



CAMACHO
COMMERCIAL
REAL ESTATE SERVICES



12660
RIVERSIDE

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



[VIRTUAL TOUR](#)

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EXCLUSIVELY LISTED BY

CAMACHO COMMERCIAL REAL ESTATE SERVICES

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



GREGORY M. CAMACHO
President/Principal
greg@camachocommercial.com
Lic. 0075531

GREGORY M. CAMACHO II
Associate
gregoryii@camachocommercial.com
Lic. 02223513

JACK COSTA
Associate
Jack.c@camachocommercial.com
Lic. 02298797



12660 RIVERSIDE, VALLEY VILLAGE

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

Address 12660 Riverside Drive, Valley Village, CA

Asking Price **\$3.75 SF/Month FS**

Available Spaces Suite 300: 3,900 - 9,100 SF

Suite Options Flexible medical/office suites with demising options, surgical suite with multiple operating rooms

Leasing Terms Negotiable

Building Tenancy Approximately 81% leased

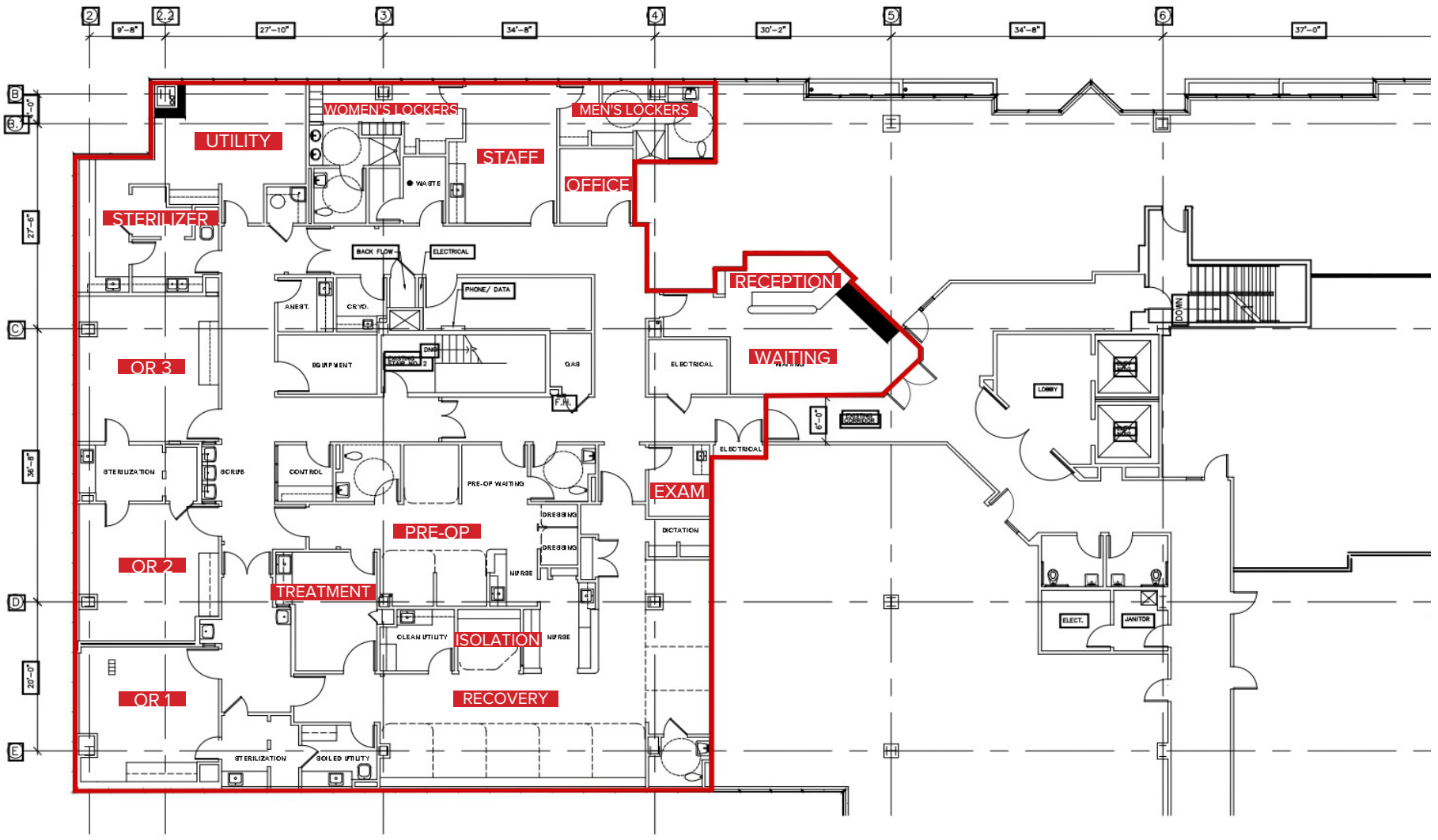
Tenant Mix Long-standing medical providers including primary care, urgent care, dental, pharmacy, and specialty practices

