



The Ranch

The Valley's First Creative Campus
14823 Califa Street

A Project Designed by:

S+D SHUBIN + DONALDSON ARCHITECTS INC.

Colliers





The
Ranch
14823 Califa Street

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and/or its licensor(s). 2024. All rights reserved.

TABLE OF CONTENTS

History	2
Location	4
Space Highlights	6
Gallery: 14823 Califa Street	7
Amenities & Creative Neighbors	10
Gallery: The Ranch	11

The Valley's First Creative Campus

LEASING ADVISORS

KEVIN FENENBOCK

Senior Executive Vice President

Lic. 01165115

818.325.4118

kevin.fenenbock@colliers.com

JACOB MUMPER

Senior Vice President

Lic. 01908862

818.325.4119

jacob.mumper@colliers.com



COLLIERS

6324 Canoga Ave., | Suite 100

Woodland Hills, CA 91367 | United States

colliers.com/greaterlosangeles

HISTORY

1940s | How It All Began

The Ranch started out in the mid-1940s as the cherished purchase of a young newlywed couple, Eleanor and Barney. The pair, a school teacher and a general contractor, purchased what was then a sprawling 60-acre farm and orange grove and turned it into, in part, a horse ranch.

In the first decade of ownership, the couple developed much of the land with single family homes, while retaining nearly 15 acres for industrial development. Later, as the San Fernando Valley's industrial economy boomed in the '50s and '60s, the site was developed with a diverse array of industrial buildings ranging from 2,000 square feet to 28,000. The flexibility offered by such a set up, allowing companies to expand or contract on site, combined with generous parking allocations and outstanding proximity to central transportation thoroughfares to become a prime destination for both industrial and back-office tenants.

One such company to find success at the Ranch in those days was REDKEN Laboratories. American actress and entrepreneur Paula Kent, along with her hairdresser, Jheri Redding, leased roughly 3,000 square feet of space on the site in 1960. As REDKEN thrived, several new buildings were constructed to suit their needs and, by the 1970s, the company had grown to occupy more than 100,000 square feet. Eventually, REDKEN had to move on to accommodate its rapid growth, ending up on New York's famed 5th Avenue.

