

# Riverside

## MEDICAL BUILDING

13320 RIVERSIDE DRIVE  
Sherman Oaks, CA 91423



# FOR LEASE

942 - 3,426 SF | PROFESSIONAL MEDICAL OFFICES

YAIR HAIMOFF, SIOR  
Executive Managing Director  
818.203.5429  
DRE License #01414758

MATT SREDEN  
Senior Vice President  
661.755.6654  
DRE License #01907628

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.  
spectrumcre.com | 818.252.9900



# FOR LEASE | PROFESSIONAL MEDICAL BUILDING

13320 Riverside Drive | Sherman Oaks, CA

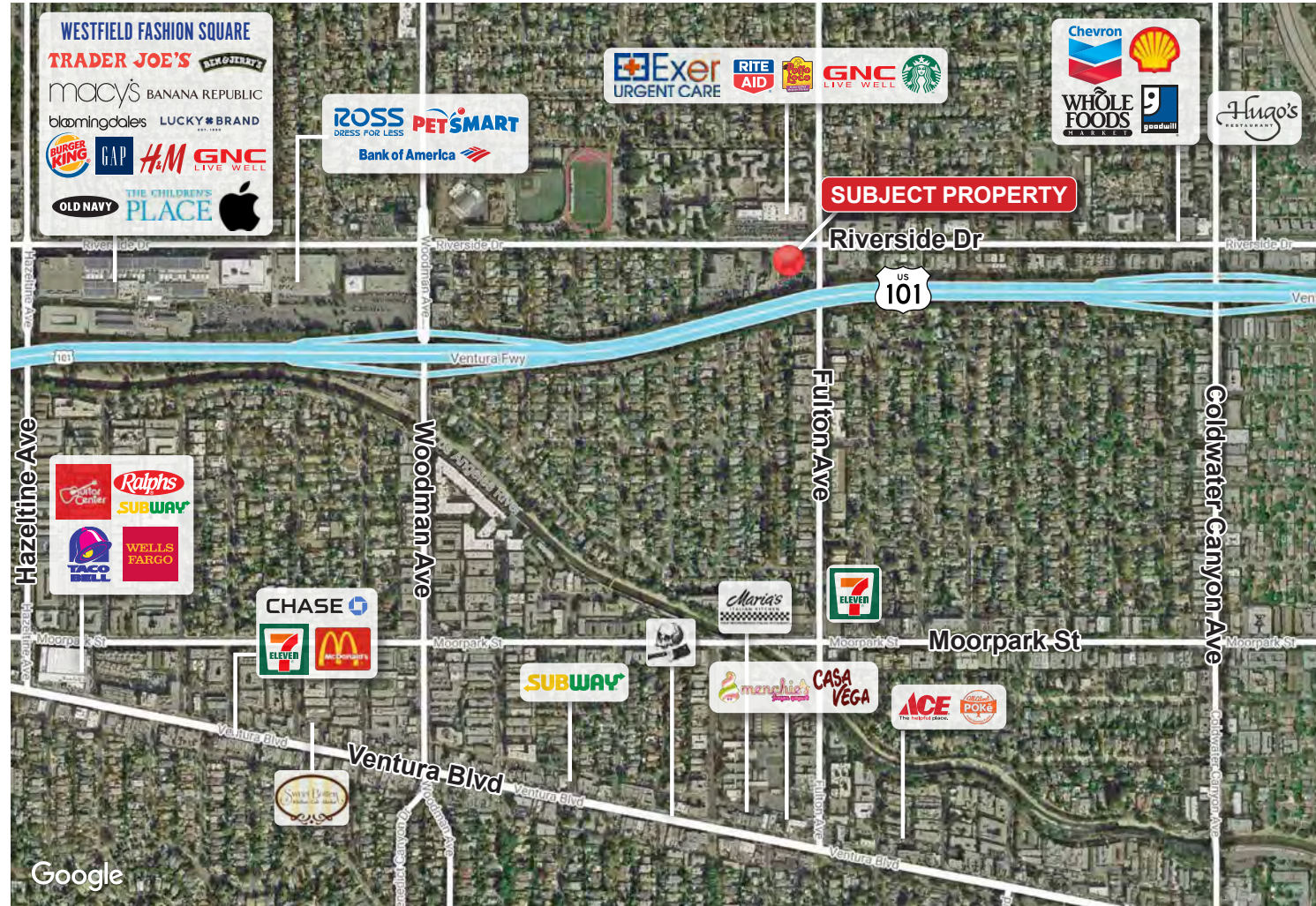
## Features and Highlights

### PROPERTY FEATURES

- Professional Medical Office Building
- Extensive Wrap-Around Window Line
- Free and Convenient Surface Parking
- Oaks Community Pharmacy On-Site
- Elevator Served
- Professionally Managed

