



**CAMACHO**  
COMMERCIAL  
REAL ESTATE SERVICES



**12660**  
**RIVERSIDE**

**9,100 SF MEDICAL OFFICE  
FOR LEASE**  
**FORMER SURGERY CENTER**  
*Valley Village, California*



[VIRTUAL TOUR](#)

# CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It has been prepared by Camacho Commercial Real Estate Services, Inc. ("CCRES") and is intended solely for the limited use of parties evaluating the lease opportunity for the property located at 12660 Riverside. By accepting this Memorandum, the recipient agrees not to reproduce, distribute, or disclose any portion of its contents without the prior written consent of CCRES. This document contains summary information meant to facilitate initial discussions and help prospective tenants or representatives determine preliminary interest. It is not a complete compilation of all material facts. Recipients are strongly encouraged to conduct their own independent investigation and due diligence. All financial data, assumptions, projections, and estimates are provided for informational purposes only and are subject to change without notice. CCRES has not independently verified the information presented and makes no warranties or representations regarding its accuracy, reliability, or completeness. This includes, but is not limited to, details concerning site conditions, zoning or entitlement status, cost estimates, environmental matters, or any operational assumptions. All interested parties must rely solely on their own evaluations and due diligence. This Memorandum does not constitute an offer to lease, nor a solicitation of an offer to lease, purchase, or otherwise acquire any interest in the property.

## EXCLUSIVELY LISTED BY

**CAMACHO COMMERCIAL REAL ESTATE SERVICES**  
 8439 W. Sunset Blvd., Suite 150, West Hollywood, CA 90069  
[www.camachocommercial.com](http://www.camachocommercial.com) | (877) 777-4771



**GREGORY M. CAMACHO**  
 President/Principal  
[greg@camachocommercial.com](mailto:greg@camachocommercial.com)  
 Lic. 0075531

**GREGORY M. CAMACHO II**  
 Associate  
[gregoryii@camachocommercial.com](mailto:gregoryii@camachocommercial.com)  
 Lic. 02223513

**JACK COSTA**  
 Associate  
[Jack.c@camachocommercial.com](mailto:Jack.c@camachocommercial.com)  
 Lic. 02298797

# EXECUTIVE SUMMARY

## 12660 Riverside Drive, Valley Village, CA 91607

Studio / Universal Cities Submarket | Office / Medical

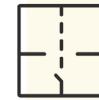
12660 Riverside Drive is a highly visible, well-maintained three-story medical and professional office building located in the heart of Valley Village. Built in 1992 and offering 48,504 square feet of rentable space, the property is currently 81 percent leased and supported by long-standing medical tenancy that drives consistent traffic and stability. With flexible 9,100 SF, the building presents a rare opportunity for both small practices and large medical groups seeking quality space in a supply-constrained market. The building now offers greater flexibility for incoming tenants, since the Landlord is open to dividing the larger suite to accommodate users who need smaller and more customized spaces. Ranging from 3,900 SF to 9,100 SF with the ability to provide a surgery suite.

Positioned along Riverside Drive and surrounded by major thoroughfares such as Ventura Freeway, Coldwater Canyon, and Whitsett Avenue, the property boasts excellent visibility and accessibility. The building offers an impressive parking ratio of 5/1,000 SF, with a total of 230 spaces including both surface and covered parking options. Tenants and visitors benefit from controlled access, 24-hour entry, air conditioning, and proximity to major transit lines. Bob Hope Airport and Van Nuys Metrolink stations are each an 11-minute drive. Adjacent to the 101 freeway, we can provide building top signage at the rear of the building for 500,00 freeway drivers. Along with front of the building street signage with onsite pharmacy.

