

12003

RIVERSIDE DR

VALLEY VILLAGE, CA



CONFIDENTIALITY AGREEMENT

Colliers International Greater Los Angeles, Inc., a Delaware Corporation, (COLLIERS) has been retained by the property owner (Owner), on an exclusive basis to act as an agent with respect to the potential sale of approximately ± 11,741 square feet of land with ± 7,841 square feet of improvements, located in the County of Los Angeles, California in the city of Los Angeles, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the “Property”). Ownership parties have directed that all inquiries and communications with respect to the contemplated sale of the Property be directed to COLLIERS. COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information, and other materials (collectively Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Materials for the reader of this Offering Memorandum, or Registered Potential Purchaser’s consideration in connection with the possible purchase of the Property subject to the following conditions: All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS’s and Owner’s written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS’s request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction

involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Materials may be disclosed to the Registered Potential Purchaser’s partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser’s judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser. The Registered Potential Purchaser and such Related Parties shall be informed by COLLIERS of the confidential nature of the Informational Materials and must agree to keep all Information Materials strictly confidential in accordance to the agreement. The Registered Potential Purchaser understands and acknowledges that COLLIERS and the Owner do not make any representation or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to COLLIERS by others and has not been independently verified by COLLIERS or Owner and is not guaranteed as to completeness of accuracy. The potential Purchaser agrees that neither COLLIERS nor the Owner shall have any liability, for any reason, to the Registered Potential Purchaser or Related Parties resulting from the use of the Informational Materials. The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney’s fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered Potential Purchaser. The Registered Potential Purchaser will be responsible for any and all commissions, fees, and other compensation to be paid to the Registered Potential Purchaser’s Broker.

OFFERING PROCEDURE

The Registered Potential Purchaser acknowledges that the Property has been offered for sale, subject to withdrawal from the market, change in offering price, prior sale, or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective Purchaser or for any other reason, whatsoever, without notice.

The Registered Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. Owner is an intended third-party beneficiary of the terms of this Agreement. Colliers International has been retained as exclusive Sales agents by the Owner of 12003 Riverside Drive, Valley Village, CA 91607. Registered Prospective Purchasers and their brokers (if any) will be bound by the terms of the executed Confidentiality Agreement, which were agreed to prior to the distribution of this information and the Disclaimer contained herein.

Since the ability to close the transaction according to the terms of the purchase will be of paramount importance to Owner, inclusion of Prospective Purchaser’s past property acquisition history, and financial statements identifying the source of funds for the Property’s purchase, would greatly aid the Owner in evaluating the Prospective Purchaser’s offer.

Owner will select the Prospective Purchaser it deems most qualified, and Prospective Purchaser will immediately be provided a draft Purchase and Sale Agreement for its review and execution.

Table of Contents

04

Executive Summary

06

Property Overview

08

Market Overview

09

Amenities Map

14

Transportation Map

16

Property Photos

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EXECUTIVE

Summary

Colliers is pleased to present the opportunity to acquire 12003 Riverside Dr, a well-located asset in the highly desirable Valley Village submarket. Currently operated as a school, the property offers an attractive opportunity for an owner-user seeking to continue its existing use or reposition the asset for alternative uses, including creative, traditional, or medical office.

The improvements are well-suited for conversion, with a layout that can be efficiently reconfigured to accommodate a variety of occupancies. Existing classroom spaces can be converted to private offices, patient rooms, or lab areas, providing flexibility for a wide range of users.

The property is located on a corner along Riverside Drive, offering strong visibility and consistent exposure, supported by an Average Annual Daily Traffic count of approximately 22,180 vehicles. The surrounding Valley Village neighborhood is both affluent and densely populated, with an average household income of \$127,864⁽¹⁾ and a population exceeding 250,000⁽²⁾.

The property also features on-site parking, currently configured as an outdoor patio/playground area, providing optionality for future users to tailor the space to their operational needs.

Overall, 12003 Riverside Dr represents a compelling opportunity to acquire a versatile, well-located asset in an affluent and densely populated neighborhood within the City of Los Angeles.

(1) Average household income within a one-mile radius of the Property

(2) Population within a three-mile radius of the Property



INVESTMENT

Highlights



• **Owner-User Opportunity with Immediate Functionality** – Currently operated as a school, the property provides a turnkey opportunity for an educational user while also offering a clear path for an owner-user to occupy and customize the space.



