

A CBRE NATIONAL PARTNERS INVESTMENT OPPORTUNITY

CBRE National
Partners

9640 OWENSMOUTH AVE

CHATSWORTH, CA



±108,375 SF

VACANT STUDIO / INDUSTRIAL CONVERSION OPPORTUNITY
IDEAL FOR OWNER-USERS OR VALUE-ADD INVESTORS

EXECUTIVE SUMMARY



The Offering

CBRE, Inc., as exclusive advisor, is pleased to present **9640 Owensmouth Avenue** (the “Property” or “Building”), a high-image, 108,375-square-foot studio / industrial property in Chatsworth, CA. The Property is currently built out as a five-stage, fully supported studio facility. The site spans 3.24 acres and the current zoning allows a wide range of industrial/commercial uses. The vacant property offers owner-users and/or investors a unique opportunity to utilize the current improvements or reposition the Building back to warehouse or manufacturing improvements.

This high-quality facility is situated in the heart of major transportation arteries including SR-118, US-101, I-405, and I-210. The Property also benefits from easy access to the Ports of Los Angeles/Long Beach, Hollywood Burbank Airport, and Los Angeles International Airport.

The Building is located in the historically tight San Fernando Valley market that has maintained a vacancy rate of less than 5% over the last two decades. High demand for large, functional buildings coupled with a lack of industrial zoned land in the San Fernando Valley will continue to put upward pressure on rents.

PROPERTY SUMMARY

Address	9640 Owensmouth Avenue, Chatsworth, CA 91311
APN	2746-015-006
Land Area	3.24 Acres 140,998 SF
Total Square Footage	108,375 SF Warehouse SF: 85,445 Office SF: 8,945 Mezz SF: 13,985
Power	2,500 Ampere, 3 Phase, 4 Wire 480/277-volt powerline with a single meter
Fire Protection	100% sprinklered
HVAC	Heating/Cooling provided by roof and ground mounted HVAC units
Parking	157 Stalls (1.45:1,000)
Year Built/Renovated	1978/2018
Construction Type	Concrete Tilt-Up
Foundation	Poured Concrete Slab
Dock High Doors	4 (Expandable to 8)
Drive-In Doors	1 (Expandable to 2)
Ceiling Height	±26 Feet
Solar	Rooftop system provides \$157K per year of income and 500 kw additional capacity

