

FOR LEASE | RETAIL & RESTAURANT SPACE

# Innovation & Interconnectivity

IN THE HEART OF SHERMAN OAKS



citrus commons

14130 RIVERSIDE DRIVE, SHERMAN OAKS, CA 91423

CBRE



# An Urban

LOCATED IN THE CENTER OF THE SAN FERNANDO VALLEY, CITRUS COMMONS IS A NEW CREATIVE CAMPUS TO LIVE, WORK, 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 AND OFFICE EMPLOYEES 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.



**PRIME STREET-LEVEL  
RETAIL WITH EXPOSURE  
ON RIVERSIDE DR. &  
HAZELTINE AVE.**



**NATIONALLY  
RECOGNIZED SPECIALTY  
GROCER ANCHOR  
TENANT**



# Oasis in the Heart of Sherman Oaks



**DEDICATED RETAIL  
PARKING WITH AMPLE  
SPACES FOR CUSTOMERS  
& EMPLOYEES**



**CENTRAL LOCATION  
WITH READILY  
ACCESSIBLE TRANSIT**



**24-HOUR SECURITY**



**PUBLICLY  
ACCESSIBLE PARKS**



**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

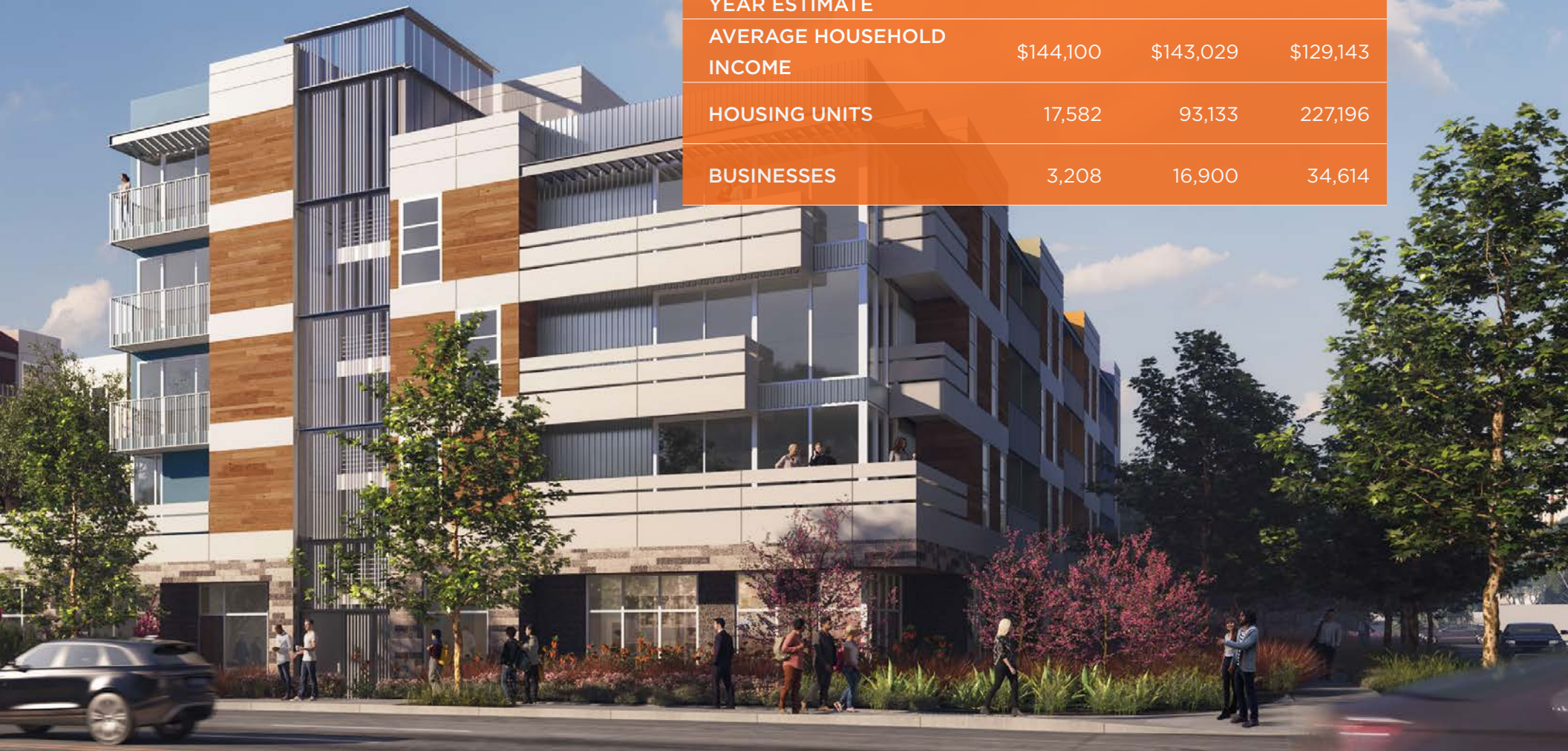
CITRUS COMMONS WILL BE A CREATIVE CAMPUS TO LIVE, WORK, AND PLAY.

