



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

PRODUCTION STUDIO / WAREHOUSE / STORAGE **FOR SALE / LEASE**

14737-39 Arminta Street, Panorama City, CA 91402

AVAILABLE



**COMMERCIAL
REAL ESTATE**



KENNETH SIMONS
(818) 650-1606 | ken@illicre.com
DRE#00625646





TABLE OF CONTENTS

Property Overview	01
Property Photos	02
Aerial Map	05
Location Overview	06
Production Companies	07
Demographic Summary	08
Sales Comps	09

EXECUTIVE SUMMARY

Formally the home of “Movie Tech Studios”, owned and operated by Ewing Mile Brown who had a wonderful career in Acting, Producing and Director for over 90 years. In this facility he shot in the studio portion, had editing upstairs in the rear of this building and wardrobe and lighting storage in the Warehouse.

The studio portion of the building in the back with approximately 2,000 SF has over 20’ ceiling, and a ground level loading door. Well located central valley location. Easy to get to all major studios. Easy access for talent. Gated parking in both the front and rear of building.

PROPERTY DETAILS

Address	14737 Arminta Street, Panorama City, CA 91402
APN	2210-21-040
Rentable building area	± 8,710 SF
Site area	± 0.25 AC / ± 10,857 SF
Price	\$ 3,300,000
Lease Rate	\$ 1.45 PSF MG (Includes Tax and Insurance)
Year Built/ Renovated	1957 2008
Zoning	LA M-1-1
Use	Light Industrial - Studio - Production
Parking	Front 6 Spaces Rear 5 Spaces + Stacking (Parking not to code)
Power	440 V 3 phase 3 wire service
Ceiling Height	10' 20' 4"
Loading	10' Wide 9.5' High, Ground Level
Security	Front parking manual gate, rear automatic rolling gate
Storage	Approx. 400 SF of storage below office space
HVAC	HVAC in main building and studio
Upgrades	Knox box and 2 ADA handicap bathrooms



