

13257-13259 Moorpark St  
Sherman Oaks, CA 91423

FOR SALE

YOUR NAME HERE



**LISTING AGENT:**

STACY VIERHEILIG-FRASER- PRINCIPAL



All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# 13257 - 13259 Moorpark St | Sherman Oaks

## The Offering

Our team at Lee & Associates is pleased to present the following proposal for the subject property located at 13257-9 Moorpark St, Sherman Oaks. ±10,334 square foot office/commercial/residential building. The property is ideally situated in the heart of Sherman Oaks, nestled between three of Los Angeles's most iconic neighborhoods: Studio City, Valley Village, and Encino. Occupants benefit from its exceptional visibility and immediate access to the US 134 Freeway, offering seamless connectivity to the greater Los Angeles area.

The building is a 3 story multi-tenant office/retail/multi-family building with potential for multiple tenants. ±Six parking spaces (tandem) included.

## Notes

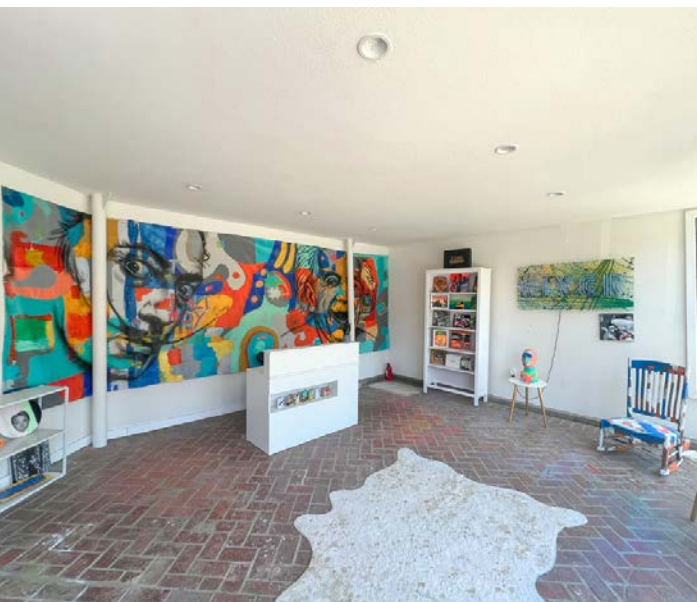
- Excellent Sherman Oaks Location
- Potential to Add More Parking Spaces
- Next Door to M Street Coffee
- 1st Floor Office/Showroom
- 2nd Floor Office/ 3 Bed/2.5 Bath Apt
- 3rd Floor 3 Bed/2 Bath Apt
- Skylights
- Patio and Deck
- Indoor Saunas
- Great Signage

