

16835 Sierra Highway, Canyon Country, CA 91351

16835 Sierra Highway

[View Map](#)[Street View](#)[63 Photos](#)

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

At A Glance

Property Type	Office	Square Footage	2,148
---------------	--------	----------------	-------

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

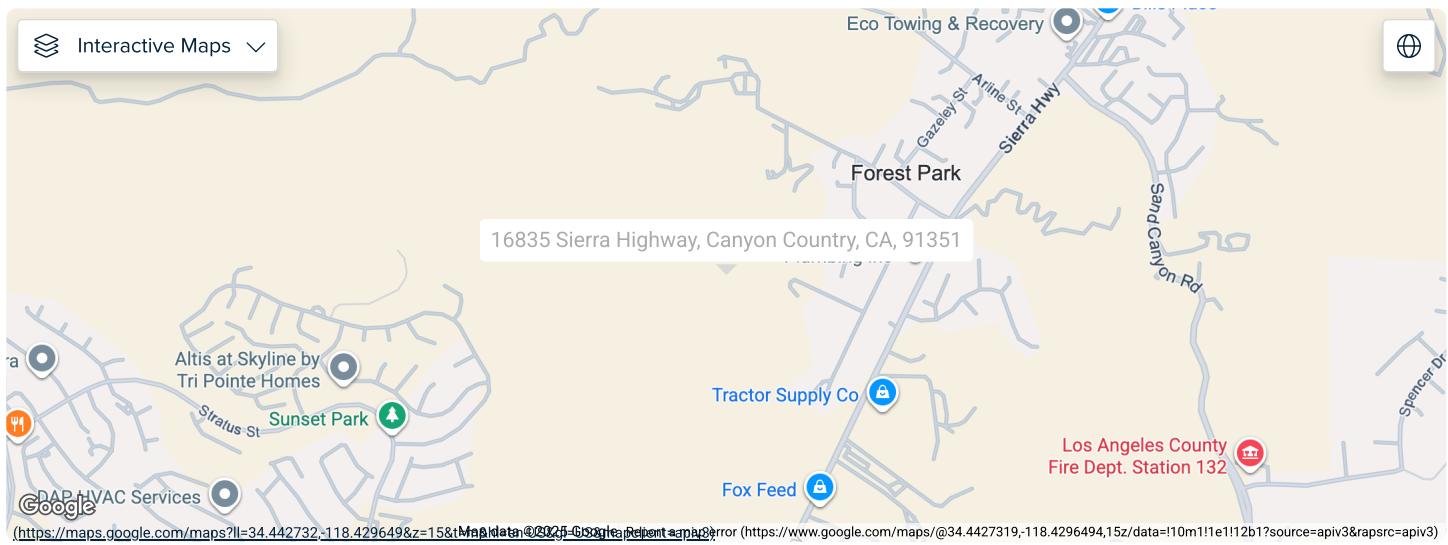
About This Property

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 *

Net Operating Income *

\$1,300,000

Enter an Amount

Loan Amount i

\$0.00

Annual Debt Service  

Down Payment

\$--

\$1,300,000

100%

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Annual Cash Flow ⓘ

\$--

\$--

Valuation Metrics

0
DSCR ⓘ--
Cap Rate ⓘ--
ROI ⓘ

Demographics



1 mile

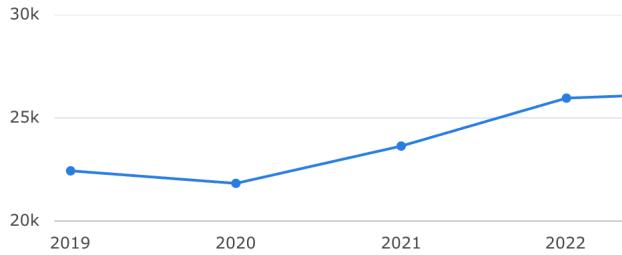
3 miles

5 miles

Population

26.3k

↑ 1%
Compared to 26k in 2022
↑ 17%
Compared to 22.4k in 2019



Household Income

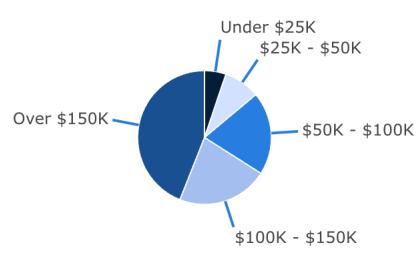
\$134.5k

Median Income

\$143.9k

2028 Estimate

↑ 7%
Growth Rate



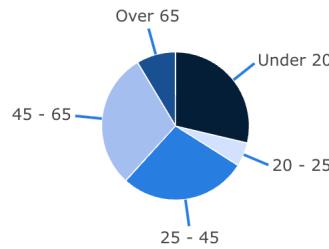
Age Demographics

38

Median Age

38
2028 Estimate

↓ 1%
Growth Rate



Number of Employees

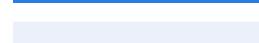
20.2k

Top Employment Categories

Management, business, s...



