

STANDALONE BOUTIQUE BUILDING

FOR SALE

10639 RIVERSIDE DRIVE
NORTH HOLLYWOOD, CA 91602



BUILDING SIZE

±12,392 SF

LAND SIZE

±11,809 SF



Jones Lang LaSalle Brokerage, Inc. CA License #01856260






10639 RIVERSIDE DRIVE

MID-CENTURY GEM

We are pleased to present 10639 Riverside Drive in North Hollywood, a two-story flex building which shall be delivered vacant. Originally built in 1963 as a hotel, the building became the headquarters for the National Hot Rod Association and later served as an audio equipment showroom and service center. On the market for the first time in 40 years, this property offers an owner-user or value-add investor an opportunity to acquire a flex property in a tremendous location near Warner Brothers, Disney, NBC/Universal, and Toluca Lake.



PROPERTY HIGHLIGHTS

-  PRIME LOCATION: CENTRAL TO BURBANK, STUDIO CITY AND TOLUCA LAKE
-  FRONTAGE ON RIVERSIDE DRIVE; PROMINENT SIGNAGE OPPORTUNITY
-  CURRENTLY BUILT OUT AS OFFICE SPACE, RETAIL AND STORAGE
-  STANDALONE BUILDING WITH SECURE PARKING
-  PARKING FOR 18+ CARS ONSITE





BE HERE NOW!

Be your own landlord in this versatile building, ideally situated near major studios and residential areas. Perfect for creative or service professionals seeking a seamless work-life balance. This rare owner/user gem offers the flexibility to customize your workspace while building equity. Don't miss this chance to elevate your business in a strategic location that brings your work closer to home.

10639
RIVERSIDE

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PROPERTY DETAILS

ADDRESS

10639 RIVERSIDE DRIVE
NORTH HOLLYWOOD, CA 91602

PARKING

18 SPACES

YEAR BUILT

1963

BUILDING SIZE

±12,392 SF

ASKING PRICE

\$4,750,000
(\$383/SF)

LAND SIZE

±11,809 SF

LOT NUMBER / APN

2423-002-012

ZONING

LAC2-1VL

The current zoning allows for a wide variety of uses*.

- ✓ OFFICE
- ✓ RETAIL
- ✓ SHOWROOM
- ✓ MEDICAL
- ✓ FLEX USE
- ✓ HOTEL

*Buyer to verify the suitability of the zoning and parking requirements for its intended use.