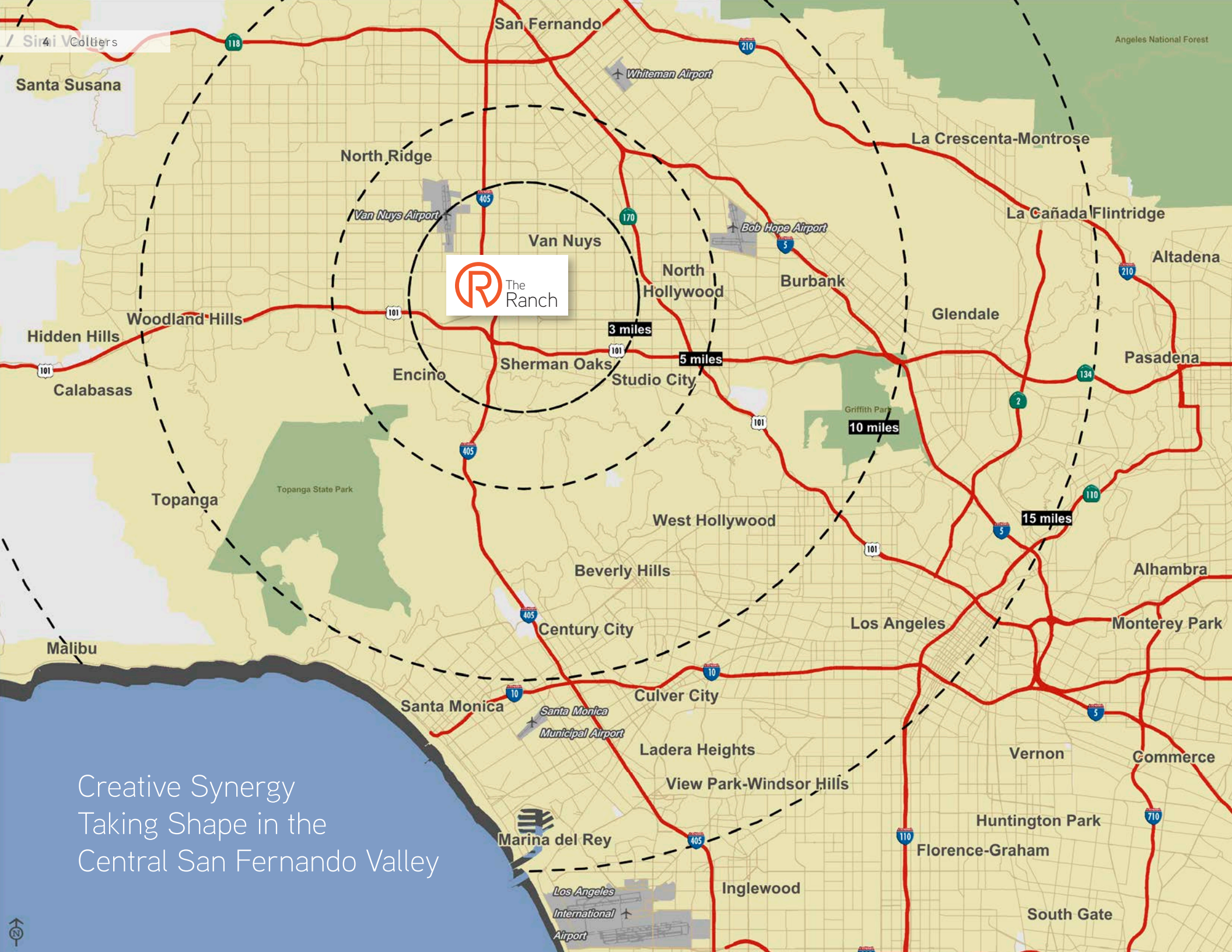


Looking Forward

Today, the family continues to build upon the traditions and values Eleanor and Barney brought to the Ranch from the very beginning. Embracing the entrepreneurial spirit of the Valley's growing media and technology firms, the family is committed to transforming this inspiring site into not only the Valley's First Creative Campus, but the very best.

Welcome to the Ranch!





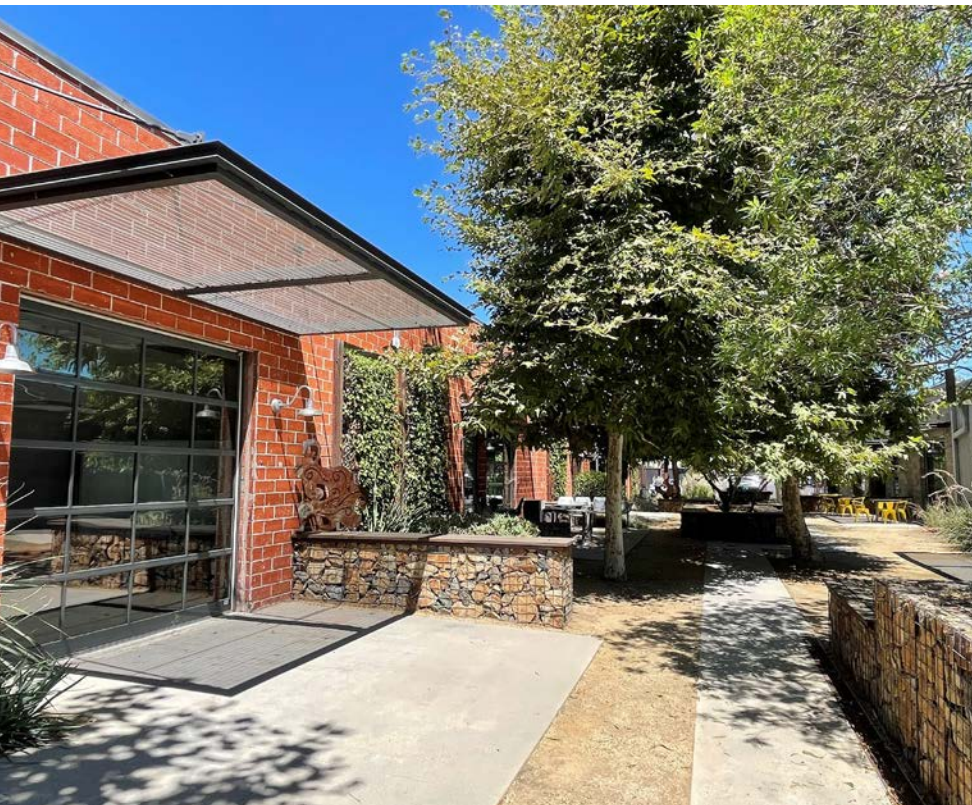
 The Ranch

Creative Synergy
Taking Shape in the
Central San Fernando Valley



PROPERTY LOCATION

- Convenient to the confluence of the San Diego (405) and Ventura (101) freeways
- Immediately adjacent to Sherman Oaks, Studio City, Encino and North Hollywood
- Minutes from amenity-rich Ventura Boulevard
- Reverse commute from traffic-heavy West Los Angeles
- 20 minutes from Hollywood Burbank Airport



