

**13257-13259 Moorpark St**  
Sherman Oaks, CA 91423

**FOR SALE**  
**OWNER/USER-INVESTMENT**

**MAJOR PRICE REDUCTION**



**LISTING AGENT:**

STACY VIERHEILIG-FRASER- PRINCIPAL  
818.933.0313



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
- Currently 100% Vacant
- 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

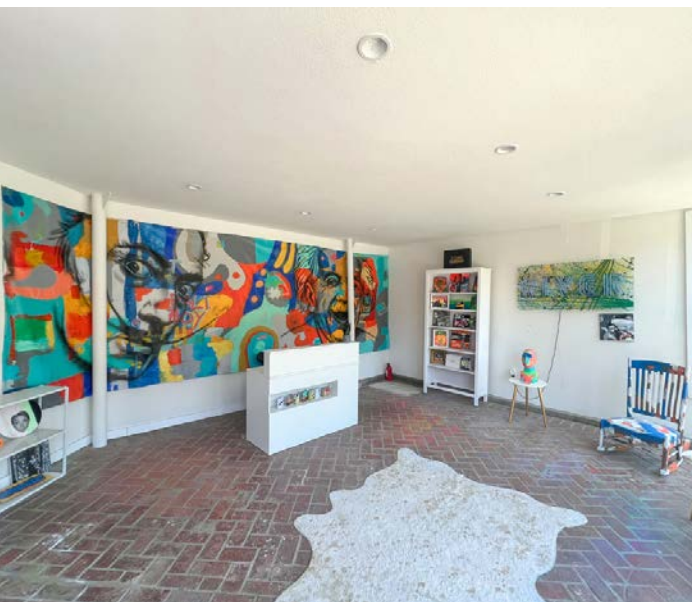
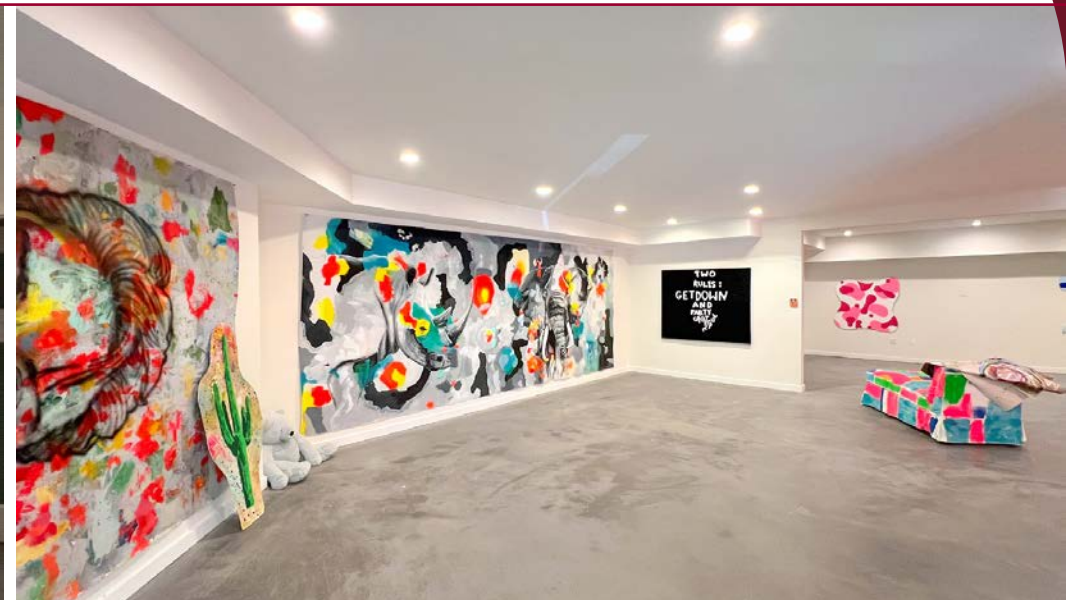
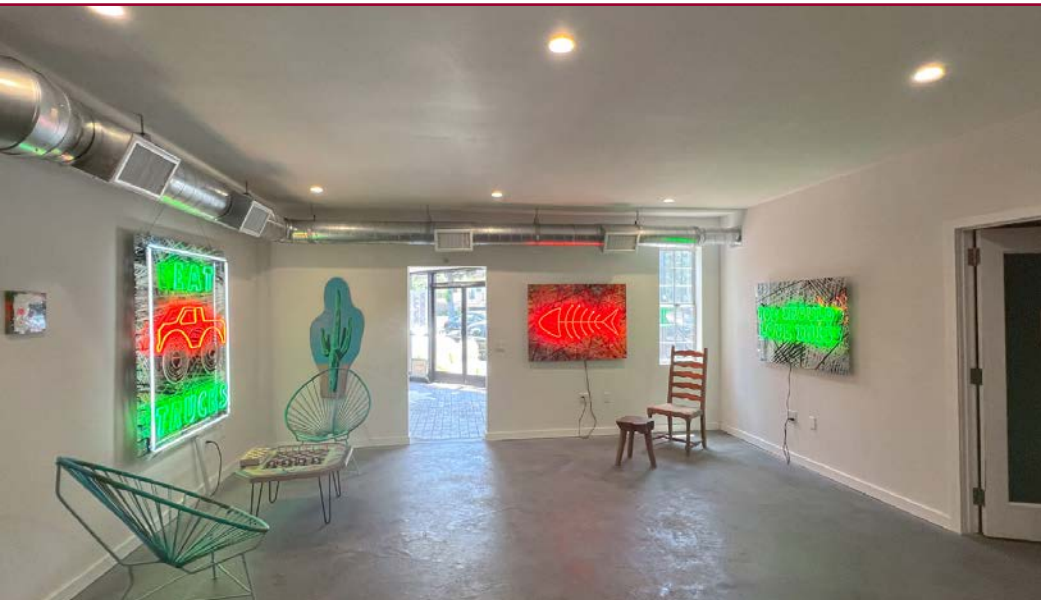
## Property Description

