

**5535 LANKERSHIM**  
**BLVD** TUJUNGA AVE 5519



**FOR SALE | PRIME NOHO ARTS DISTRICT CREATIVE HUB | PRODUCTION, BEAUTY & EVENTS**  
**(TOP-TIER EQUIPMENT INCLUDED)**

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🌸 Local contact for tours

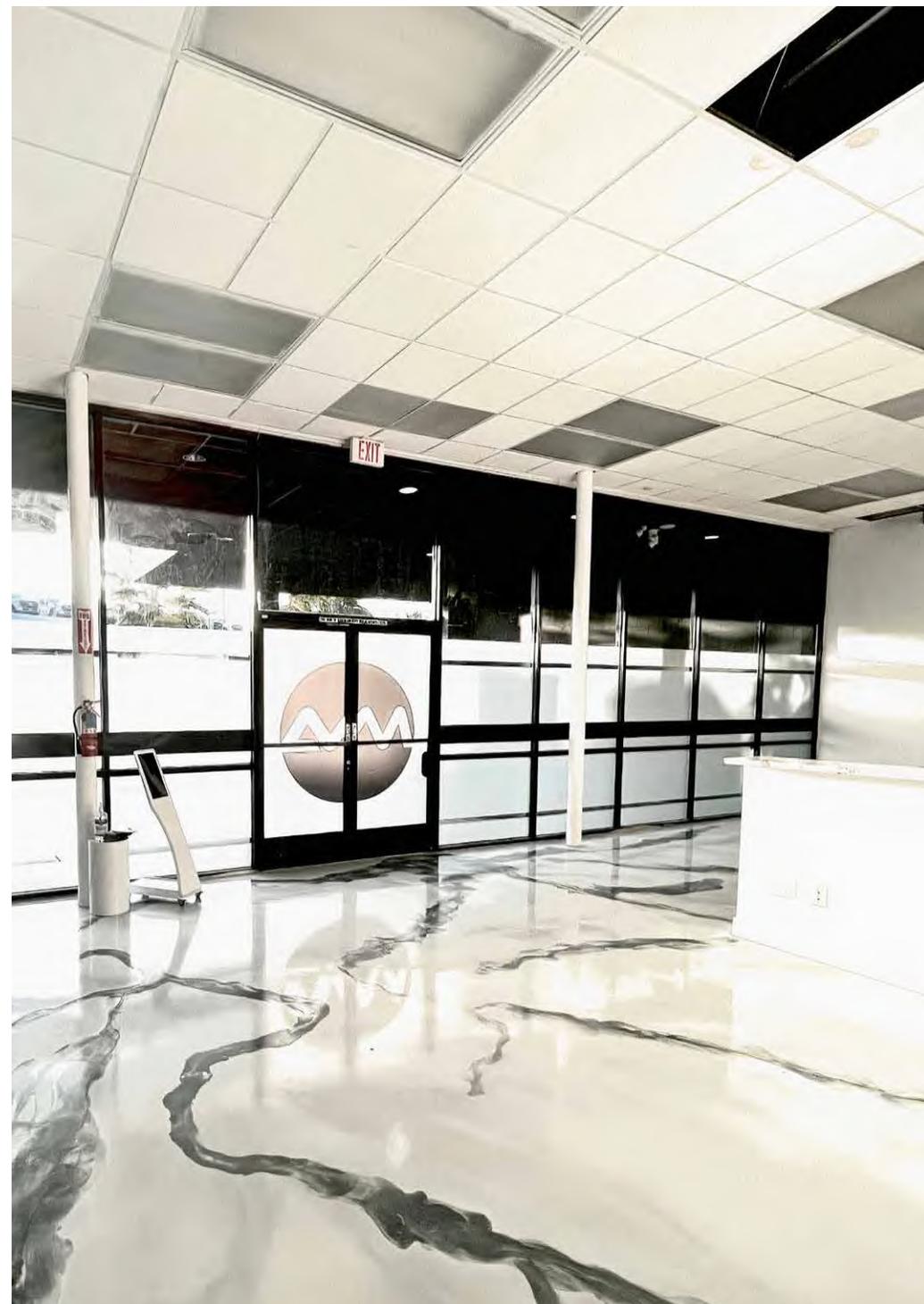


Situated in the vibrant NoHo Arts District of North Hollywood, 5535 Lankershim Blvd presents a unique opportunity to acquire a versatile creative building. This 2-story, approximately 9,958 SF property is currently home to MVA Studios – a renowned production studio, event venue, and beauty academy – known for its high-fashion photography, music videos, social media production, and cinematic storytelling.

