

FOR LEASE | RETAIL & RESTAURANT SPACE

Innovation &  
Interconnectivity

IN THE HEART OF SHERMAN OAKS



citrus commons

14130 RIVERSIDE DRIVE, SHERMAN OAKS, CA 91423

CBRE



LOCATED IN THE CENTER OF THE SAN FERNANDO VALLEY, CITRUS COMMONS IS A NEW CREATIVE CAMPUS TO LIVE, SHOP, AND PLAY. CITRUS COMMONS IS THE MOST WALKABLE AND BIKEABLE CAMPUS IN SHERMAN OAKS WITH 3.75 ACRES OF ACCESSIBLE OPEN SPACE AND A BALANCE OF RESIDENTIAL AND COMMUNITY SERVICES.

NEIGHBORHOOD-SERVING RESTAURANTS AND RETAIL WILL MAKE THIS CAMPUS A PLACE TO INTERACT WITH FAMILY AND FRIENDS OR GET SOME WORK DONE EN PLEIN AIR. PUBLICLY ACCESSIBLE PARKS AND LANDSCAPED WALKWAYS LINK THE SURROUNDING COMMUNITY WITH THE LOS ANGELES RIVER, CONNECTING SHERMAN OAKS TO THE REST OF LOS ANGELES. RESIDENTS CAN TAKE A BREAK AND ENJOY SHOPPING AND RETAIL AT THE ADJACENT REGIONAL SHOPPING MALL OR ON VENTURA BLVD. MEANDER THROUGH THE TWO PARKS AND LANDSCAPED COURTYARDS WHERE YOU WILL ENJOY THE SOUND OF SOOTHING WATER FEATURES. BIKE RACKS, WALKWAYS AND BUS STOPS ENHANCE PUBLIC TRANSPORTATION AND MAKE CITRUS COMMONS A HUB IN SHERMAN OAKS.



