

For Sale or Lease

Saticoy Studios

16829 SATICOY STREET
VAN NUYS, CA 91406

59,669 SF

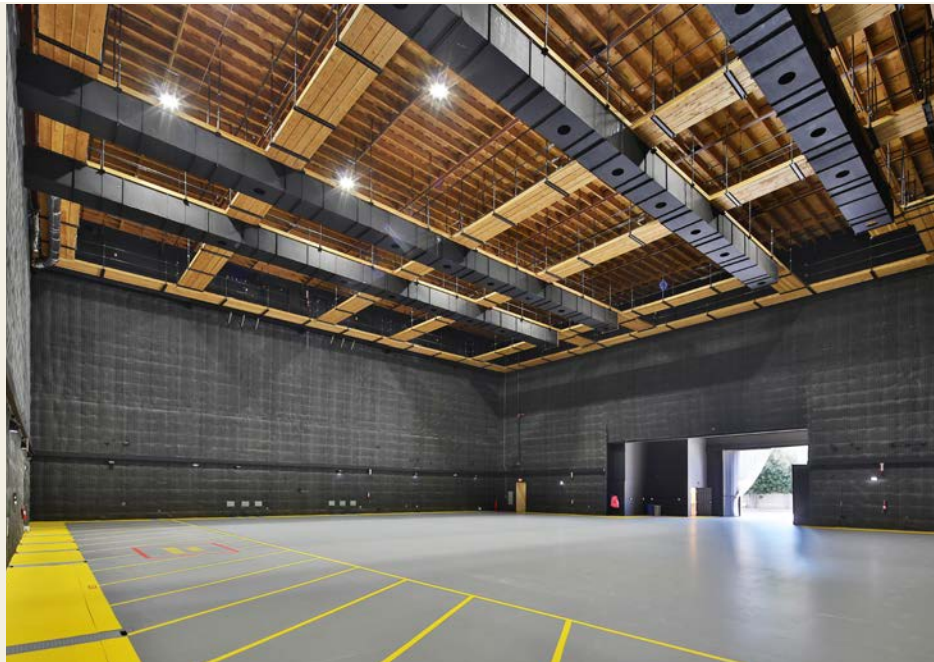
State of the Art Purpose Built
Film/TV Studio Campus
on ±1.68 Acres



CBRE

PROPERTY DESCRIPTION

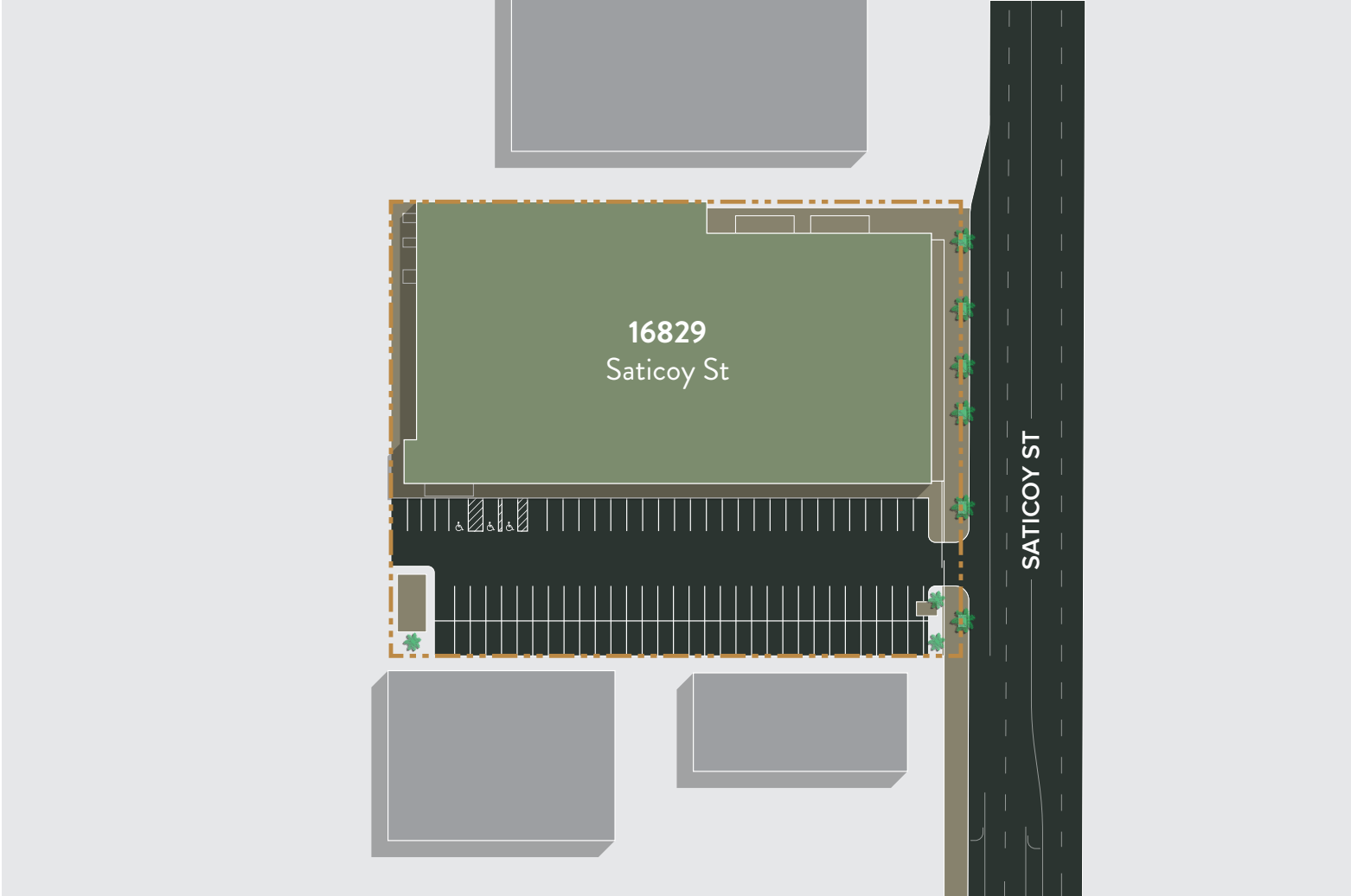
 <p>BUILDING SIZE 59,669 SF</p>	 <p>SALE PRICE \$18,075,000</p>	 <p>LEASE RATE Call Broker</p>	 <p>LOT SIZE ±1.68 Acres Zoned M2</p>
 <p>LOADING DOORS 2 Oversized Grade Level Mechanical Doors</p>	 <p>OFFICE SPACE 34 Production Offices with Elevator</p>	 <p>CLEAR HEIGHT 44' - 48'</p>	 <p>PARKING 95 Onsite Spaces Additional Off Site For Lease</p>