Completely renovated recently, the property is a state-of-the-art facility featuring high-end finishes throughout, LED lighting systems, cutting-edge HVAC system, energy-efficient windows, top-tier insulation, and soundproofing.

The sale includes a selection of high-quality production and studio equipment, providing added value and enhancing the property's appeal as a turnkey opportunity. The gear offers potential for a range of creative uses, including photography, video, and film production, while also helping to minimize initial setup costs for the incoming owner or operator.

The offering includes the accessory parking lot located at 5519 Tujunga Ave, which provides valuable off-street parking to support studio operations – an increasingly rare amenity in this dense and desirable North Hollywood location. The two parcels may be sold together or separately, offering flexibility based on buyer interest.





# HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- **Turnkey** Renovated studio & creative building + parking lot (can be sold together or separately)
- **3 sound stages, recording studio, offices and support space**
- **+/- 12'-28' ceilings**
- **10' x 12' loading door**
- Beauty academy on 2nd floor
- Top-tier **production equipment**
- **Rooftop & building signage** with dual-street visibility
- Gated & secure **parking lot**
- Grammy-winning music videos, films, and social content produced on site

## LOCATION HIGHLIGHTS

- In vibrant **NoHo Arts District**
- Adjacent to North Hollywood **Metro** & **\$IB District NoHo** project
- Surrounded by walkable dining, retail & culture
- 5535 Lankershim: In **Opportunity Zone** & **TOC Tier 4** (per ZIMAS)
- 5519 Tujunga: **TOC Tier 3** (per ZIMAS)
- Walk Score: 91 (Walker's Paradise)

# NOHO ARTS DISTRICT



## DISTRICT NOHO DEVELOPMENT

The upcoming \$1 billion development above the Metro station on 15.87 acres will include:

- 1,500 residential units
- 100,000 SF of retail space
- 500,000 SF of office space