## Property Description

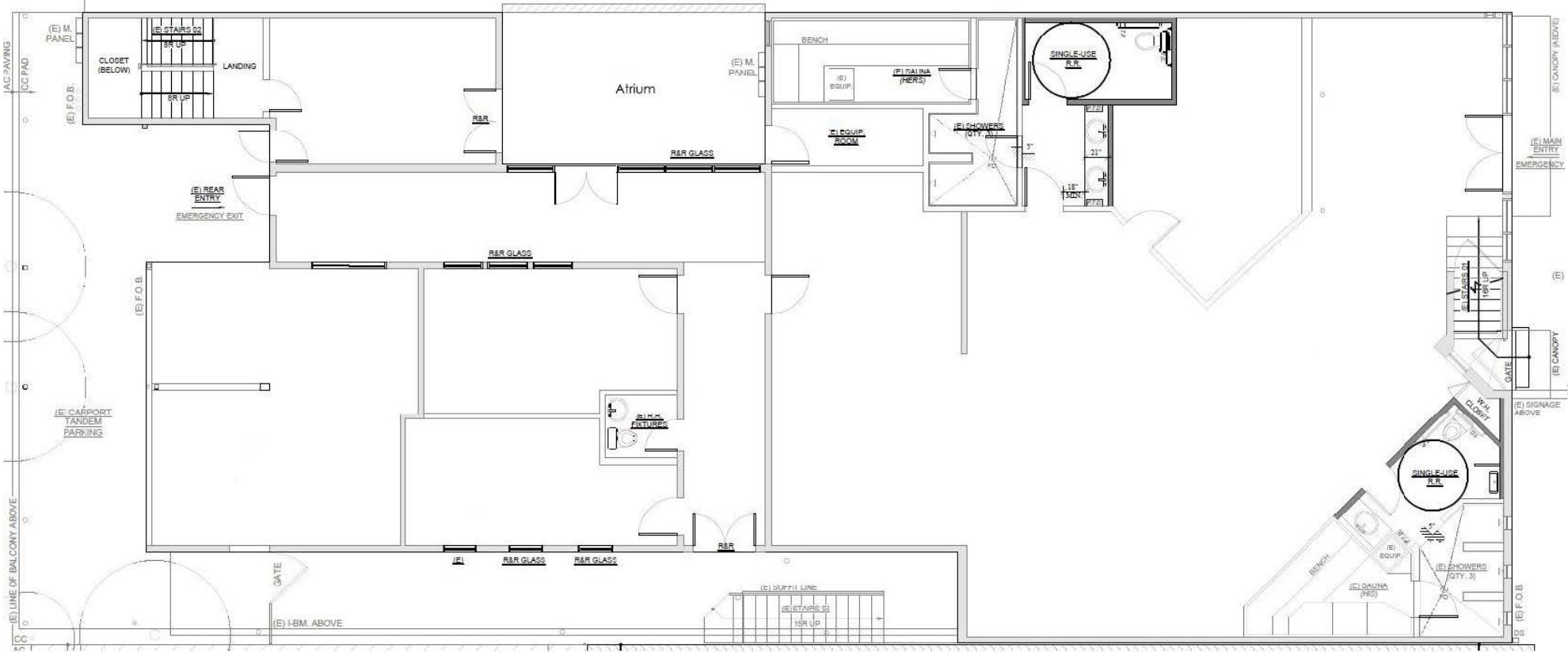
<b>Property Address:</b>	13257-9 Moorpark, Sherman Oaks, CA
<b>Purchase Price:</b>	\$3,995,000
<b>APN Parcel #:</b>	2360-030-019
<b>Zoning:</b>	C2-1VL-RIO (q)
<b>Year Built:</b>	1946 R2017
<b>Total Building Size:</b>	±10,334 SF
<b>Land Area:</b>	±6,098 SF
<b>Parking Ratio:</b>	±6 Spaces (Tandem)
<b>Restrooms:</b>	10
<b>HVAC:</b>	Packaged Units on Roof
<b>Utilities:</b>	DWP