• **Flexible Use Potential** – The existing improvements offer flexibility to accommodate a variety of potential uses, including but not limited to creative office, traditional office, and medical office. The existing classroom layout provides an efficient foundation for conversion into private offices, patient rooms, or lab areas, subject to applicable zoning requirements.



• **On-Site Parking with Optionality** – Existing on-site parking, currently utilized as a patio/playground area, offers flexibility for future users to reconfigure based on operational needs.



• **Demographics** – The property is supported by an average household income of \$127,864 within a one-mile radius and a population exceeding 250,000 within three miles



• **High-Visibility Corner Location** – High visibility property benefiting from ±22,180 AADT*

*AADT = Average Annual Daily Traffic



PROPERTY OVERVIEW

RIVERSIDE DR

BEN AVE

PROPERTY PROFILE



Property Address:
12003 Riverside Dr,
Valley Village, CA 91607



APN:
2355-010-050



Building Size:
± 7,841 SF



Land Size:
± 11,741 SF



Parking:
10 Surface Spaces



Year Built:
1925



Zoning:
[Q]C2-1VL



ED 1 Eligibility:
Eligible Site



Walk Score:
Very Walkable
(87)



Transit Score:
Some Transit
(35)



Bike Score:
Very Bikeable
(74)

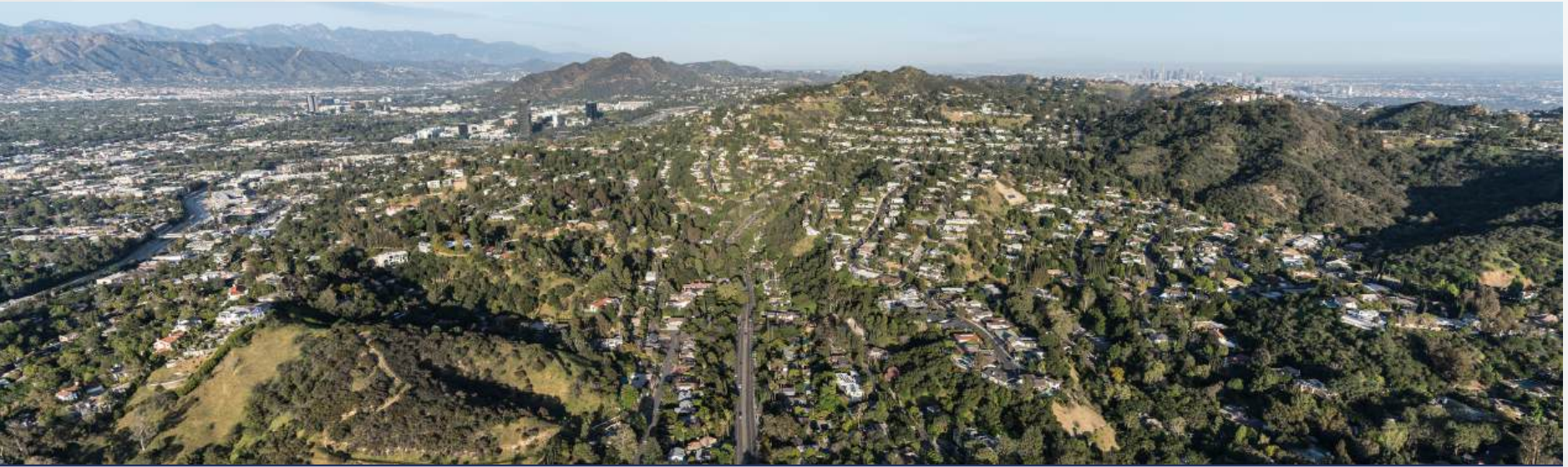
Market Overview

VALLEY VILLAGE – SAN FERNANDO VALLEY

Valley Village is a centrally located residential and commercial community in the southeastern San Fernando Valley, positioned between Studio City, Sherman Oaks, and North Hollywood. The area offers convenient access to major transportation corridors, including the US-101 and SR-170 freeways, as well as nearby employment and entertainment hubs such as Studio City, Universal City, Burbank, and the NoHo Arts District. The surrounding population base supports demand for a variety of neighborhood-serving businesses, including medical providers, therapists, professional services, educational organizations, and creative users.