5535 LANKERSHIM BLVD

LANKERSHIM BLVD

TUJUNGA AVE

5519 TUJUNGA AVE



PROPERTY PHOTOS



Studio A



Studio B



Studio B



Studio C



Studio A



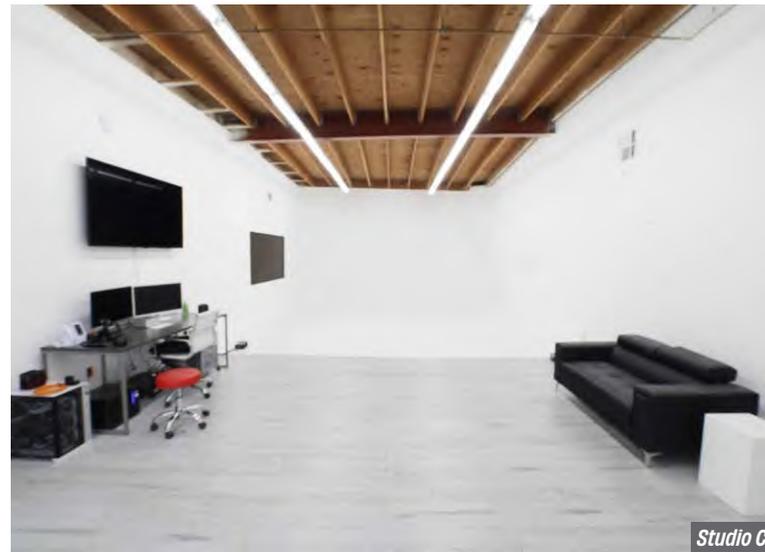
Studio C



Studio A



Studio B



Studio C



Studio A



Classroom



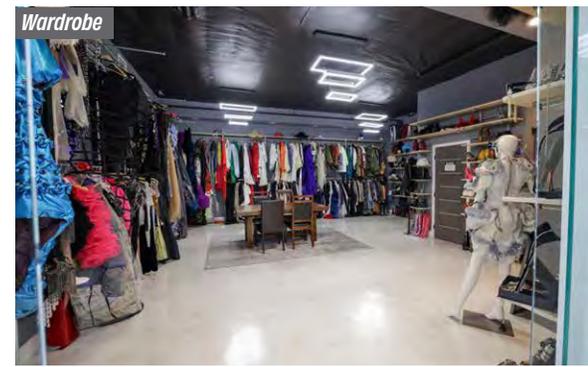
Wardrobe



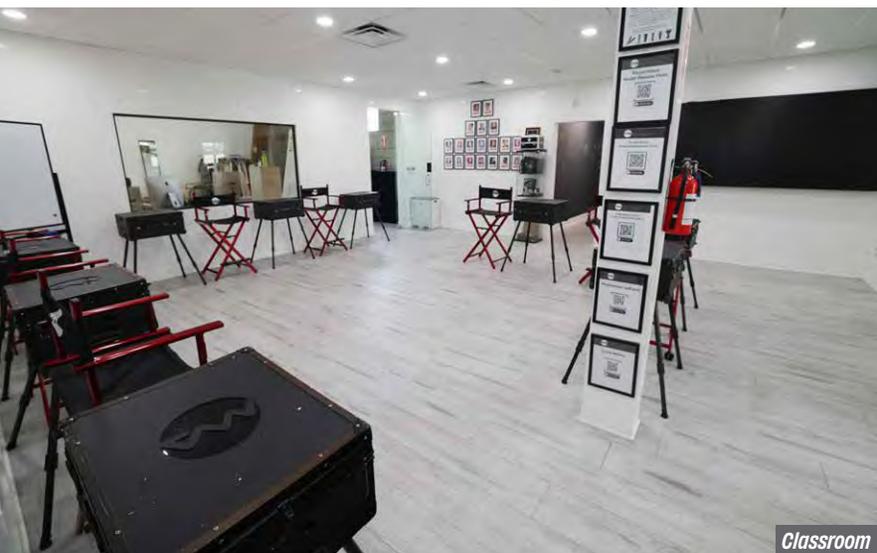
Wardrobe



Makeup



Wardrobe



Classroom



Makeup



Kitchen/Green Room



Recording Studio



Kitchen/Green Room



Kitchen/Green Room



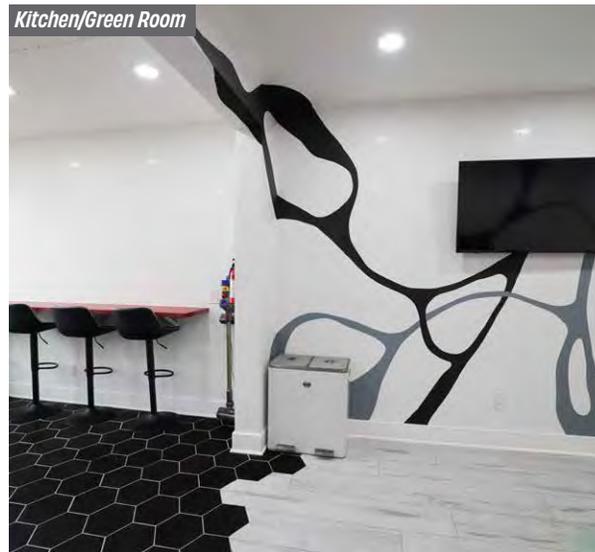
Recording Studio



Recording Studio



Recording Studio



Kitchen/Green Room



Kitchen/Green Room



Building Exterior



Building Exterior & Parking



Front Parking



Rear Parking



Parking Lot



Rear Parking



Front Parking



Rear Parking



Parking Lot



Building Exterior



Parking Lot

# THE LEGACY OF MVA STUDIOS



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With two decades of experience in the creative industry, MVA Studios has established itself as a leader in the worlds of art, fashion, and film. Its current home in the heart of the NoHo Arts District has become a dynamic, multi-purpose venue, recognized as a premier destination for high-end photography, commercial shoots, music videos, and artistic events.

Founded by a team of industry professionals, MVA Studios was built on a vision: to create a space where visual storytelling thrives. With its versatile layout, cinematic lighting, and state-of-the-art production infrastructure, the studio quickly gained traction with leading fashion brands, recording artists, and creatives from around the globe.

