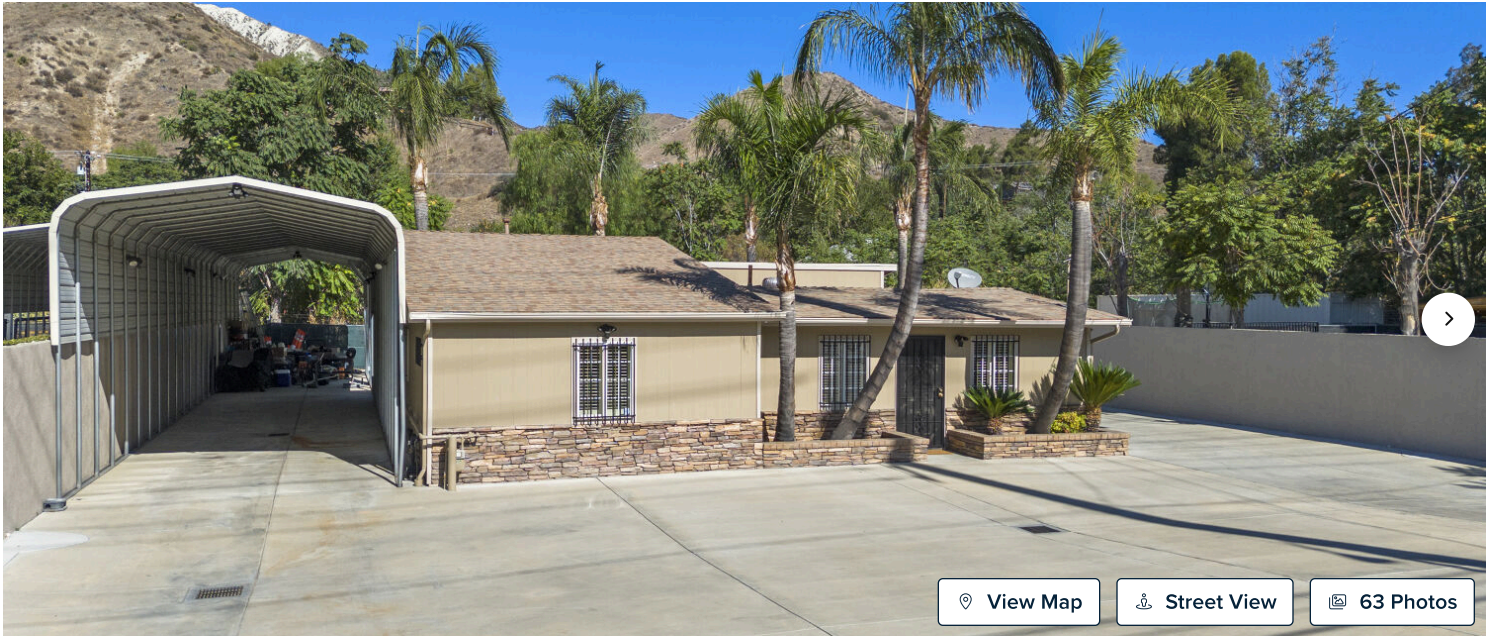


16835 Sierra Highway, Canyon Country, CA 91351

16835 Sierra Highway





\$1,300,000 | 126 days on market | Updated 119 days ago

At A Glance

Property Type	Office	Square Footage	2,148
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Listing Contacts



Rene Fuentes
LIC: CA 01474068
.....ical@.....com 
Coldwell Banker Commercial Quality Properties

Contact [View Profile](#)

Details

 Powered by Coldwell Banker [Learn More](#)

Date Listed	Aug 27, 2025	Days On Market	125 Days
Last Updated	Sep 3, 2025	Asking Price	\$1,300,000
Property Type	Office	Square Footage	2,148
Units	0	Lot Size (SqFt)	11,105