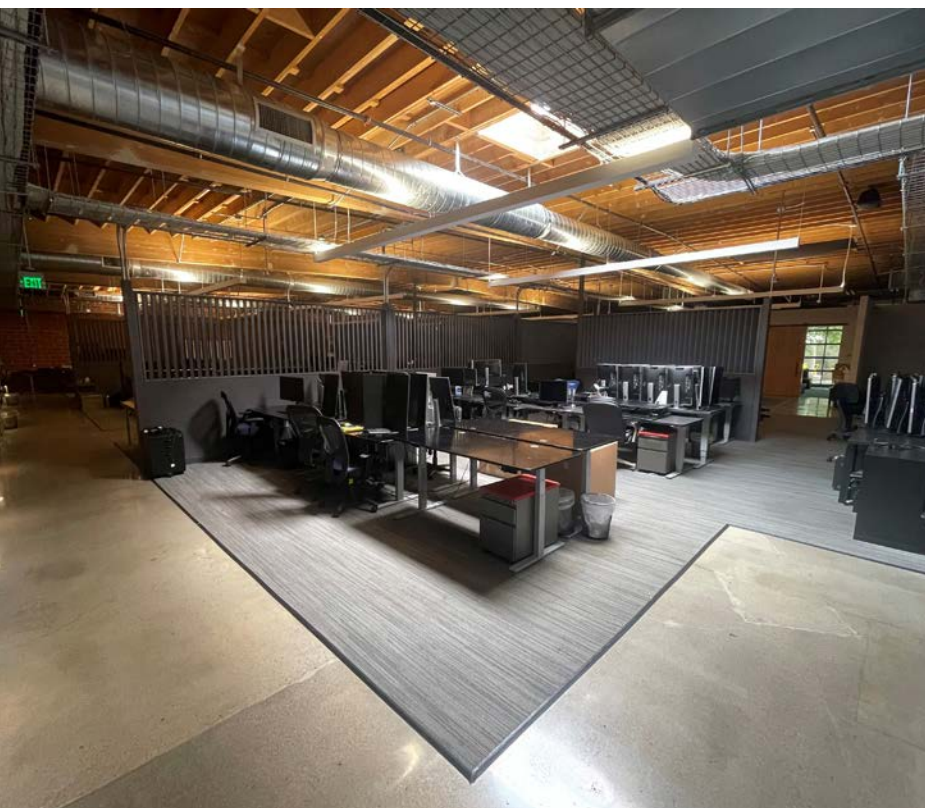
14823 CALIFA STREET

SPACE HIGHLIGHTS

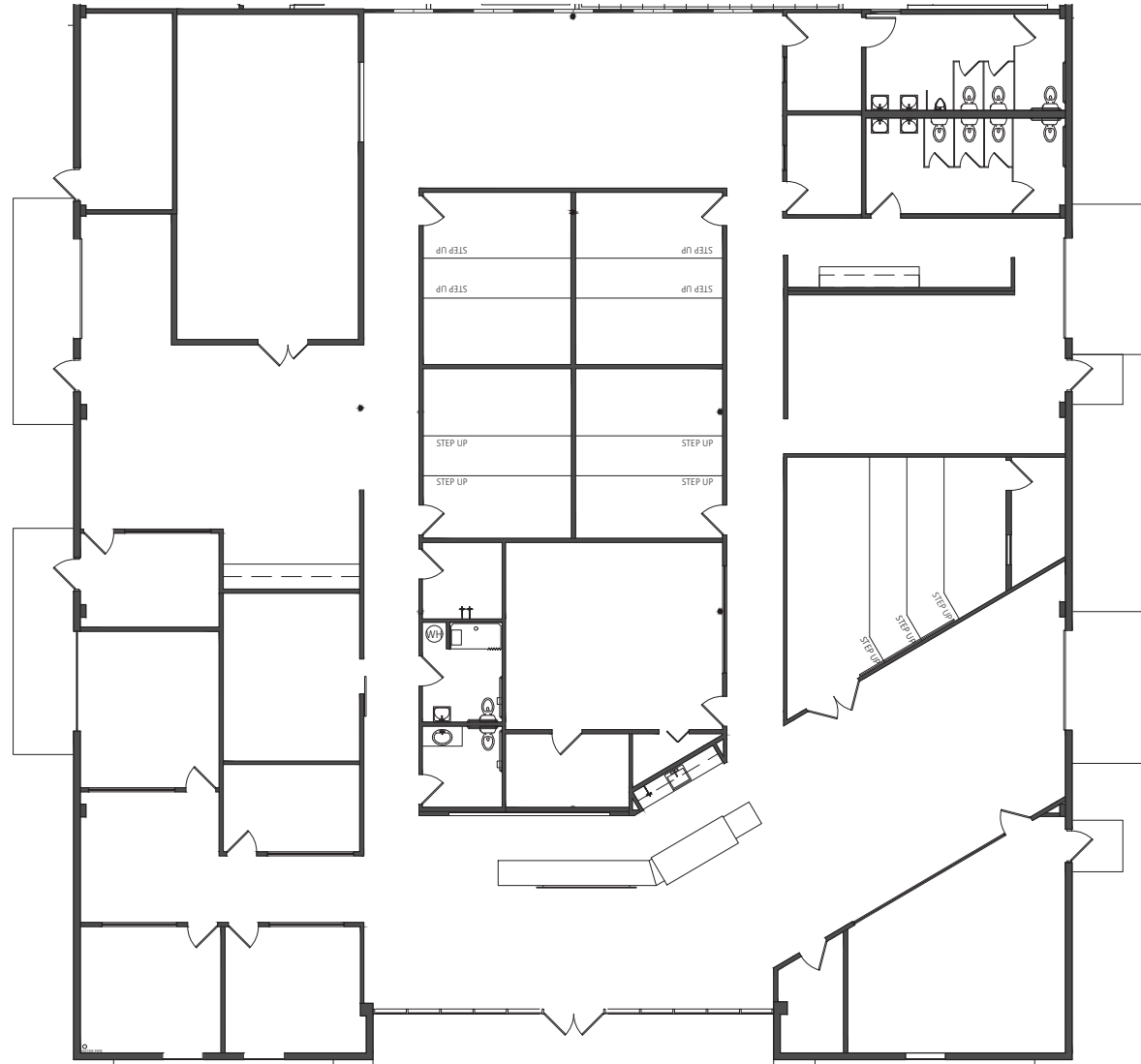
- Highly Creative Space Consisting of 10,500 Square Feet
- Exposed Wood Ceilings and Brick Walls
- Well Landscaped and Secured Courtyard with Direct Access from Premises.
- Generous Skylights
- Free Parking (3 per 1,000 SF)
- Large Glass Roll-Up Doors
- Building-Top Signage Available
- Sustainability-Minded Design
- Independent 24/7 HVAC Control
- Acclaimed Shubin + Donaldson Design
- Heavy Power - 400a 480v service with ability to add an additional 100a 480v capacity

