

10205 RIVERSIDE DRIVE

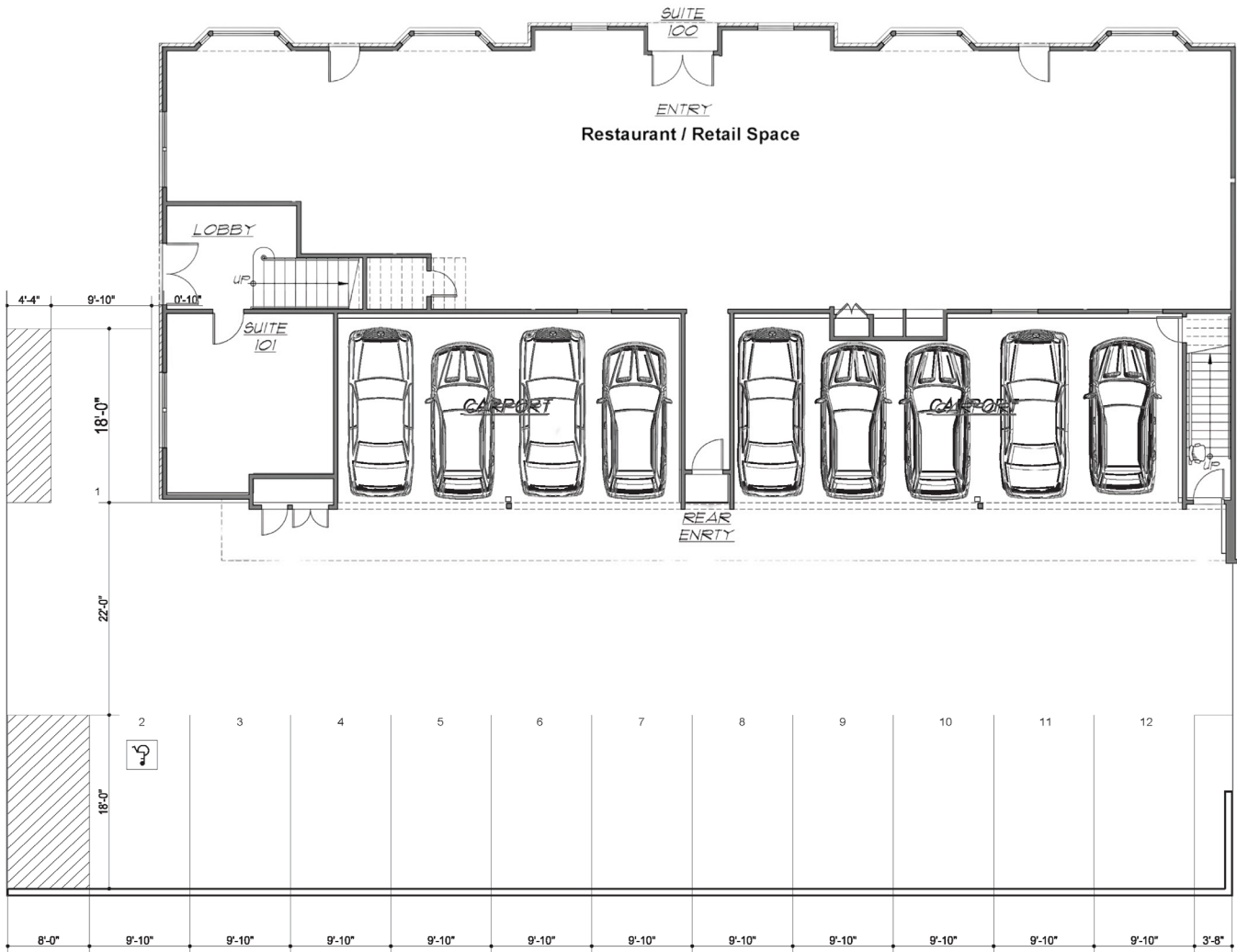
TOLUCA LAKE, CA



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



SPACE AVAILABLE

Total Building:

±1,000 - 8,900 RSF

Ground Floor:

± 339 - 3,041 RSF

Second Floor:

Suite 208 - ± 368 RSF

PARKING:

2/1000 Parking Ratio
+ Ample Street Parking

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DEMOGRAPHICS



Population

1-Mile

24,685

3-Mile

191,095

5-Mile

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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