## PROPERTY HIGHLIGHTS



3,900 - 9,100 SF  
available space for lease



Larger spaces can be  
demised to fit tenant  
needs



High visibility near major  
thoroughfares and transit

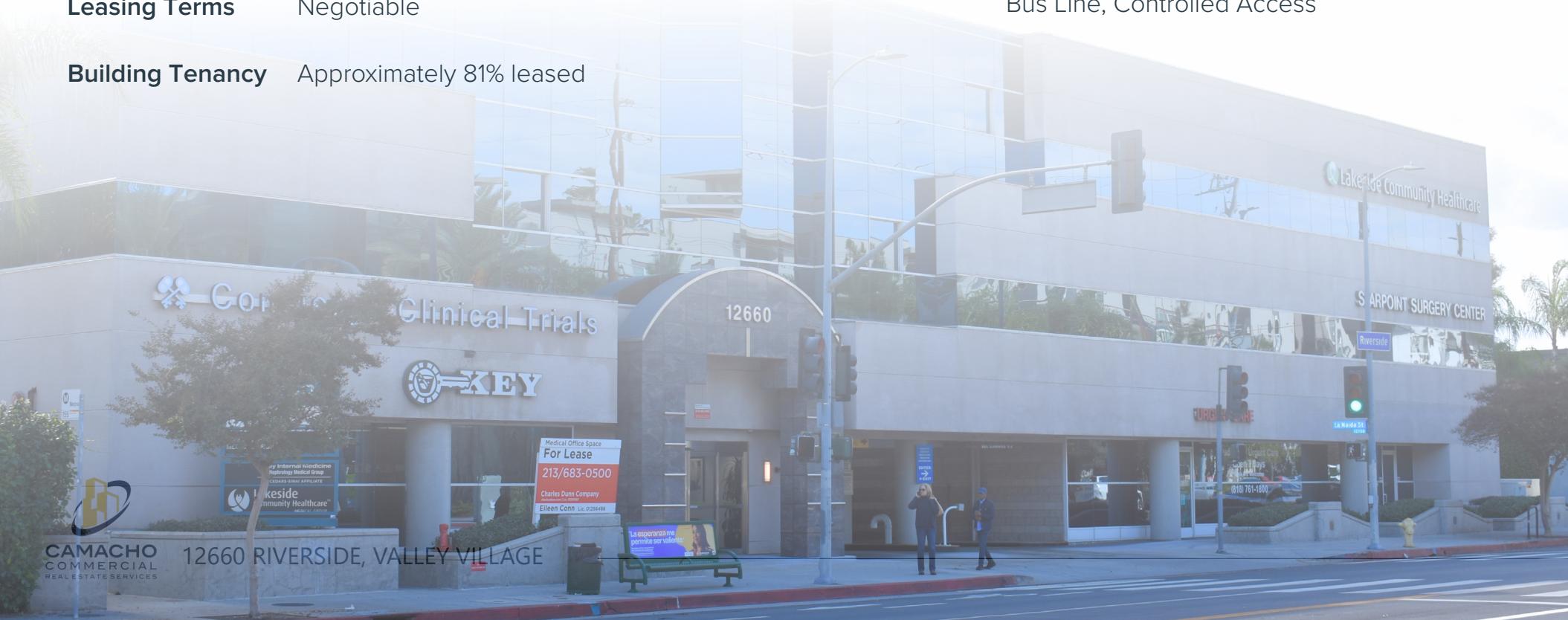


5/1,000 SF parking ratio  
for tenants and visitors

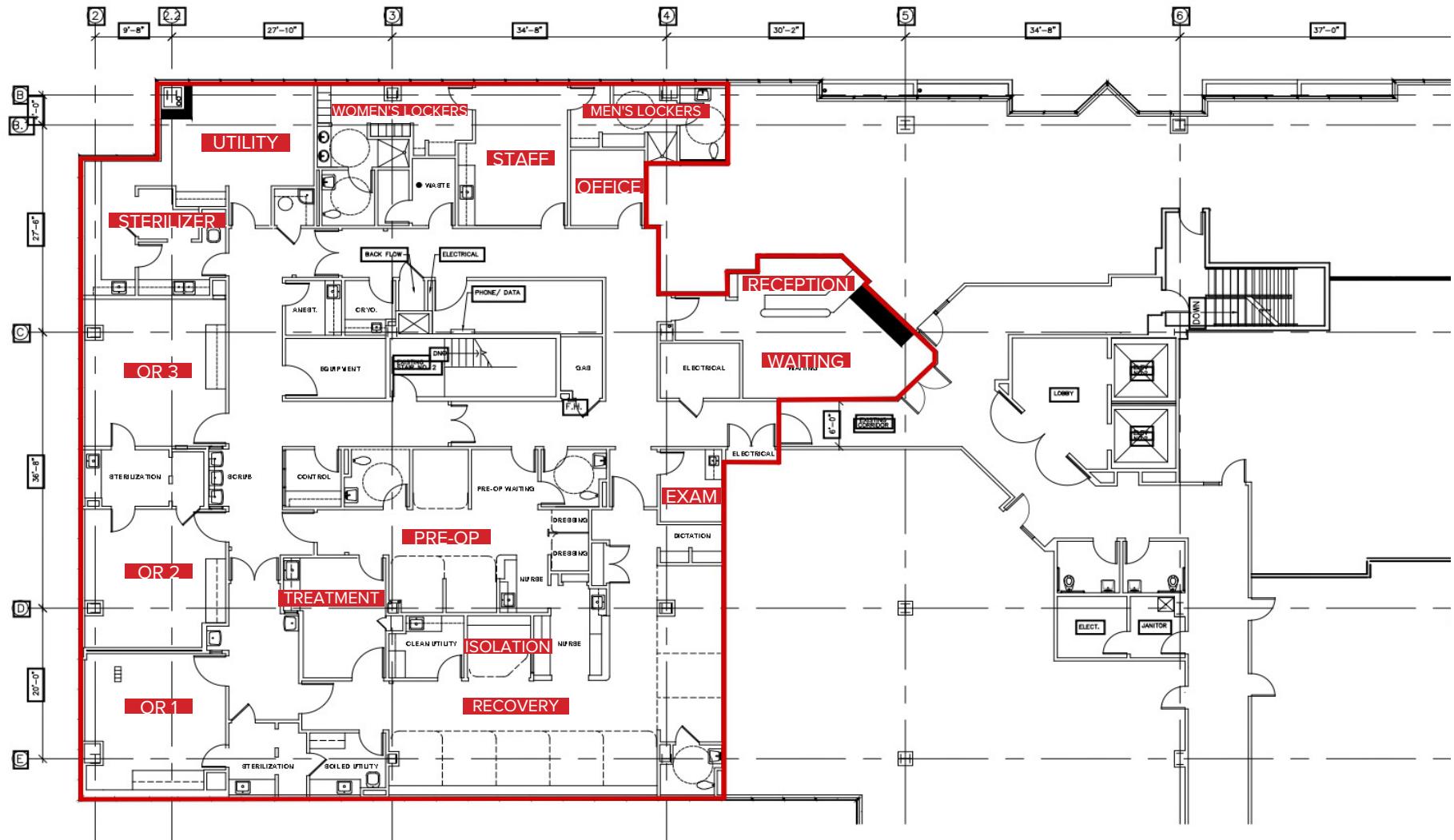


# THE OFFERING

<b>Address</b>	12660 Riverside Drive, Valley Village, CA	<b>Tenant Mix</b>	Long-standing medical providers including primary care, urgent care, dental, pharmacy, and specialty practices
<b>Asking Price</b>	<b>\$3.75 SF/Month FS</b>		
<b>Available Spaces</b>	Suite 300: 3,900 - 9,100 SF	<b>Parking</b>	Attached subterrain parking 5 per 1,000 SF
<b>Suite Options</b>	Flexible medical/office suites with demising options, surgical suite with multiple operating rooms	<b>Amenities</b>	24 Hour Access, Onsite pharmacy, Air Conditioning Bus Line, Controlled Access
<b>Leasing Terms</b>	Negotiable		
<b>Building Tenancy</b>	Approximately 81% leased		