Industrial Conversion Investment Highlights

108,375 SF

SITUATED ON 3.24 ACRES OF MR-2 ZONED LAND



4 DOCK-HIGH DOORS (EXPANDABLE TO 8)

Fully Fenced
CONCRETE YARD WITH NO ACCESS EASEMENTS

2,500 Amps
OF EXISTING POWER

Functional
BUILDING LAYOUT

1 GROUND-LEVEL DOOR (EXPANDABLE TO 2)

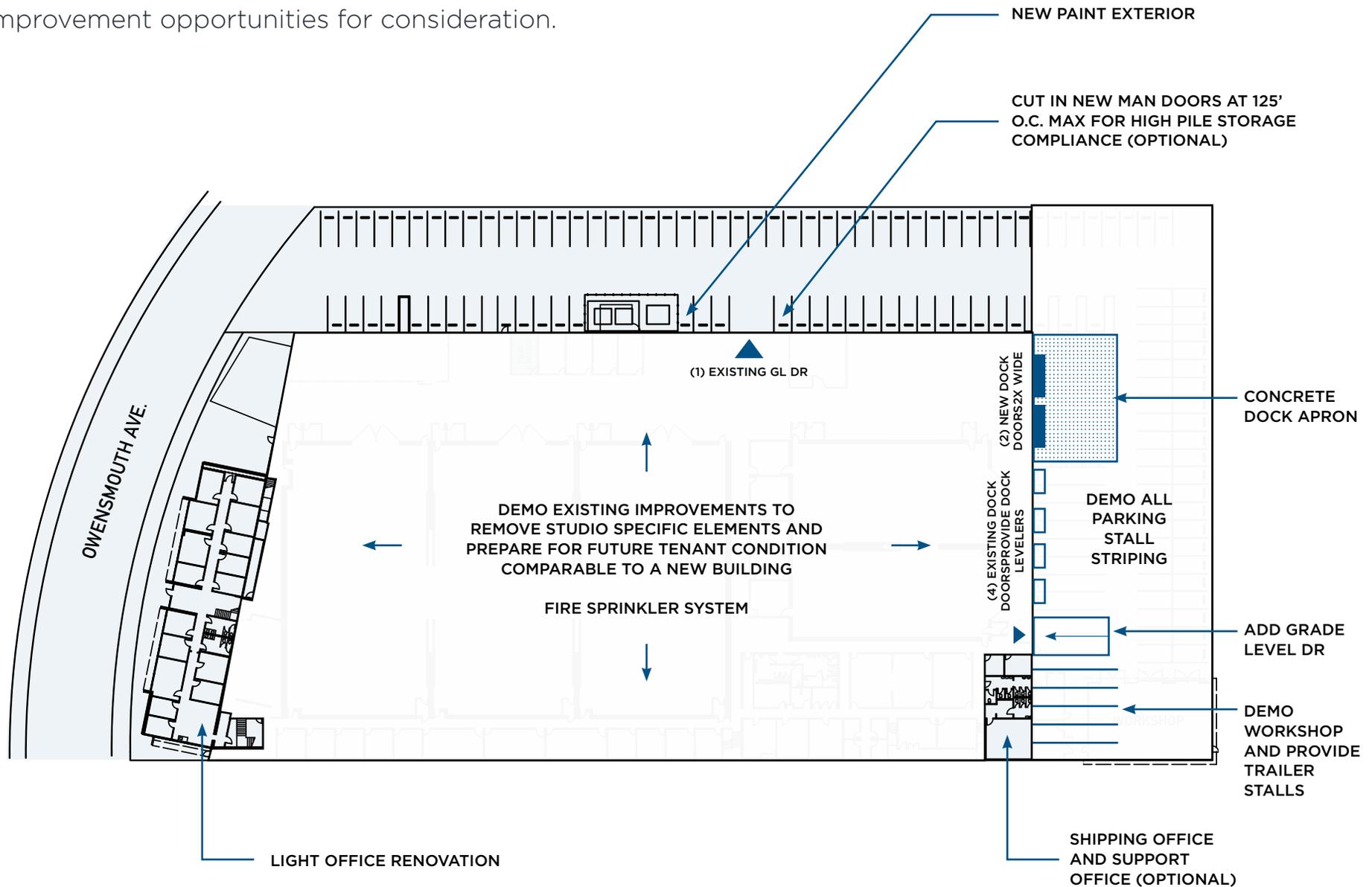
Fully Sprinklered
SPRINKLERED AND AIR CONDITIONED THROUGHOUT

\$157K
OF IN-PLACE SOLAR INCOME/YEAR



Conceptual Industrial Make-Ready Site Plan

SKH Architecture has provided these conceptual industrial improvement opportunities for consideration.



Favorable Industrial Zoning

The Property is zoned MR2-1 which allows for various industrial uses including manufacturing, warehouse, and research & development, in the City of Los Angeles.

Summary of Allowable Uses in the MR2 – Restricted Light Industrial Zone

The property is zoned MR2, allowing a broad spectrum of light industrial and non-retail employment uses, including all MR1 uses by right, and supporting flexible re-tenanting and long-term industrial demand.

Permitted uses generally include:

- Light manufacturing, assembly, processing, and fabrication
- Warehouse, distribution, logistics, cold storage, and parcel delivery
- Motion picture, television, video, and media production
- Research & development, laboratory, and life-science uses
- Software, media, data processing, record management, and IT operations
- Industrial office, corporate headquarters, and professional support services
- Food and beverage manufacturing, including breweries
- Aerospace and specialty equipment manufacturing
- Utilities, specialty gases, and regulated industrial services

Additional allowances:

- Enclosed or screened outdoor storage and yard uses
- Accessory offices, employee-serving food uses, and support facilities
- Performance-based standards that protect neighboring uses and preserve industrial land

Retail activity is limited to incidental uses accessory to on-site industrial operations, reinforcing the zone's focus on employment-generating, low-impact industrial uses.

