

Riverside

MEDICAL BUILDING

13320 RIVERSIDE DRIVE
Sherman Oaks, CA 91423



FOR LEASE

942 SF | PROFESSIONAL MEDICAL OFFICE

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

MATT SREDEN
Senior Vice President
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SPECTRUM
COMMERCIAL REAL ESTATE, INC.
spectrumcre.com | 818.252.9900

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13320 Riverside Drive | Sherman Oaks, CA

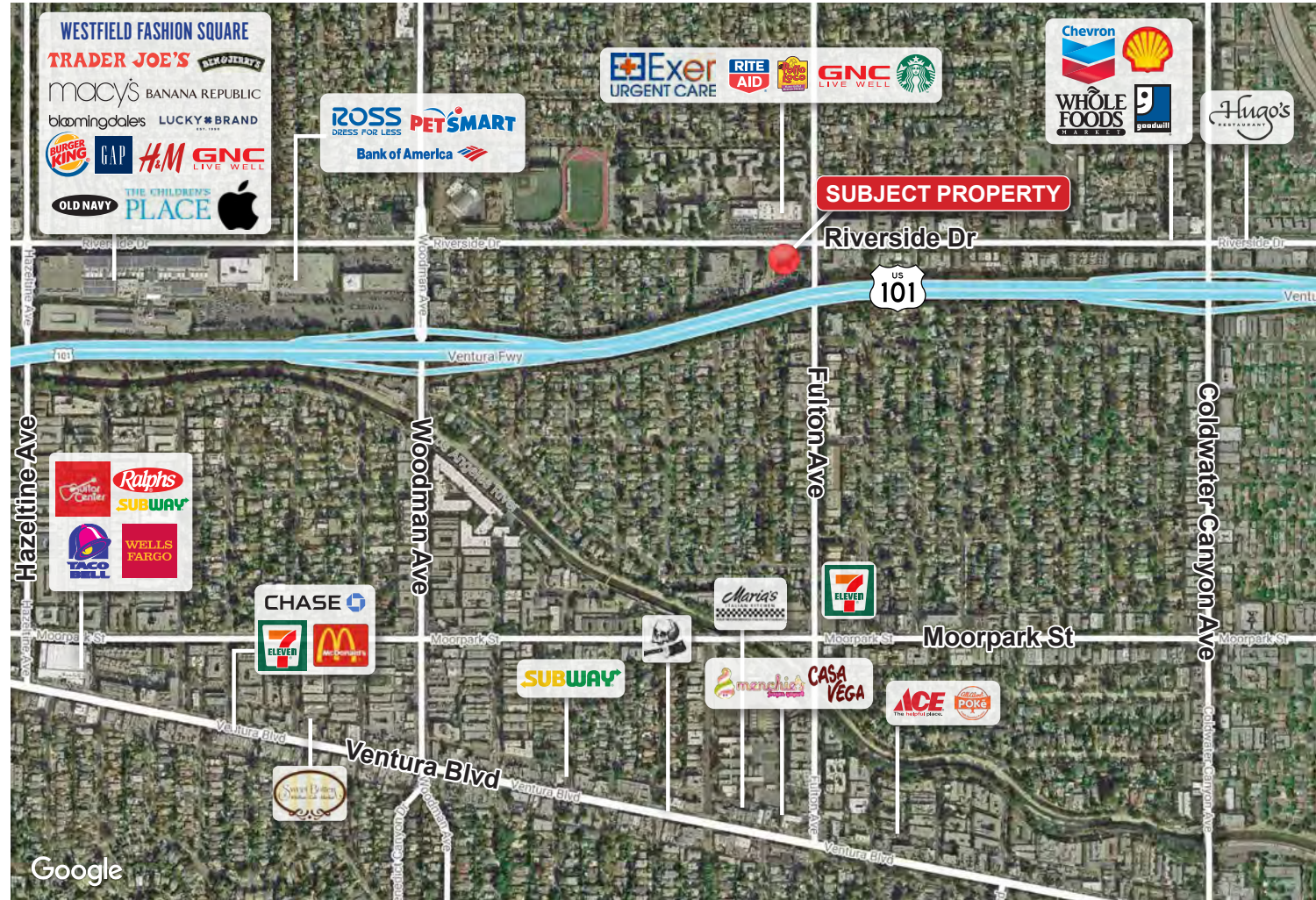
Features and Highlights