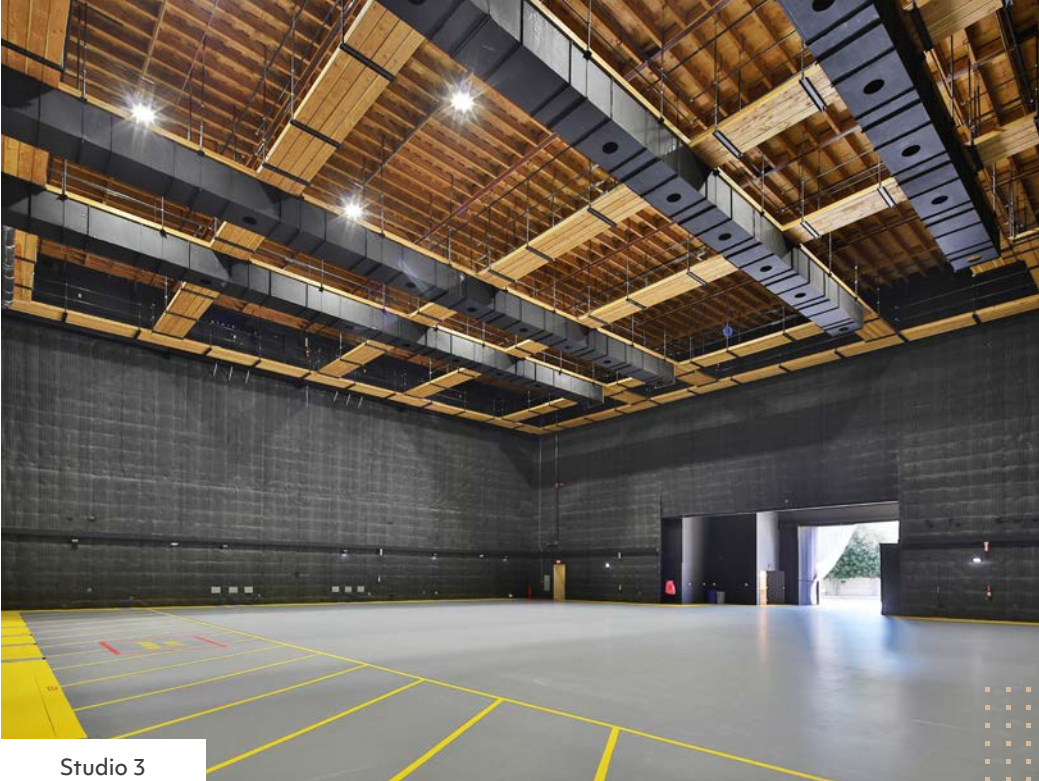


PROPERTY HIGHLIGHTS

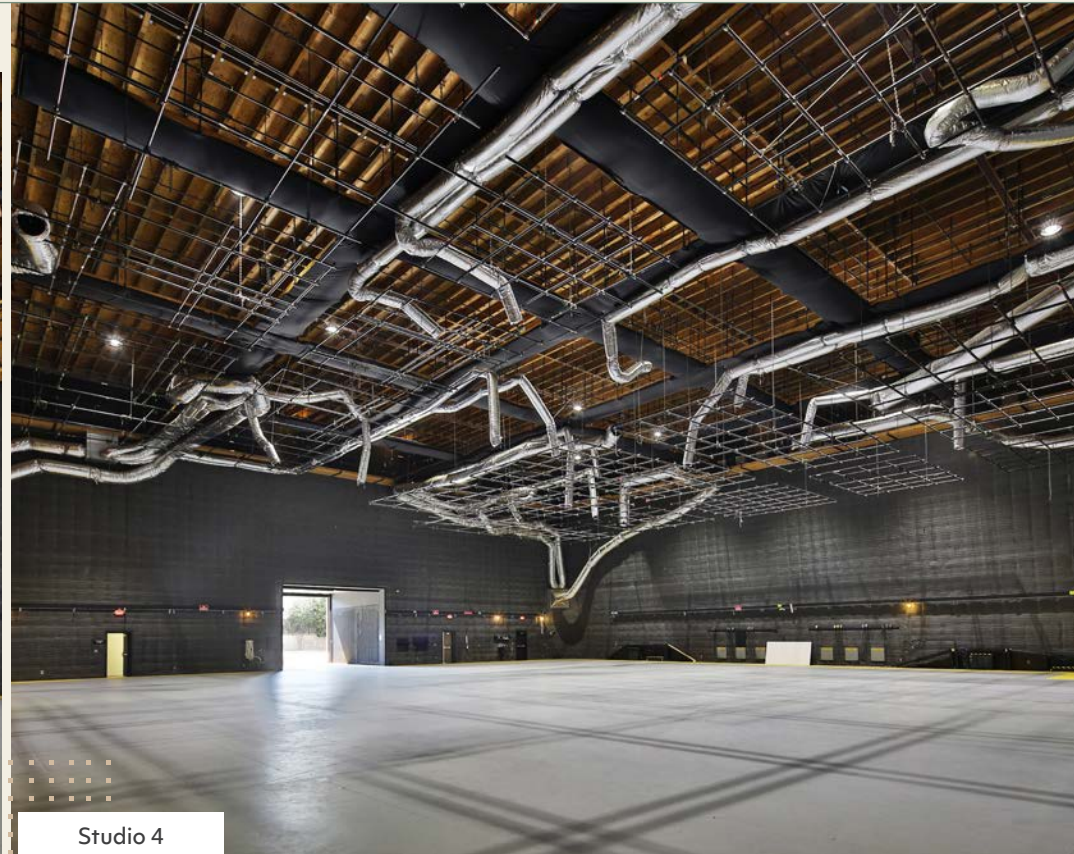
- Turn-key, Purpose-Built Film/TV Studio Property
- Two Column Free Stages, 13,567 SF and 11,678 SF
- Designed to Accommodate Multiple Productions Simultaneously
- 35' and 39' Floor to Catwalk Clear Heights (44' and 48' Floor to Ceiling Clear Heights)
- 100% HVAC, Fully Sprinklered, Huge Power & Catwalks
- Extensive Electrical Distribution, Rooftop Patio
- Fully Fenced, Gated and Private Property
- Located with the TMZ, Close Access to 405 and 101 Freeways
- Removable Floor in Stages Providing Access to Pit Area/ Basement
- Extensive Sound Proofing