### LOCATION HIGHLIGHTS

- Prime Sherman Oaks Location with Excellent Demographics
- Street Visibility Along Riverside Drive, Between Coldwater Canyon Avenue and Woodman Avenue
- Centrally Located Property with Easy Access to the 101, 170, & 405 Freeways
- Easy Access to San Fernando Valley, Los Angeles, Glendale and Pasadena



**YAIR HAIMOFF, SIOR**

Executive Managing Director  
yhaimoff@spectrumcre.com  
818.203.5429  
DRE License #01414758

**MATT SREDEN**

Senior Vice President  
msreden@spectrumcre.com  
661.755.6654  
DRE License #01907628

spectrumcre.com | 818 252 9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



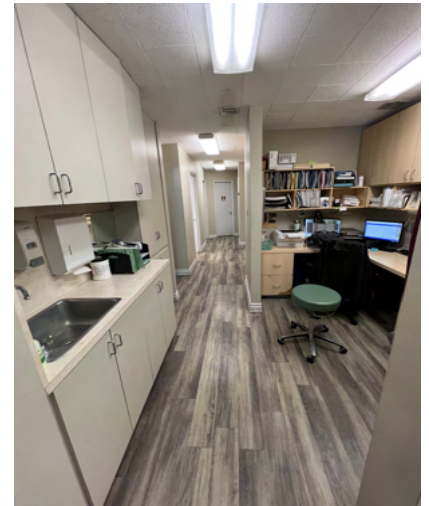
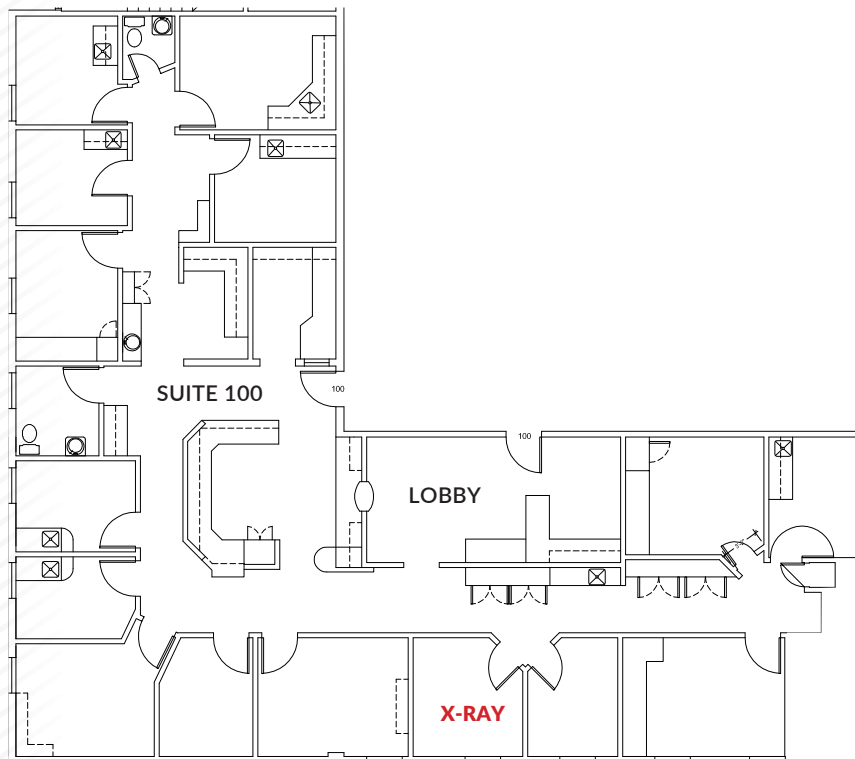
# FOR LEASE | PROFESSIONAL MEDICAL BUILDING

13320 Riverside Drive | Sherman Oaks, CA

*Available Suites*

Suite #	Size (SF)	Suite Features
---------	-----------	----------------

100	3,426	8 exam rooms, procedure room, 4-offices, x-ray, 2 nurse stations, large lobby, breakroom and 2 restrooms.
-----	-------	---



