

**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

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### 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

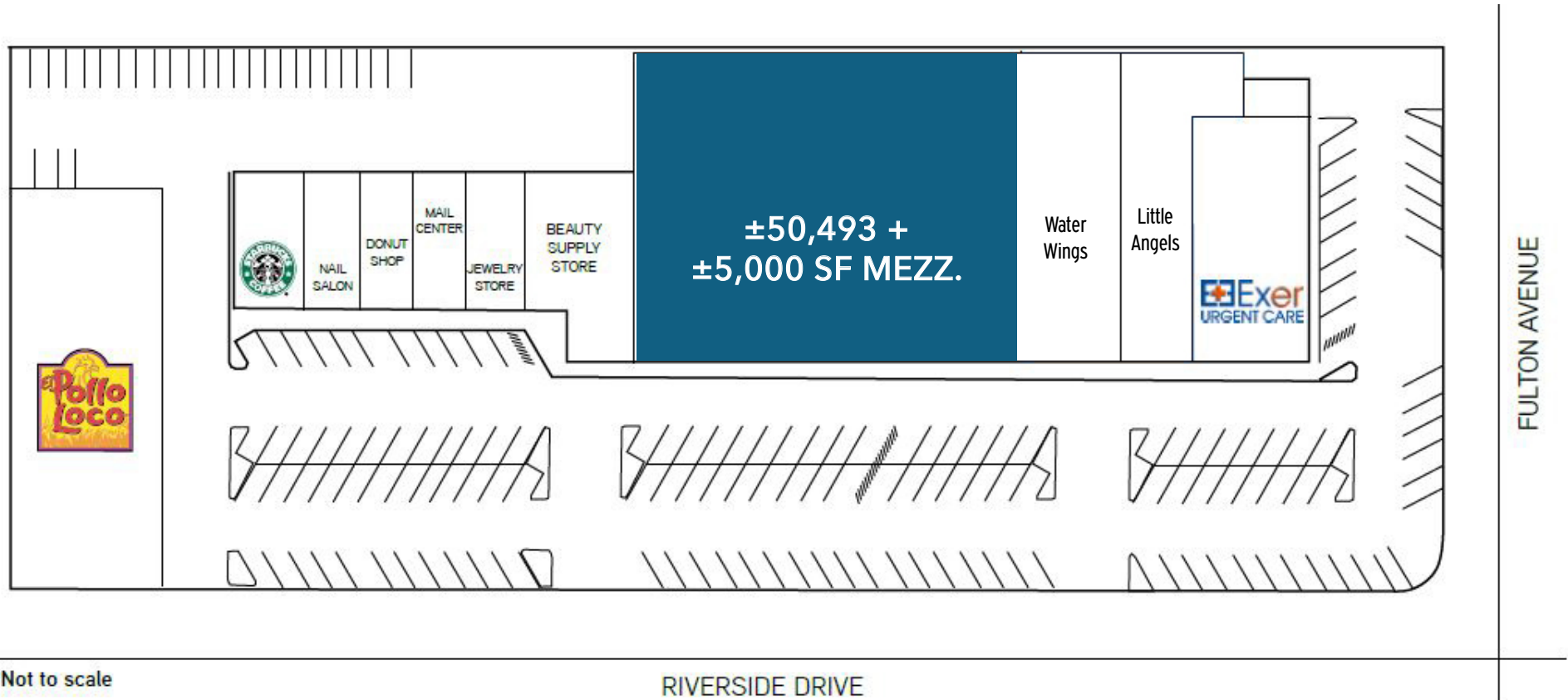
- Anchor space within neighborhood shopping center, Exer Urgent Care, El Pollo Loco, & Starbucks.
- Immediate access to 101 Freeway onramp/offramp.
- Parking: 184 striped spaces, Ratio of 3.65/1,000 sq ft.
- Corner identity with excellent visibility, curbside appeal, storefront and pylon signage.
- Walk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



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## SITE PLAN



### FREEWAY ACCESS

Immediate access to 101 Freeway  
onramp/offramp.