# FLOOR PLANS



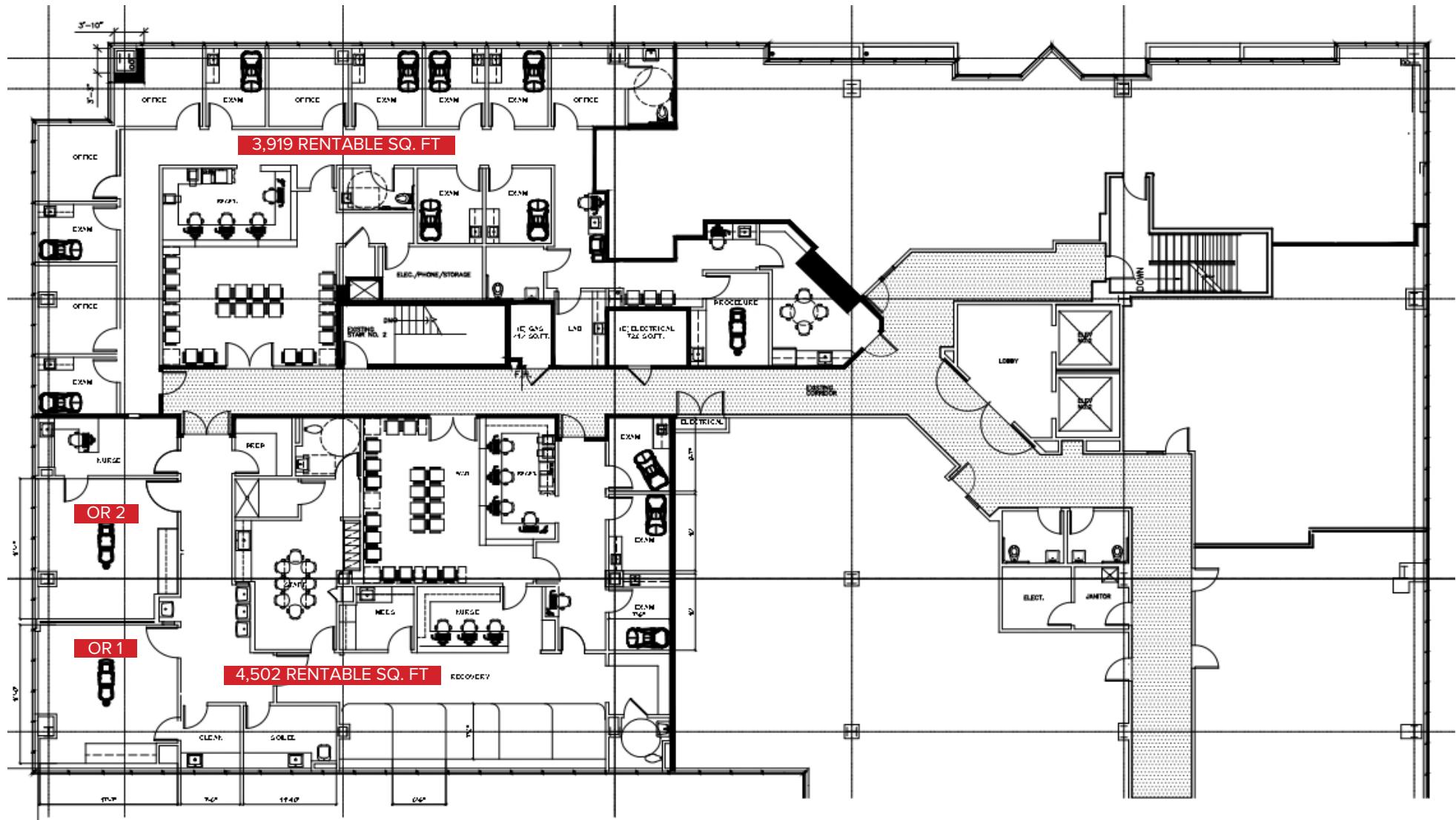
# EXISTING SPACE PLAN - FULL SUITE 300

## 9,100 SF



12660 RIVERSIDE, VALLEY VILLAGE

# FLOOR PLANS



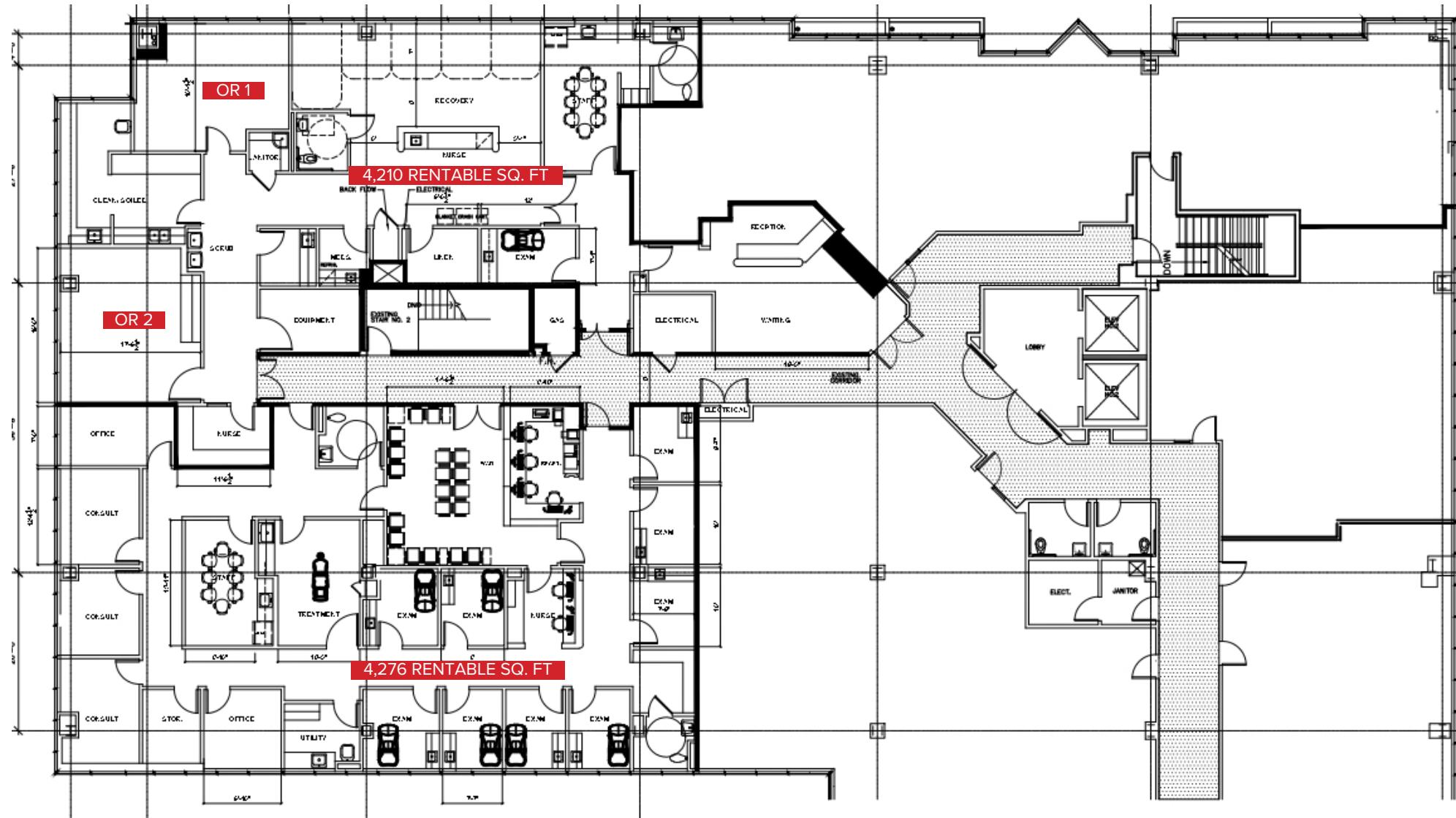
# PROPOSED FLOOR PLAN A: OPTION TO DEMISE SUITE 300 INTO TWO SUITES



**CAMACHO**  
COMMERCIAL  
REAL ESTATE SERVICES

12660 RIVERSIDE, VALLEY VILLAGE

# FLOOR PLANS



**PROPOSED FLOOR PLAN B:  
ANOTHER TWO-SUITE DEMISING OPTION FOR SUITE 300**



WHOLE  
FOODS  
MARKET

Hugo's  
TACOS

Walgreen's

12660  
RIVERSIDE

HOTEL  
MARIPOSA

MIKADO  
HOTEL



THE  
RUSTIC  
SPOON  
EST. 2000

Joe Peeps  
Pizza - Pasta

COLDWATER CANYON AVE

Pagliacci's  
TRATTORIA TAVERNA