|                             |                                    |
|-----------------------------|------------------------------------|
|                             |                                    |
| <b>Property Address:</b>    | 13257-9 Moorpark, Sherman Oaks, CA |
| <b>Purchase Price:</b>      | \$2,995,000 (\$290 PSF)            |
| <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





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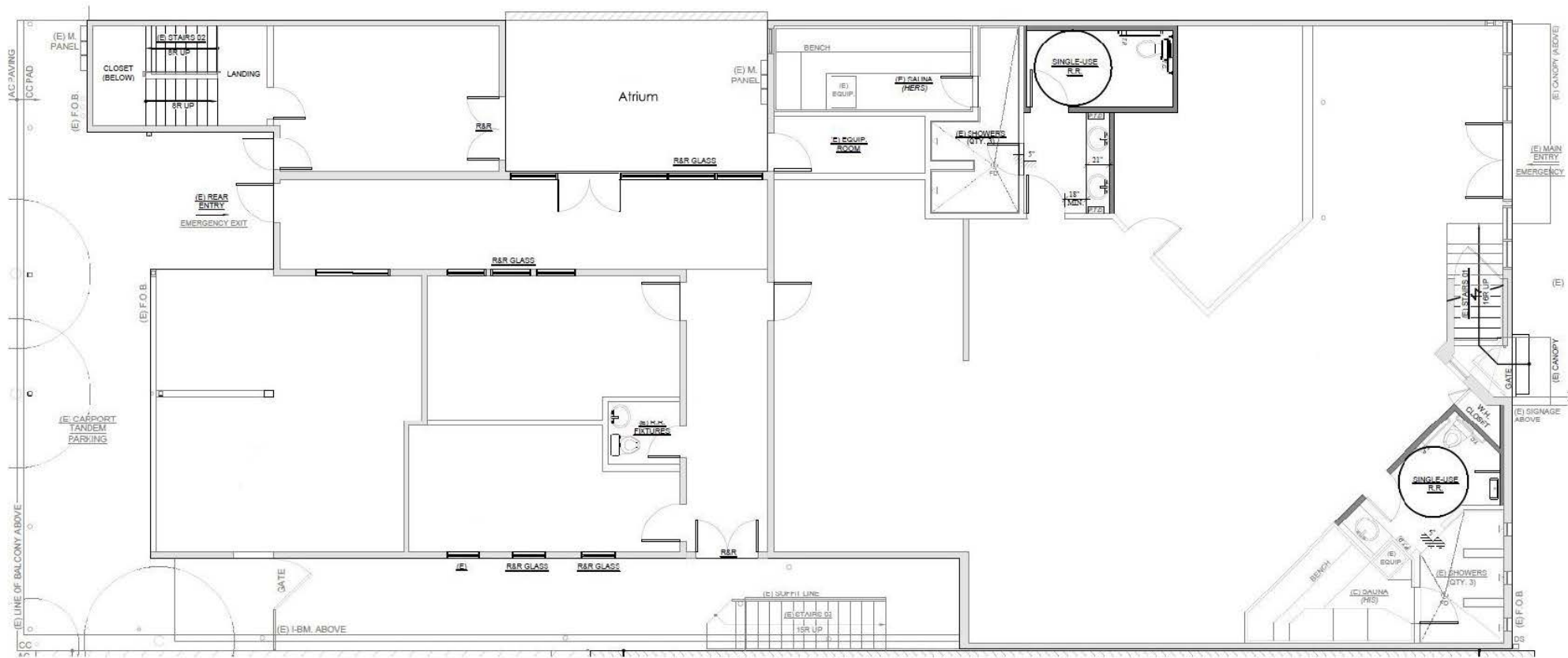