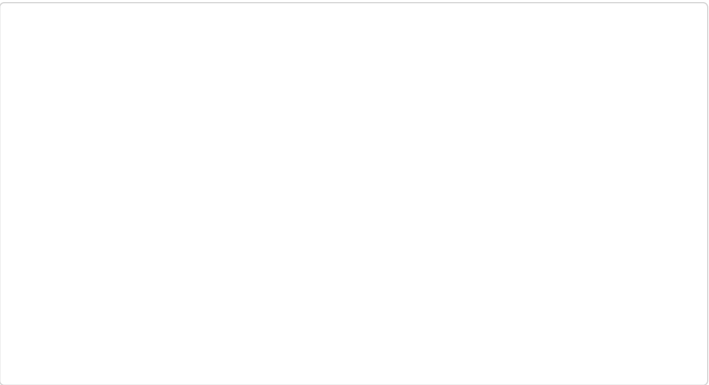
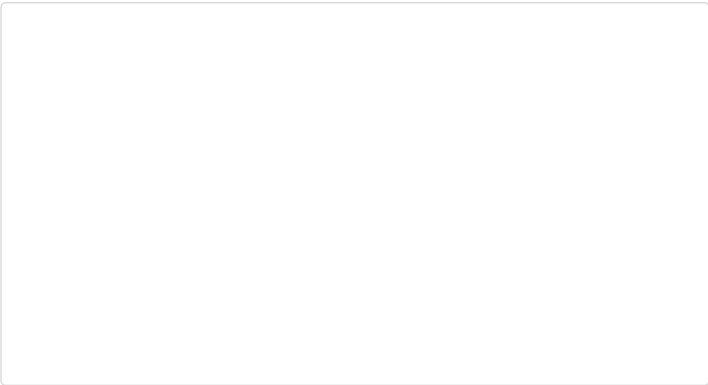
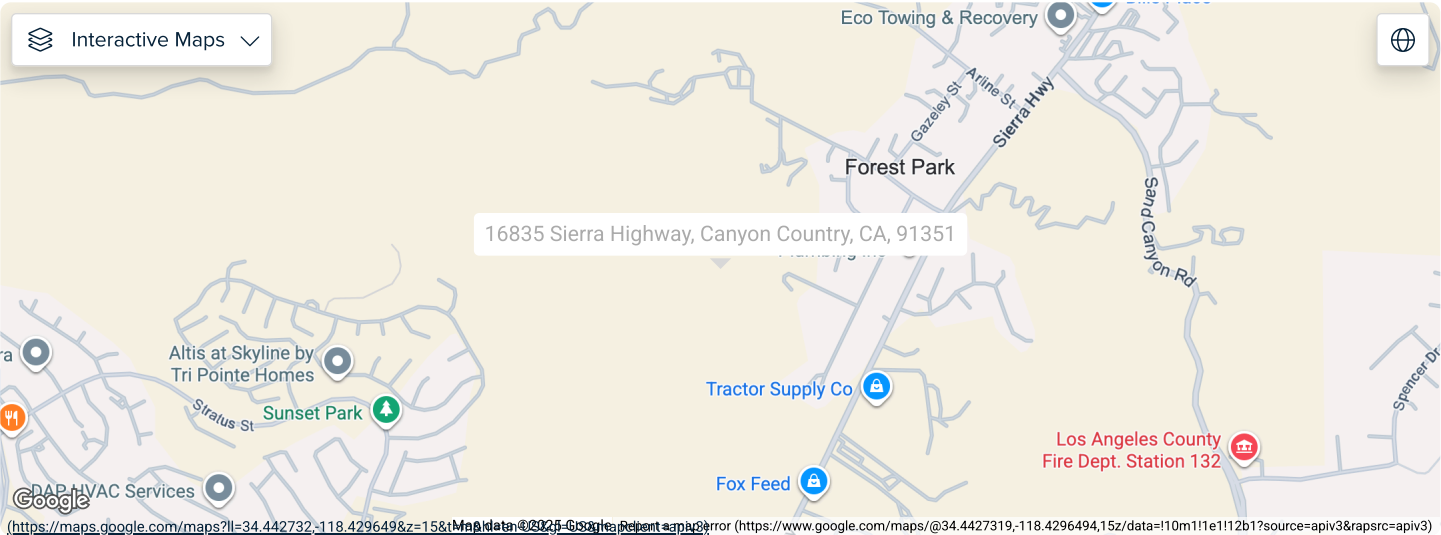
About This Property