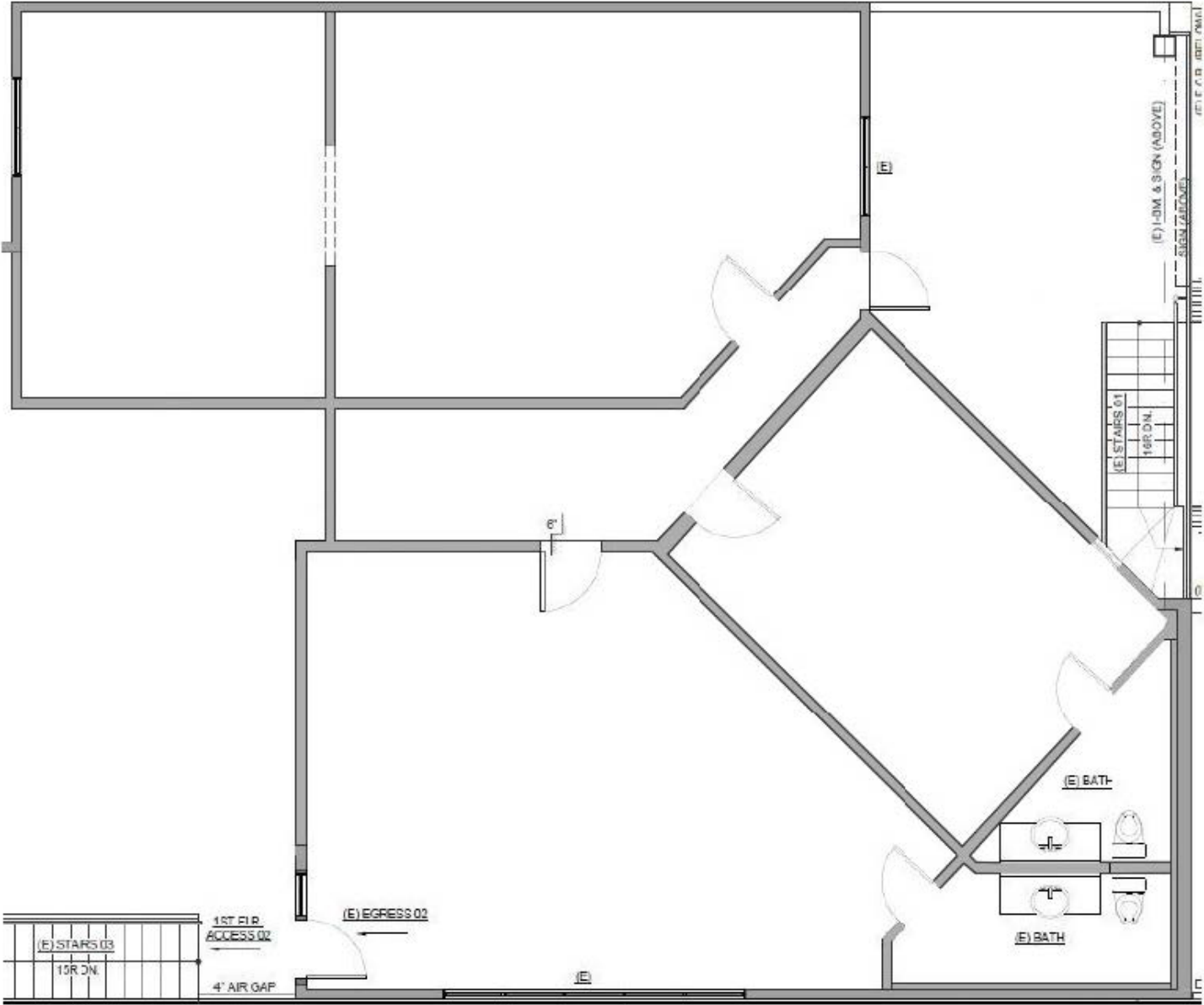
PHOTOS



