

5500-5510 | SATSUMA AVENUE NORTH HOLLYWOOD, CA 91601

RARE TV/COMMERCIAL STUDIO OFFERS OWNERSHIP A TURNKEY OPPORTUNITY



FEDER & ASSOCIATES
COMMERCIAL REAL ESTATE

PEAK
COMMERCIAL

GREEN SCREEN
INCLUDED

Owner-User Opportunity

5500-5510 SATSUMA AVENUE

NORTH HOLLYWOOD, CA 91601

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EXECUTIVE SUMMARY

5500-5510 Satsuma Avenue

North Hollywood 8

Metro Local

Metro

PROPERTY SUMMARY



PROPERTY SUMMARY

OFFERING PRICE ▪ \$3,895,000

BUILDING SF ▪ 7,370

COMBINED LOT SF ▪ 20,549

PARCEL ▪ 2416-014-009
▪ 2416-014-023

YEAR BUILT ▪ 1973

AMENITIES PACKAGE

Amenities: 3,000 SF stage, 12' high x 14' wide roll up door, 4 (5-ton) HVAC units, 1,000 SF client Area

Power/Lighting: 600 AMPS power, 3-phase, 200 AMPS/leg
1-600 AMP through box

ADA Compliant Restrooms

Completely Gated and Walled in Property.

Owner-User Opportunity



5500-5510 | **SATSUMA AVENUE**
NORTH HOLLYWOOD, CA 91601



Property Overview

5500-5510 Satsuma Avenue

55500-5510 Satsuma represents a rare owner-user opportunity in the heart of North Hollywood. This offering encompasses a turnkey TV/Commercial Studio + land parcel, that promise to be the perfect owner-user prospect within a bustling entertainment hub. Nestled in the densely populated North Hollywood submarket, this property is strategically located with close proximity to major studios, Burbank Airport, and major freeways, offering unparalleled convenience for potential owners.

Comprising two congruent parcels, this offering includes a meticulously designed production studio and an accompanying land parcel. The 7,370 square feet of studio space is ready for immediate use, boasting state-of-the-art facilities to meet the demands of the entertainment industry. From a 3,000 sf stage to cutting-edge production equipment, this studio is equipped to handle a wide range of creative projects.

The second parcel, with a generous 6,850 square feet of land, provides ample space for potential expansion or customization according to your unique vision. Whether you choose to enhance the existing facilities or embark on a new project, the possibilities are as vast as the lot itself.



Certificate of Occupancy:
MULTIMEDIA PRODUCTION
/ OFFICE & STORAGE.



Owner-User in the Heart of
North Hollywood



Rare Turnkey
TV/Commercial Studio



Bustling entertainment hub:
Close to Studios, Burbank
Airport, Major Freeways



2 Congruent parcels with a
combined 20,549 SF lot
size



5500-5510 Satsuma Avenue | North Hollywood, CA 91601

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Owner-User Opportunity

Summary

ADDRESS	USE	BUILDING SF	LOT SF	BUILT	APN	LIST PRICE	PRICE/BLDG. SF	PRICE/LAND SF
5500 Satsuma Avenue	Land	-	6,850	-	2416-014-009	\$685,000	-	\$100.00
5510 Satsuma Avenue	Production	7,370	13,699	1973	2416-014-023	\$3,210,000	\$435.55	\$234.32
TOTALS		7,370	20,549			\$3,895,000		



