

RETAIL/OFFICE SPACE AVAILABLE IN VALLEY VILLAGE!

11704 Riverside Dr, Valley Village, CA 91607

illi COMMERCIAL REAL ESTATE

ARMEN TCHAPANIAN
(818) 697-9362 | armen@illicre.com
DRE#02041876

GREG OFFSAY, CCIM
(818) 697-9387 | greg@illicre.com
DRE#01837719

CoStar POWERBROKER

ICSC INNOVATING COMMERCE SERVING COMMUNITIES

MEMBER RETAIL BROKERS NETWORK

RETAIL/OFFICE SPACE
VALLEY VILLAGE, CA

PROPERTY FEATURES

11704 Riverside Dr, Valley Village, CA 91607

illi COMMERCIAL REAL ESTATE
the sign of a profitable property





APPROX. 500 SF

RETAIL/OFFICE SPACE AVAILABLE

- ✓ High ceiling
- ✓ Common area restroom
- ✓ Ideal for office, boutique retail, service business, or other neighborhood-oriented uses, subject to permitted use and approvals
- ✓ Close proximity to major Valley Village/NoHo corridors and convenient freeway access

AREA AMENITIES

- ✓ Excellent neighborhood location with strong visibility and convenient access.
- ✓ Located within an established mixed-use/residential area
- ✓ On-site parking and street parking available

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	36,142	245,133	606,986
Avg. HH Income	$122,808	$122,550	$120,598
Daytime Pop	39,642	254,965	622,638
Traffic Count	± 34,055 CPD ON RIVERSIDE DR & COLFAX AVE		

INTERIOR PHOTOS

11704 Riverside Dr, Valley Village, CA 91607












RIVERSIDE SR
US 101
VENTURA FWY ±291,506 CPD
COLDWATER CANYON BLVD
WHITSET AVE
LAUREL CANYON BLVD
COLFAX AVE
MOORPARK ST
VENTURA BLVD
AVAILABLE
WHOLE FOODS MARKET
Walgreens
DOLLAR TREE
citi
Jack in the box
Gelson's
Campbell Hall
WALTER REED MIDDLE SCHOOL
WELLS FARGO
EREWHON
SUGARFISH BY SUSHI NOZAWA
Ralphs
SUBWAY
petco
Staples
COFFEE BEAN & TEA LEAF
AT&T
GRANVILLE RESTAURANTS
Lemonade
BANK OF AMERICA
CHIPOTLE
VONS
RICE WOK
SEOUL BISTRO
Studio City Florist
FLOYD'S
KCAL LOS ANGELES
SAINT COFFEE SHOP
CBS STUDIOS
CHASE
Radford
CVS pharmacy
california pizza kitchen
TRADER JOE'S
BARNES & NOBLE
WARNER BROS STUDIOS

AERIAL MAP



COMMERCIAL
REAL ESTATE

ARMEN TCHAPANIAN
SENIOR ASSOCIATE
(818) 697-9362 | armen@illicre.com
DRE#02041876

GREG OFFSAY, CCIM
EXECUTIVE VICE PRESIDENT
(818) 697-9387 | greg@illicre.com
DRE#01837719

5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.