

13303-13357 Riverside Dr
Sherman Oaks, CA

Riverside Knolls
Shopping Center
FOR SALE



Neighborhood Shopping Center

**±50,493 SF +
±5,000 SF BONUS MEZZANINE**

STACY VIERHEILIG-FRASER
PRINCIPAL
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
Corporate ID #01191898

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



13303-13357 RIVERSIDE DR

Total SF: ±50,493 SF + ±5,000 SF BONUS MEZZANINE

Sale Price: Contact Broker

Lot Size: ±133,011 SF

Zoning: C1.5-1VL-Rio

Year Built: 1955-1991

Tenant Mix 11 Units Including Three (3) Credit Tenants (Starbucks, El Pollo Loco, and Excer) Approximately 21,615 SF plus mezz. available for Owner-User

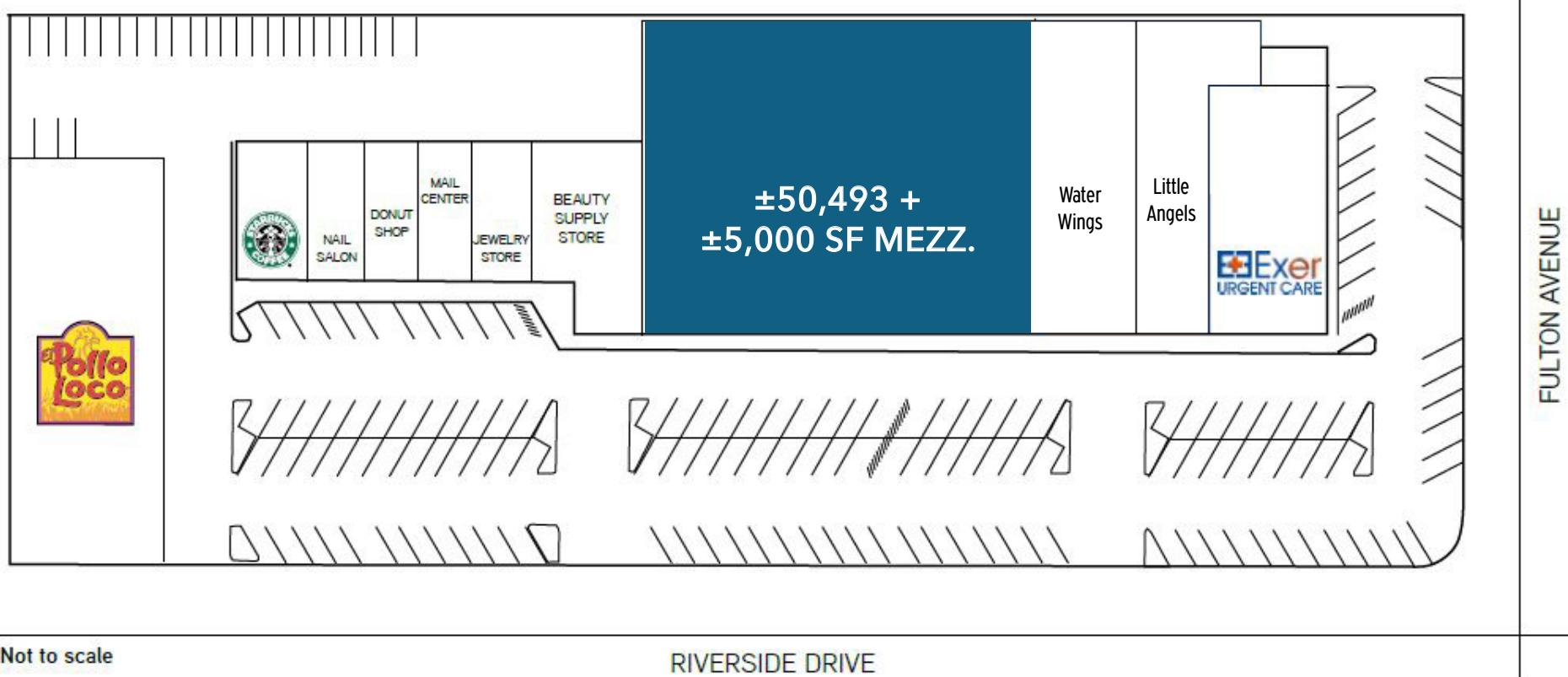
APN: 2359-019-008

PROPERTY HIGHLIGHTS

- Anchor space within neighborhood shopping center, Exer Urgent Care, El Pollo Loco, & Starbucks.
- Immediate access to 101 Freeway onramp/offramp.
- Parking: 184 striped spaces, Ratio of 3.65/1,000 sq ft.
- Corner identity with excellent visibility, curbside appeal, storefront and pylon signage.
- Walk Score: 77 Very Walkable
- Transit Score: 39 Some Transit
- Up to 20 Foot Ceilings