Educational services, and ...



Retail trade



Professional, scientific, an...



Manufacturing



Housing Occupancy Ratio

46:117:1 predicted by
2028

Occupied



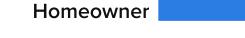
Vacant



Renter to Homeowner Ratio

1:41:2 predicted by
2028

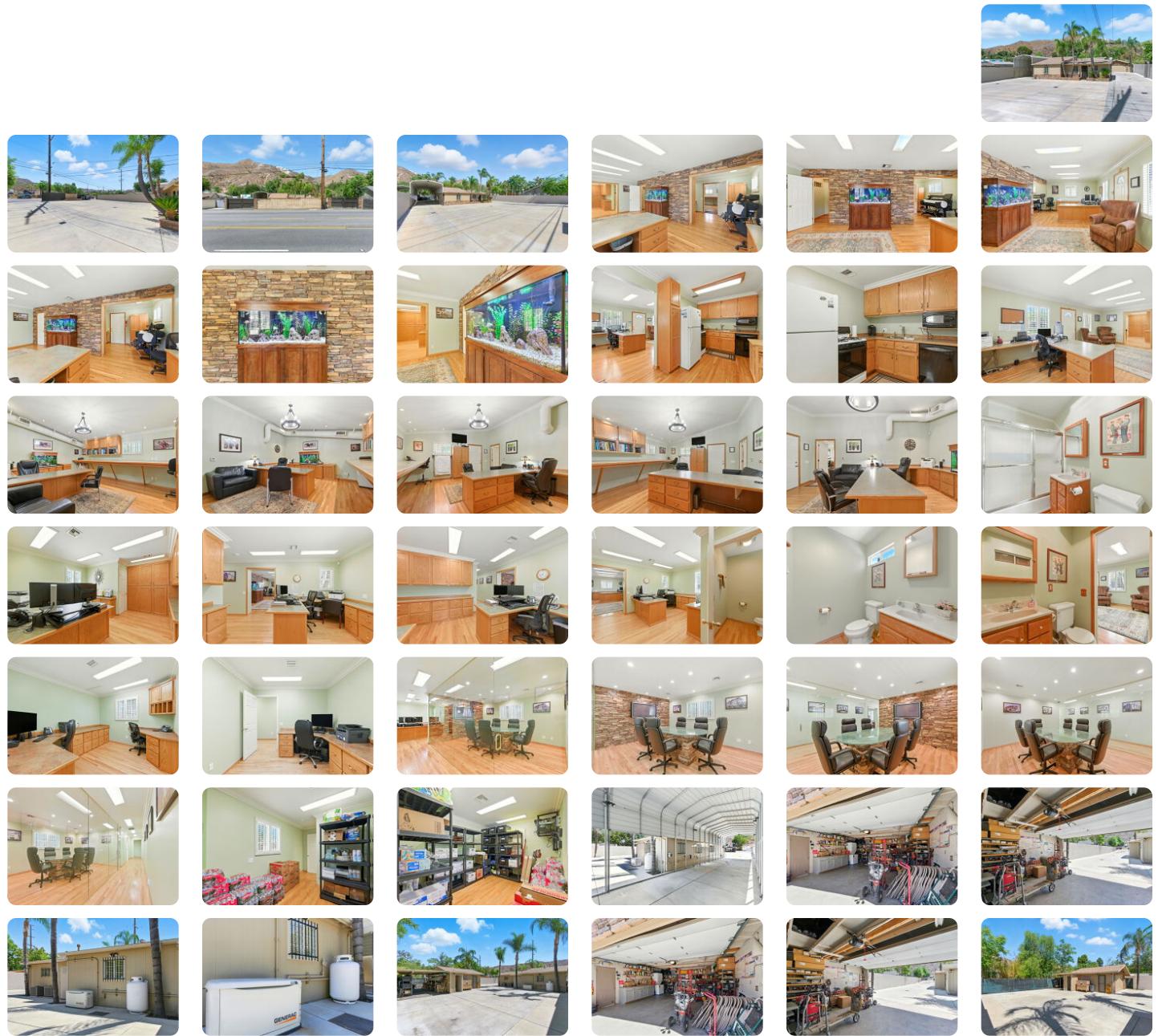
Renters



Homeowner

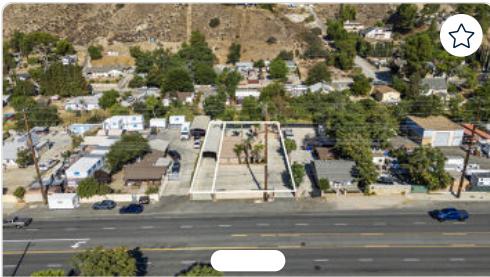


Property Photos





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