**YAIR HAIMOFF, SIOR**  
Executive Managing Director  
yhaimoff@spectrumcre.com  
818.203.5429  
DRE License #01414758

**MATT SREDEN**  
Senior Vice President  
msreden@spectrumcre.com  
661.755.6654  
DRE License #01907628

spectrumcre.com | 818 252 9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

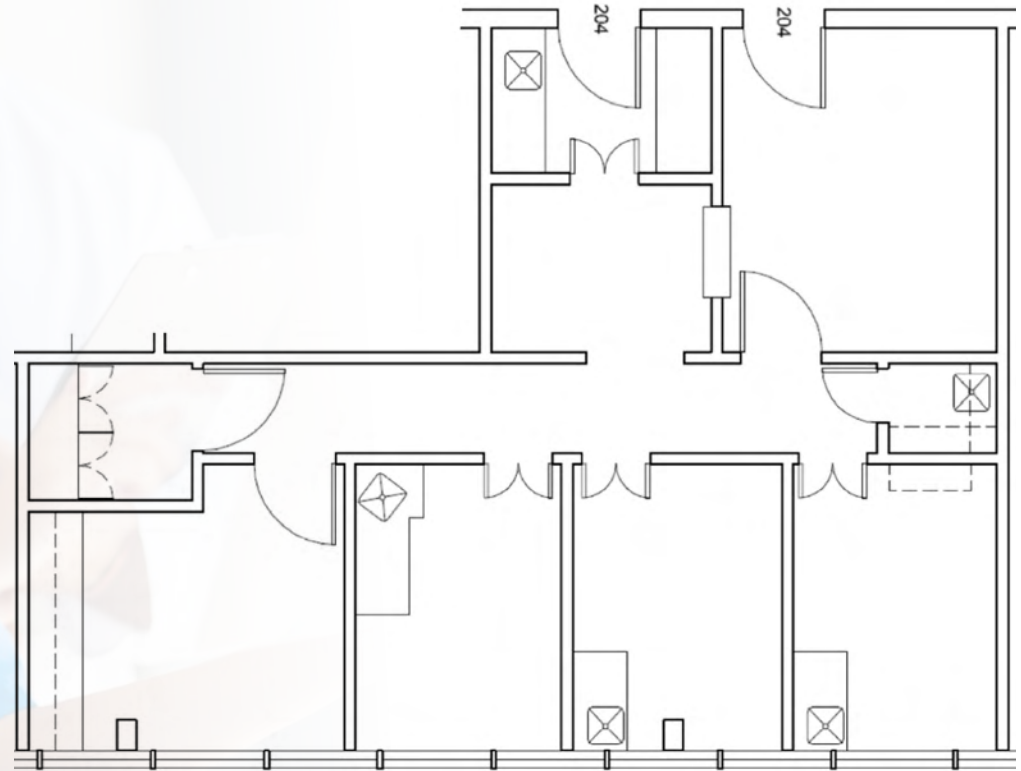
# FOR LEASE | PROFESSIONAL MEDICAL BUILDING

942 – 3,426 SF

*Available Suites*

Suite #	Size (RSF)	Site Features
---------	------------	---------------

204	942	Three (3) exam rooms with sinks, a private office, a nurse station with sink, storage closet, receptionist station, waiting room & dual entry/exit.
-----	-----	---



## YAIR HAIMOFF, SIOR

Executive Managing Director  
yhaimoff@spectrumcre.com  
818.203.5429  
DRE License #01414758

## MATT SREDEN

Senior Vice President  
msreden@spectrumcre.com  
661.755.6654  
DRE License #01907628