PROPERTY PHOTOS




RENTABLE AREA
± 8,710 SF


SITE AREA
± 0.25 AC / ± 10,857 SF









AVAILABLE



AERIAL MAP

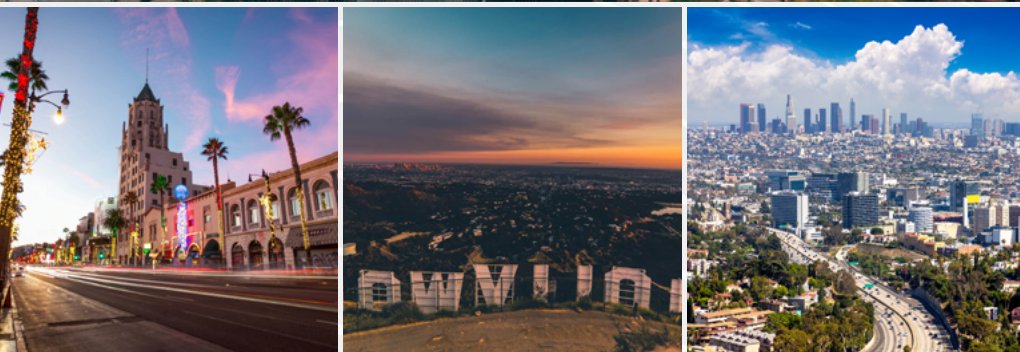
LOCATION OVERVIEW

Los Angeles County

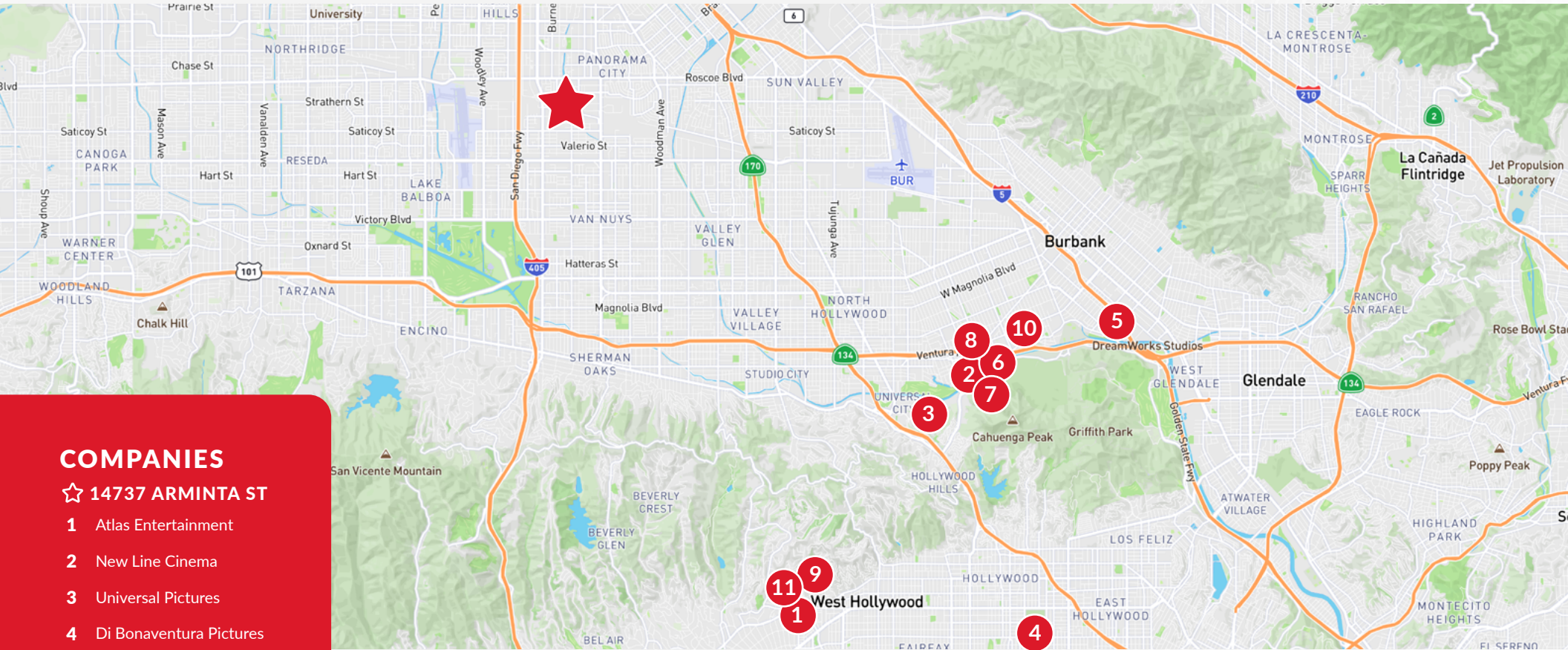
Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. Home to approximately 9.9 million residents, it is the most heavily populated county in the U.S. and is only exceeded by eight states.

The county includes approximately 88 vibrant cities hosting more than 244,000 business establishments, the greatest concentration in the state, with more minority and women-owned businesses than any other in the U.S., and is the nation's top international trade and manufacturing center. Los Angeles County has one of the most educated labor pools in the country. Its well-trained workforce of more than 4.7 million people includes over 1.5 million college graduates. With a Gross Domestic Product (GDP) of approximately \$750 billion, if Los Angeles County were its own nation, its economy would be the 19th largest in the world.

Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace, and international trade. The Los Angeles area is so large and diverse, it has something for everyone. While Hollywood and the beach culture are most often associated with the collective image of Los Angeles, it also boasts an abundance of museums, some of the world's best restaurants and hotels, and access to nearly any type of recreational activity one can imagine.