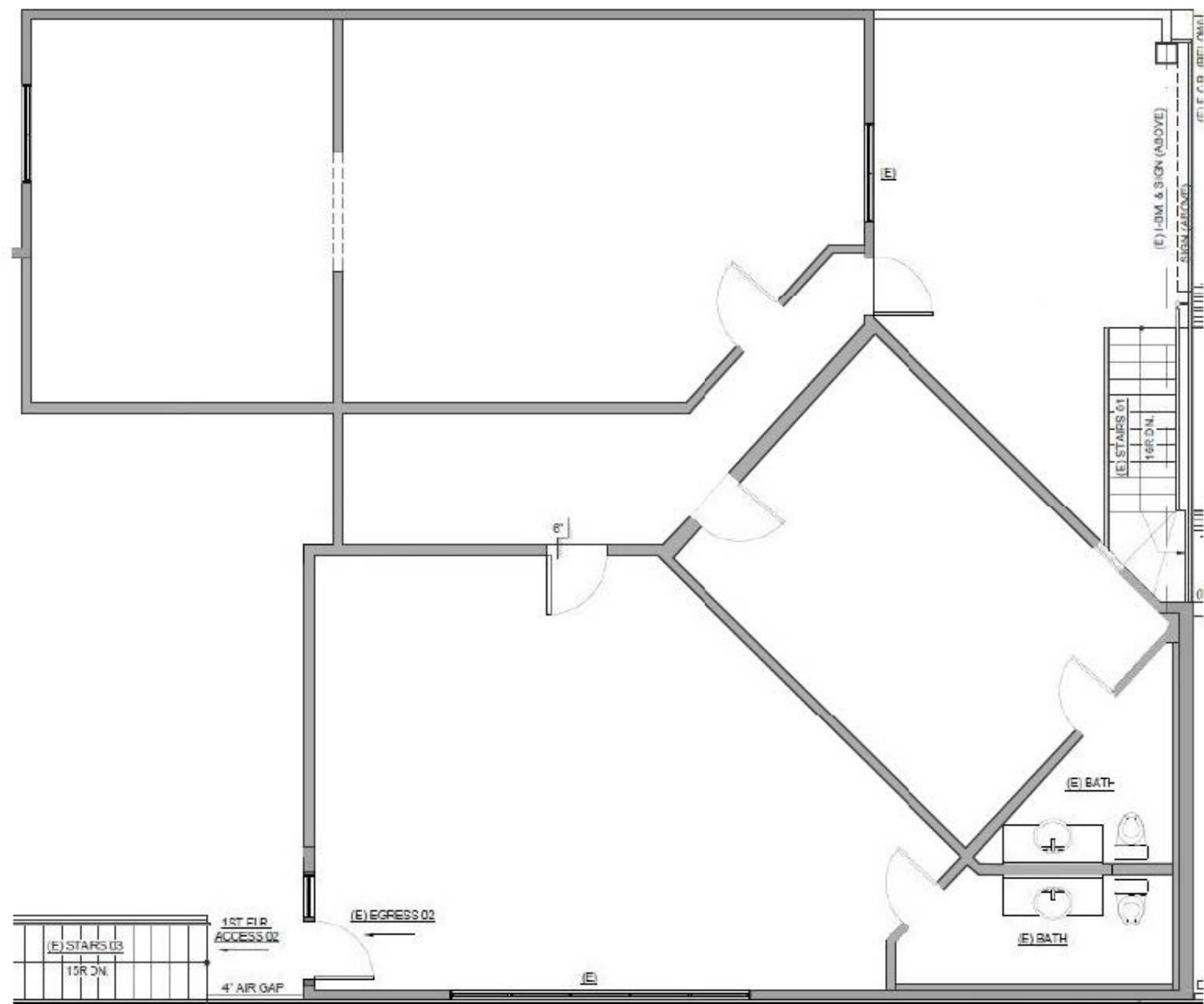
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