Marketing description

EXECUTIVE SUMMARY Coldwell Banker Quality Properties is proud to present 16835 Sierra Highway, a 2,148 SF professional office/owner-user building situated on two parcels totaling 11,105 SF. This well-maintained property offers a versatile layout with 3 private offices, a large conference room, reception area, 3 bathrooms, kitchen, and storage space. Additional features include a 1,000 SF RV carport with dump station, 2-car garage, covered patio for extra storage,

Show More

Map



Valuation Calculator

Purchase Price *

\$1,300,000

Net Operating Income *

Enter an Amount

Loan Amount ⓘ

\$0.00

Annual Debt Service ⓘ

\$--

Down Payment

\$--

\$1,300,000

100%

Annual Cash Flow ⓘ

\$--

\$--

Interest Rate *

Term (years) *

0% - 100%

Enter a Value

Valuation Metrics

0
DSCR ⓘ

--
Cap Rate ⓘ

--
ROI ⓘ

Demographics



1 mile

3 miles

5 miles

Population

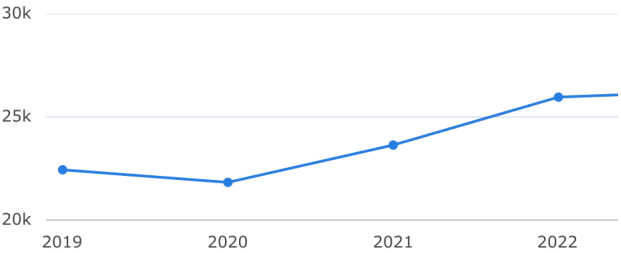
26.3k

↑ 1%

Compared to 26k in 2022

↑ 17%

Compared to 22.4k in 2019



Household Income

\$134.5k

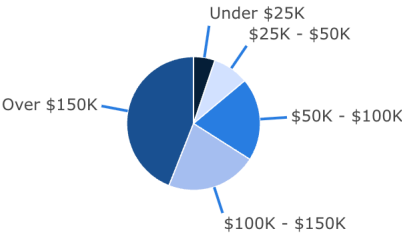
Median Income

\$143.9k

2028 Estimate

↑ 7%

Growth Rate



Age Demographics

38

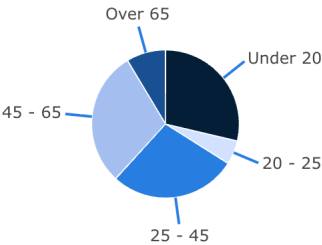
Median Age

38

2028 Estimate

↓ 1%

Growth Rate



Number of Employees

20.2k

Top Employment Categories

Management, business, s...

Educational services, and ...

Retail trade

Professional, scientific, an...

