



**COMMERCIAL**  
REAL ESTATE  
*the sign of a profitable property*

# OWNER/USER MIXED-USE BUILDING **FOR SALE**

13257 Moorpark Street, Sherman Oaks, CA 91605



**DEAN CUTLER**

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DRE#00907933

CoStar  
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ICSC MEMBER RETAIL BROKERS NETWORK



# EXECUTIVE SUMMARY

13257 Moorpark Street is a prime opportunity in the highly desirable neighborhood of Sherman Oaks. This mixed-use building, approximately 10,700 square feet, offers versatile space with two large, well-appointed bedroom apartments on the 2nd and 3rd floors, and multiple offices on the 1st and 2nd floors. The property features excellent signage opportunities and prominent street presence, enhancing visibility for businesses.

Located next to the popular M. Street Coffee Shop and surrounded by high-end condos, apartments, and multi-million dollar homes, it ensures steady foot traffic and high visibility. The mix of residential and commercial spaces allows for diverse rental income, appealing to both long-term and short-term tenants. Sherman Oaks, known for its affluent community and thriving economy, is a sought-after location. This property, with its strategic location, diverse income potential, and excellent visibility, is an outstanding investment opportunity.

## PROPERTY DETAILS

Address	13257 Moopark St., Sherman Oaks, CA 91423	
APN	2360-030-019	
Pricing:	Inquire for Pricing	
Gross leaseable area	±10,700 SF	
Site area	±0.14 AC / ±5,900 SF	
Year built / remodeled	1946 / 2017	
Zoning	[Q] C2-1VL-RIO	
Parking	Two (2) one-car garage, potential for a five-car garage	
Traffic counts	±19,552 cars per day at intersection	
Demographics (3-mile radius)	Avg. HH Income:	\$117,643
	Population:	±205,370
	Households:	±89,333
	Daytime Population:	±169,746