SITE PLAN

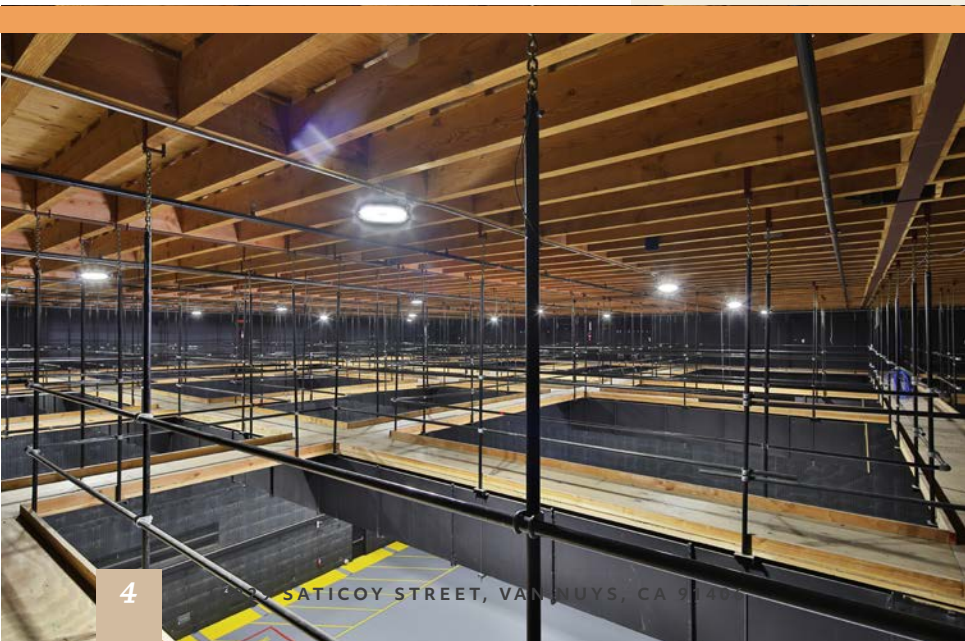


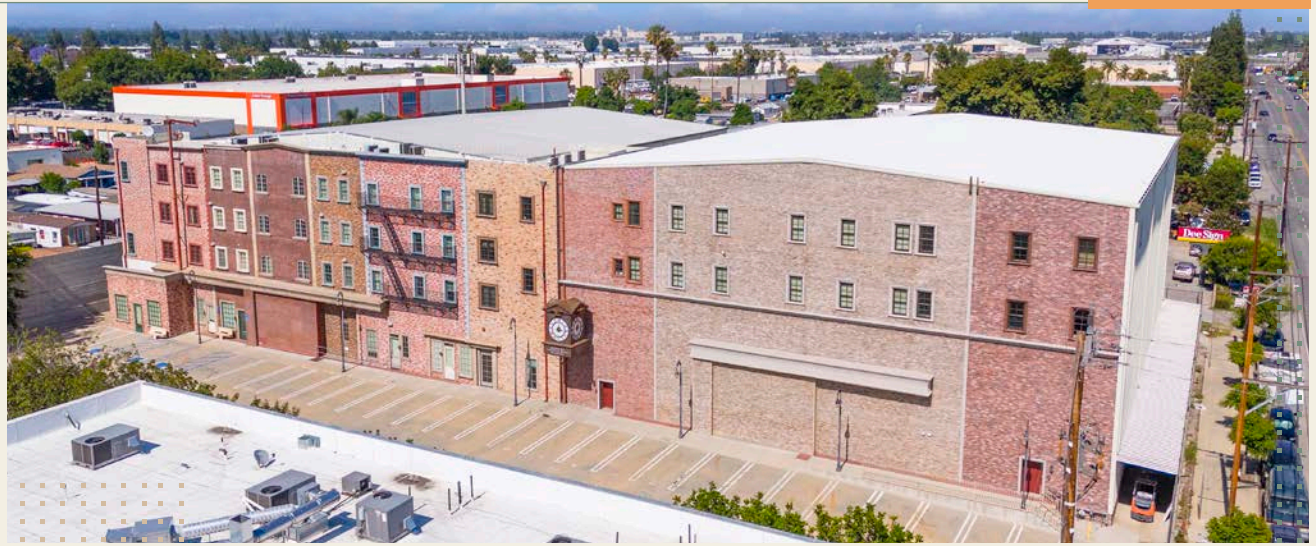


Studio 3



Studio 4





EXTERIOR FACADE RENDERINGS





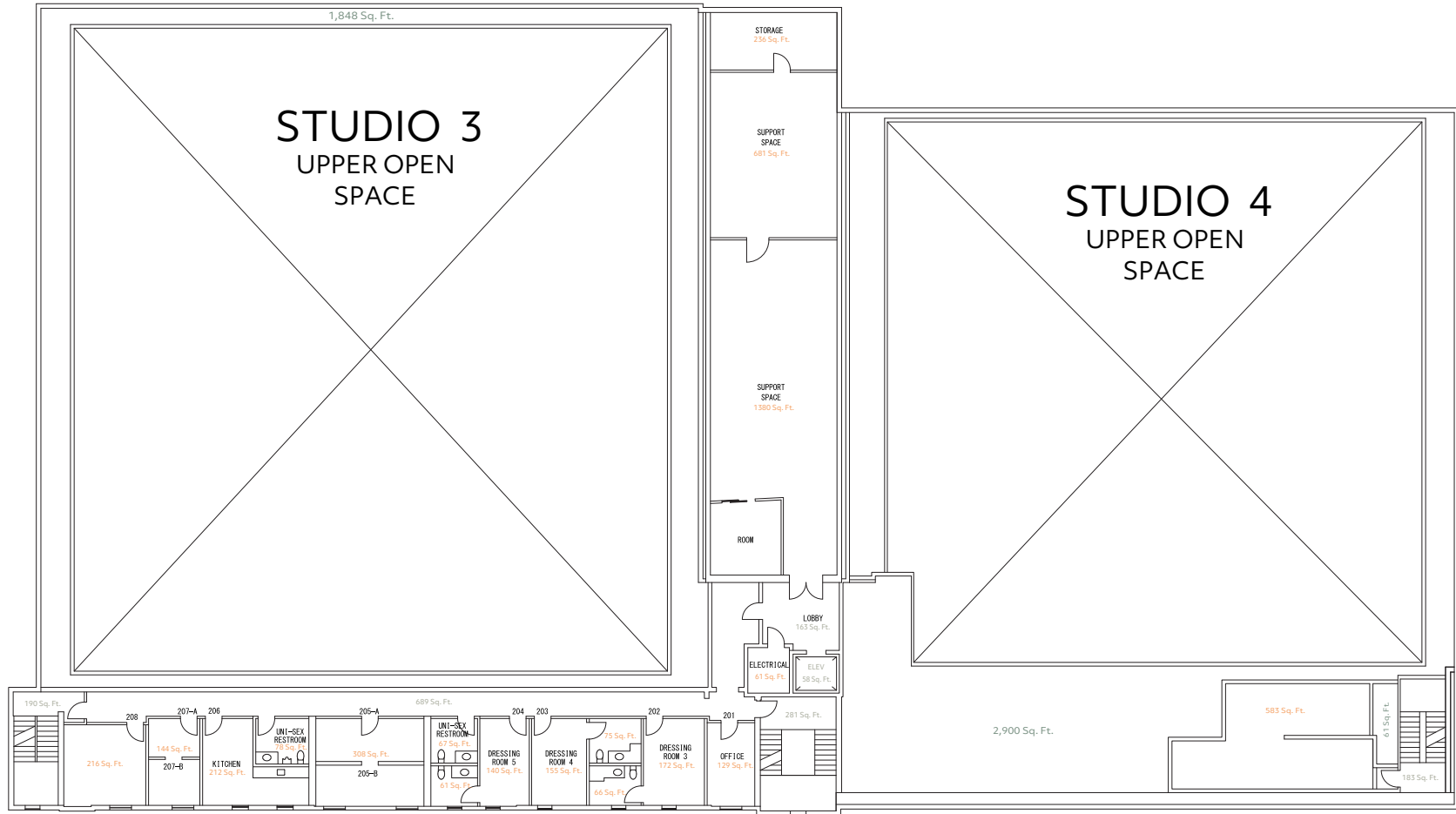
FLOOR PLANS

First Floor



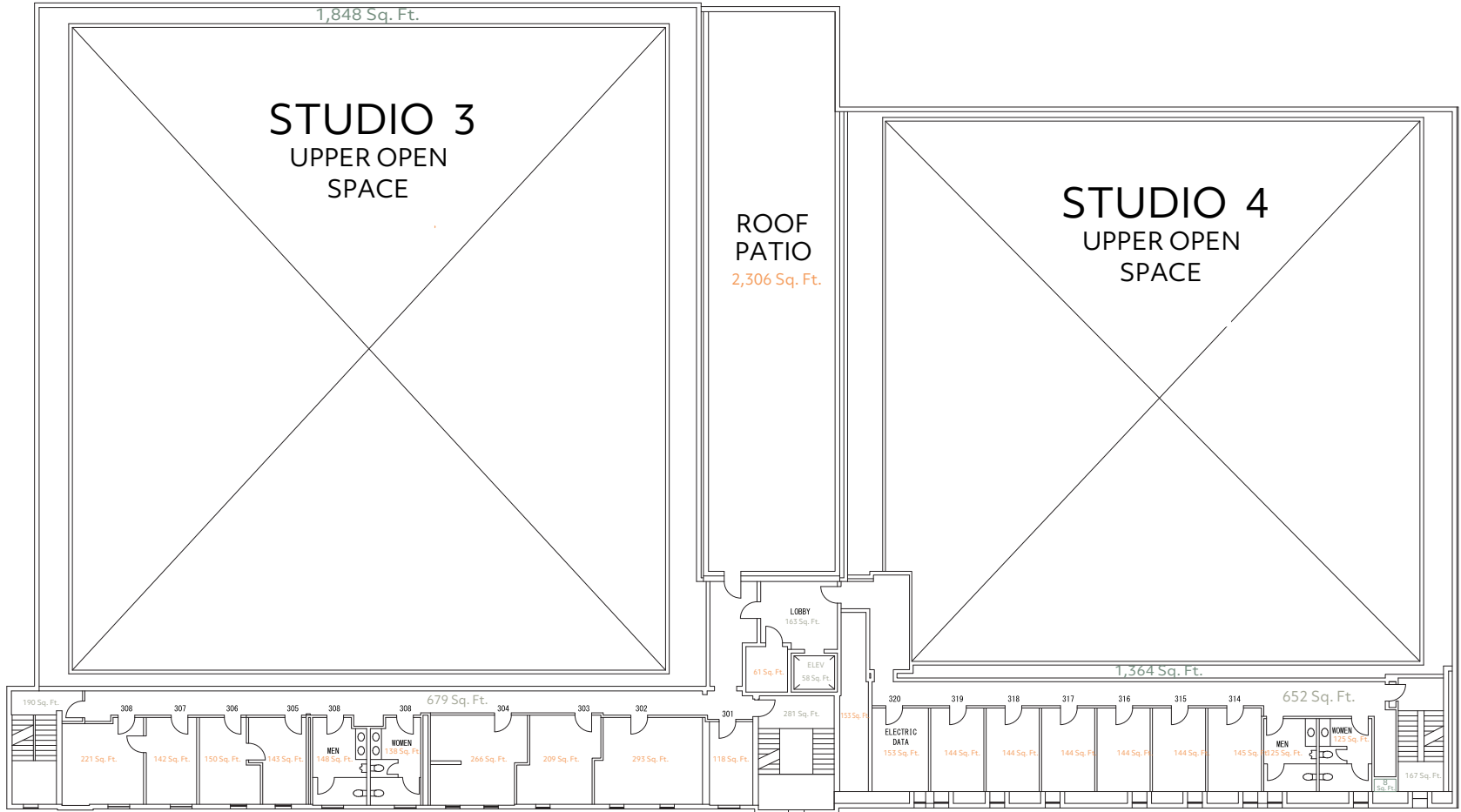
FLOOR PLANS

Second Floor



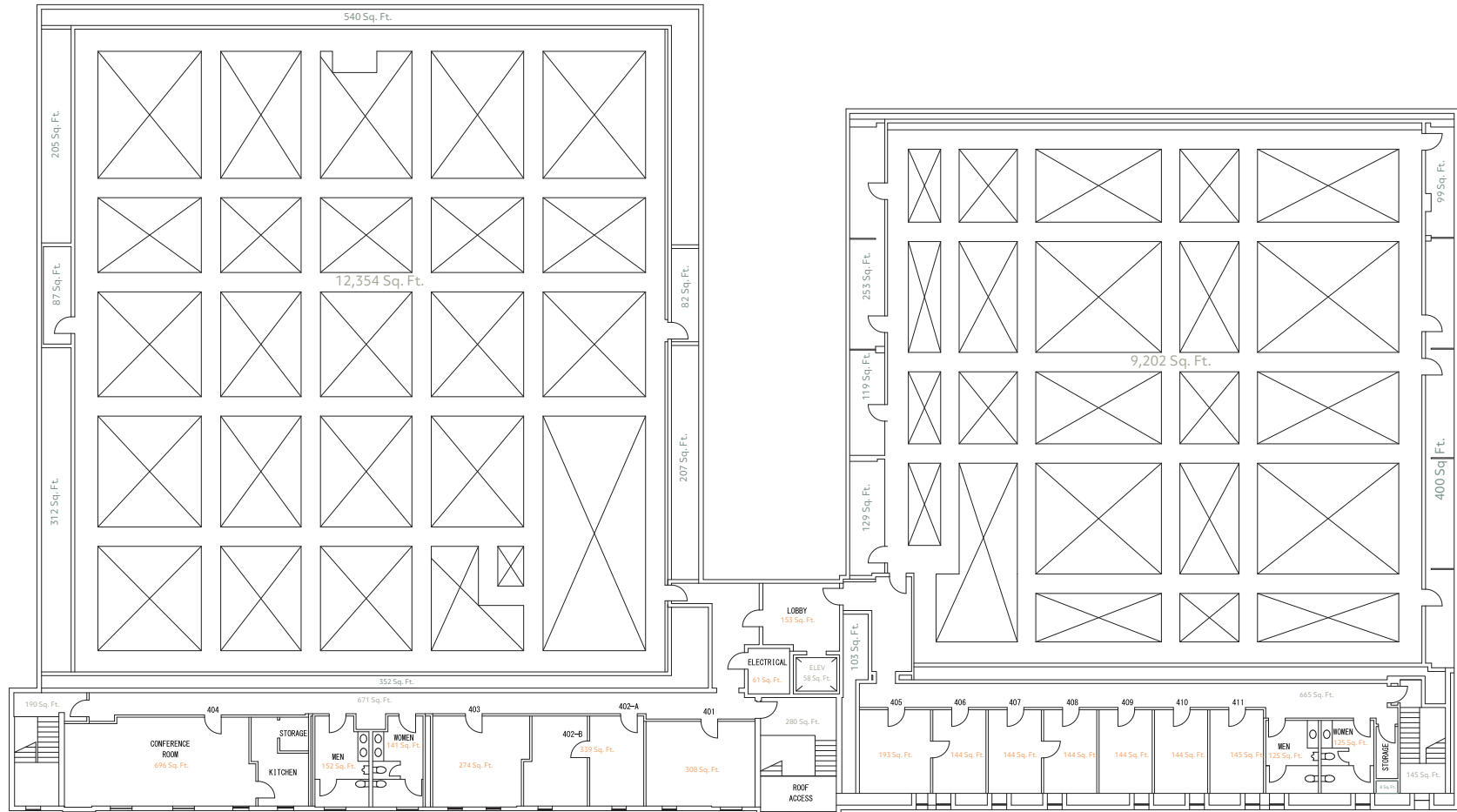
FLOOR PLANS

Third Floor



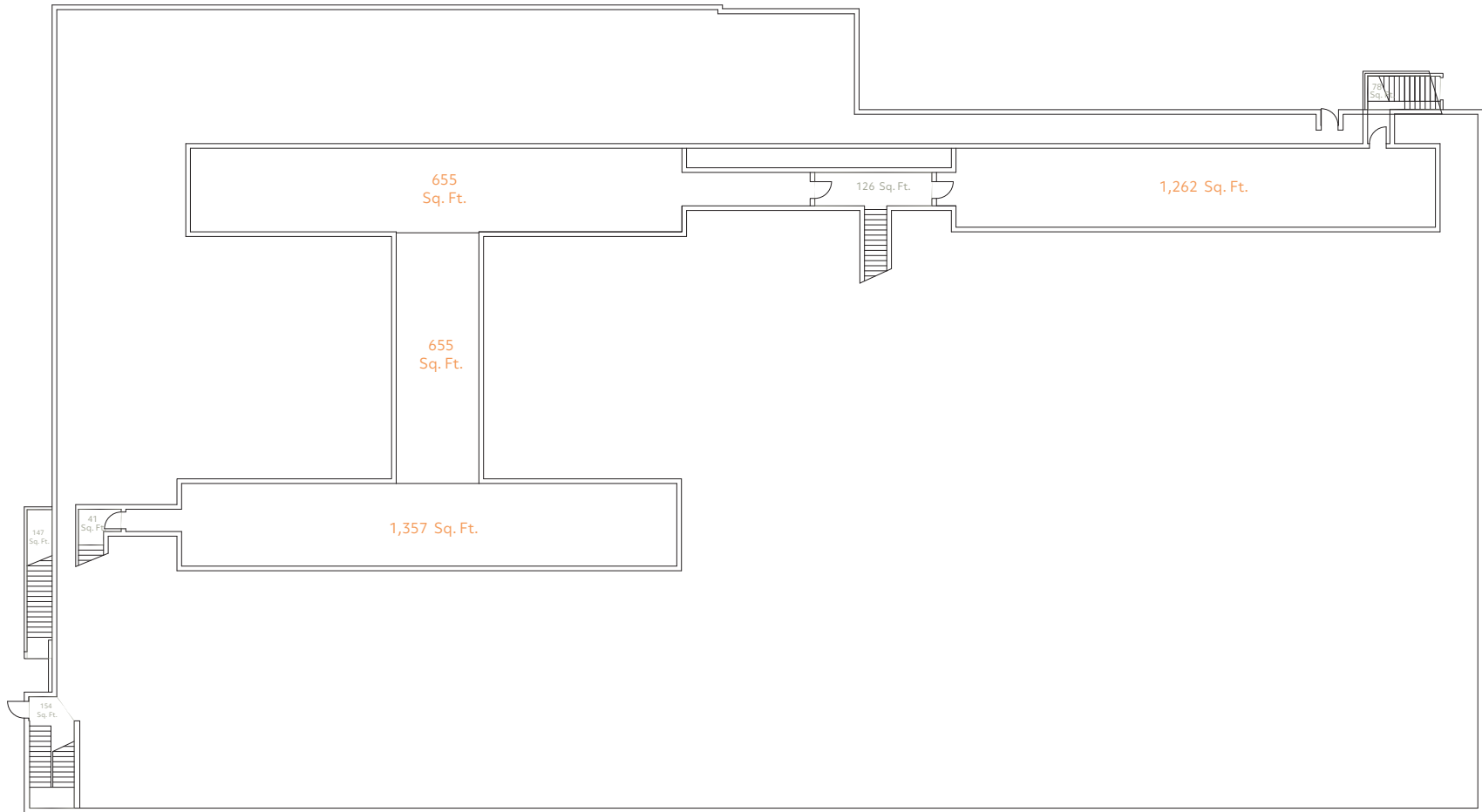