2416-014-023

2416-014-009

***Certificate of Occupancy:
MULTIMEDIA PRODUCTION /
OFFICE & STORAGE**

INTERIOR GALLERY








MARKET COMPARABLES

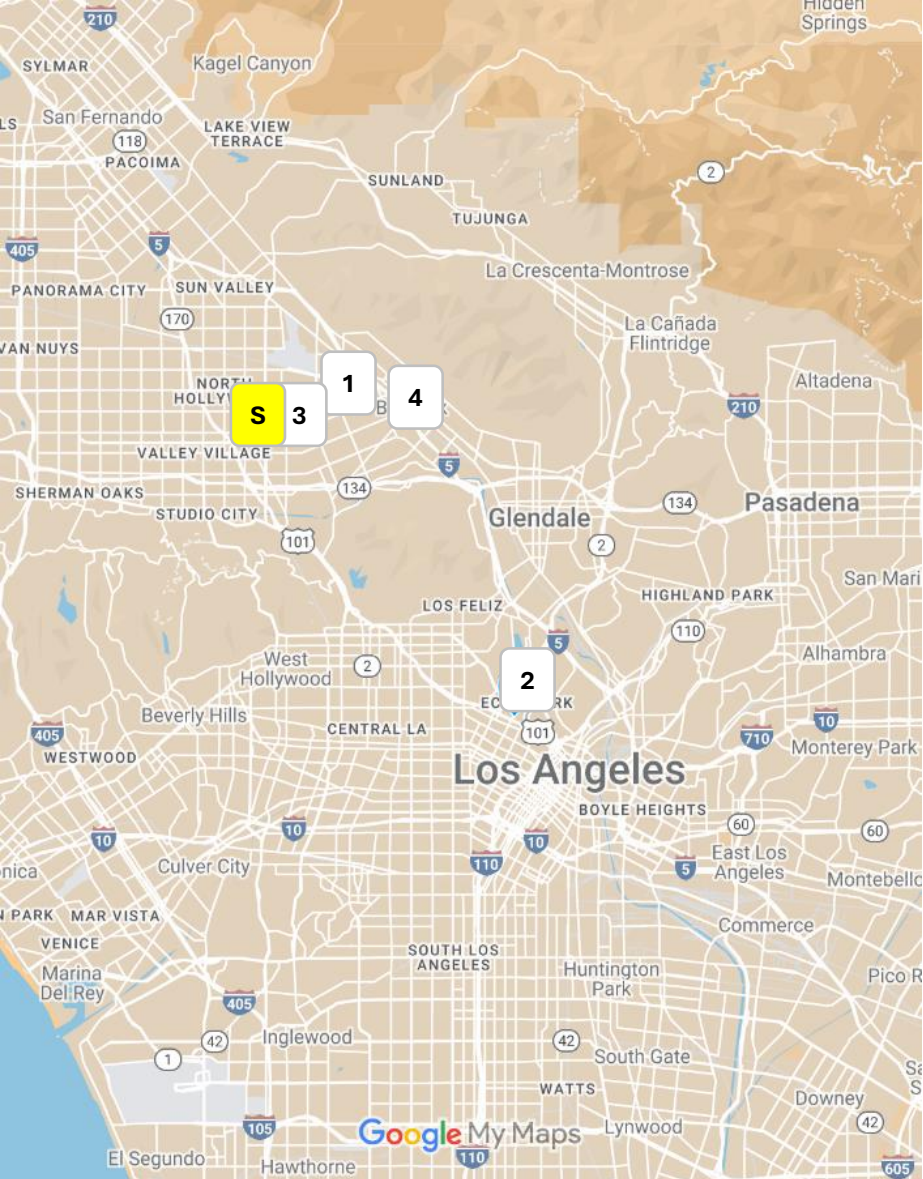
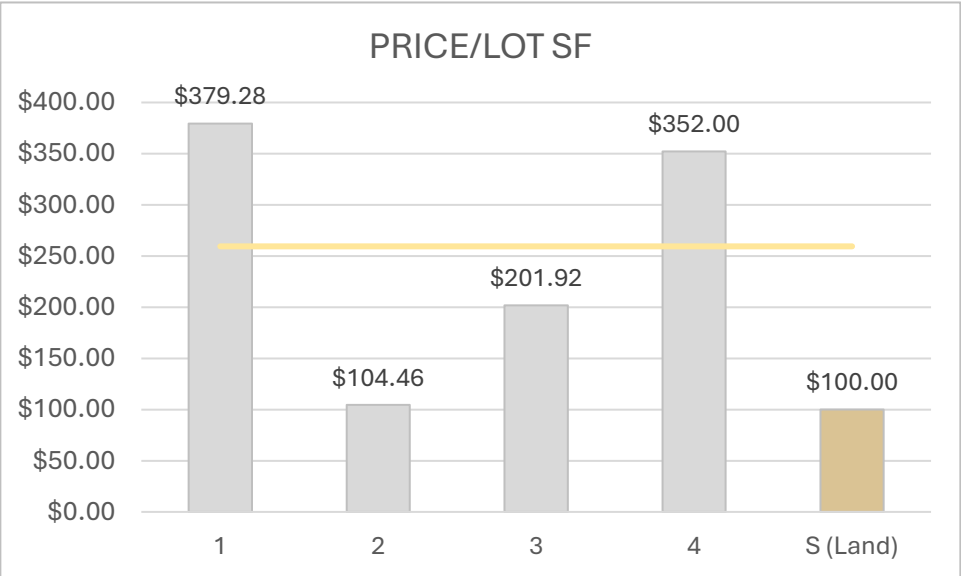
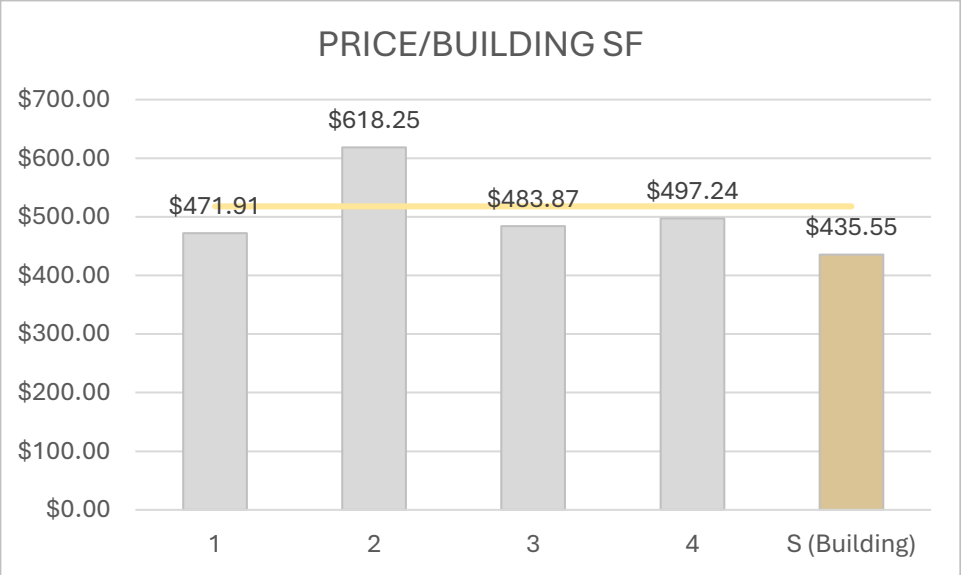
5500-5510 Satsuma Avenue