Parking Attached subterranean parking 5 per 1,000 SF

Amenities 24 Hour Access, Onsite pharmacy, Air Conditioning, Bus Line, Controlled Access



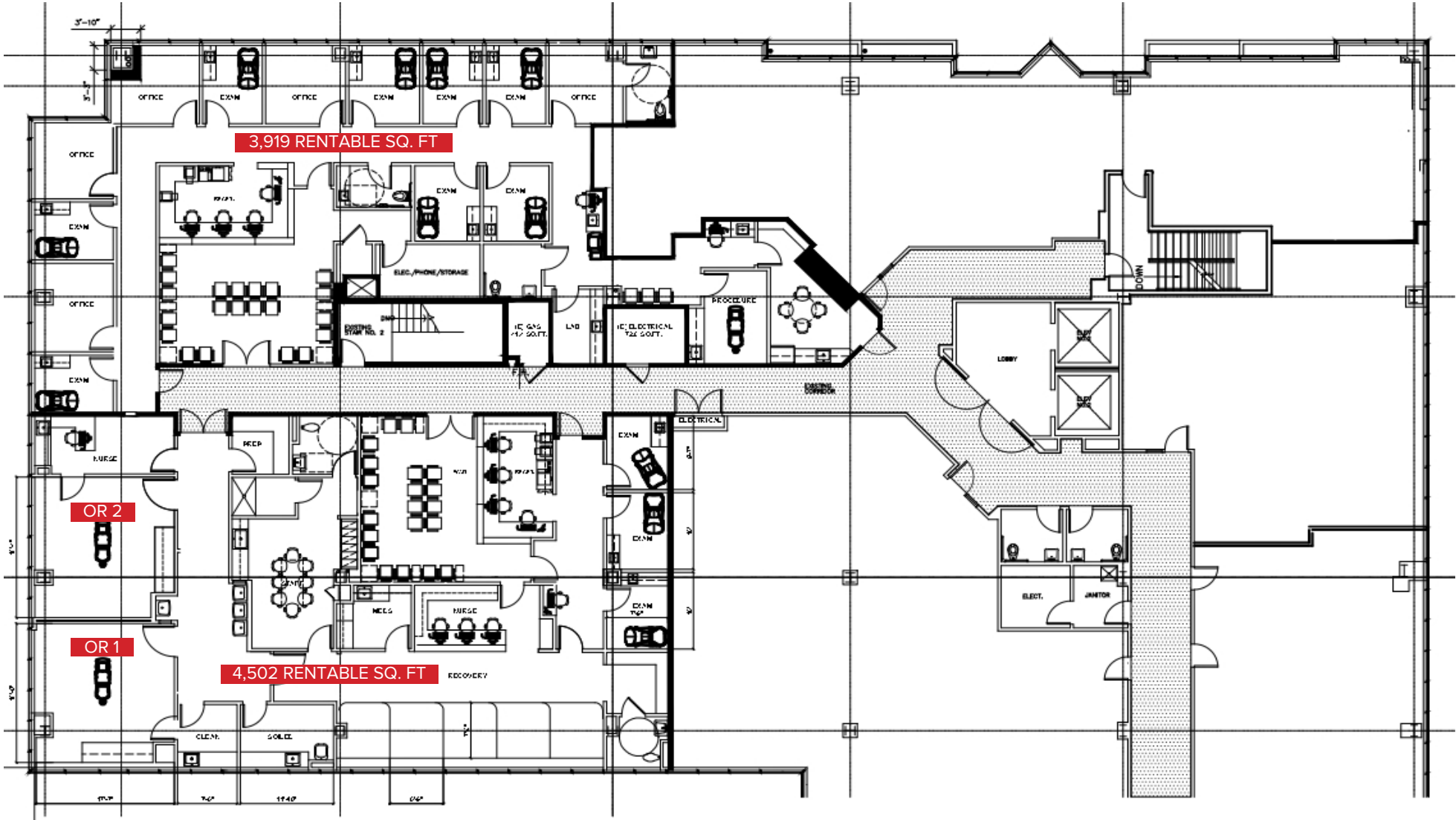
FLOOR PLANS



EXISTING SPACE PLAN - FULL SUITE 300
9,100 SF



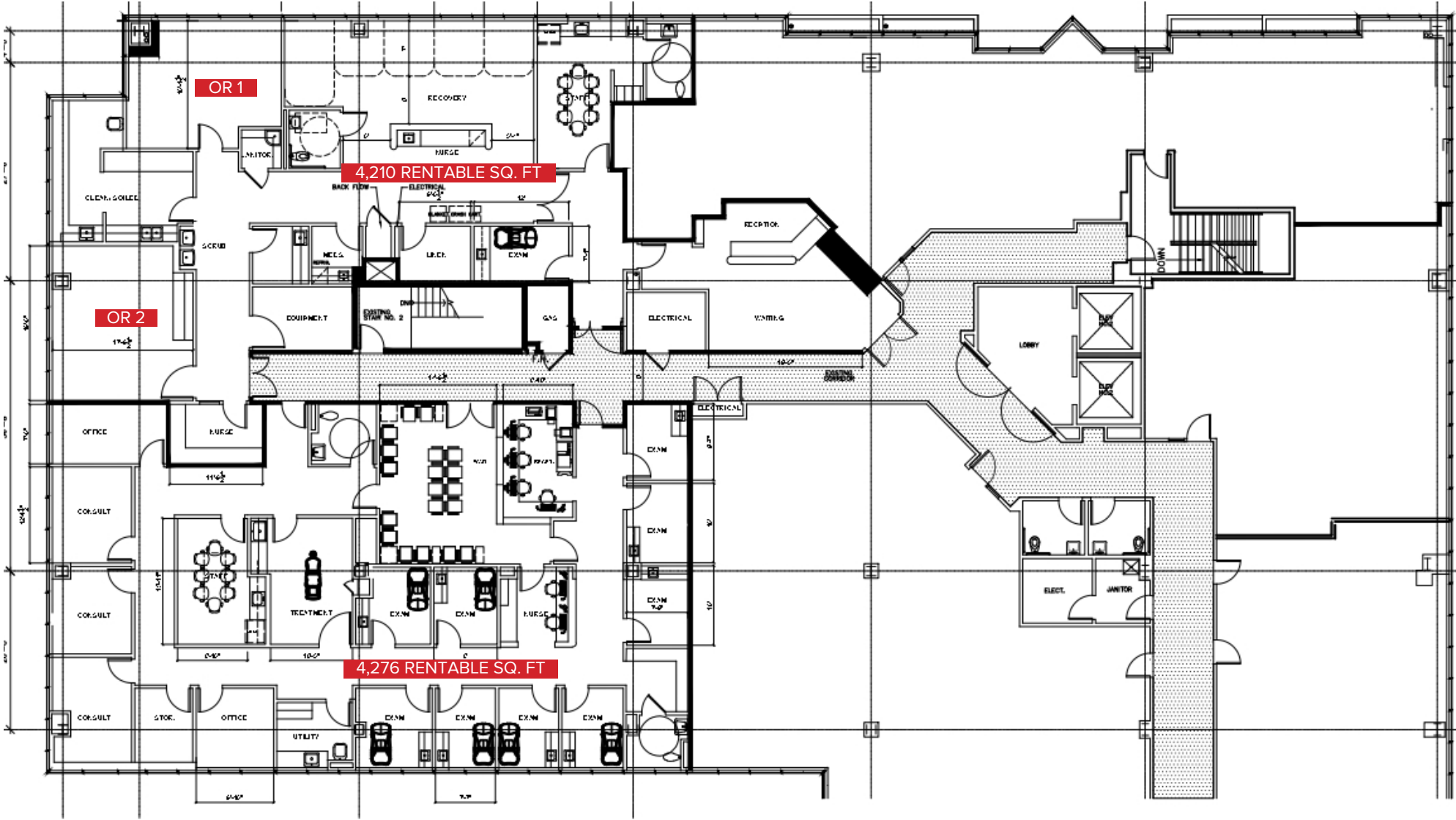
FLOOR PLANS



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



FLOOR PLANS