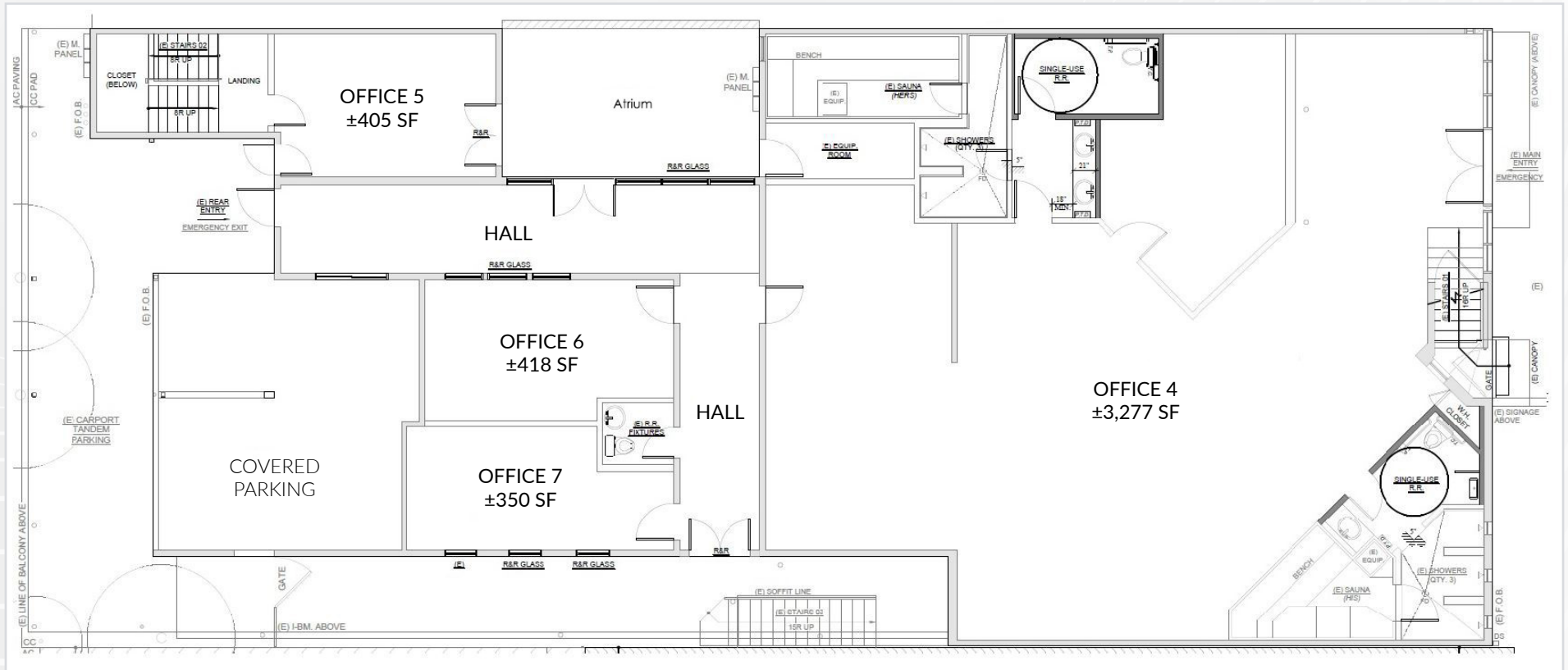
13257 MOORPARK STREET

# PROPERTY PHOTOS



# FLOOR PLAN - FIRST FLOOR OFFICE

±4,450 SQUARE FEET

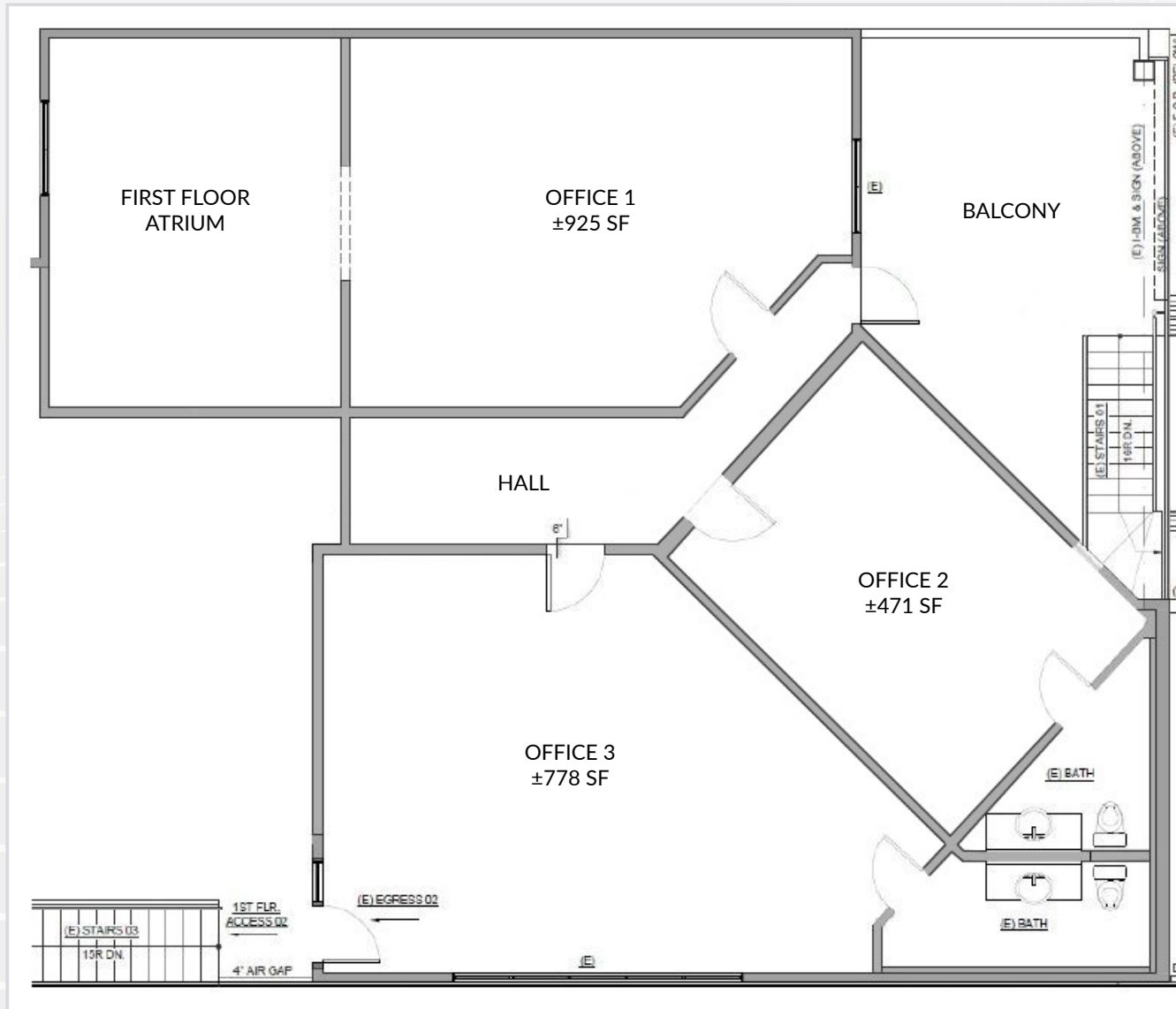