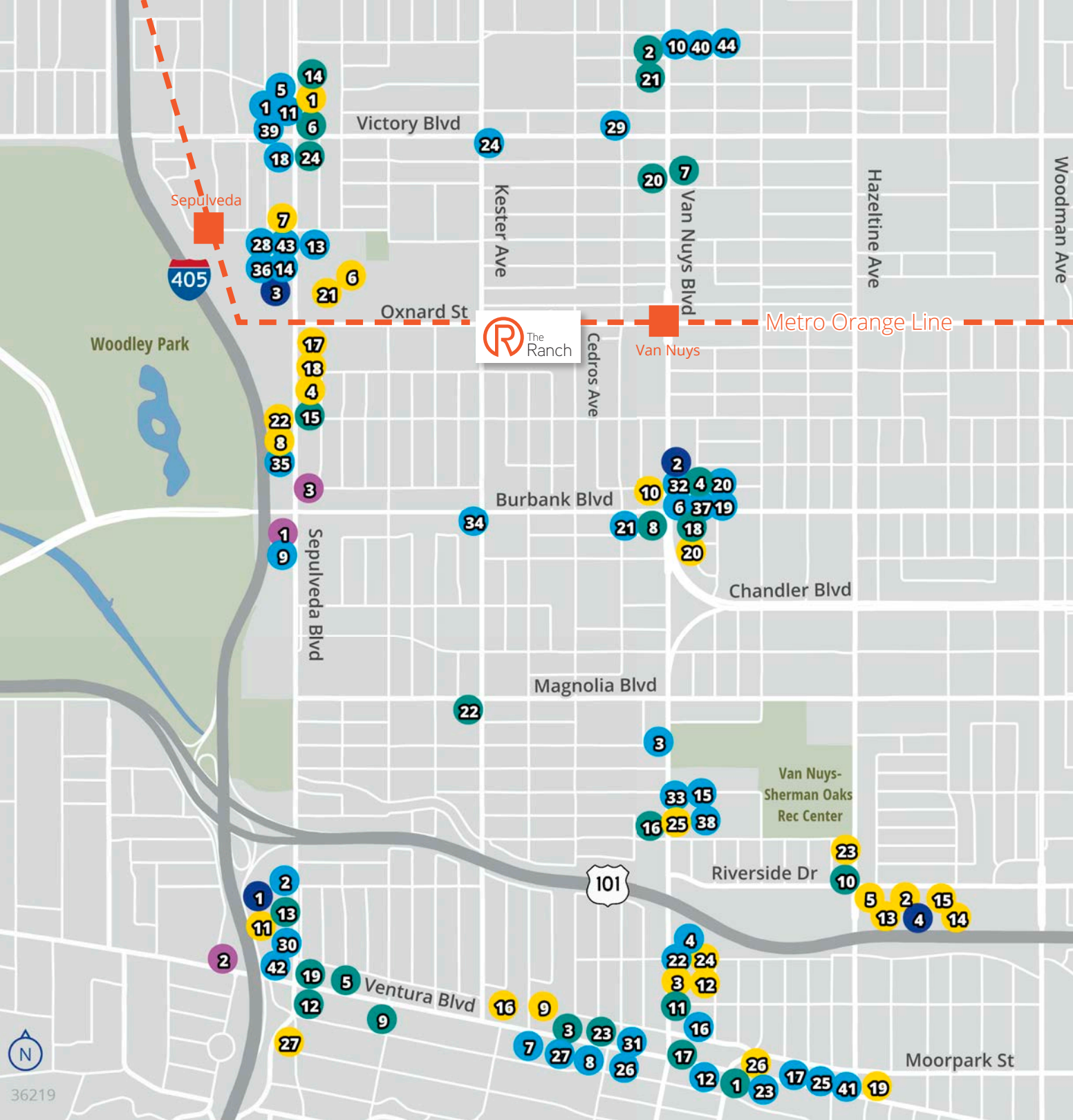
Generous Building Spaces,
High Ceilings,
Convenient Parking





Floor Plan





Food & Drink

- 1 Boba Loca
- 2 Buffalo Wild Wings
- 3 Burger King
- 4 Burger Lounge
- 5 Carl's Jr.
- 6 Chipotle
- 7 Chipotle
- 8 Dave's Hot Chicken
- 9 Denny's
- 10 El Pollo Loco
- 11 El Pollo Loco
- 12 Fatburger
- 13 Fatburger
- 14 Firehouse Subs
- 15 Flame Broiler
- 16 In-N-Out Burger
- 17 Islands Restaurants
- 18 Jack in the Box
- 19 Jamba Juice
- 20 Jersey Mike's
- 21 KFC
- 22 Luna Grill
- 23 Marco's Pizza
- 24 McDonald's
- 25 Mendocino Farms
- 26 Midici
- 27 Noah's New York Bagels
- 28 Ono Hawaiian BBQ
- 29 Original Tommy's
- 30 P.F. Chang's China Bistro
- 31 Panda Express
- 32 Panda Express
- 33 Papa John's
- 34 Pizza Hut
- 35 Pizza Hut
- 37 Starbucks
- 38 Subway
- 39 Subway
- 40 Subway
- 41 Taco Bell
- 42 The Cheesecake Factory
- 43 Wendy's
- 44 Yoshinoya