## Notable Highlights:

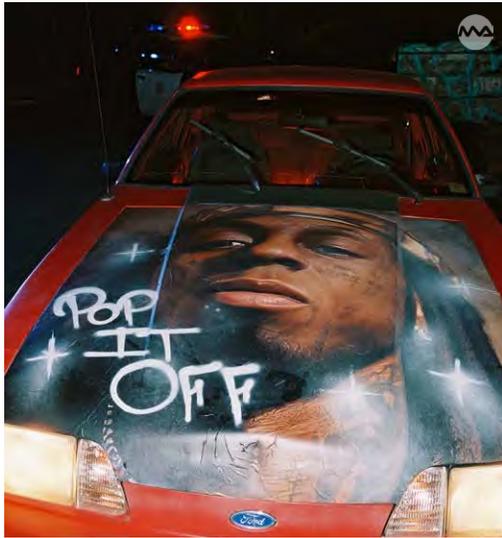
- Over 200+ major productions hosted, ranging from editorial shoots to full-scale video campaigns
- A trusted location for iconic music videos featuring award-winning artists
- Collaborations with top-tier fashion houses, beauty brands, and media companies
- A hub for live events and educational workshops, including its in-house beauty academy

**Studio Production and Notable Guests:**

The building has hosted various high-profile productions and notable guests, enhancing its reputation in the entertainment industry. This aspect underscores the property's potential for creative endeavors.

- Notable Productions: Lil Wayne, Tyga, Ice Cube, Wiz Khalifa, Vella, Pressa Armani, Coi Leray, Kylie & Kris Kardashian, Michael Jackson Movie by Lionsgate
- Studio Guests: Chris Brown, Ice Cube, Tom from MySpace, Migos, T-Pain, Kevin Hart, DC Mustard, Mayweather

With its long-standing role as the creative engine behind MVA Studios, the property offers a location deeply embedded in the entertainment production landscape. Its legacy of high-profile usage enhances the appeal for future operators looking to capitalize on the studio's established industry presence and built-in infrastructure, ready to support the next wave of productions, events, or creative ventures.



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## DISTRICT NOHO

District NoHo is a \$1 billion master-planned, mixed-use community spanning 15.87 acres that will bring a dynamic mix of multifamily housing, retail, and office space to a neighborhood known for its creative energy. The project is expected to create 10,000 jobs during construction and an additional 2,500 permanent jobs through ongoing operations. The transit-oriented development, District NoHo will include approximately 1,500 multifamily residential units, 100,000 square feet of retail and restaurant space, and 500,000 square feet of office space.



Renderings of District NoHo  
@nohoartsdistrict.com



North Hollywood is a creative and economic powerhouse in the San Fernando Valley. Located about nine miles north of Hollywood and 16 miles from Downtown LA, NoHo spans roughly six square miles and is best known for the dynamic NoHo Arts District, a one-square-mile hub for creativity. Home to more than 20 professional theaters, along with dance studios, galleries, music venues, and an eclectic dining scene, it's a magnet for artists, performers, and creatives.

The district blends urban energy with residential charm, featuring walkable streets, vibrant nightlife, and a distinctly artistic vibe. NOHO West, the neighborhood's premier shopping destination, spans over 25 acres and offers a wide mix of top-tier retail and dining options. NoHo's economic base is equally compelling. The area is emerging as a regional center for tech, production, healthcare, and creative industries.

A robust local job market, bolstered by high-paying positions and increased demand for flexible coworking spaces, continues to attract both businesses and talent. Metro rail connectivity enhances its appeal, easing commutes and supporting tourism. Major landmarks, including the Academy of Television Arts & Sciences, Universal Studios, the NoHo International Film Festival, and the Art Institute of California – Hollywood, draw thousands annually.

This dynamic environment has sparked new investment in both retail and residential real estate. Developments like NoHo West, NoHo Commons, and Lankershim Plaza are reshaping the area, offering a mix of retail, entertainment, and housing. Class A multifamily properties such as the Lofts at NoHo Commons and Living at NoHo provide modern, luxury housing that supports a built-in consumer base for local and national brands.

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