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



# FLOOR PLAN - SECOND FLOOR OFFICE

±2,174 SQUARE FEET

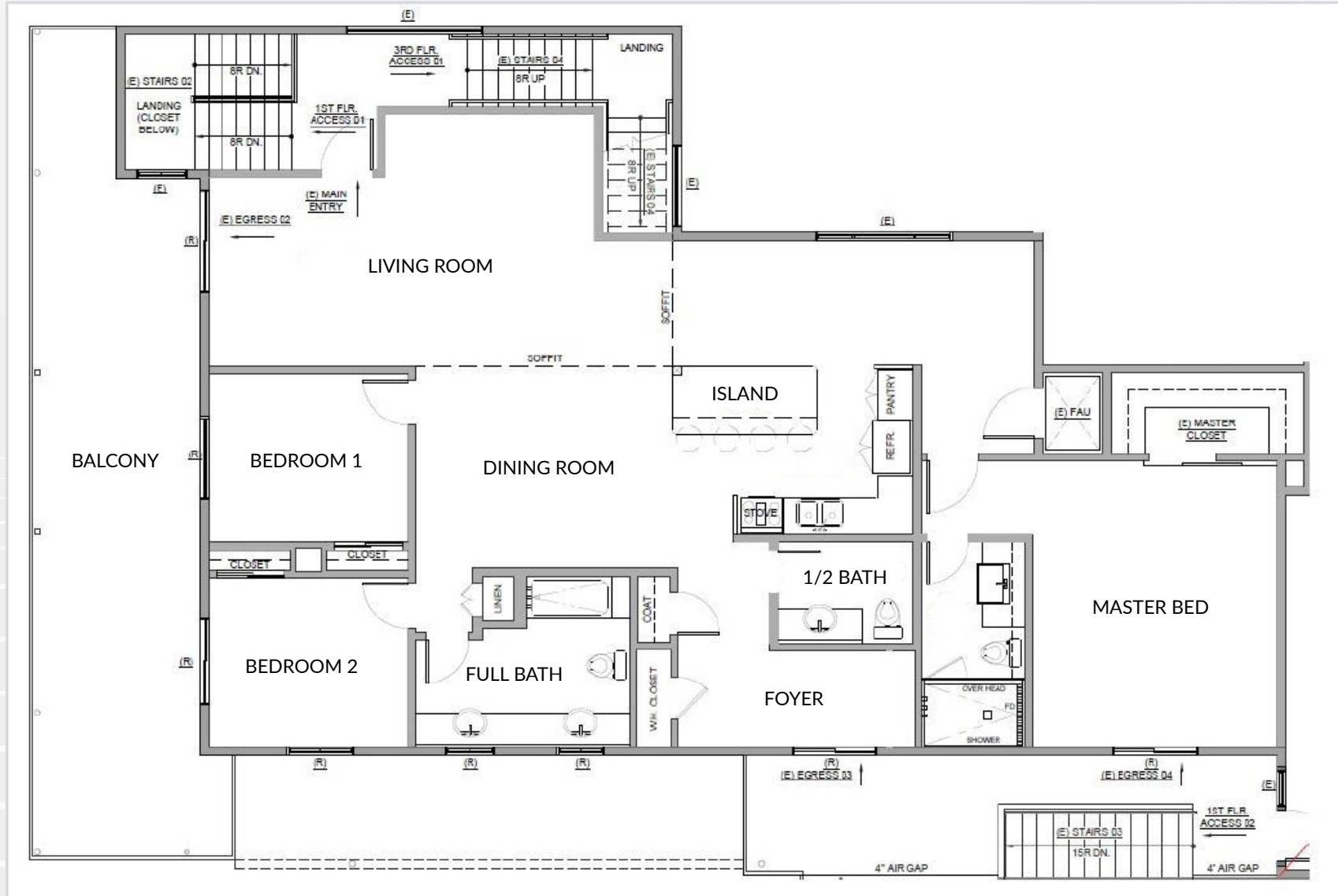


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# FLOOR PLAN - SECOND FLOOR RESIDENTIAL