SALES COMPARABLES

	ADDRESS	BUILT	GROSS SF	LOT SIZE	TYPE	SALE DATE	PRICE	PRICE/SF	PRICE/LAND SF
	1 2101 W. Burbank Blvd Burbank, CA 91506	1955	8,402	10,454	Industrial	7/31/2024	\$3,965,000	\$471.91	\$379.28
	2 2103 - 2127 Bellevue St Los Angeles, CA 90026	1977	5,742	33,984	Industrial	8/7/2024	\$3,550,000	\$618.25	\$104.46
	3 5358 Cartwright Ave North Hollywood, CA 91601	1948	4,960	11,886	Industrial	6/25/2024	\$2,400,000	\$483.87	\$201.92
	4 58-68 E Santa Anita Ave Burbank, CA 91502	2002	9,251	13,068	Industrial	3/26/2024	\$4,600,000	\$497.24	\$352.00
AVERAGES			7,089	17,348				\$517.82	\$259.42
	S Subject Property	1973	7,370	13,699	Industrial	On Market	\$3,210,000	\$435.55	\$234.32
	5500 & 5510 Satsuma Ave North Hollywood, CA 91601	-	-	6,850	Land	On Market	\$685,000	-	\$100.00

SALES COMPARABLES



A nighttime architectural rendering of a modern commercial building. The building features a curved facade and is illuminated with purple and blue lights. A Starbucks is visible on the ground floor, along with a 'STAND' and 'AMERICAN CLASSICS RESTAURANT'. A balcony on the upper floor has a railing and is lit up. Palm trees and outdoor seating areas are visible in the foreground. The sky is dark with some clouds.

LOCATION OVERVIEW

5500-5510 Satsuma Avenue

North Hollywood

A PREMIER “LIVE, WORK, PLAY” MARKET

North Hollywood has experienced a dramatic transformation over the past decade with a steady migration of higher-income residents attracted to the area’s urban amenities, improved schools, and convenient location near key employment and entertainment centers.

Offering an ideal economic alternative to the adjacent, costlier Burbank Media district, North Hollywood attracts the synergistic relationship provided by the area’s many entertainment companies and proximity to a world-class amenity base.