spectrumcre.com | 818 252 9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

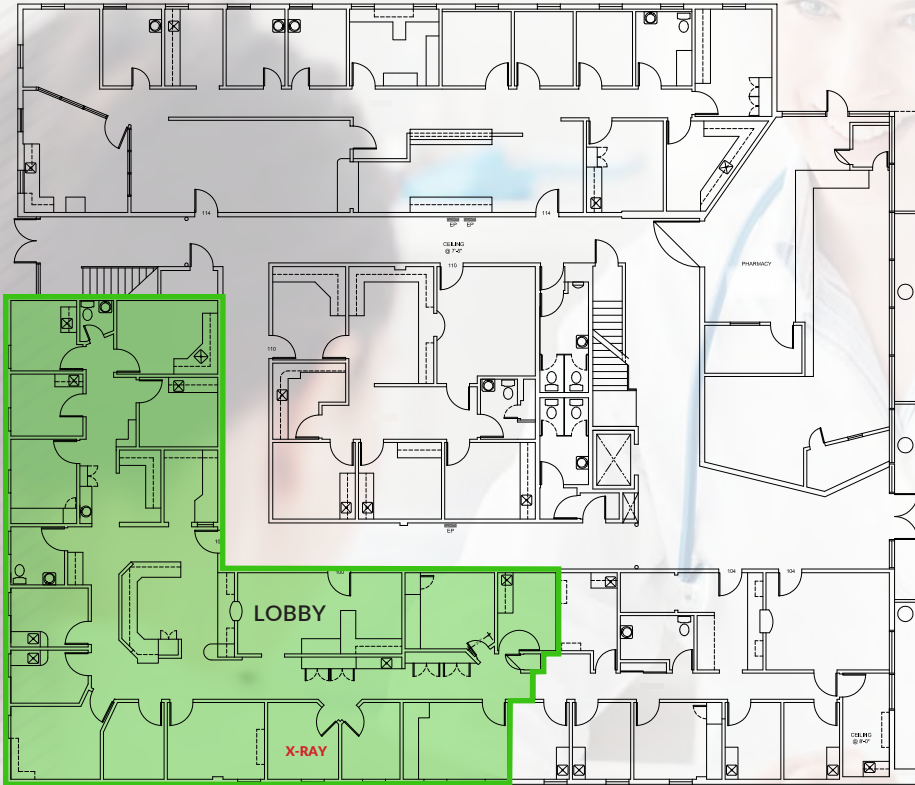
**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

# FOR LEASE | PROFESSIONAL MEDICAL BUILDING

13320 Riverside Drive | Sherman Oaks, CA

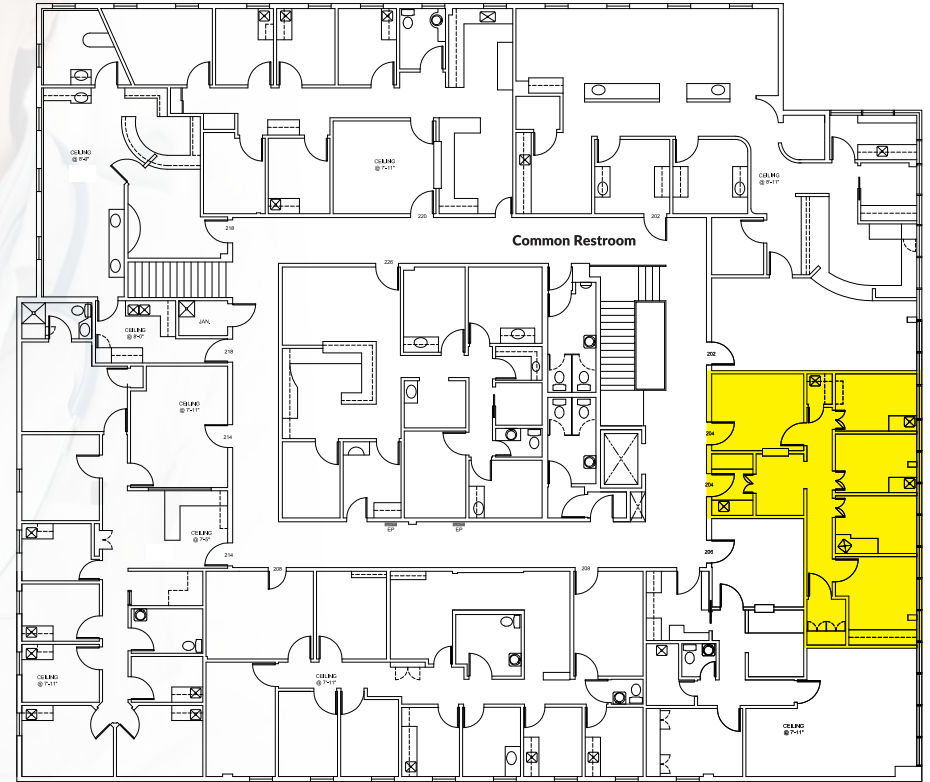
*Available Suites*

## FIRST FLOOR



**SUITE 100**  
3,426 SF

## SECOND FLOOR



**Suite 204**  
942 SF

**YAIR HAIMOFF, SIOR**

Executive Managing Director  
yhaimoff@spectrumcre.com  
818.203.5429  
DRE License #01414758