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



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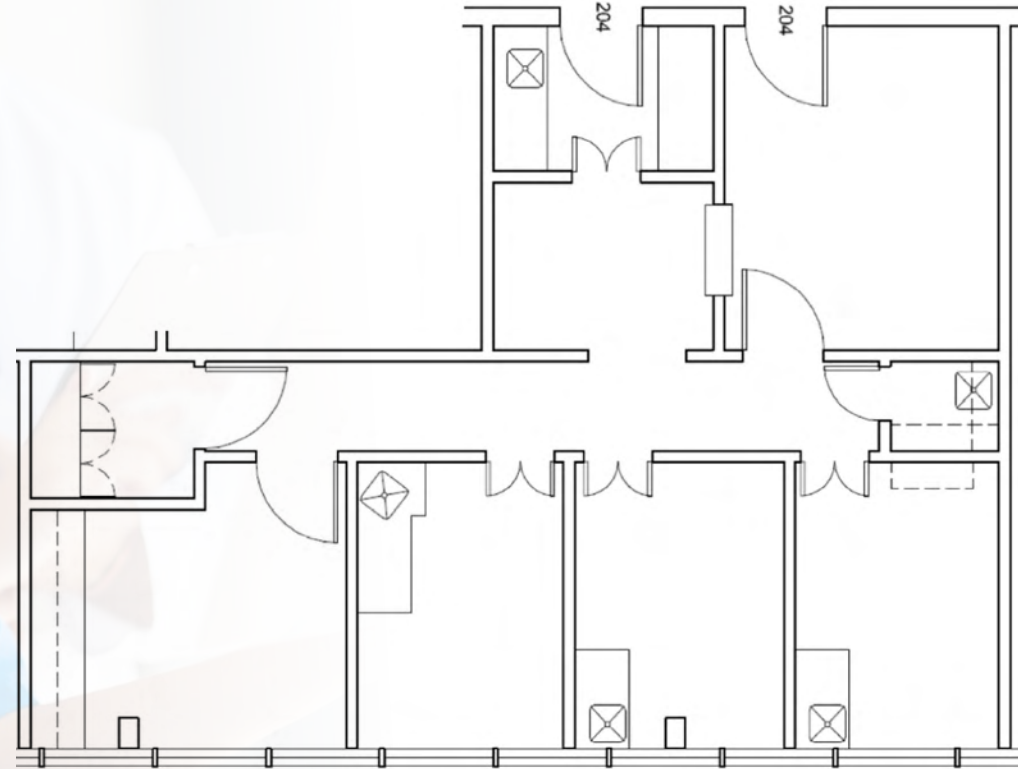
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942 – 3,426 SF

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.



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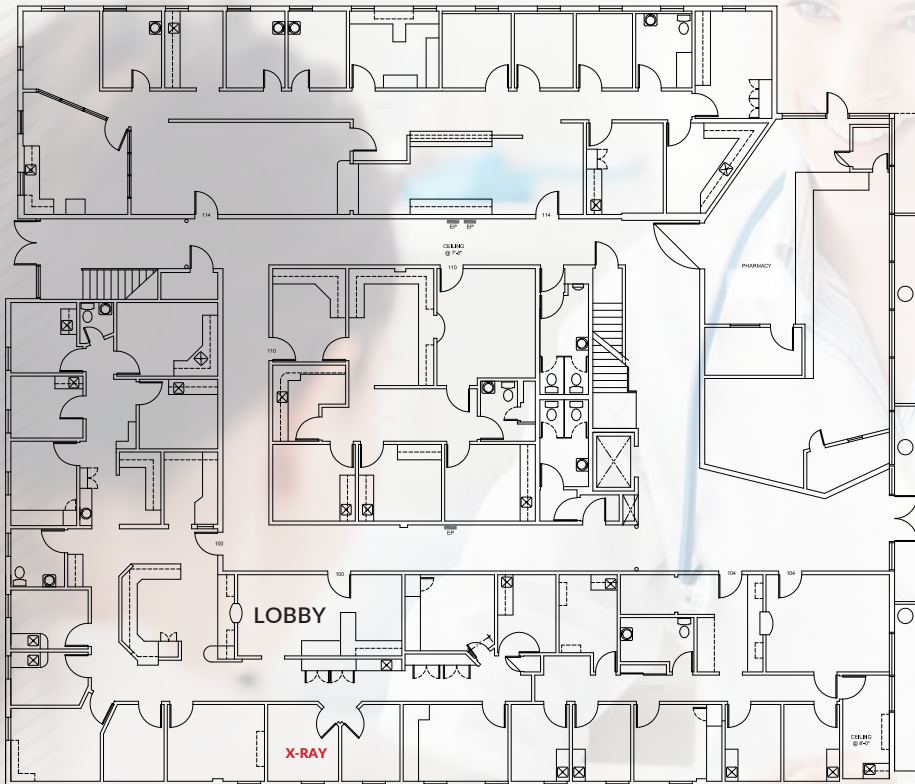
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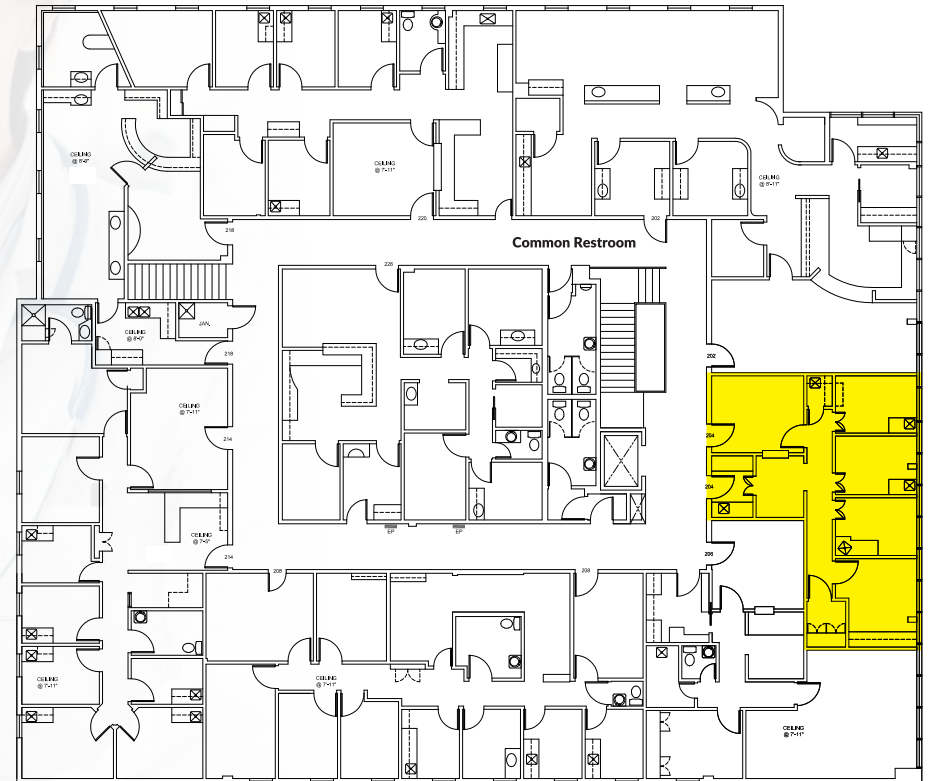
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Available Suites