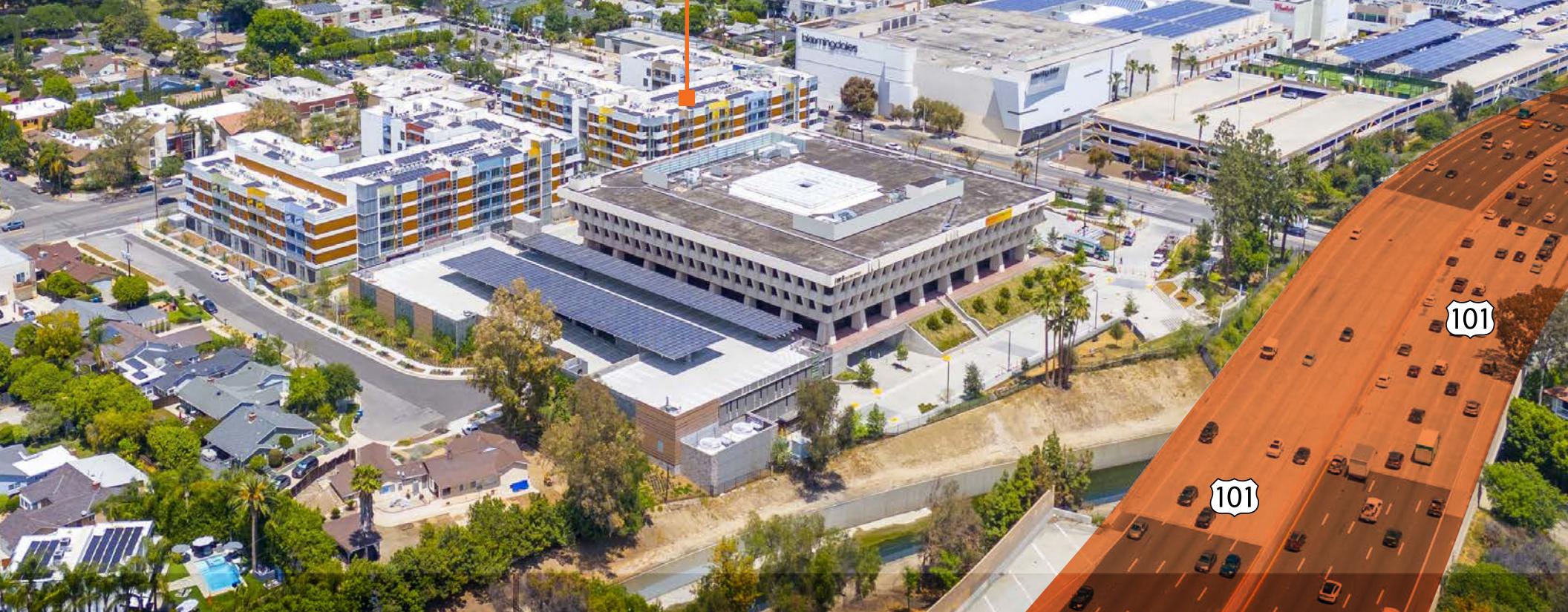
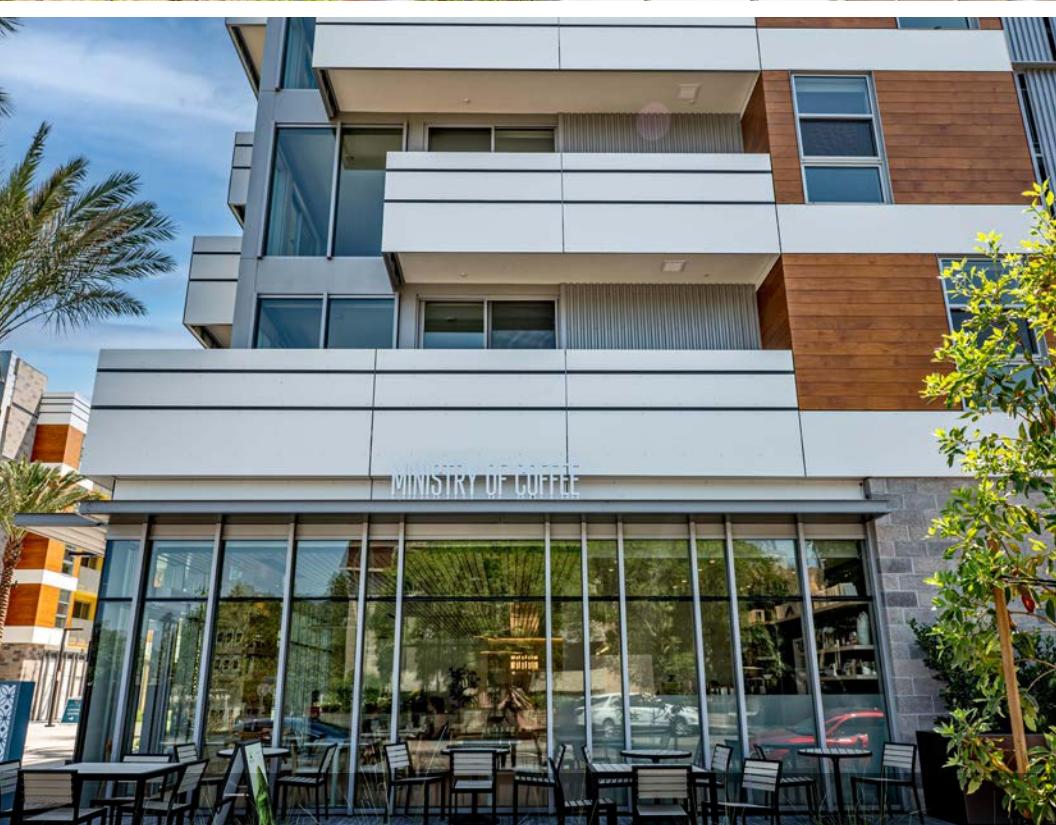
# An Urban Oasis in the Heart of Sherman Oaks

The building features a mix of warm-toned and cool-toned materials, including wood paneling and light-colored stone or concrete. The glass windows reflect the surrounding urban environment. In the foreground, there's a paved plaza with a few palm trees and some low-lying greenery. The overall impression is one of a well-integrated, modern urban development.