FLOOR PLANS

Fourth Floor

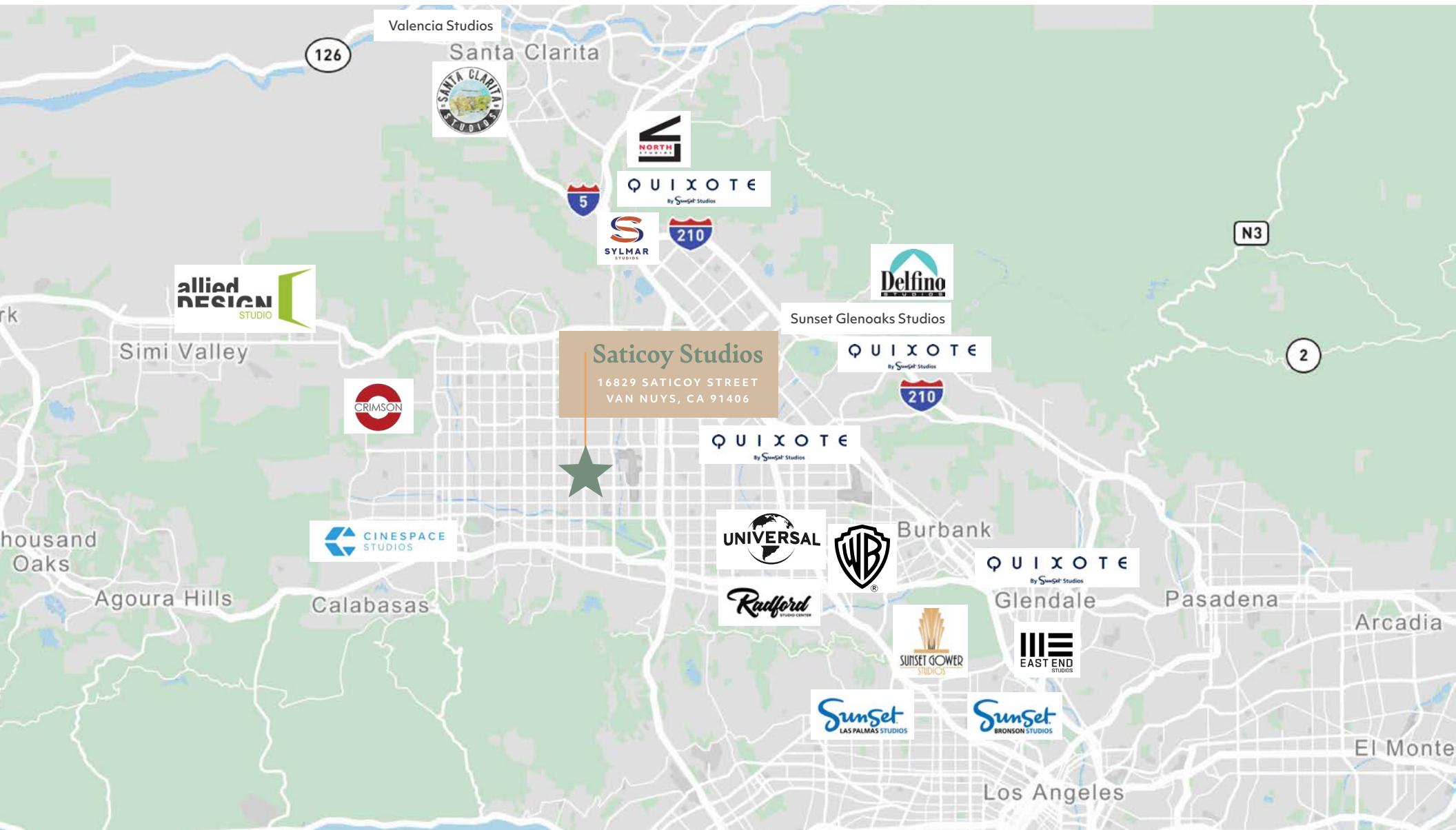


FLOOR PLANS

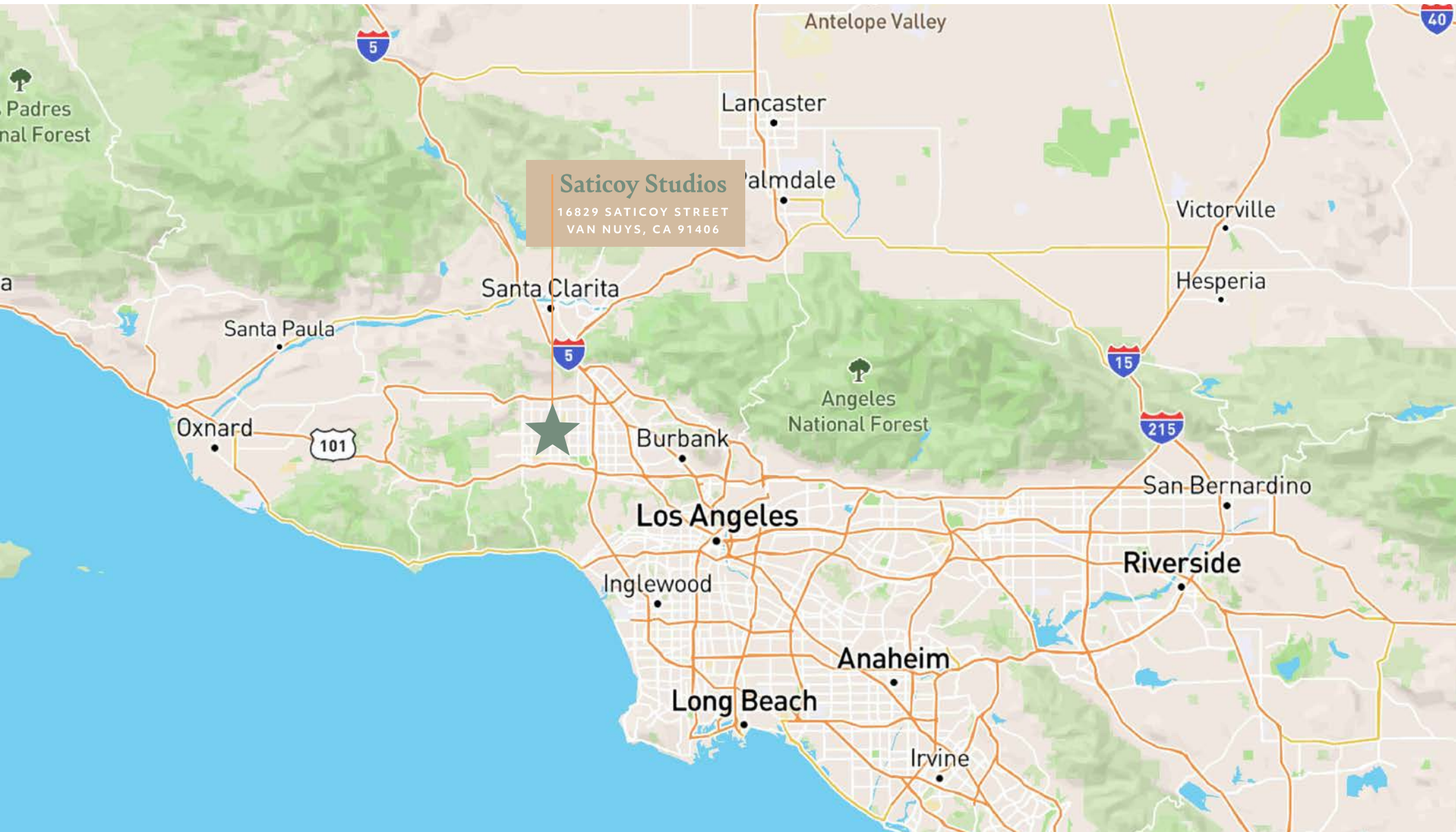
Basement Floor



NEARBY STUDIOS



REGIONAL MAP





AREA OVERVIEW

Lake Balboa (Van Nuys) Area: Prime Location, Limitless Possibilities. Situated in the heart of the San Fernando Valley, Lake Balboa offers unparalleled convenience and access. Enjoy quick commutes