FIRST FLOOR



SECOND FLOOR



Suite 204
942 SF

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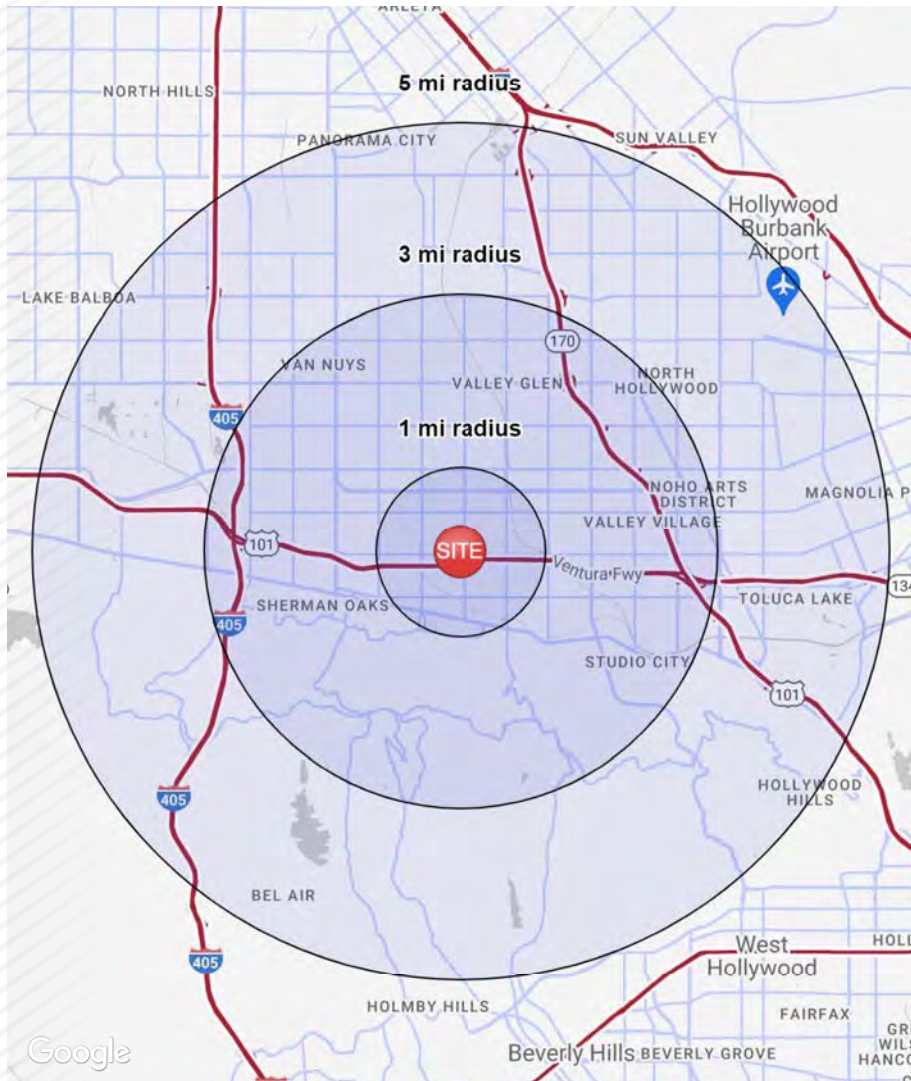
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Demographics



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

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