

FOR SALE

398-ACRE HISTORIC MOVIE RANCH LAND OPPORTUNITY



SABLE
★ RANCH ★

25933 SAND CANYON ROAD
SANTA CLARITA, CA

CBRE

EXECUTIVE SUMMARY



CBRE is pleased to present Sable Ranch, located at 25933 Sand Canyon Road in the city of Santa Clarita. This is the first time the property has been available for sale in over 50 years.

Commonly referred to as just 'Sable Ranch' or 'Sable Movie Ranch' in the entertainment industry, the subject property actually consists of two adjacent sister ranches, Sable Ranch and Rancho Maria. Together the two ranches form an approximately 398.94 acre site that has been operated as a beloved movie ranch for decades. The site is zoned OS-A and is also a part of the City of Santa Clarita's Movie Ranch Overlay Zone (MOZ). The MOZ is a first of its kind special zoning designation designed to lower the cost of filming permits, expedite permit processing time and most importantly entitle the construction of production related facilities, including sound stages, by right. Inquire with brokers for pricing guidance.



SABLE RANCH

Nestled in the picturesque Santa Clarita Valley in Los Angeles County, Sable Ranch spans nearly 400 acres of diverse terrain, from rolling meadows and oak-studded hills to rugged mountains. Originally a rural homestead integral to California's agricultural and ranching history, it has evolved into a distinguished movie studio location.

Sable Ranch has captivated filmmakers with its versatile landscapes, easily transforming into Old West towns, farmlands, or rugged wilderness. Its reputation as a top filming destination was cemented by iconic productions such as "Criminal Minds", "24," "Firefly," and "Robin Hood: Men in Tights."





The ranch benefits from its inclusion in the Movie Ranch Overlay Zone, which simplifies permitting and setup, making it ideal for seamless film productions. With modern utilities including underground electricity, natural gas, and is well-equipped for large-scale projects. There are multiple parking facilities with capacity for hundreds of



vehicles, accommodating projects of any scale, as well as two on-site helicopter pads. In addition to its current use as a film hub, Sable Ranch presents opportunities for future development. Zoned for agriculture, filming, recreation, and potential residential or commercial subdivision, it offers a unique blend of natural beauty, entertainment history, and growth potential.

For studios, investors, or developers, Sable Ranch is a premier acquisition, combining rich California heritage with exceptional filming and development prospects.





A SHORT SELECTION OF COUNTLESS MOVIES AND SHOWS SHOT AT THIS LOCATION








- American Horror Story
- Sniper
- Jackass 3D
- Criminal Minds
- Sons of Anarchy
- NCIS: LA
- SWAT
- Jay Leno's Garage
- Ultimate Beastmaster
- Quantum Leap
- This Is Us
- Seal Team
- Lethal Weapon
- The Offer
- Paradise City
- Timeless
- Person of Interest
- The Accountant 2
- Outlaw Johnny Black
- The Genius Club





SANTA CLARITA VALLEY

The Santa Clarita Valley is a premier location for business, as evidenced by the major employers attracted to the area such as Advanced Bionics, Quest Diagnostics, ITT Aerospace, Sunkist Growers and Logix Federal Credit Union to name a few. There are so many advantages to doing business here. A few of the attributes that make the Santa Clarita Valley special include:

-  Pro Business City
-  Tax Incentive Credit Program
-  Industry Cluster Attraction Incentive
-  Film and Television Production Credit
-  Dedicated Film Office with the City of Santa Clarita
-  Worksource Center
-  No City of LA ULA Tax



AN IDEAL LOCATION FOR SOUND STAGES AND A MOVIE STUDIO BACKLOT

THE SANTA CLARITA VALLEY IS READY FOR ITS CLOSE UP

The site is strategically positioned within the coveted Thirty Mile Zone ("TMZ"). In the American entertainment industry, the TMZ is the area marked roughly around a 30-mile (50 km) radius from



the intersection of West Beverly Boulevard and North La Cienega Boulevard in Los Angeles. The TMZ is a highly desired location for studios and entertainment support, as it allows a production company to avoid additional travel requirements and expenses.

The Santa Clarita Valley - also known as "Hollywood North" due to the many TV shows, feature films, commercial and music videos filmed there - is an industry favorite. Bounded by its pro-business environment and its diverse, creative local talent force, the Santa Clarita Valley continues to reign as one of Hollywood's most desired destinations. A myriad of hit shows and films including The Mentalist, NCIS, Shooter, CSI, Westworld, Blunt Talk, Criminal Minds, Modern Family, Fresh Off the Boat, Melrose Place, Big Love, Sons of Anarchy, The Girl with the Dragon Tattoo, Ted 2, Furious 7, Whiplash and Pirates of the Caribbean II & III - among others- have all called this area home.



SAND CANYON ROAD | CANYON COUNTRY

SABLE

★ RANCH ★

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