BEEFMAN  
PARK

LEONOR'S  
VEGETARIAN  
MEXICAN

EQUINOX

EREWON

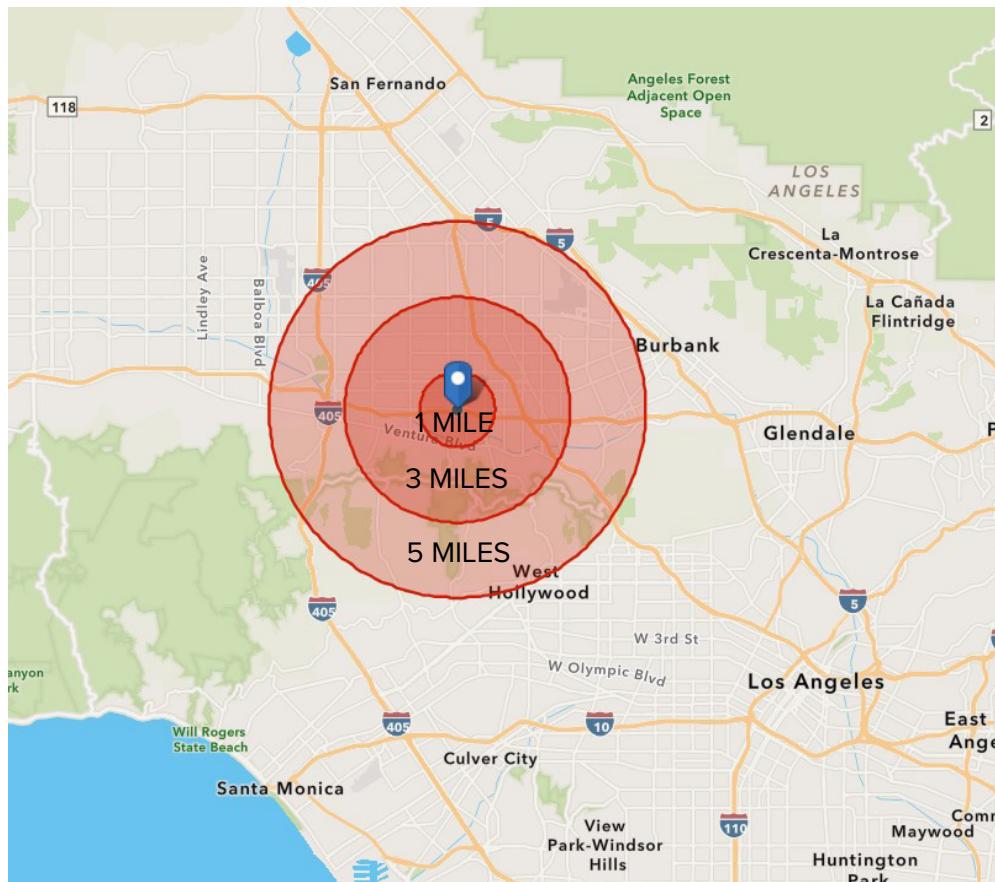
THE GREAT.

Ralphs  
fresh fare

WHITSETT AVE

# LOCATION OVERVIEW

12660 Riverside Drive is centrally located in the highly accessible and amenity-rich community of Valley Village. The property benefits from immediate proximity to Riverside Drive, Ventura Boulevard, Coldwater Canyon, and the Ventura Freeway, giving tenants and visitors efficient access throughout the San Fernando Valley and into Central Los Angeles. The surrounding area offers a strong mix of neighborhood conveniences including dining, coffee shops, retail services, and daily-needs establishments, along with nearby medical providers and pharmacies that complement the building's tenant profile. Within a short drive are major lifestyle, commercial, and employment hubs across Valley Village, Studio City, Sherman Oaks, and North Hollywood, as well as recreational spaces such as local parks and community areas. This combination of accessibility, visibility, and supportive



## WHY THIS LOCATION MATTERS

### Visibility & Exposure

Riverside Drive frontage ensures high-profile access for medical/office tenants.

### Patient / Staff Convenience

The walkable 1-mile zone supports day-to-day errands; broader 3- and 5-mile zones support staff recruitment and retention.

