBANLIME Real Estate is pleased to present 4007 W Riverside Dr, located in the heart of one of Burbank's most dynamic neighborhoods. This 2nd-generation café/restaurant space offers a rare opportunity with a full kitchen, ADA bathroom, and grease trap.

The property features approximately 1,475 SF of interior space on a highly walkable street surrounded by top dining and retail tenants, including Alfred Coffee, SweetFin, Jinya Ramen, Ghindi Thai, and Don Cuco's Mexican.

With favorable rents secured through December 2028 and ownership open to extending the term or adding options, this versatile space is well-positioned for long-term success in a sought-after location.



FEATURES



▶ **APPROX. 1,475 SF**
(INCLUDES SMALL PATIO)

▶ **CURRENT RENT: \$3,703**

▶ **LEASE TERM: EXPIRES DEC 2029**

▶ **ASKING: NEGOTIABLE**

▶ **ONE FIVE YEAR OPTION**

▶ **2ND-GENERATION KITCHEN AND
BUILD OUT**

▶ **ADA BATHROOM**

▶ **INCLUDES FF&E**

NEIGHBORING TENANTS

gindihai
THAI • SUSHI • BAR

Sweetfin



陣 JINYA
RAMEN BAR



OKU - N I K U
JAPANESE BBQ

GH^oST
SANDO SHOP







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