

# the mix

8550 Balboa | Northridge, CA 91325



15 Acres  
Available

VNY  
VAN NUYS AIRPORT

Industrial **Build-to-Suit** Opportunity  
in the **Heart of the San Fernando Valley**

NEWMARK





# Property Highlights

- Discover a prime 15-acre site in the center of the San Fernando Valley, perfectly tailored for an Industrial Build-to-Suit
- Situated within the expansive 40-acre "The Mix" Campus, offering a vibrant business ecosystem
- M2 Zoning, providing flexibility for a range of operations, including Industrial, R&D, Studio, Life Science and a variety of Land Uses
- Design and customize the space according to your business' specific needs and preferences, and in line with your brand identity, ensuring it aligns with your operational requirements
- Project readiness anticipated as early as Q4 2027, ensuring timely delivery of your development needs
- Existing substation offers potential to support 10 – 20 MW of electrical power, meeting diverse energy requirements
- Enjoy unparalleled accessibility from all regions of North Los Angeles and Greater LA with seamless connectivity via the 405, 101, 5, 210 and 118 Freeways
- Incredible access to a substantial population base, with 1.53 million people located within a 10-mile radius and up to 7.5 million people within a 30-mile radius
- Just a 5-minute drive to Van Nuys Airport, 10-minute drive to Northridge Metrolink station, 20-minute drive to Burbank Airport and 40 minutes to LAX, facilitating easy travel for your business and clients
- Benefit from onsite retail amenities including Chipotle, Jersey Mike's, Five Guys, Blue Palms Brewhouse, LA Fitness, and other food and amenity options, providing a balanced work-life environment



# Easy Access to Greater Los Angeles





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405 FREEWAY  
ON-OFF RAMP  
TO NORTH & SOUTH

**VNY**  
VAN NUYS AIRPORT

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