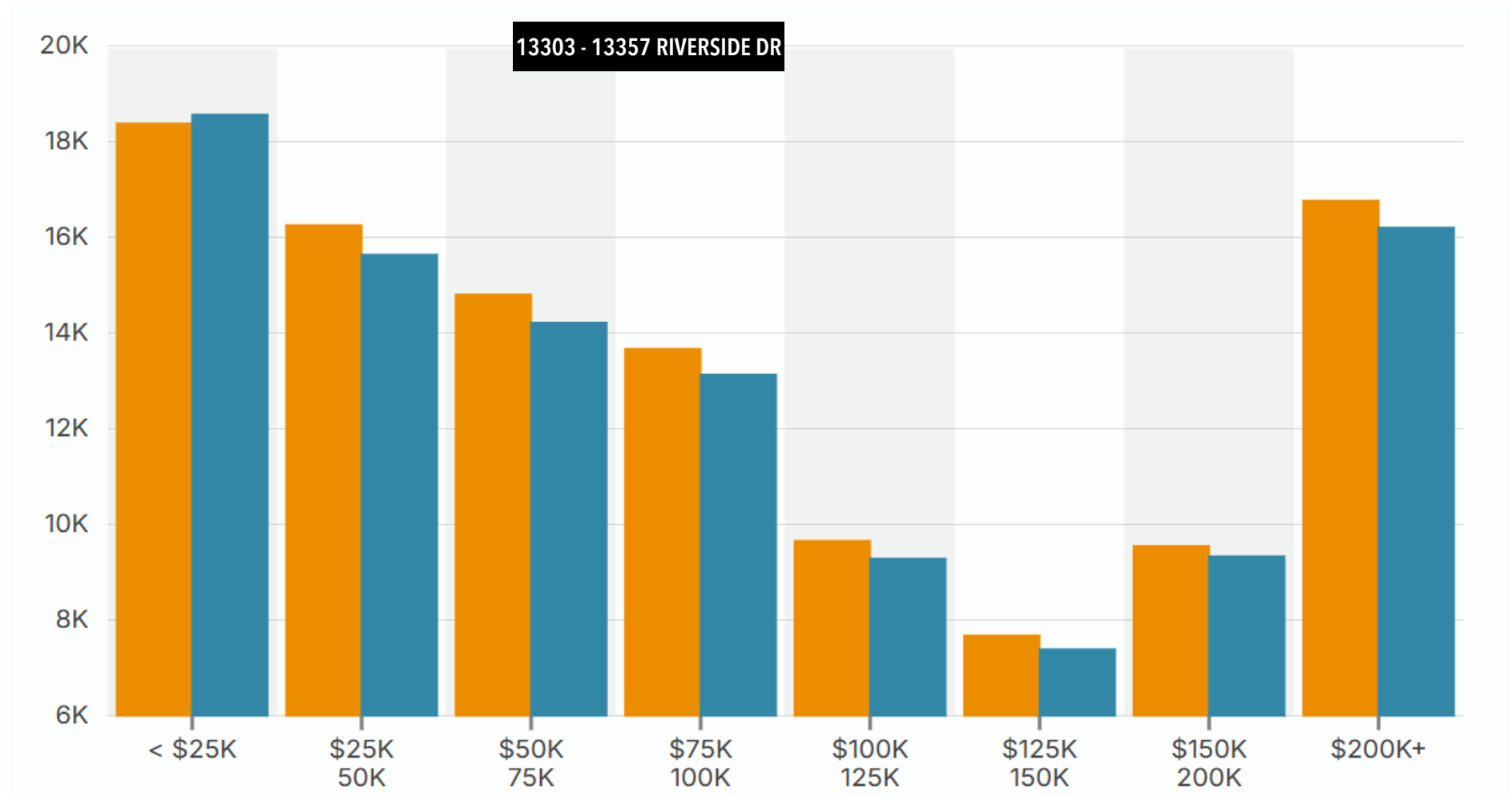
### PARKING

Parking: 184 striped spaces, Ratio of  
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## HOUSEHOLD INCOME