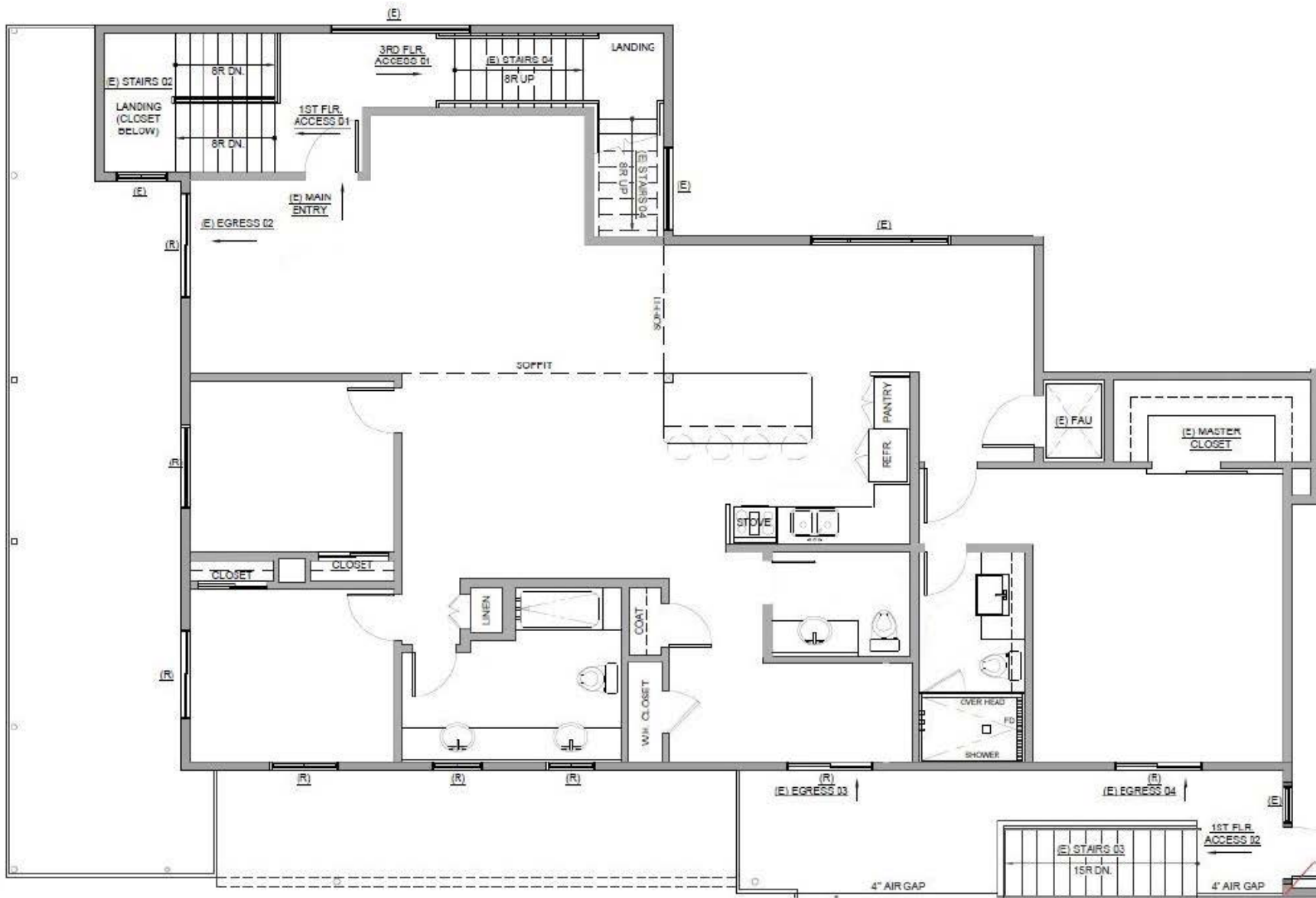
# FLOOR PLAN – 1ST FLOOR OFFICE (±4,450 SF)