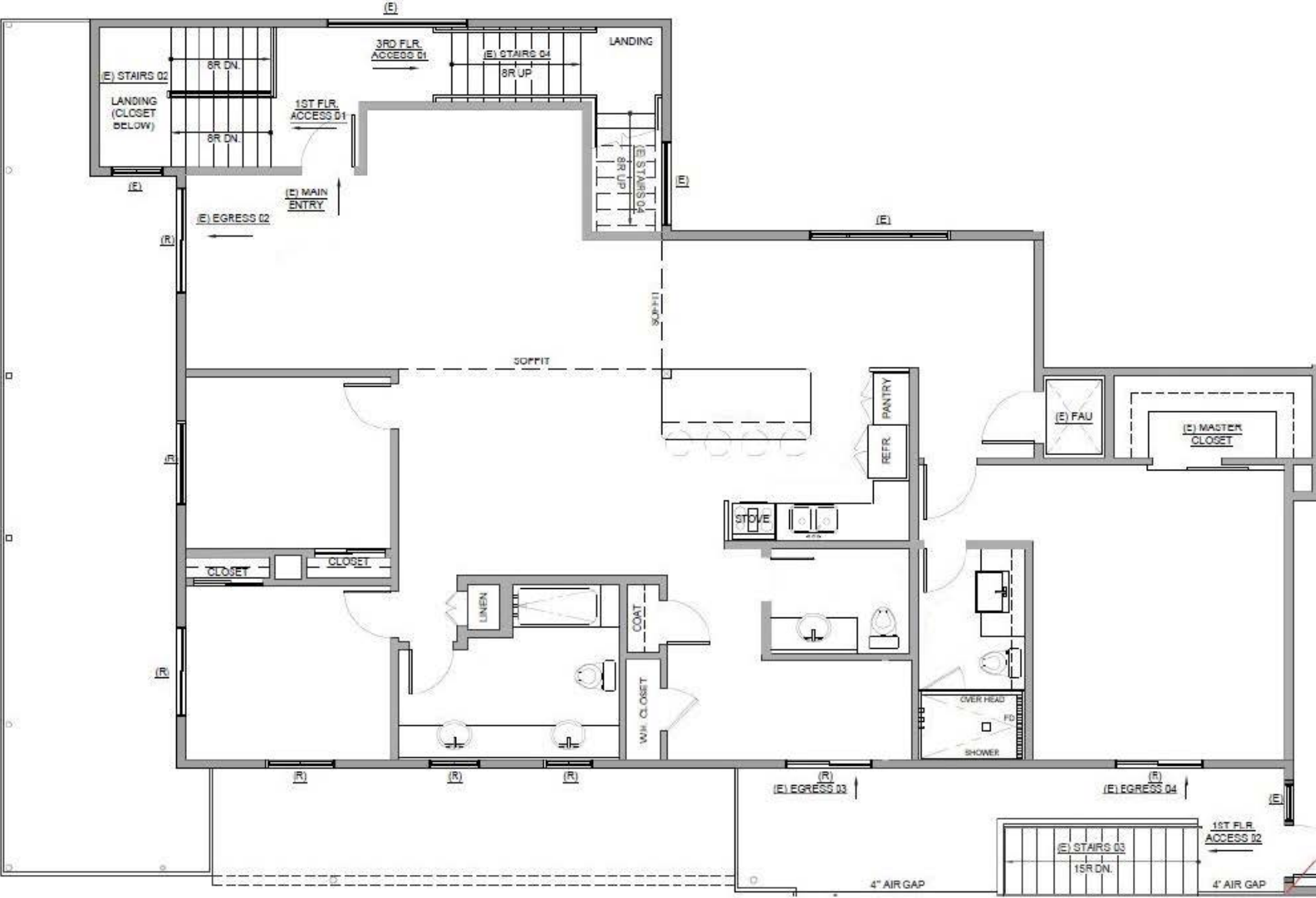
# FLOOR PLAN – 1ST FLOOR OFFICE (±4,450 SF)