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





12660
RIVERSIDE



COLDWATER CANYON AVE



BEEFMAN PARK

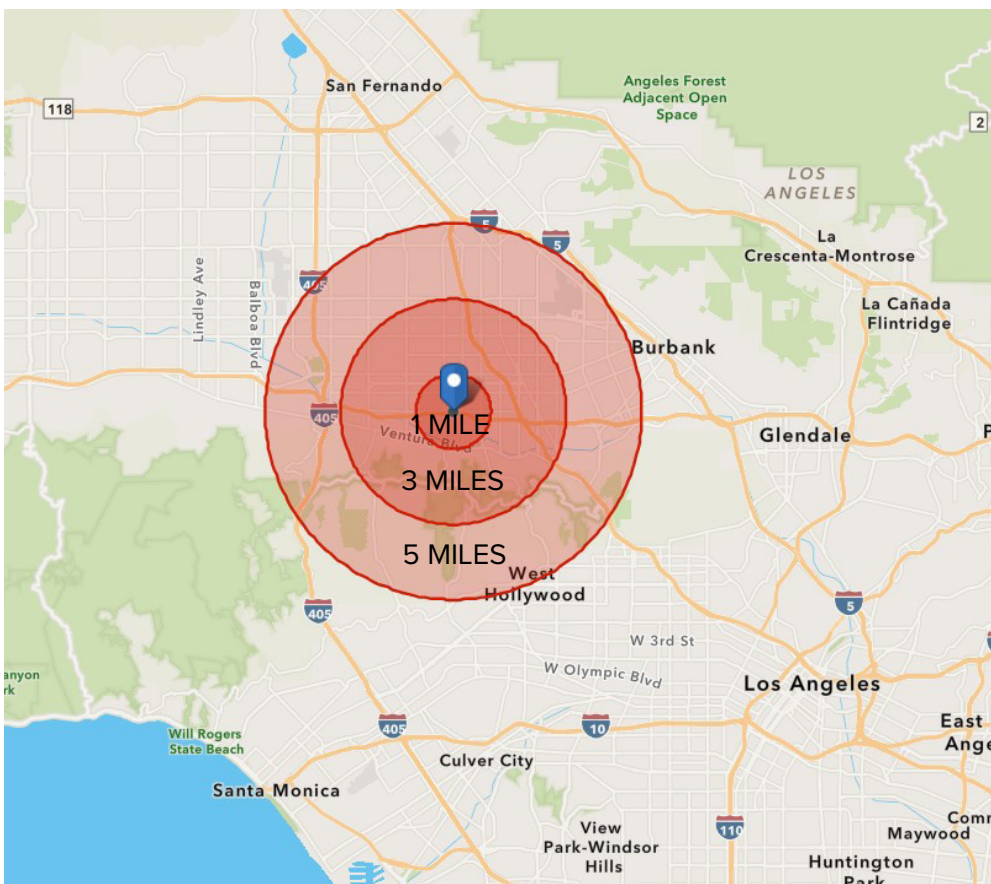


WHITSETT AVE



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

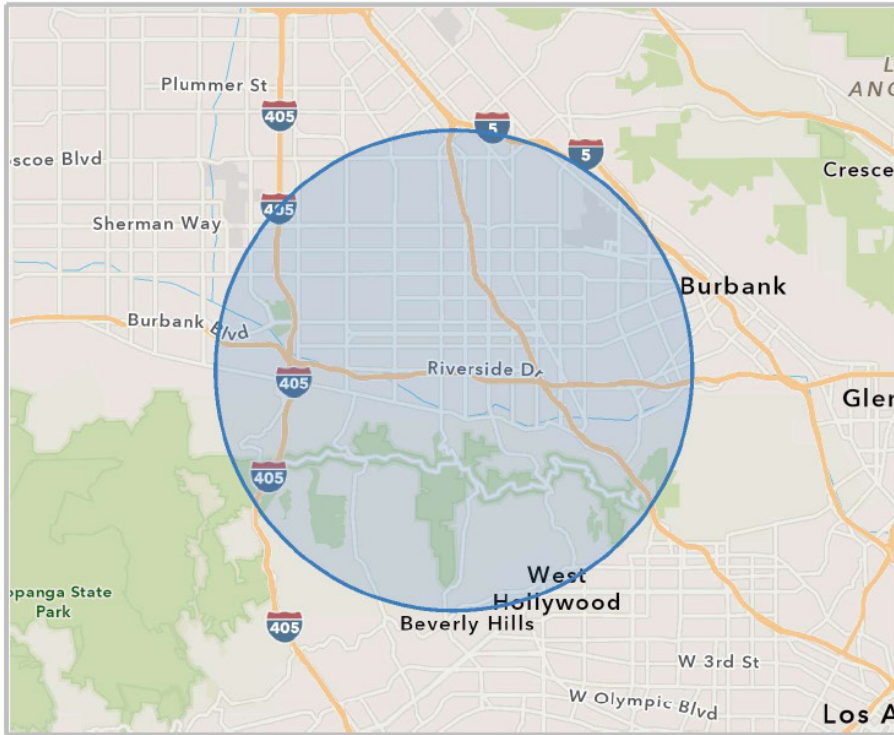
The broader professional and healthcare infrastructure in the 3-5-mile zone strengthens the appeal for a medical user base.