to the vibrant entertainment hubs of Burbank and Studio City, the upscale shopping and dining of Sherman Oaks and Encino, and the diverse opportunities of Los Angeles' Westside. With easy access to the 405 and 101 freeways, and the nearby Van Nuys Airport, your business and lifestyle are seamlessly connected. Discover a strategically located neighborhood with limitless potential.

The San Fernando Valley Advantage: Experience the dynamic energy and vast opportunities of the San Fernando Valley, a region teeming with innovation and a diverse population that rivals some of America's largest cities. Home to over 1.8 million residents, The Valley offers a unique blend of suburban tranquility and thriving urban centers.

Benefit from a robust business landscape, with a focus on entertainment (home to major movie studios, production facilities, and post-production houses), aerospace, technology, and manufacturing. The Valley is a hub of industry, boasting the presence of major corporate headquarters, cutting-edge tech companies, and a skilled workforce.

Conveniently located within the TMZ, the Valley provides easy access to key transportation hubs, including Van Nuys Airport and Bob Hope Airport, ensuring seamless connectivity.



Saticoy Studios

16829 SATICOY STREET, VAN NUYS, CA 91406



CONTACTS

Sam Glendon, SIOR
Senior Vice President
Lic. 01826689
+1 818 502 6745
sam.glendon@cbre.com

Craig Peters
Vice Chairman
Lic. 00906542
+1 818 907 4616
craig.peters@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM 16829 Saticoy St_BRO_Peters_v08_RB 04/01/26