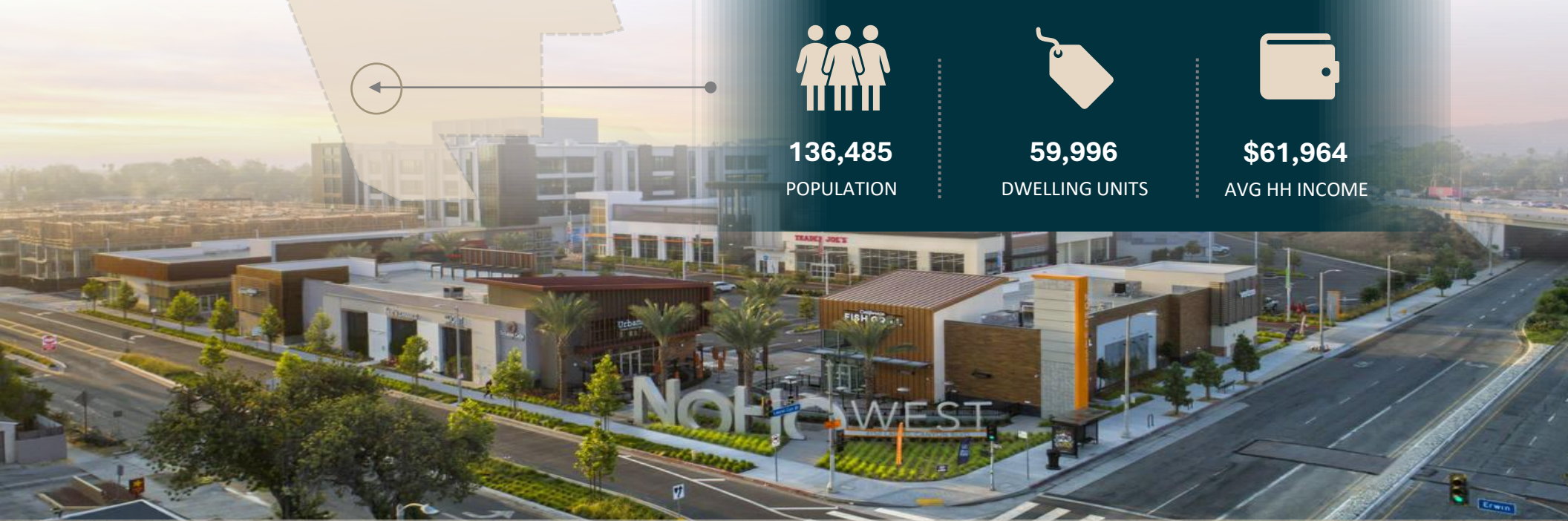
136,485
POPULATION

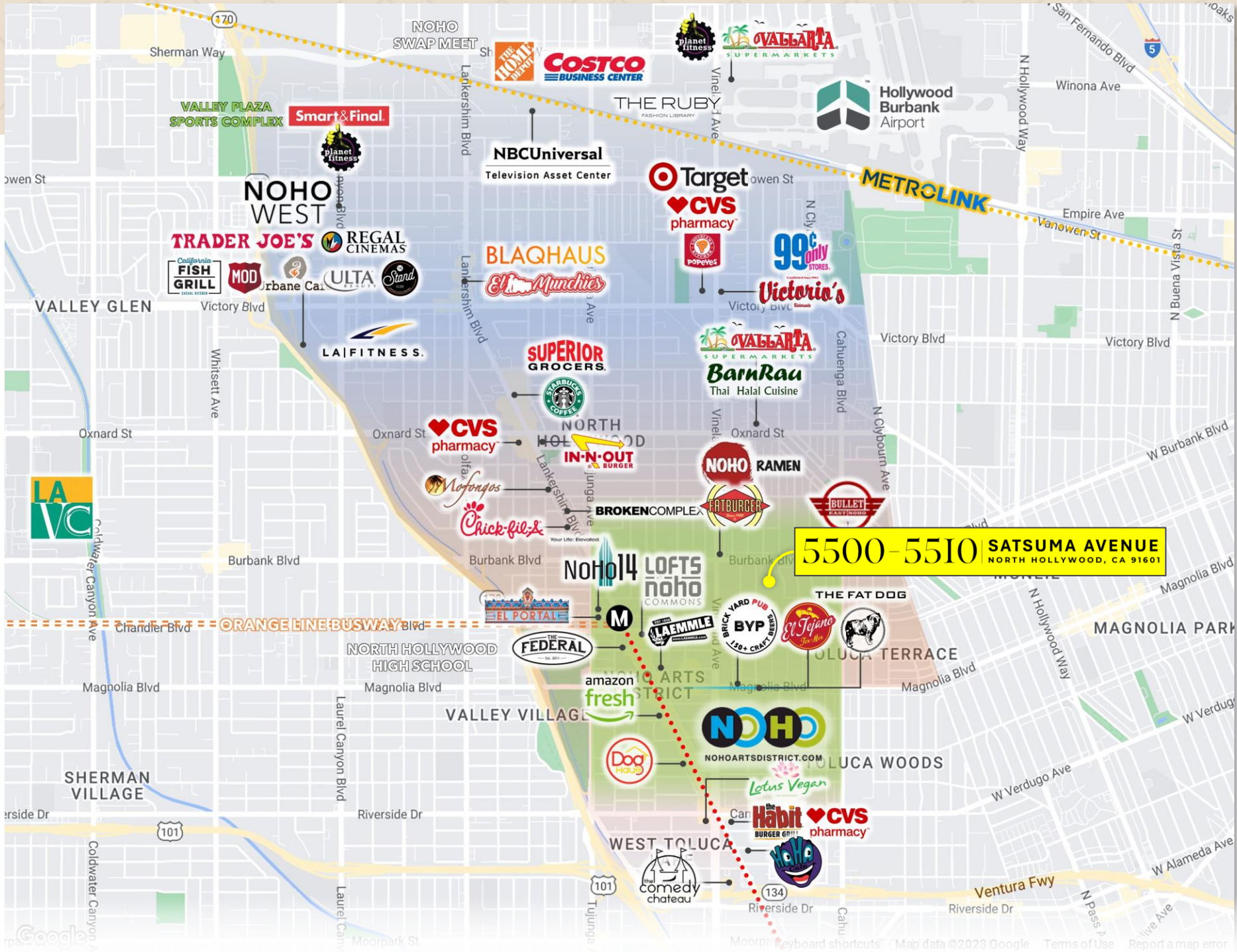


59,996
DWELLING UNITS



\$61,964
AVG HH INCOME





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Arts District

WALKABLE HAVEN

The NoHo Arts District is one of the most walkable neighborhoods in all of Los Angeles. This hip, urban core allows residents to live, work and play in one locale. Filled with live theaters, professional dance studios, art galleries, recording studios, boutiques and a myriad of dining options, the NoHo Arts District is considered one of the most popular cultural destinations in Los Angeles.

LIBATIONS

- Federal Bar
- District Pub
- Brickyard Pub
- Player One
- Tiki No
- No Bar
- Firefly

FITNESS

- AT1 Fitness
- 24 Hr Fitness
- No Limit
- GoTribe Fitness
- Pure Barre
- HK Fitness
- Orangetheory

EATS/CAFES

- Amazon Fresh
- El Tejano
- Republic of Pie
- Café NoHo
- Tamashii Ramen
- Vicious Dogs
- Pitfire Pizza
- City Kitchen Cafe

THE "IT" NEIGHBORHOOD

At about 1.5 square miles, the district's general markers run from Chandler Avenue to the north, Cahuenga Boulevard to the east, Tujunga Avenue to the west, and Camarillo Street to the south. The major cross streets are Lankershim and Magnolia Boulevards, which in the last two decades have emerged as the intersection of an ever-evolving vibrant urban community filled with small theaters, arts-related activities and classes, restaurants and bars, apartments, and mixed-use buildings.

Today, The NoHo Arts District, in conjunction with greater North Hollywood, is being transformed into a regional center, in large part as a result of the construction of Metro Stations for the B Line and the G Line, two lines that have made the neighborhood into a regional hub for the San Fernando Valley.



EL PORTAL THEATRE



LOFTS AT NOHO



THE FEDERAL

ARTS DISTRICT

PATH TO PROGRESS

As a joint development effort with Metro, District NoHo will transform the underutilized 15-acre site at the B Line (Red) and G Line (Orange) station into an arts district-inspired urban village. District NoHo will bring much-needed housing, office and retail steps from transit and it will serve as a gathering space to amplify the thriving community of North Hollywood.