- PRIME STREET-LEVEL RETAIL WITH EXPOSURE ON RIVERSIDE DR. & HAZELTINE AVE.
- DEDICATED RETAIL PARKING WITH AMPLE SPACES FOR CUSTOMERS & EMPLOYEES
- CENTRAL LOCATION WITH READILY ACCESSIBLE TRANSIT
- 24-HOUR SECURITY
- PUBLICLY ACCESSIBLE PARKS
- NATIONALLY RECOGNIZED SPECIALTY GROCER ANCHOR TENANT
- EASILY ACCESSIBLE PARKING VIA DEDICATED WALKWAYS & RETAIL ELEVATORS
- LANDSCAPED WALKWAYS AND WATER FEATURES
- UNSURPASSED FREEWAY ACCESS AND VISIBILITY
- WALKABLE AMENITIES WITH WALK SCORE OF 73



# Experience it Firsthand



# Build your Foundation in a Highly Amenitized Location



CITRUS COMMONS WILL BE A CREATIVE CAMPUS TO LIVE, SHOP, AND PLAY. THE CAMPUS BOASTS 3.75 ACRES OF ACCESSIBLE OPEN SPACE AND A BALANCE OF RESIDENTIAL AS WELL AS ON-SITE RETAIL, INCLUDING TRADER JOE'S.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
DAYTIME POPULATION	37,374	218,559	534,791
POPULATION - CURRENT YEAR ESTIMATE	34,393	213,998	555,317
AVERAGE HOUSEHOLD INCOME	\$144,100	\$143,029	\$129,433
HOUSING UNITS	17,582	93,333	222,796
BUSINESSES	3,208	16,900	34,614

# A Sustainable Site Plan for a Greener Tomorrow



**9,608 SF**  
AVAILABLE RETAIL/  
RESTAURANT

**17,402 SF**  
LEASED



- LEED GOLD PURSUANT BY U.S. GREEN BUILDING
- FITWEL CERTIFICATION PURSUANT
- AMPLE ELECTRIC VEHICLE CHARGING STATIONS WITH CAPACITY OF 50% TOTAL PARKING SPACES
- ROOFTOP SOLAR FARM
- ENVIRONMENTALLY SOURCED MATERIALS
- HIGH-EFFICIENCY ROOFING & PAVING MATERIAL TO REDUCE HEATISLAND EFFECT
- OVER 3.75 ACRES OF OUTDOOR SPACE
- NATIVE & DROUGHT TOLERANT LANDSCAPING WITH EFFICIENT IRRIGATION SYSTEMS
- 213,964 GALLON RAINWATER MANAGEMENT SYSTEM FOR IRRIGATION
- ENHANCE AIR FILTRATION PROGRAM
- HIGH-EFFICIENCY WATER CONSERVATION PROGRAM
- LED LIGHTING
- INDOOR & OUTDOOR GREEN CLEANING & MAINTENANCE PROGRAM
- COLLECTION & SORTING OF DEBRIS & TRASH TO DIVERT WASTE FROM LANDFILLS
- SHORT & LONG-TERM BIKE PARKING PROVIDED
- CENTRAL LOCATION WITH READY ACCESSIBLE TRANSIT

FOR LEASE | RETAIL & RESTAURANT SPACE



14130 RIVERSIDE DRIVE, SHERMAN OAKS, CA 91423

**CBRE**

**CODY CHIARELLA**  
Lic. #01754878  
+1 818 502 6730  
[cody.chiarella@cbre.com](mailto:cody.chiarella@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.