

PRODUCTION OFFICE

4425 RIVERSIDE

4425 W Riverside Drive Burbank, CA 91505



PROPERTY DESCRIPTION

Discover a leasing opportunity at 4425 Riverside, where professional management ensures a seamless tenant experience. With easy access to major freeways 101, 134, 170, and 5, commuting is a breeze for businesses and employees. Enjoy the benefit of no city income tax or gross receipt tax, and take advantage of secure, ample on-site parking for both tenants and visitors. Nearby, a diverse array of dining and retail options offers convenience, while the property's proximity to prominent business and entertainment hubs adds to its allure. Embrace the ideal blend of accessibility and amenities at 4425 Riverside.

PROPERTY HIGHLIGHTS

- Professional management for seamless tenant experience
- Easy access to major freeways: 101, 134, 170, and 5
- No City Income Tax; No Gross Receipt Tax
- Secure and ample on-site parking for tenants and visitors
- Ample nearby dining and retail options for convenience
- Proximity to prominent business and entertainment hubs

Dave Maldonado

(310) 442-1624

CalDRE #01949738

OFFERING SUMMARY

Lease Rate:	\$5,089 per month MG - (\$3.50 psf)
Number of Units:	1
Available SF:	1,454
Lot Size:	11,903 SF
Building Size:	8,412 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,211	3,320	10,045
Total Population	2,396	6,614	21,685
Average HH Income	\$139,835	\$154,221	\$154,542



**COLDWELL BANKER
COMMERCIAL
REALTY**

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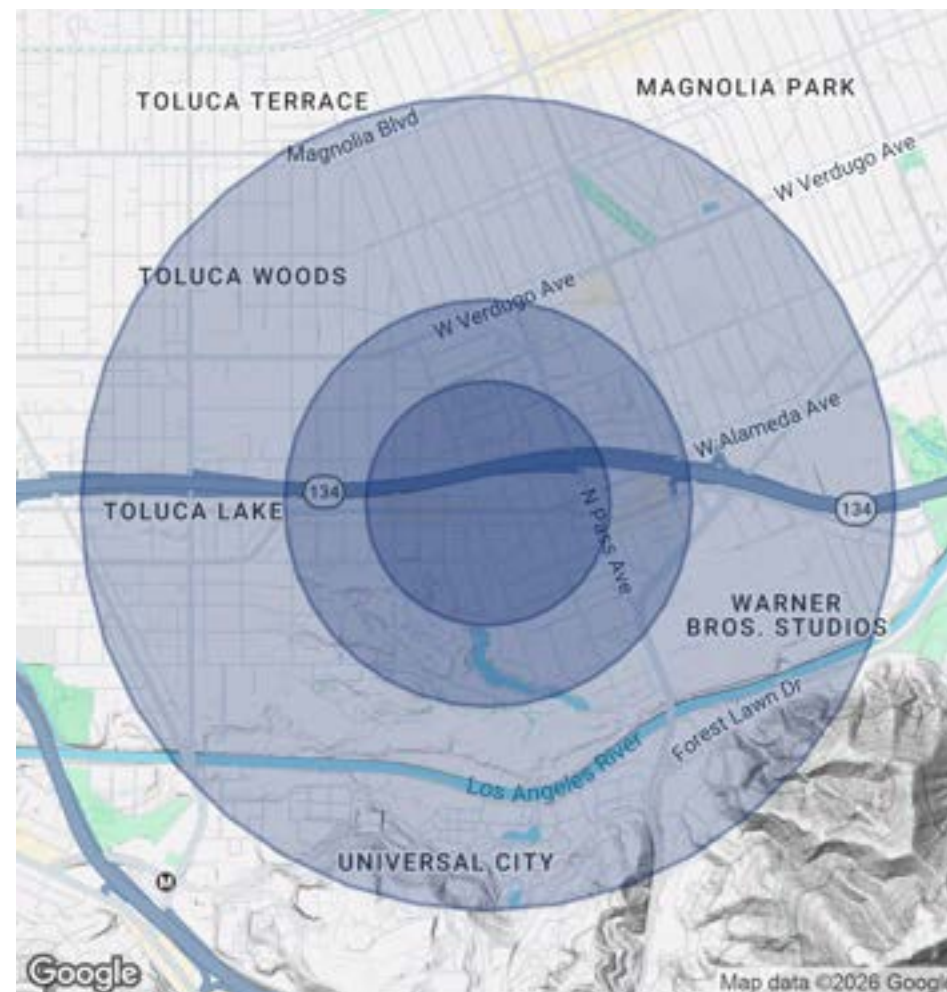
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,396	6,614	21,685
Average Age	37.3	37.8	38.9
Average Age (Male)	35.6	38.3	39.9
Average Age (Female)	42.6	40.1	38.8

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,211	3,320	10,045
# of Persons per HH	2	2	2.2
Average HH Income	\$139,835	\$154,221	\$154,542
Average House Value	\$1,059,210	\$1,257,567	\$1,323,173

2023 American Community Survey (ACS)



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