SITE PLAN



*Not to scale

RIVERSIDE DRIVE



FREEWAY ACCESS

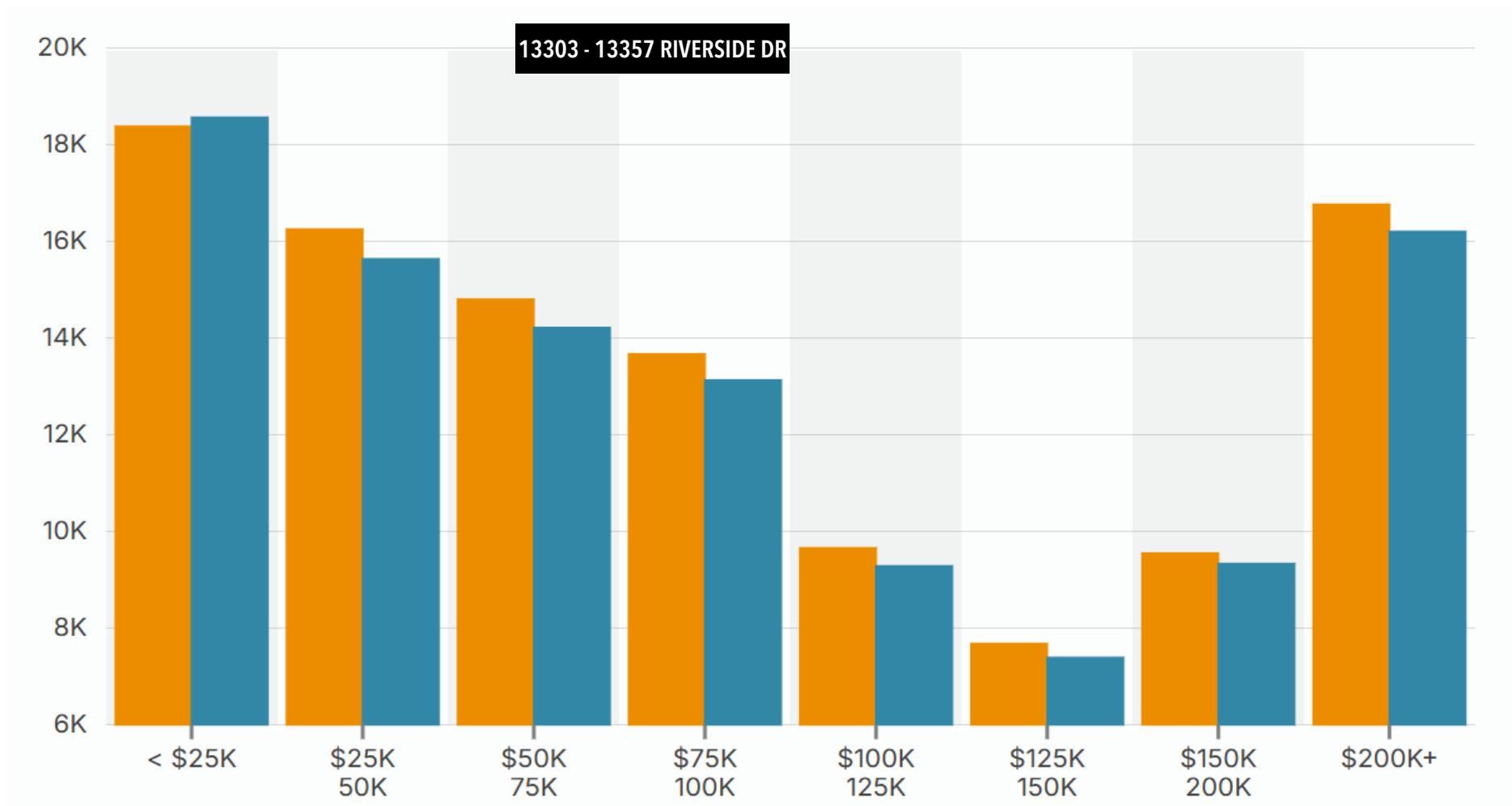
Immediate access to 101 Freeway
onramp/offramp.