Shopping

- 1 99 Ranch Market
- 2 Apple Retail Store
- 3 Best Buy
- 4 BevMo
- 5 Bloomingdale's
- 6 Costco
- 7 CVS
- 8 CVS
- 9 CVS
- 10 CVS
- 11 DSW
- 12 Gelson's Markets
- 13 H&M
- 14 Macy's
- 15 Old Navy
- 16 Pavilions
- 17 Petco
- 18 Play It Again Sports
- 19 Ralphs
- 20 Ralphs
- 21 Staples
- 22 Target
- 23 Trader Joe's
- 24 ULTA Beauty
- 25 Walgreens
- 26 Whole Foods Market
- 27 Whole Foods Market

Banks/Services

- 1 Banc of California
- 2 Bank of America
- 3 Bank of America
- 4 Bank of America
- 5 Bank of The West
- 6 Chase Bank
- 7 Chase Bank
- 8 Chase Bank
- 9 Chase Bank
- 10 Chase Bank
- 11 Citibank
- 12 City National Bank
- 13 Comerica Bank
- 14 East West Bank
- 15 FedEx Office Print & Ship
- 16 Sherman Oaks Hospital
- 17 U.S. Bank
- 18 U.S. Bank
- 19 Union Bank
- 20 UPS Store
- 21 USPS
- 22 USPS
- 23 Wells Fargo
- 24 Wells Fargo