Manufacturing

Housing Occupancy Ratio

46:1

17:1 predicted by
2028

Occupied

Vacant

Renter to Homeowner Ratio

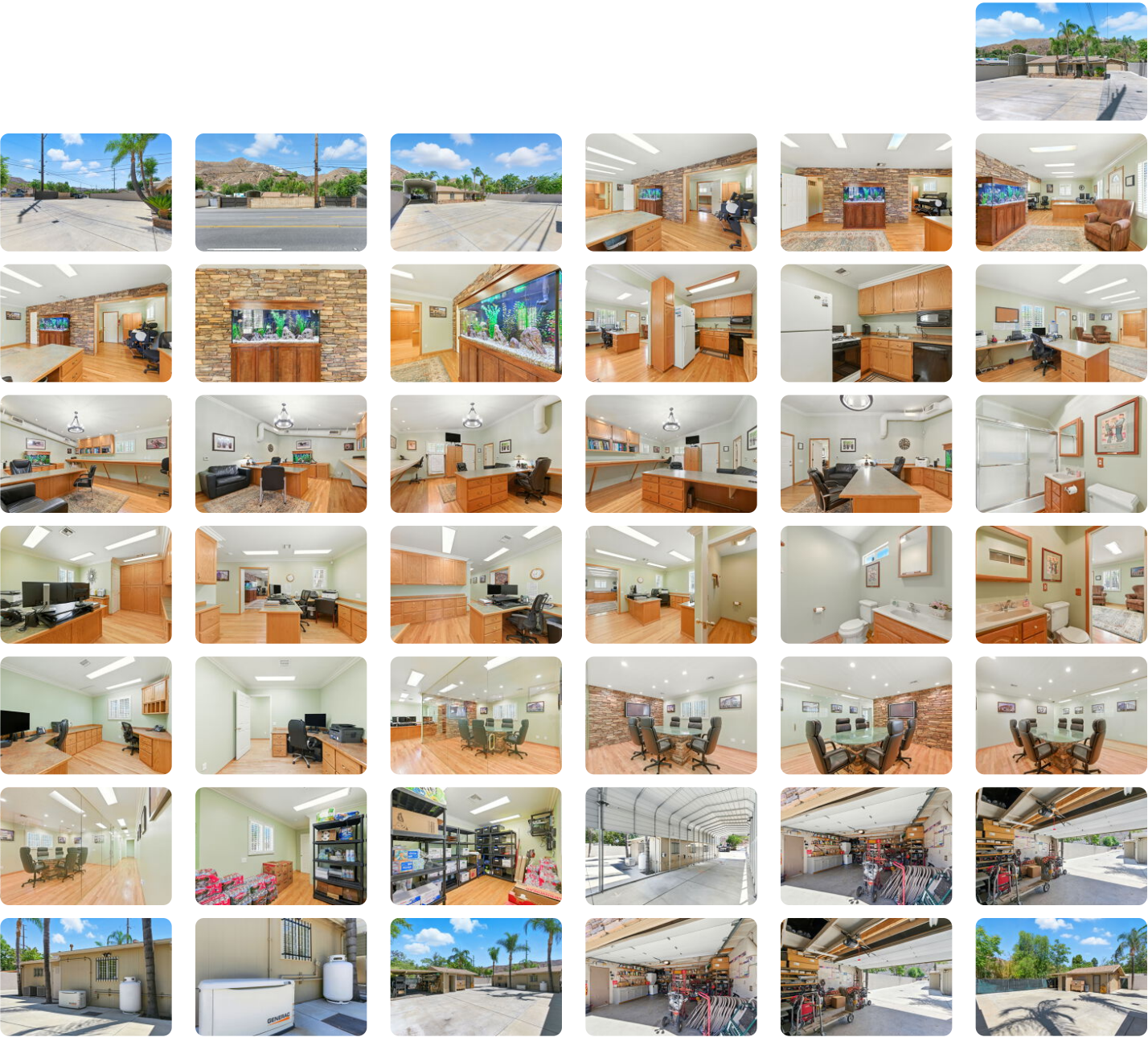
1:4

1:2 predicted by
2028

Renters

Homeowner

Property Photos

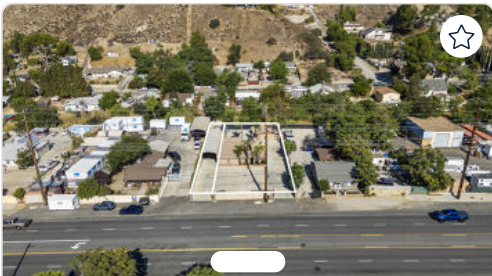




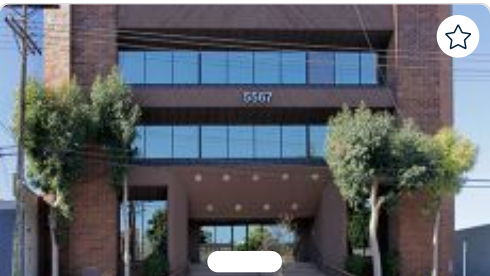
Similar Properties

[View All\(/properties/CA/Canyon_Country/Office\)](#)

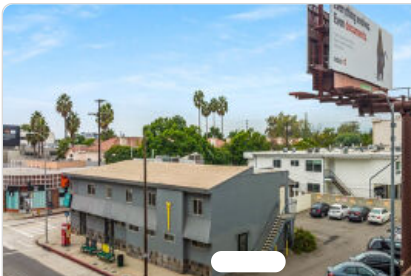
Card Table



For Sale
\$1,300,000
16835 Sierra Highway



For Sale
Unpriced
5567 reseda blvd



For Sale
Unpriced
11543-11545 Olympic Blvd