TRANSIT ORIENTED

This transit-oriented development includes approximately 1,500 multifamily residential units, over 300 of which will be affordable



OVER 600K OF RETAIL & OFFICE

100,000SF of community serving retail and restaurant space, and 500,000SF of office space that are all integrated with a new, integrated transit center as well as bicycle and parking facilities.



TRANSIT FACILITIES

The first phase will include the consolidation of the transit facilities at Metro's North Hollywood Station. This would begin after project approval by the City and the Metro Board, which is anticipated in early 2023.



THOUSANDS OF JOBS

The project will create thousands of new job opportunities in the construction, service, and office sectors as well as substantial property and business tax revenue to the City and County of Los Angeles.

Media District

SAN FERNANDO VALLEY

The Property is located moments from the “Media District”, which includes Studio City, North Hollywood, Burbank, and Universal City, and is home to some of the largest media and entertainment employers in the world. Office rents in the Media District have historically tracked on par with Hollywood. Approximately 30% of media district employment is media-related with over 700 companies providing over 60,000 jobs in entertainment.



ADDITIONAL ENTERTAINMENT EMPLOYERS NEAR PROPERTY



Media Firms

The San Fernando Valley is home to a number of media companies, including film studios, production companies, television networks, and other entertainment-related businesses. This includes some of the largest and most renowned film studios in the world including Warner Brothers, Universal Pictures, CBS Studios, and the Walt Disney Company.

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The San Fernando Valley

HOME OF INNOVATION

COMMUNITY OVERVIEW

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.