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



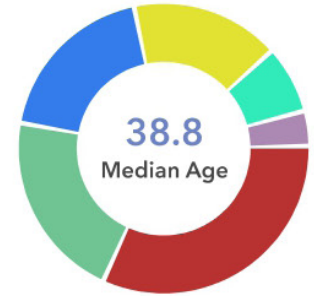
562,550
Total Population
(Current year)

-0.12%
Population Growth
(Projected 5-yr)

\$89,004
Household Income
(Median)

Generational Predominance

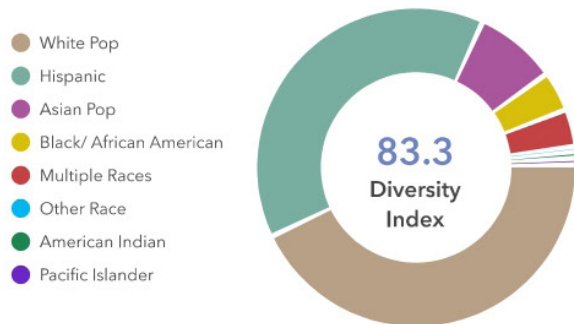
- Millennial (Ages 24 - 41)
- Gen X (Ages 42 - 57)
- GenZ (Ages 6 - 23)
- Baby Boomer (Ages 58 - 76)
- Gen Alpha (Ages <6)
- Silent / Greatest Gen (77+)



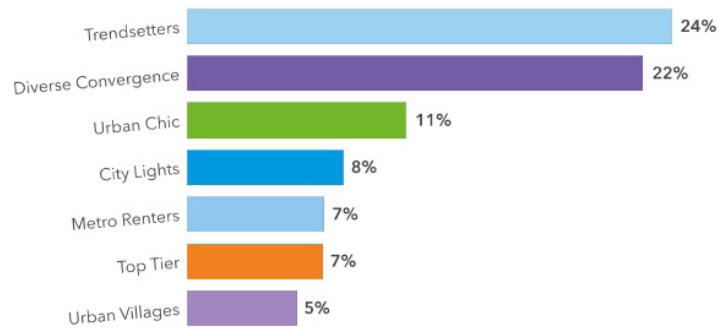
\$1,040,927
Home Value
(Median)

\$71,712
Disposable Income
(Median)

Race and Ethnicity



Top Lifestyle Segments



229,805
Households
(Total)

2.4
Household Size

PROPERTY PHOTOS



PHARMACY LOBBY



RECOVERY AREA



NURSE STATION



LOCKER ROOMS

PROPERTY PHOTOS



OPERATING ROOMS



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