

For Lease: Turnkey Restaurant Opportunity

4017 W RIVERSIDE DR
BURBANK, CA 91505



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DRE 01973061

**COMPASS
COMMERCIAL**

EXCLUSIVE REPRESENTATION BY:

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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 4017 W. Riverside Dr, Burbank, CA 91505 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner; to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

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The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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Executive Summary

Compass Commercial is pleased to present 4017 W Riverside Dr in Burbank, a ±988 SF fully built-out and operating quick service restaurant. Located at the hard corner of W Riverside Dr and N Pass Ave in the Burbank Media District, on the border of Toluca Lake, the space offers excellent visibility and access, and benefits from approximately 55,218 vehicles per day across the surrounding intersection.

The site sits within a major commercial corridor serving Warner Bros. Studios, Universal Studios Hollywood, The Burbank Studios, and more, alongside a strong mix of national and regional retailers and restaurants. This second-generation space is fully fixtured with a hood system, refrigeration, and a full kitchen, making it well suited for a variety of quick service restaurant (QSR) concepts.

This is a rare opportunity to secure a turnkey restaurant space in Burbank, with built-in infrastructure, proximity to major tenants, and a high-traffic corner location. The transaction can be structured as either a business acquisition or an asset sale including fixtures, furniture, and equipment (FF&E). Key money is required.





4017
W Riverside Dr



Mendocino Farms



THE BURBANK STUDIOS

Providence

Warner Bros. Studios



JINYA
RAMEN BAR



TRADER JOE'S



N. Pass Ave

NOHO ARTS DISTRICT

W Riverside Dr

Venutury Frwy

UNIVERSAL CITY

Griffith Park

Vineland Ave

Cahuenga Blvd

W Burbank Blvd

Magnolia Blvd

W Olive Ave

W Alameda Ave

Lankershim Blvd

Colfax Ave

170

101

CALIFORNIA
134

134

INTERSTATE
5





Space Overview

RESTAURANT SPECIFICATIONS

±988 SF

RESTAURANT SIZE

\$5.35/SF

CURRENT LEASE RATE

FF&E

INCLUDED

TURNKEY

CONDITION

UPON REQUEST

LEASE & SALE TERMS

±55,218 VPD

TRAFFIC COUNT

CORNER

LOCATION

DEDICATED + STREET

PARKING

*SPACE IS TENANT-OCCUPIED. PLEASE DO NOT DISTURB OCCUPANTS.
*BUYER/LESSEE TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.

4017 W Riverside Drive | Oliver Ghadoushi

Space Highlights

/ Prime, Fully Built-Out 2nd-Generation Restaurant Space in Burbank

/ Flexible Deal Structure: Business Acquisition or Asset Sale, FF&E Included

/ High-Traffic Corridor: In Close Proximity to Warner Bros, Universal Studios, & Burbank Studios

/ Hard Corner Location: W Riverside Dr & N Pass Ave

/ Fully Fixtured: Hood System, Refrigeration, Full Kitchen

/ Walk-Up Window Adds Order Flow and Street-Level Visibility





Area & Market Overview

4017 W Riverside Drive sits on one of Burbank's busiest corners, with N Pass Ave, W Alameda Ave, and Riverside Drive carrying a combined $\pm 55,218$ vehicles per day, and the Ventura Freeway nearby carrying over 204,000 vehicles daily. The immediate trade area is dense and affluent, with a median household income of \$110,361 within one mile. Over 25,000 daytime employees support steady lunch and dinner traffic, driven in large part by major tenants including Warner Bros, Universal Studios, & Burbank Studios.

Submarket vacancy for 1- to 3-star product sits at 9.2%, while the subject property is currently occupied by an operating restaurant, with the opportunity structured as either a business acquisition or asset sale. Leasing activity has been strong, with 184,292 SF leased over the past 12 months, up 41.9% year over year, and average time on market down to 5.7 months. Located close to major studios and other successful local businesses, 4017 W Riverside Drive is well-suited for a variety of retail and restaurant uses.

Riverside DR
4000 W

THE MOUTH



BURGERS

FRIES
SHAKES

4017C

THE MOUTH
WELCOME
OPEN DAILY
11:30AM - 8PM
949-333-9678
www.themouthla.com





OPEN



Riverside DR
4000 W

Paseo Ave

B.P.D.





Sides

- French fries \$12.75
- Onion rings \$9.75
- Chicken wings \$11.75
- Hot wings \$13.75
- Peppers and jalapeños \$3.00
- Onion rings \$9.00
- Chicken wings \$9.00
- Hot wings \$9.00
- Peppers and jalapeños \$9.00

Burger FRIES

\$10.75

High-quality beef patty, grilled onions, American cheese, pickles and our special sauce

POCKET STYLE Cheeseburger

High-quality beef patty, raw onions, American cheese, pickles and our special sauce

Single \$9.75
Double \$11.75
Triple \$13.75

Drinks \$3

CHICKEN Sandwich

Delicious chicken breast marinated in our secret sauce, topped with melted pepper jack, pickles, purple cabbage and our house spicy sauce

Potato bun \$10.25
Croissant \$12.25
Pocket style \$14.25

SHAKES

Pick Your Flavor. Made With Real Ice Cream!

Vanilla \$7.50
Chocolate \$7.50
Mocha \$7.50
Mint \$7.50
Strawberry \$7.50

Chicken FRIES

\$12.75

Chicken breast topped with Pepper Jack, pickles, purple cabbage and house spicy sauce

BEN'S WAY

ADD YOUR FAVORITE FOODS TO ANY ORDER \$2

FRIES

\$5.00

Make It A Combo! FRIES & DRINK \$6.50









FOR MORE INFORMATION REGARDING
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