The submarket is characterized by a mix of established residential neighborhoods, boutique commercial corridors, and professional office uses, providing a stable environment for businesses seeking a well-located alternative to nearby Los Angeles office markets. Valley Village’s accessibility, surrounding amenities, and proximity to major employment centers continue to support demand from a diverse range of owner-users and service-oriented businesses.

The surrounding demographics reflect a stable and established community, with an average household income of approximately \$127,864 within a one-mile radius of the Property and a population exceeding 250,000 within a three-mile radius. Population growth within the immediate one-mile radius is projected to remain limited, reflecting the mature nature of the neighborhood. The area’s established residential base and proximity to major entertainment and employment centers contribute to its continued appeal for creative, medical, educational, and professional office users.





POPULATION	1-Mile	3-Mile	5-Mile
Estimated Population (2025)	36,766	253,331	593,242
Projected Population (2030)	36,846	253,055	592,038



HOUSEHOLDS	1-Mile	3-Mile	5-Mile
Estimated Households (2025)	17,466	108,280	242,927
Projected Households (2030)	17,459	107,922	241,993

POPULATION DENSITY

593,242

Within a 5-Mile Radius



AVG. HOUSEHOLD INCOME	1-Mile	3-Mile	5-Mile
Avg. Household Income (2025)	\$127,864	\$120,936	\$121,898
Median Household Income (2025)	\$97,585	\$90,482	\$89,933



BUSINESS FACTS	1-Mile	3-Mile	5-Mile
Total # of Businesses (2025)	1,950	15,437	41,341
Total # of Employees (2025)	17,080	103,223	308,109

AVERAGE HOUSEHOLD INCOME

\$127,864 AHHI

Within a 1-Mile Radius



1 MILE

3 MILES

5 MILES



12003 Riverside Dr,
Valley Village, CA



1 MILE

3 MILES

5 MILES



12003 Riverside Dr,
Valley Village, CA

On the Corridor

A MEDICAL OFFICE OPPORTUNITY ON RIVERSIDE DRIVE

A CORRIDOR BUILT AROUND HEALTHCARE

For more than a mile in either direction, Riverside Drive through Valley Village and Studio City is lined with physician offices, urgent care centers, specialty clinics, imaging and lab services, and allied health practices that have organically clustered along this single stretch of roadway. It is, in effect, an outpatient healthcare campus that happens to be spread across dozens of individual addresses rather than one building.

12003 Riverside Drive sits directly inside that footprint — flanked on either side by Back To Wellness (chiropractic, physical therapy, and acupuncture at 12030 Riverside Drive) and Valley Village Dentistry (12037 Riverside Drive) — and within roughly a mile of the dense medical office concentration between Coldwater Canyon and Vineland Avenues, where buildings such as 12626 and 12660 Riverside Drive each house five or more medical and health tenants.

WHY THIS MATTERS FOR A MEDICAL USER

Clustering is not incidental in medical real estate — it is a driver of demand. Co-location with other providers supports cross-referrals, shared patient bases, and easier staff recruitment, while patients and caregivers gravitate toward corridors where multiple appointments (primary care, specialists, labs, PT, pharmacy) can be handled in a single trip. A new medical office user at 12003 Riverside Drive would enter this ecosystem on day one rather than trying to build a standalone destination from scratch.

The surrounding Valley Village / Studio City / North Hollywood trade area is dense and includes an aging homeowner base — a demographic profile that reliably sustains outpatient healthcare demand. Combined with Riverside Drive’s visibility, signage exposure, and proximity to the Ventura (101) Freeway, the Property is well positioned for repositioning or conversion to medical office use.

THE RIVERSIDE DRIVE MEDICAL CORRIDOR

16+ medical, dental & wellness tenants across 7 buildings — approx. distance from the Property

12030 Riverside Dr.....0.1 Miles
Back to Wellness — Chiro / PT / Acupuncture / Massage

12037 Riverside Dr.....0.1 Miles
Valley Village Dentistry

11650 Riverside Dr.....0.4 Miles
Integrative Pediatrics & Medicine

12626 Riverside Dr.....0.8 Miles
Valley Village Health Clinic

- Dan Dardashti Medical Corp.
- Quest Diagnostics
- Children’s Health Care
- Valley Village Pharmacy