PARKING

Parking: 184 striped spaces, Ratio of
3.65/1,000 sq ft.

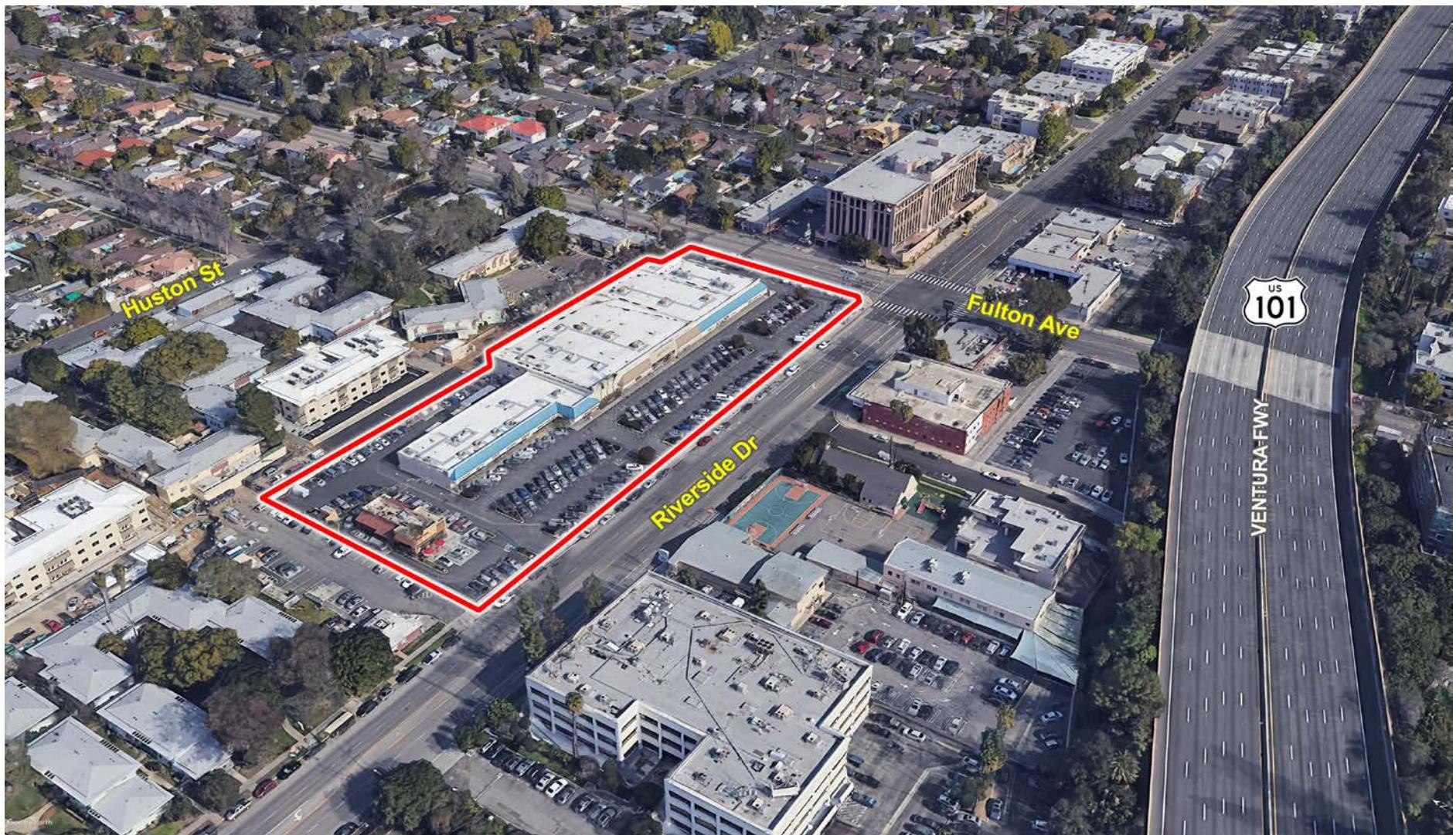
HOUSEHOLD INCOME



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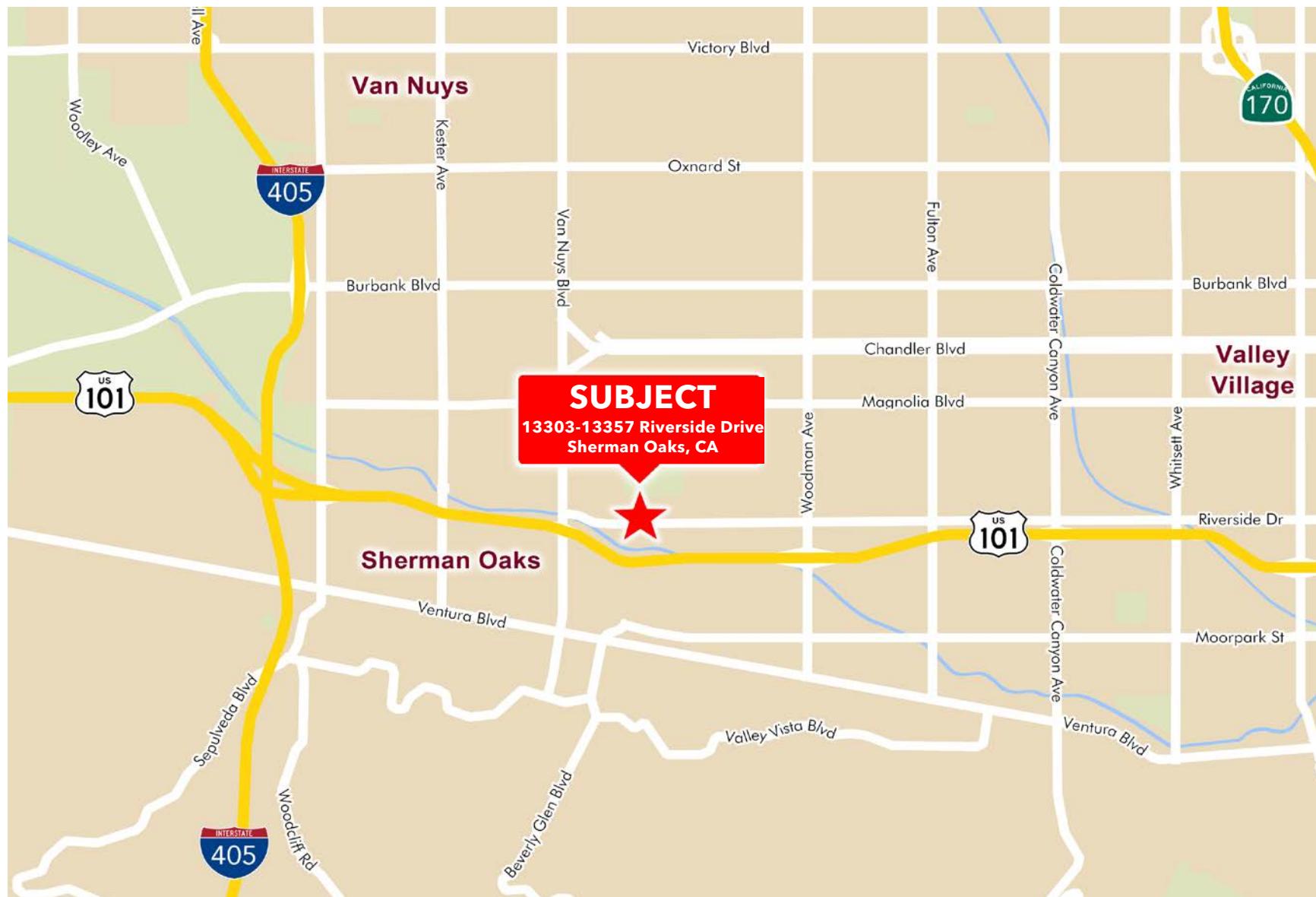
AERIAL MAP



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LOCATOR MAP



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FOR INFORMATION

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