**MATT SREDEN**

Senior Vice President  
msreden@spectrumcre.com  
661.755.6654  
DRE License #01907628

spectrumcre.com | 818 252 9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805

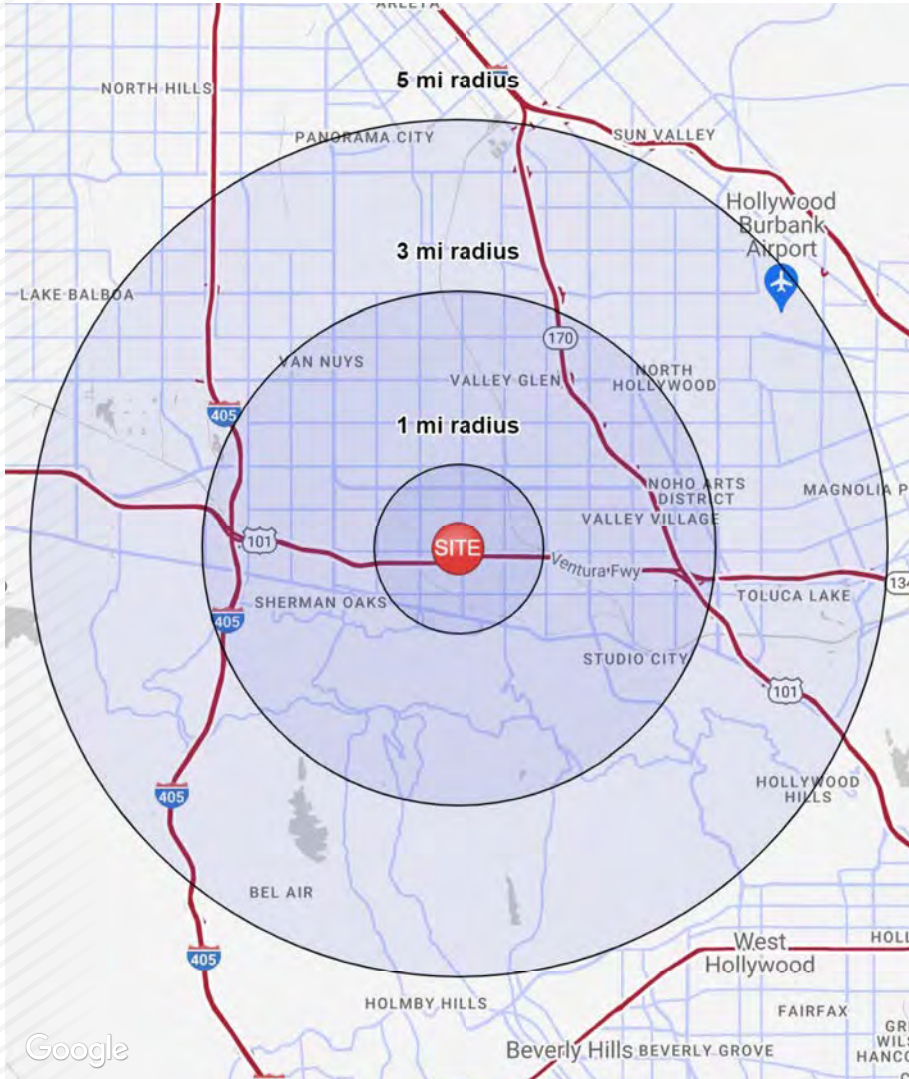
**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



# FOR LEASE | PROFESSIONAL MEDICAL BUILDING

13320 Riverside Drive | Sherman Oaks, CA

## Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2021)	29,905	251,058	563,942
Estimated Households	14,675	107,564	219,503



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg HH Income (2021)	\$138,443	\$121,271	\$123,195
Projected Avg HH Income (2026)	\$166,357	\$146,183	\$148,344



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	2,428	17,020	36,822
Daytime Population	12,745	103,383	263,076

### YAIR HAIMOFF, SIOR

Executive Managing Director  
yhaimoff@spectrumcre.com  
818.203.5429  
DRE License #01414758

### MATT SREDEN

Senior Vice President  
msreden@spectrumcre.com  
661.755.6654  
DRE License #01907628

spectrumcre.com | 818 252 9900

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals, cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc., CA DRE #02042805