12660 Riverside Dr.....0.9 Miles
Studio City Urgent Care & Medical Center

- Lakeside Community Healthcare
- Valley Internal Medicine
- Rheumatology Associates
- Riverside Patient Services Center (lab)

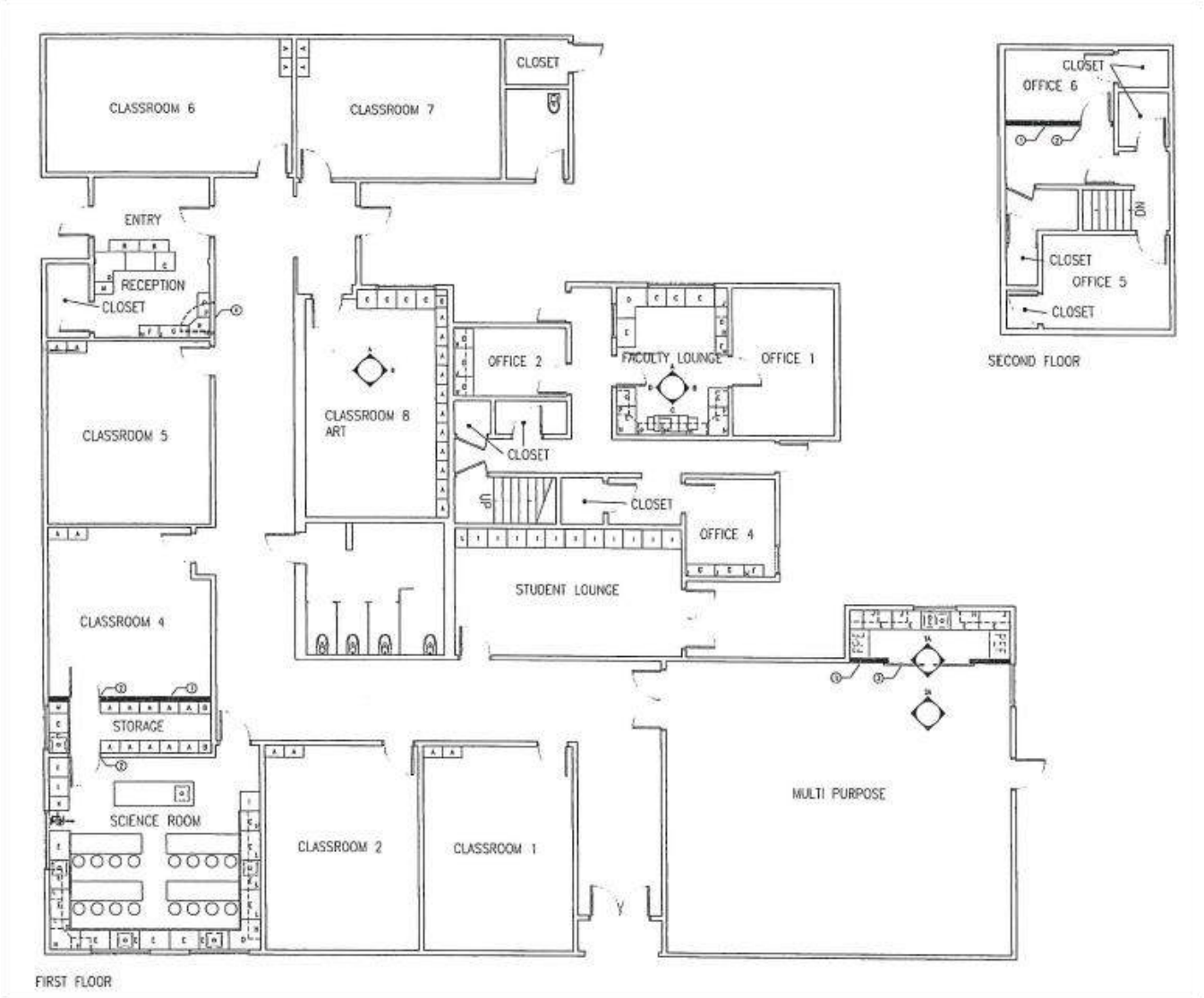
12750 Riverside Dr.....1.0 Miles
Sherman Village Health Care