# FLOOR PLAN – 2ND FLOOR OFFICE (±2,174 SF)



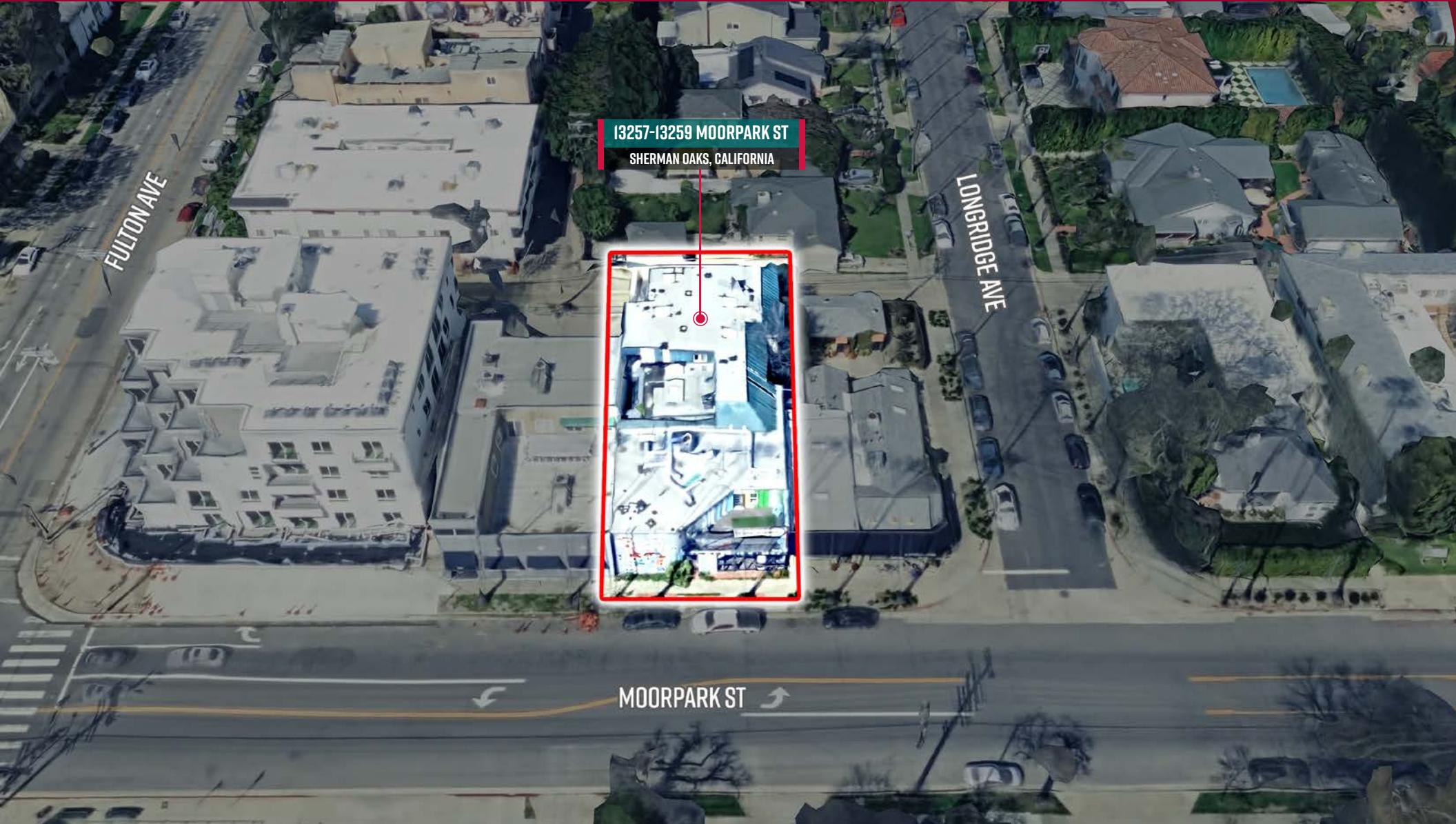
# FLOOR PLAN – 2ND FLOOR RESIDENTIAL (3 BED | 2.5 BATH | ±2,171 SF)



# FLOOR PLAN – 3RD FLOOR RESIDENTIAL (3 BED | 2 BATH | ±1,602 SF)



AERIAL



# AMENITIES



# SALE COMPARABLES



## 13273 Ventura Blvd, Studio City

Sale Price	\$5,299,500	Sold:	9/25/2025
Property Type:	Office	Size	11,687 SF
Price/SF	\$453.45	Land Area	0.34 AC
Year Built	1956/2025	Parcel ID	2375-017-002+1



## 4107-4111 W Magnolia Blvd, Burbank

Sale Price	\$2,900,000	Sold:	6/11/2025
Property Type:	Office	Size	12,632 SF
Price/SF	\$410.76	Land Area	0.29 AC
Year Built	1961	Parcel ID	2476-020-003+1



## 4111 Lankershim Blvd, North Hollywood

Sale Price	\$4,210,000	Sold:	6/3/2025
Property Type:	Office	Size	4,792 SF
Price/SF	\$446.31	Land Area	0.11 AC
Year Built	1991	Parcel ID	2423-030-007+2



## 10520 Magnolia Blvd, North Hollywood

Sale Price	\$4,200,000	Sold:	6/26/2025
Property Type:	Office	Size	11,000 SF
Price/SF	\$381.81	Land Area	0.19 AC
Year Built	1952	Parcel ID	2419-020-022





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For more information,  
please contact us.

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