MOTION PICTURE PRODUCTION COMPANIES



COMPANIES

☆ 14737 ARMINTA ST

- 1 Atlas Entertainment
- 2 New Line Cinema
- 3 Universal Pictures
- 4 Di Bonaventura Pictures
- 5 DreamWorks Animation
- 6 Warner Bros. Entertainment
- 7 Legendary Pictures
- 8 DC Entertainment
- 9 Mosaic Media Group
- 10 Walt Disney Company
- 11 Temple Hill Entertainment



Warner Bros. Studios in Burbank is a premier production facility in Los Angeles, encompassing 35 sound stages and 14 exterior sets. The 110-acre lot, along with a nearby 32-acre Ranch facility, offers comprehensive services for filmmakers worldwide.



Universal Studios is a major full-service production facility in Los Angeles. With 30+ sound stages and a backlot that mimics global locations, it's a filmmaker's hub and the Entertainment Capital of Los Angeles.



The Walt Disney Studios in Burbank serves as the global headquarters for The Walt Disney Company. Spanning 51 acres, the studio features multiple sound stages, a backlot, and various production facilities.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	51,052	333,086	717,312
Hispanic Origin	35,565	212,752	417,445
Daytime Population	40,621	268,739	603,072
Number of Households	15,310	101,670	239,774
Average Household Size	3.20	3.10	2.90
Average Household Income	\$ 69,776	\$ 83,357	\$ 95,621

2024 TRAFFIC COUNTS	ARMINTA	WILLIS AVE
Cars per Day	± 8,452	± 6,788

SALES COMPARABLES

IMAGE	ID	PROPERTY NAME/LOCATION	PRICE	PRICE/SF	RBA SF	LAND SF	YEAR BUILT	COE
	SUB	4737-39 ARMINTA ST, PANORAMA CITY, CA	\$ 3,400,000	\$ 390.36	8,710	10,856	1957	N/A
	1	13915-13917 SATICOY ST, VAN NUYS, CA	\$ 3,851,500	\$ 469.70	8,200	27,878	1958	4/25/2024
	2	7124 DE CELIS PL VAN NUYS, CA	\$ 2,730,000	\$ 364.00	7,500	14,061	1976	5/9/2023
	3	16028 BLYTHE ST VAN NUYS, CA	\$ 2,956,500	\$ 380.99	7,760	13,068	1976	4/28/2023
	4	16018 STRATHERN ST VAN NUYS, CA	\$ 2,552,000	\$ 340.27	7,500	14,998	1951	11/29/2022
AVERAGE (1-4)			\$ 3,022,500	\$ 389.00	7,740	17,501		



**COMMERCIAL
REAL ESTATE**



KENNETH SIMONS

Vice President

(818) 650-1606 | ken@illicre.com

DRE#00625646



THE INFORMATION CONTAINED IN THIS MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM ILLI COMMERCIAL REAL ESTATE AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF ILLI COMMERCIAL REAL ESTATE OR THE OWNER OF THE PROPERTY ("OWNER"). THIS MARKETING BROCHURE HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE TENANTS AND PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND FROM THE OWNER, ILLI COMMERCIAL REAL ESTATE OR OTHERWISE. SUCH INFORMATION IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS MADE ANY INVESTIGATION, AND NEITHER MAKES ANY WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY. NEITHER ILLI COMMERCIAL REAL ESTATE NOR OWNER HAS VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS ILLI COMMERCIAL REAL ESTATE OR OWNER CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS. NO REPRESENTATION OR WARRANTY WHATSOEVER IS MADE BY OWNER OR ILLI COMMERCIAL REAL ESTATE REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS AND TENANTS MAKE AND RELY ON THEIR OWN INDEPENDENT INVESTIGATION AND TAKE APPROPRIATE MEASURES TO VERIFY ALL INFORMATION SET FORTH HEREIN. THE SUBJECT PROPERTY CONTAINS OPERATING BUSINESSES. DO NOT DISTURB TENANTS OR SPEAK WITH STAFF OF BUSINESSES ABOUT THIS OFFERING

5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124