Fitness

- 1 24 Hour Fitness
- 2 CrossFit
- 3 LA Fitness
- 4 Orangetheory Fitness

Hotels

- 1 Best Western
- 2 Courtyard by Marriott
- 3 Hampton Inn



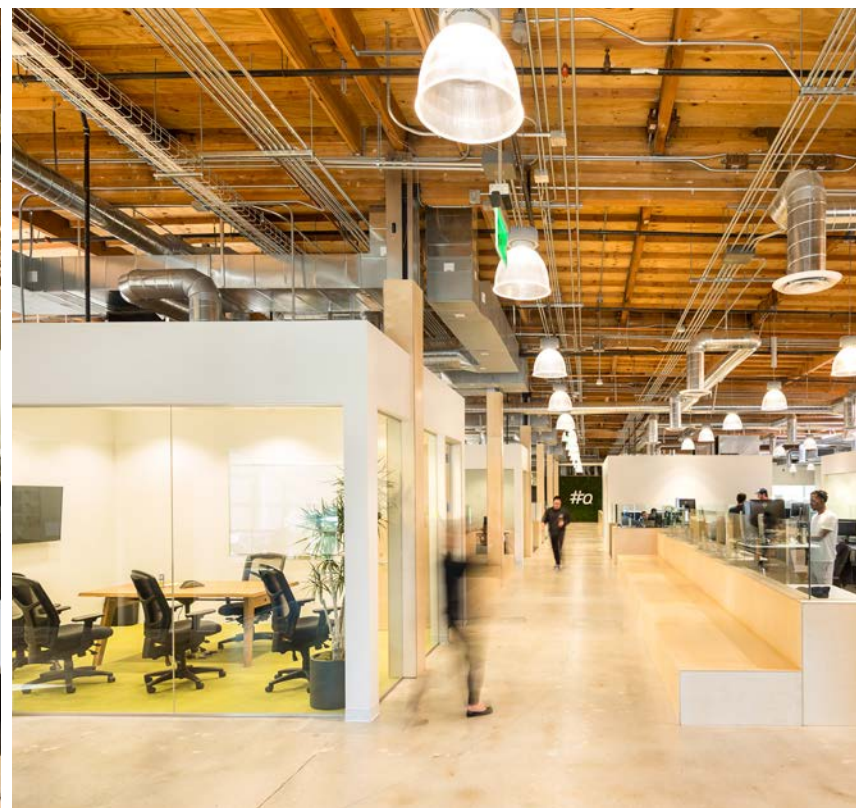
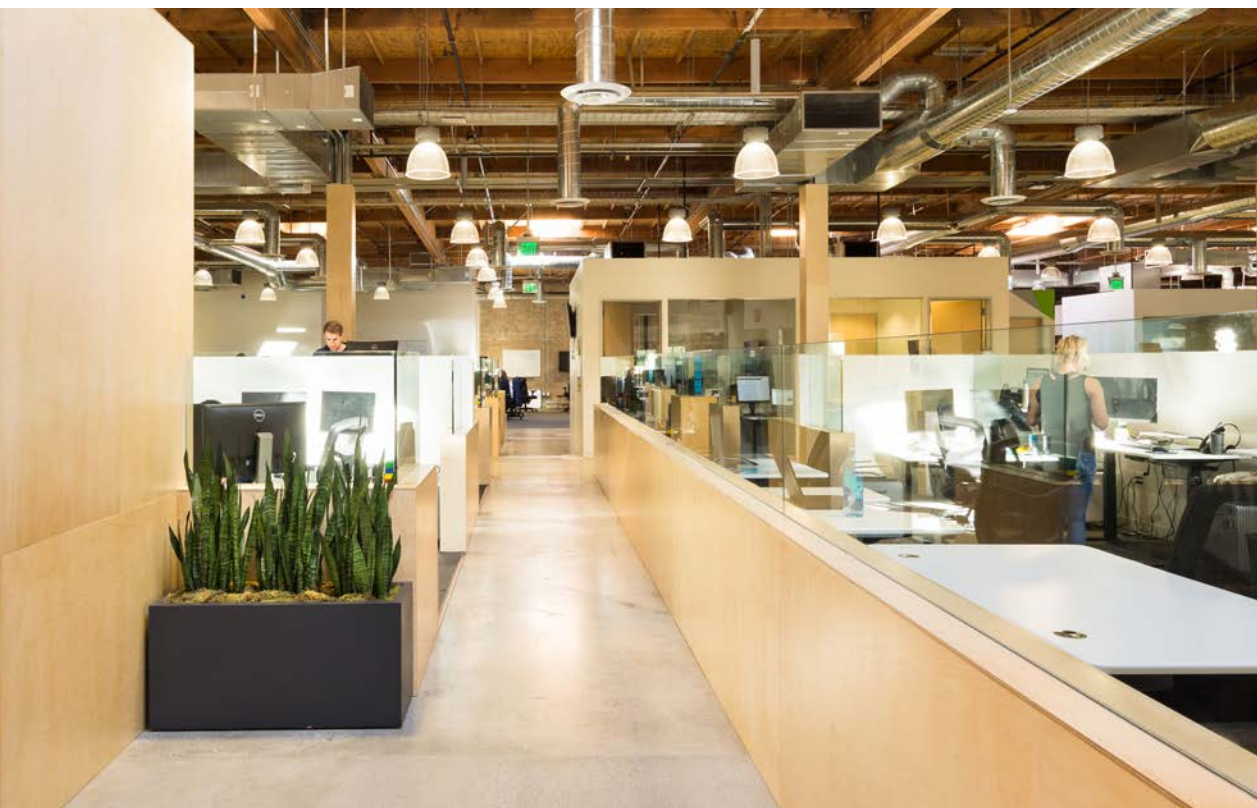
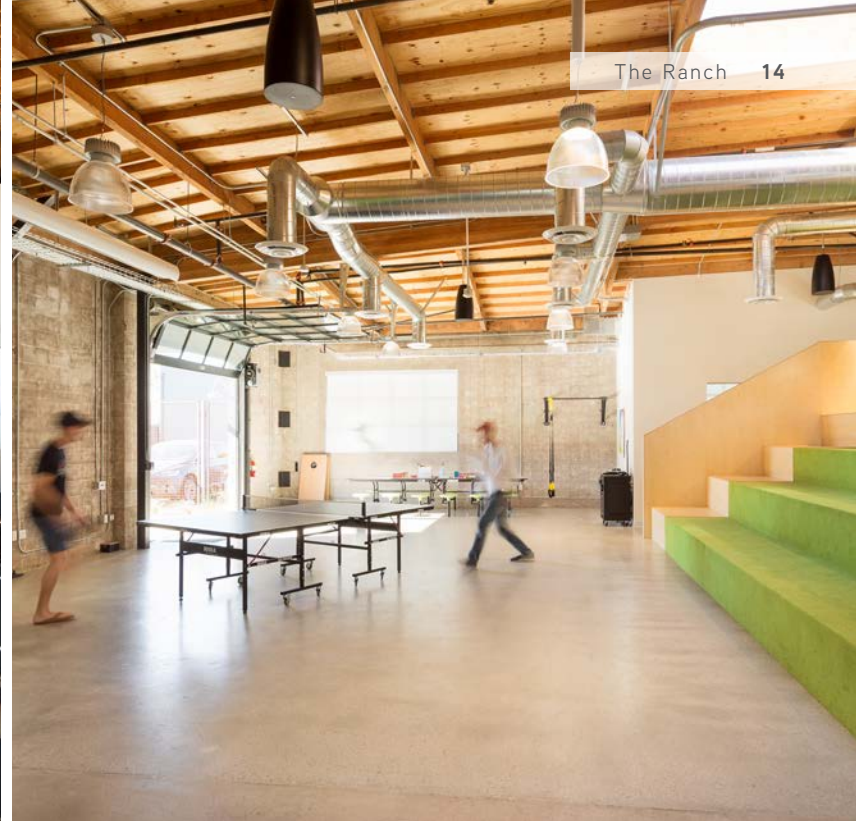
The Ranch Gallery