### Medical Ecosystem Support

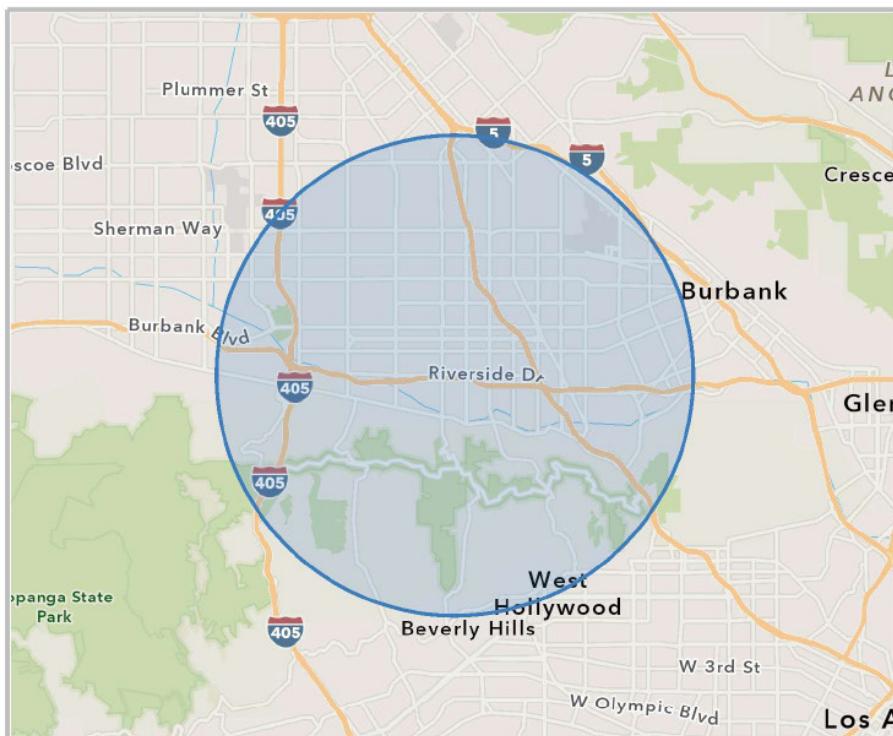
The broader professional and healthcare infrastructure in the 3-5-mile zone strengthens the appeal for a medical user base.

### Lifestyle Appeal

The neighborhood's amenity richness (retail, dining, parks) makes the site more attractive both for tenants and their visiting patients.

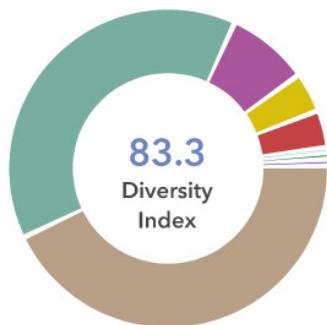
# DEMOGRAPHICS

## 5-MILE RADIUS

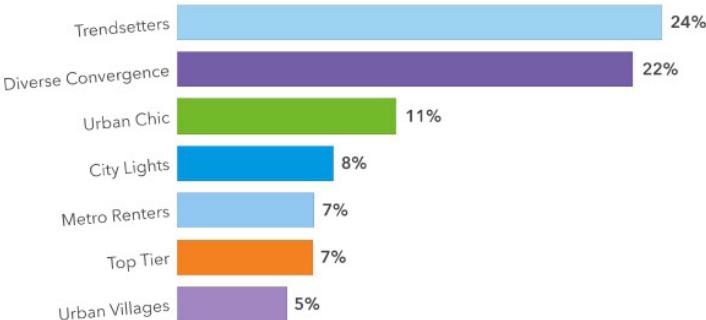


### Race and Ethnicity

- White Pop
- Hispanic
- Asian Pop
- Black/ African American
- Multiple Races
- Other Race
- American Indian
- Pacific Islander

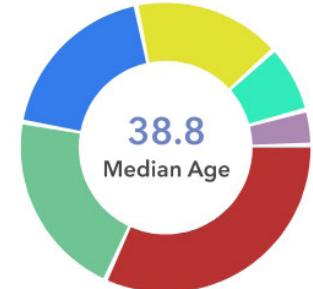


### Top Lifestyle Segments



### Generational Predominance

- Millennial (Ages 24 - 41)
- Gen X (Ages 42 - 57)
- GenZ (Ages 6 - 23)
- Baby Boomer (Ages 58 - 76)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)



# PROPERTY PHOTOS



PHARMACY LOBBY



RECOVERY AREA



NURSE STATION



LOCKER ROOMS

# PROPERTY PHOTOS



OPERATING ROOMS



**CAMACHO**  
COMMERCIAL  
REAL ESTATE SERVICES

## **CAMACHO COMMERCIAL REAL ESTATE SERVICES**

8439 W. Sunset Blvd., Suite 150, West Hollywood, CA 90069  
[www.camachocommercial.com](http://www.camachocommercial.com) | (877) 777-4771

### **GREGORY M. CAMACHO**

President/Principal  
[greg@camachocommercial.com](mailto:greg@camachocommercial.com)  
Lic. 0075531

### **GREGORY M. CAMACHO II**

Associate  
[gregoryii@camachocommercial.com](mailto:gregoryii@camachocommercial.com)  
Lic. 02223513

### **JACK COSTA**

Associate  
[Jack.c@camachocommercial.com](mailto:Jack.c@camachocommercial.com)  
Lic. 02298797