AFFLUENT SYNERGY

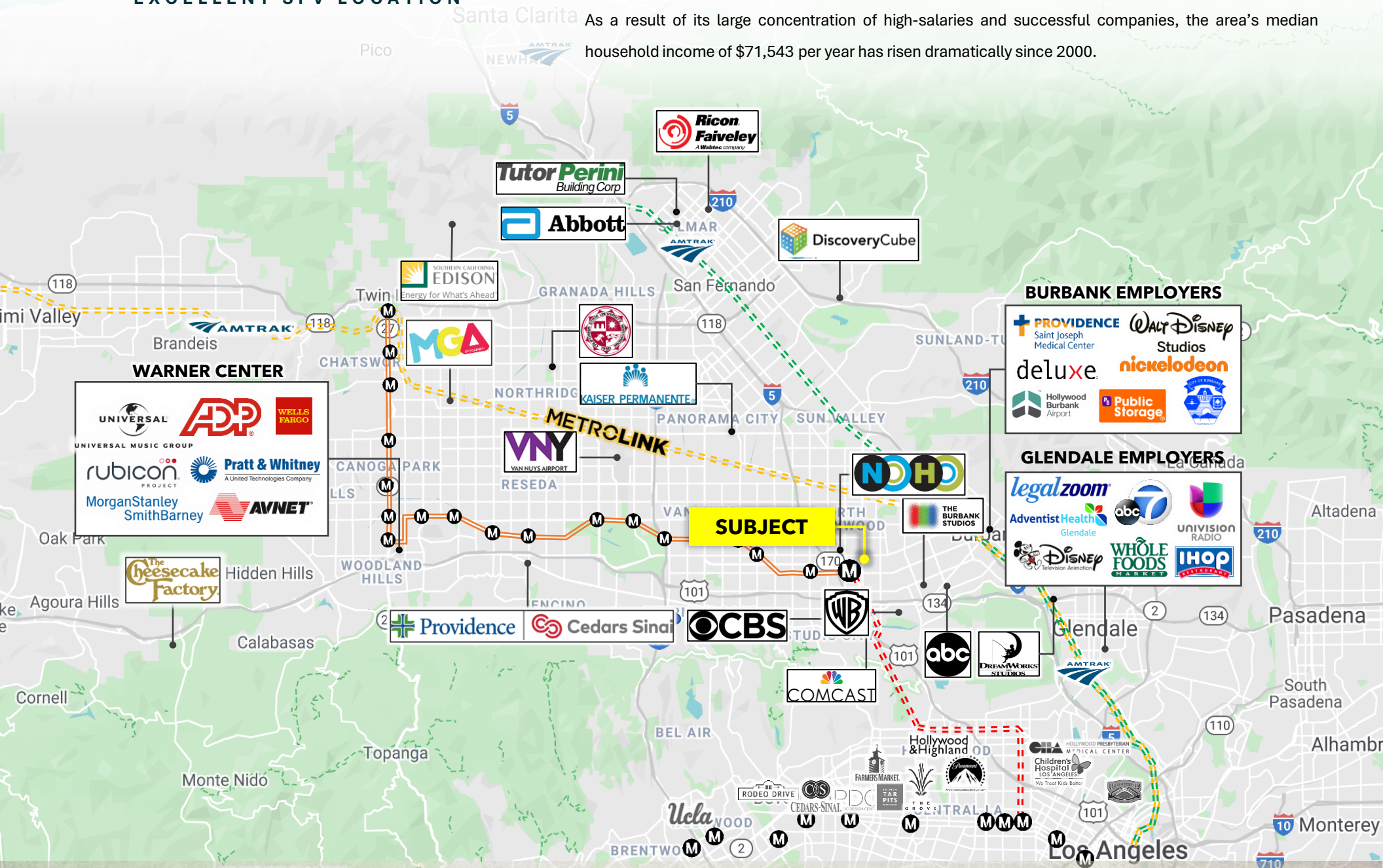
Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.



Demand Drivers

EXCELLENT SFV LOCATION

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.



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