STORAGE



RETAIL AREA



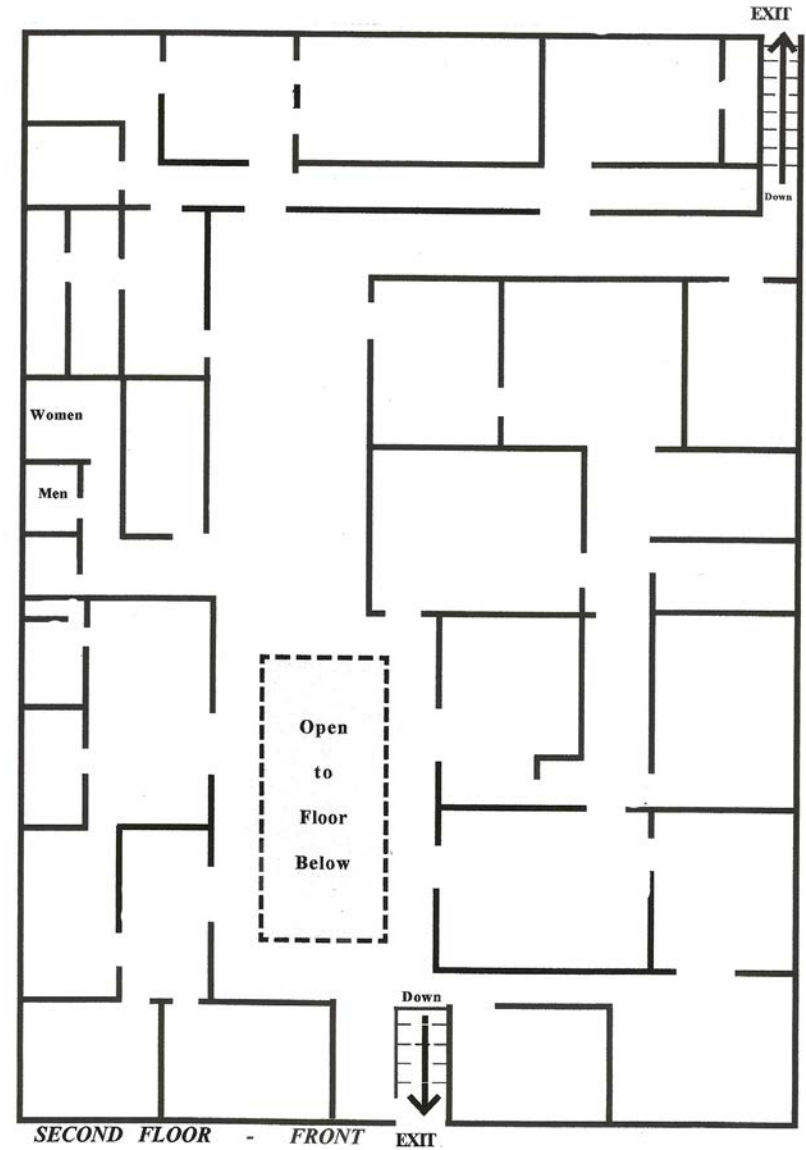
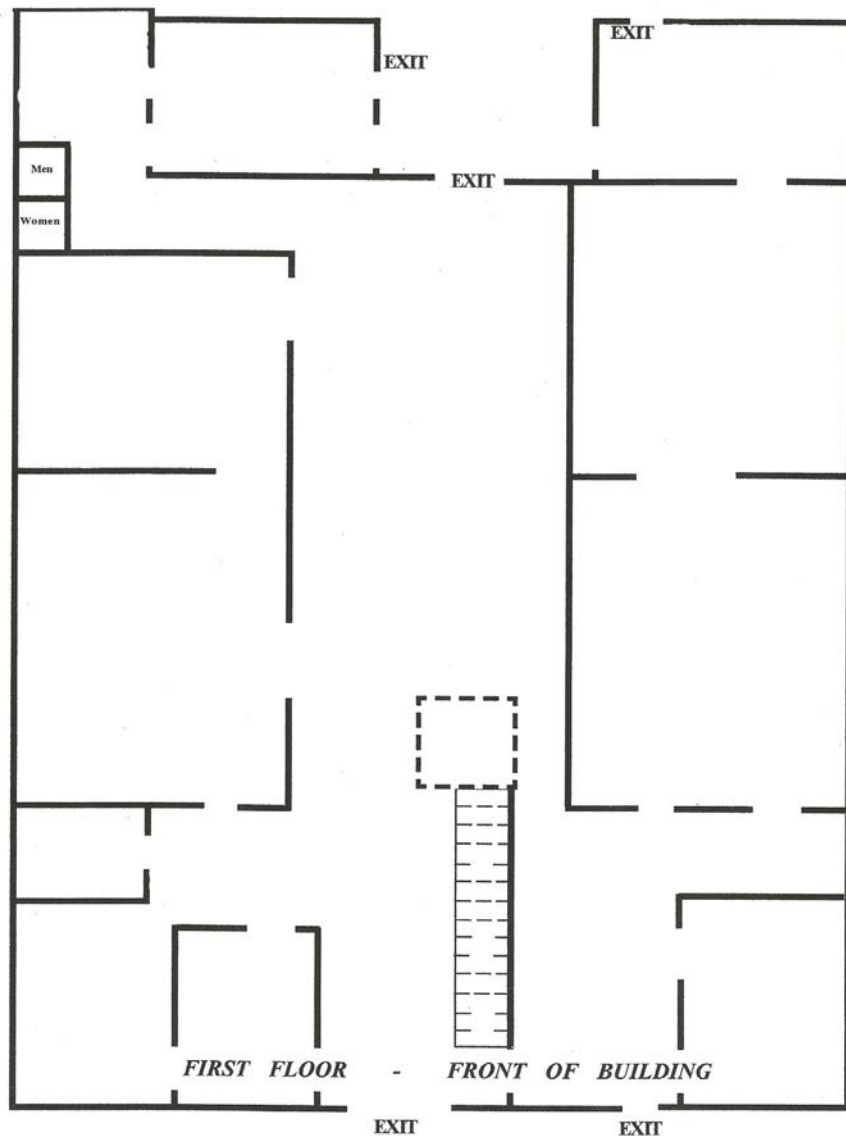
OFFICES



OFFICE

10639 RIVERSIDE DRIVE

FLOOR PLANS



*Floor plans are for illustrative purposes only and not to scale. Buyer to verify.



ENTRY



SECOND FLOOR



OFFICES



OFFICE

LOCATION

CENTRAL TO EVERYTHING

The property is well located between Burbank, Toluca Lake, NoHo Arts and Studio City, with close adjacency to Warner Brothers, Walt Disney Studios and NBC/Universal Studios. With immediate access to the 134 and 101 freeways, the property is just 10 minutes from Hollywood, Los Feliz, Glendale, and Sherman Oaks.

DEMOGRAPHICS WITHIN A 3-MILE RADIUS

POPULATION

205,892

HOUSEHOLD INCOME

\$140,936

AVERAGE HOME VALUE

\$1.26 M

NOTABLE NEIGHBORS





10639
RIVERSIDE

10 MINS

HOLLYWOOD
BURBANK
AIRPORT

15 MINS

- BURBANK
EMPIRE CENTER
- NETFLIX

5
INTERSTATE

10 MINS

- NICKELODEON
- COSTCO
- IKEA

- DISNEY
- PROVIDENCE
ST. JOSEPH

5 MINS

134
CALIFORNIA

- TRADER JOE'S
- PATY'S DINER
- COFFEE BEAN

3 MINS

- BOB'S BIG BOY
- DON CUOCO'S
- PRISCILLA'S

4 MINS

SHERMAN OAKS

- CASA VEGA
- EREWHON
- SPORTSMEN'S
LODGE

10 MINS

STUDIO CITY

- GRANVILLE
- ART'S DELI
- FIREFLY

8 MINS

1 MIN

- ZANKOU
CHICKEN
- BAJA FRESH
- COFFEE BEAN

2 MINS

CA DEL SOLE

5 MINS

- WARNER BROS
- WHOLE FOODS
- THE SMOKE HOUSE
- LAKESIDE GOLF CLUB

5 MINS

UNIVERSAL
STUDIOS

7 MINS

LOS ANGELES
ZOO

HOLLYWOOD
BOWL

7 MINS

US
101

DOWNTOWN LA

30 MINS

N

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