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



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

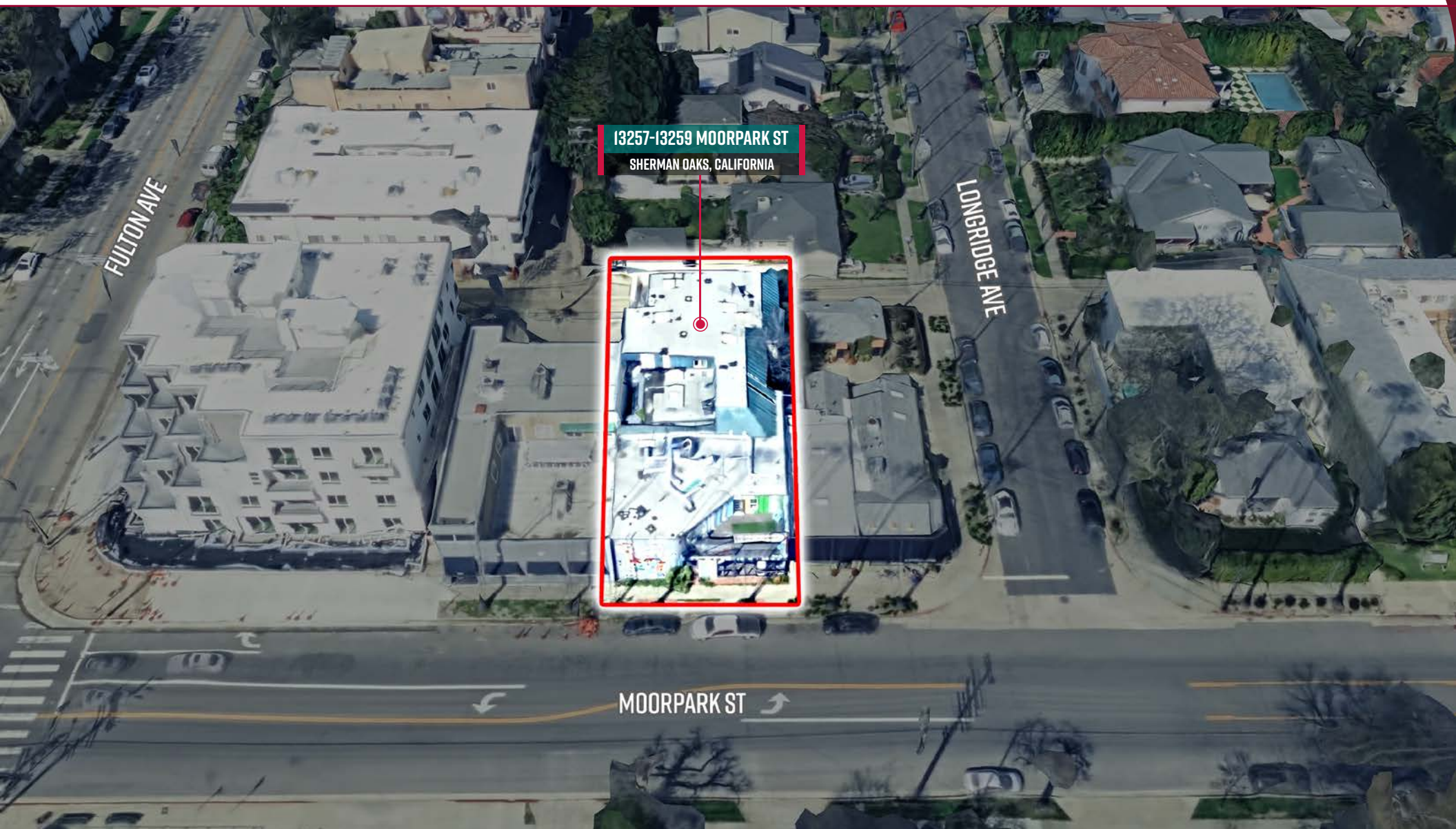




# FLOOR PLAN – 3RD FLOOR RESIDENTIAL (3 BED | 2 BATH | ±1,602 SF)



# 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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