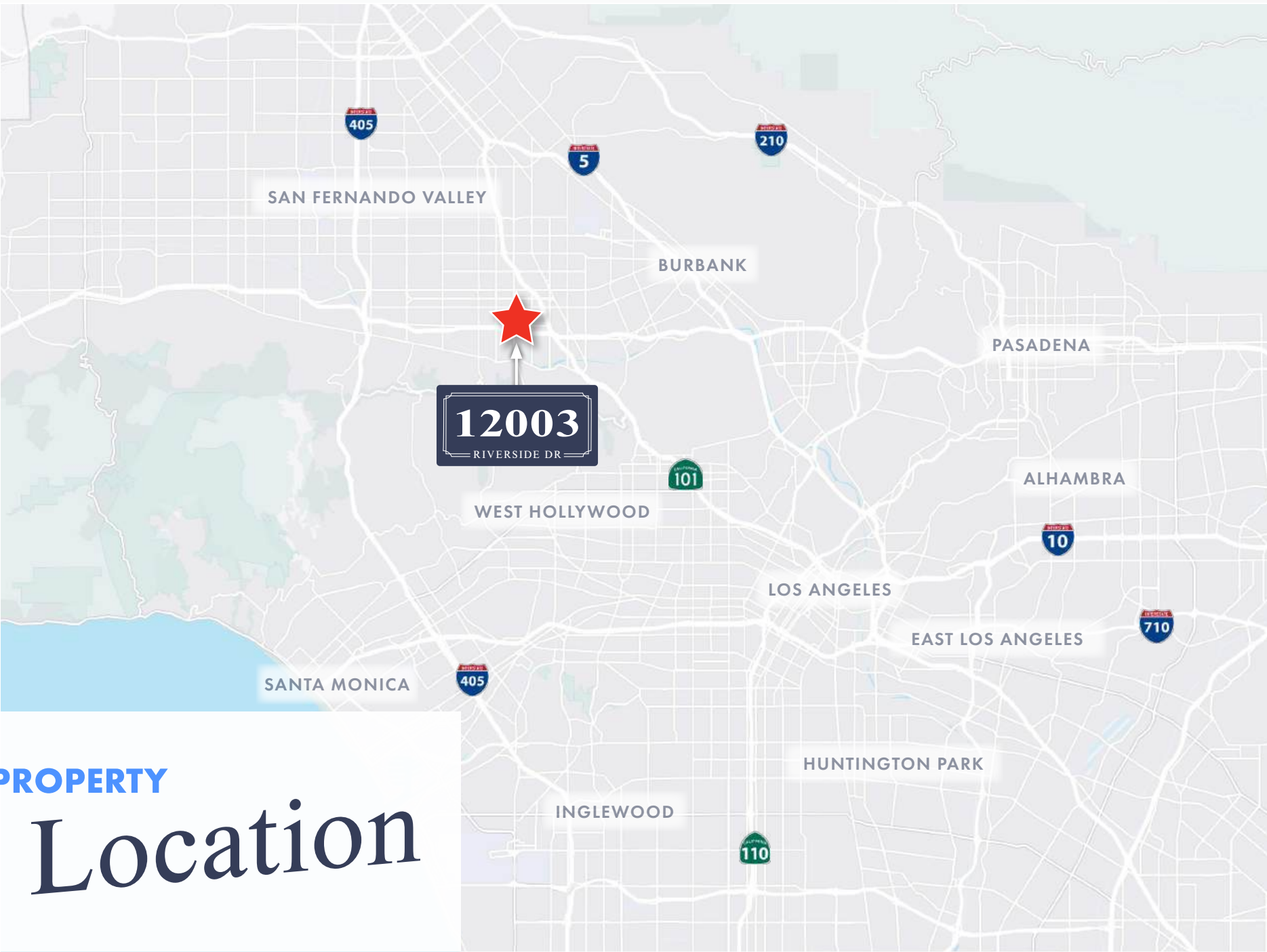
12840 Riverside Dr.....1.1 Miles
USA Vein Clinic

- Studio City Dental Group
- Beverly Hills Pediatrics

Kaiser Permanente’s North Hollywood Medical Offices anchor the broader corridor beyond this radius.

FIRST & SECOND Floorplan





PROPERTY
Location

PROPERTY PHOTOS



INTERIOR PHOTOS



12003

RIVERSIDE DR
VALLEY VILLAGE, CA

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