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## AERIAL MAP

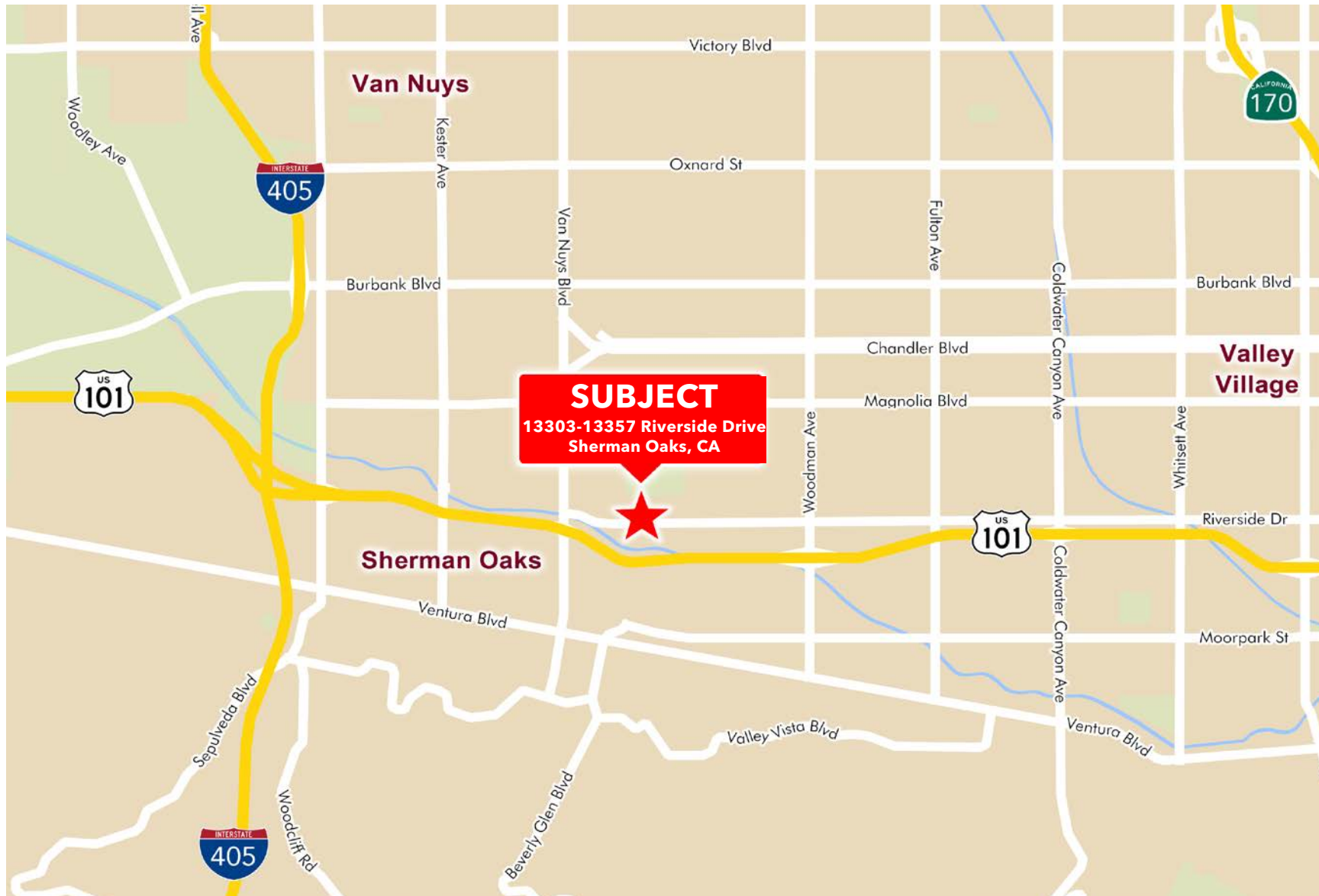




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## LOCATOR MAP



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