A Look Into The Additional Creative Spaces Located on Campus

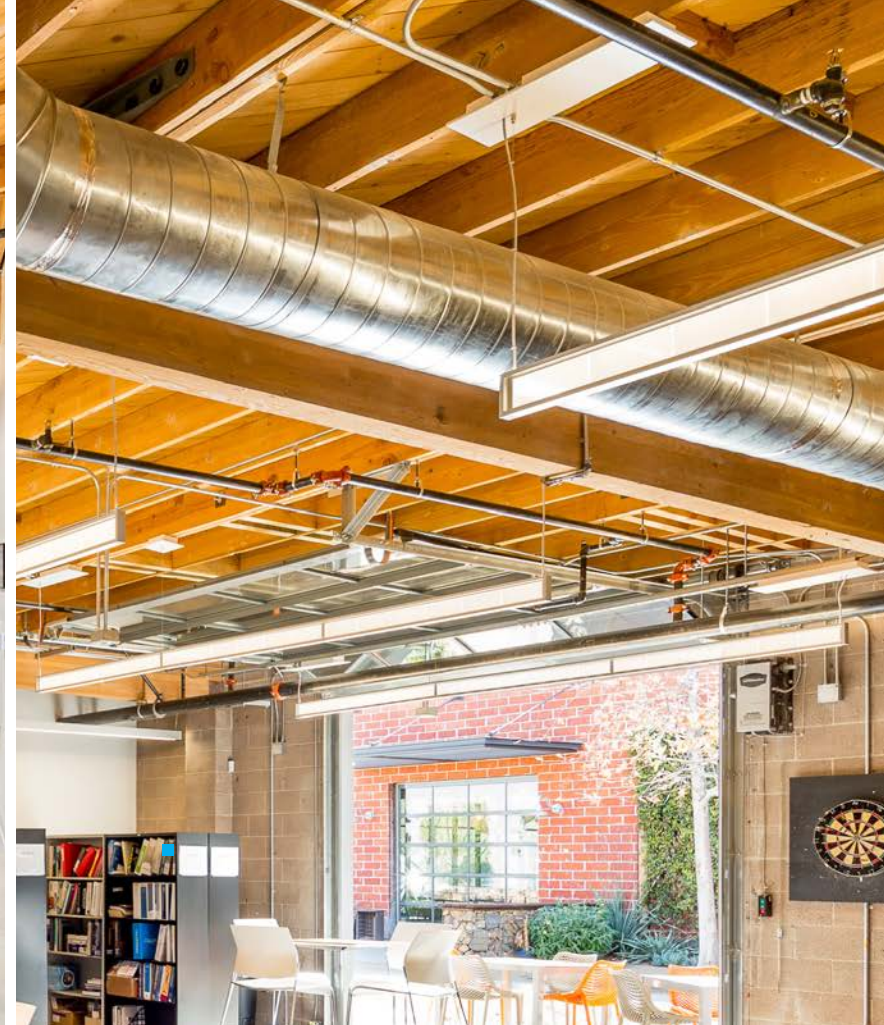












KEVIN FENENBOCK

Senior Executive Vice President

Lic. 01165115

818.325.4118

kevin.fenenbock@colliers.com

JACOB MUMPER

Senior Vice President

Lic. 01908862

818.325.4119

jacob.mumper@colliers.com



COLLIERS

6324 Canoga Ave., | Suite 100

Woodland Hills, CA 91367 | United States

[colliers.com/greaterlosangeles](https://www.colliers.com/greaterlosangeles)