3 BEDROOM, 2½ BATH | ±2,171 SQUARE FEET

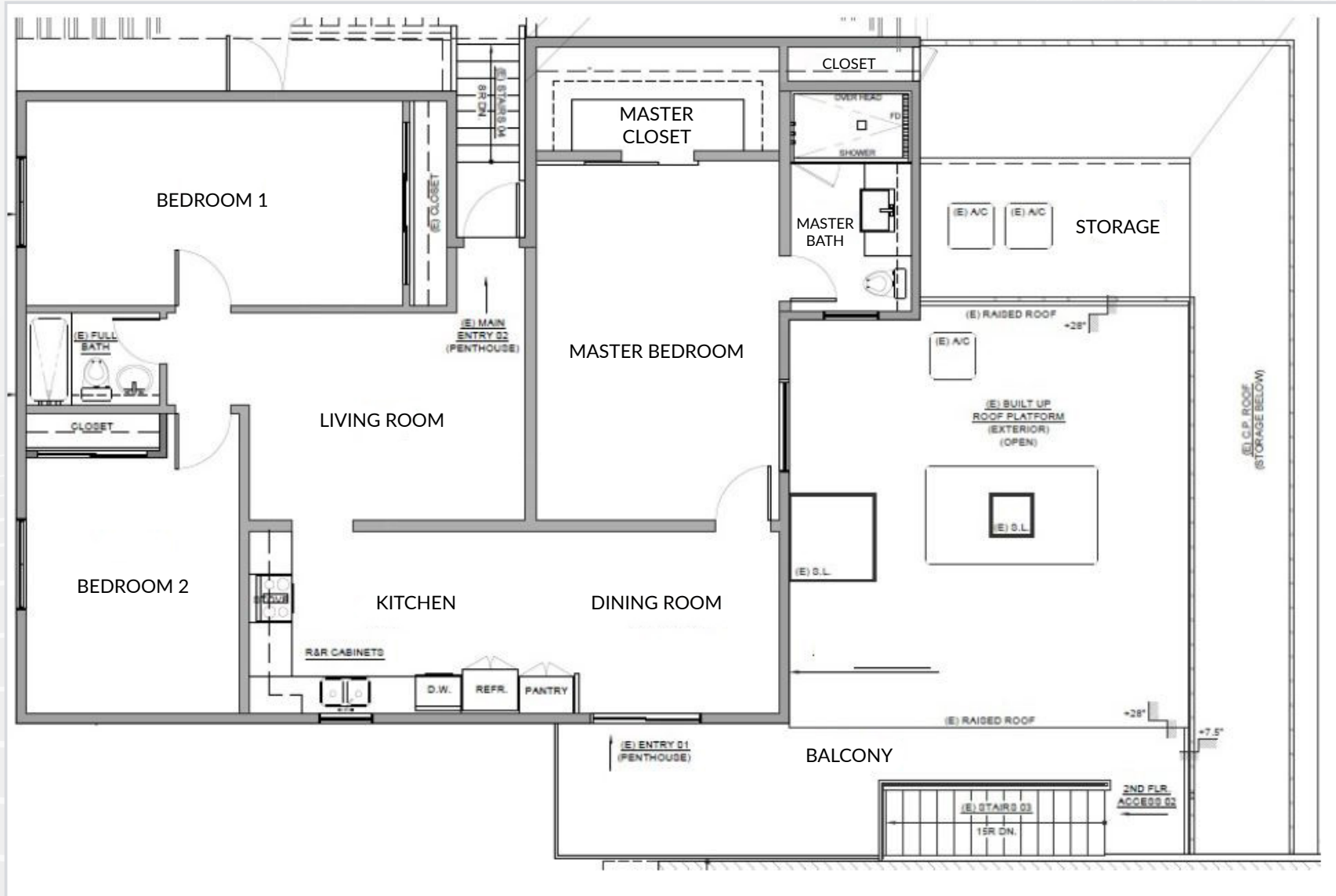


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# FLOOR PLAN - THIRD FLOOR RESIDENTIAL

