

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



**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**





Build your Foundation in a Highly Amenitized Location



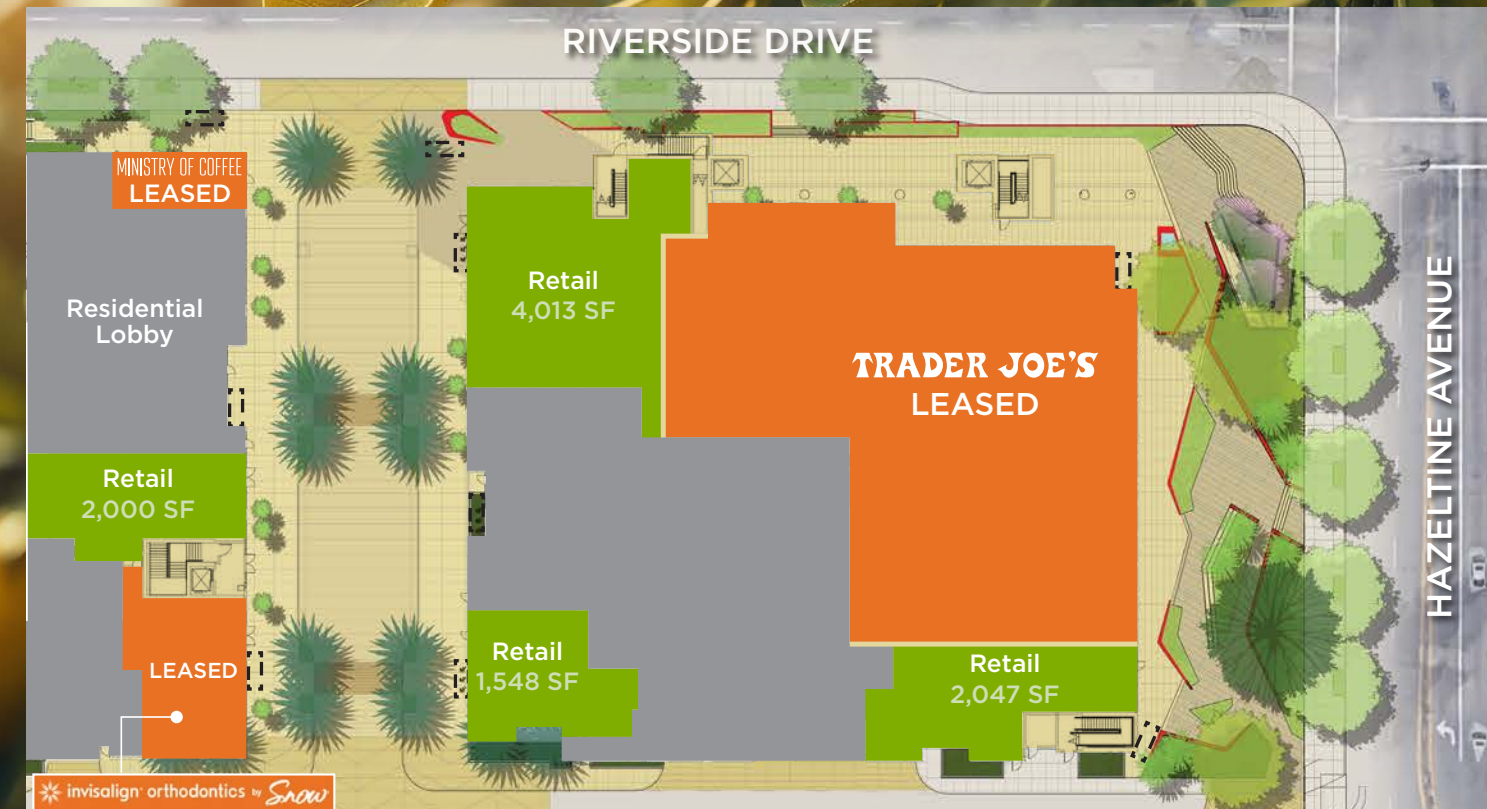
CITRUS COMMONS WILL BE A CREATIVE CAMPUS TO LIVE, SHOP, AND PLAY.

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	218,359	534,791
POPULATION - CURRENT YEAR ESTIMATE	34,393	213,998	551,397
AVERAGE HOUSEHOLD INCOME	\$144,100	\$143,029	\$129,143
HOUSING UNITS	17,582	93,133	227,196
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

RETAIL | AVAILABILITIES

LOCATION 1	4,013 SF
LOCATION 2	2,047 SF
LOCATION 3	2,000 SF
LOCATION 4	1,548 SF

- 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 HEAT ISLAND 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 READILY ACCESSIBLE TRANSIT



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