THE CAMPUS BOASTS 3.75 ACRES OF ACCESSIBLE OPEN SPACE AND A BALANCE OF RESIDENTIAL AS WELL AS ON-SITE RETAIL, INCLUDING A SPECIALTY GROCER.

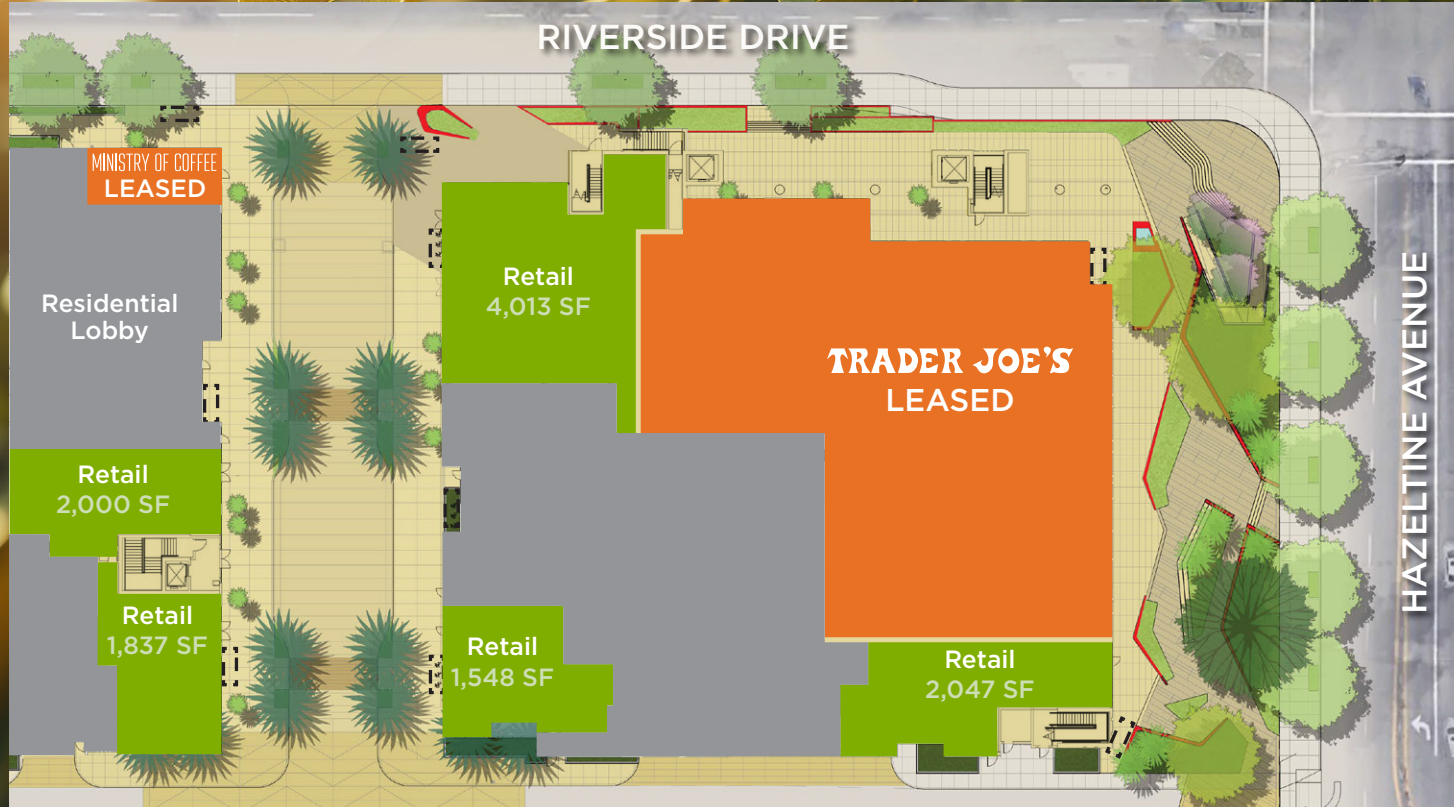


# Highly Amenitized Location

	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



**12,069 SF**  
AVAILABLE RETAIL/  
RESTAURANT

**Leased**



RETAIL   AVAILABILITIES	
LOCATION 1	4,013 SF
LOCATION 2	2,047 SF
LOCATION 3	2,000 SF
LOCATION 4	1,837 SF
LOCATION 5	1,548 SF
LOCATION 6	624 SF

# for a Greener Tomorrow



- 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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