3 BEDROOM, 2 BATH | ±1,602 SQUARE FEET

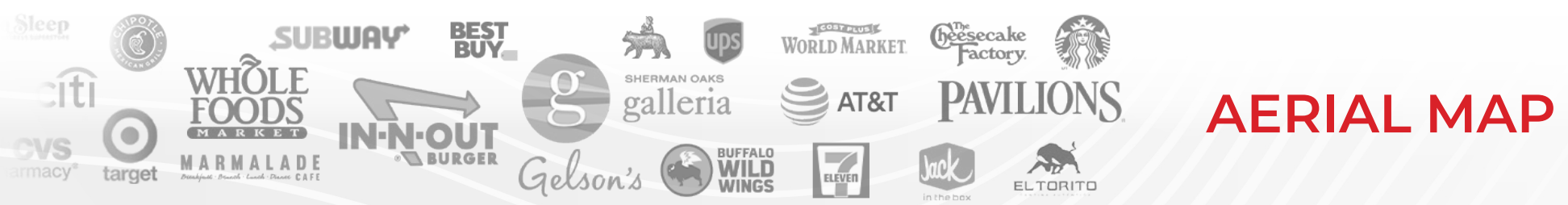


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**AVAILABLE**



# AERIAL MAP



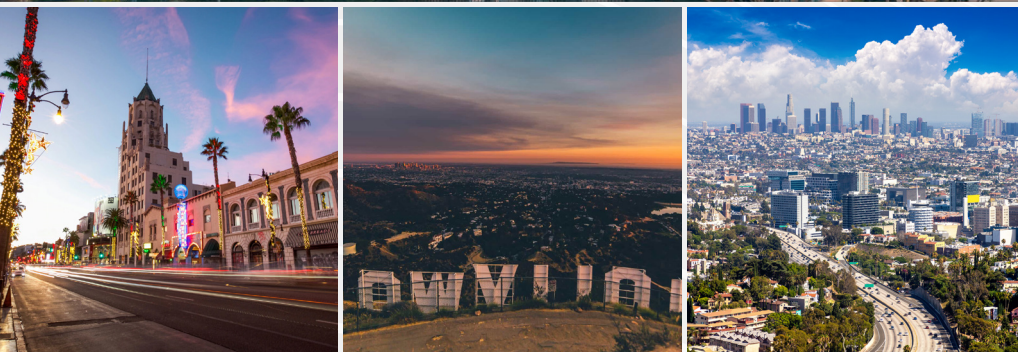
# LOCATION OVERVIEW

## Los Angeles County

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.





# LOCATION OVERVIEW

## Sherman Oaks, CA

Sherman Oaks is a highly desirable neighborhood located in the San Fernando Valley region of Los Angeles, California. Known for its vibrant community atmosphere, Sherman Oaks offers an appealing blend of urban amenities and suburban charm. It is conveniently situated with easy access to major freeways, including the 101 and 405, making it an ideal location for commuters. Its central position within the San Fernando Valley provides residents with short travel times to other prominent areas of Los Angeles, such as Hollywood, Beverly Hills, and Downtown LA.

Boasting a diverse and thriving community, Sherman Oaks is characterized by tree-lined streets, well-maintained neighborhoods, and a mix of architectural styles from charming mid-century homes to contemporary apartments. The area attracts families, young professionals, and retirees alike, offering a safe and welcoming environment for all demographics. The neighborhood is home to an array of shopping and dining options that cater to a variety of tastes and preferences. The Sherman Oaks Galleria is a popular destination, featuring a range of retail stores, restaurants, and entertainment venues, while Ventura Boulevard, the main thoroughfare, offers an eclectic mix of boutiques, cafes, and eateries.







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