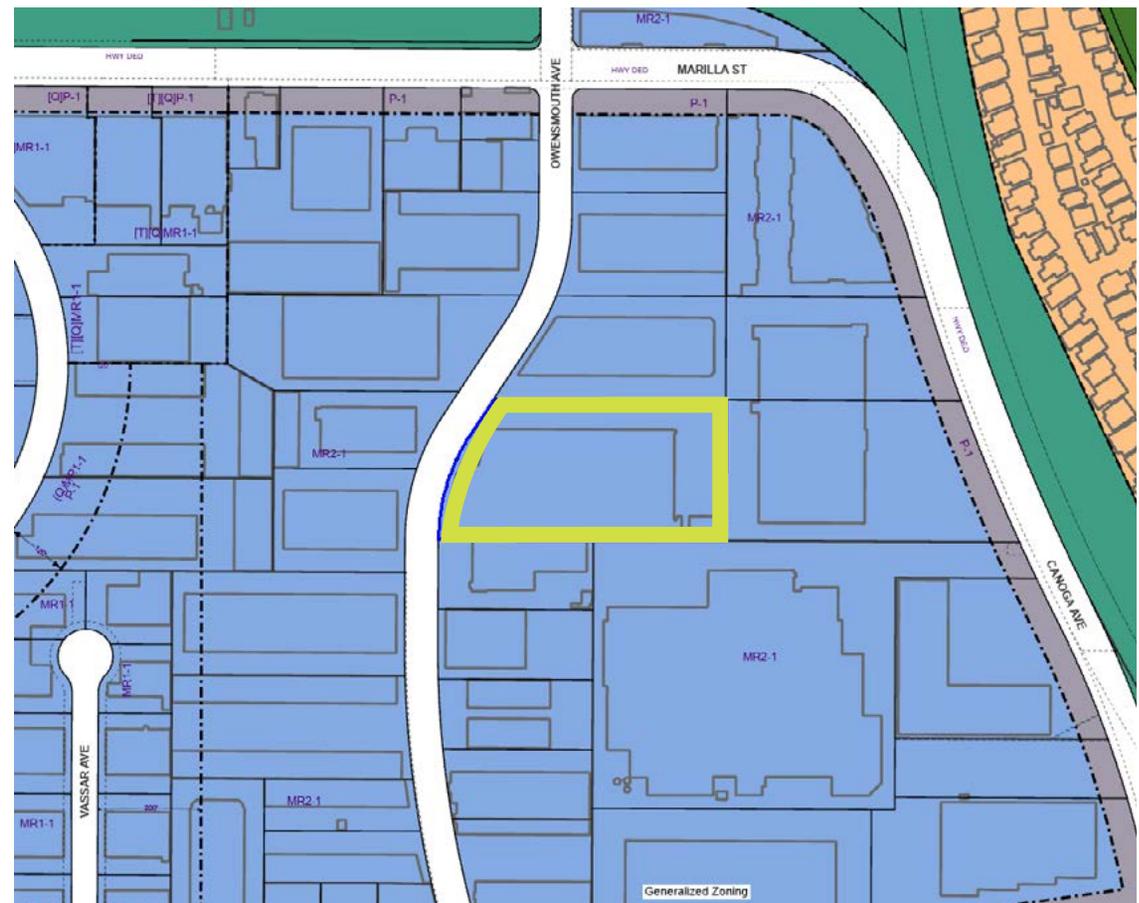
ZONING

MR2-1

[VIEW ZONING WEBSITE](#)

General Plan Land Use

LIGHT MANUFACTURING



Strategic West San Fernando Valley Location

The San Fernando Valley offers a competitive advantage over the neighboring West LA market by offering less expensive rents, affordable and varied housing, good schools, plentiful amenities and a high quality of life for its over 1.8 million residents.



Central location with an enormous population base (+4 million) that resides in the north Los Angeles region, and reverse commute for employees commuting from West LA and greater Los Angeles basin



Excellent access to SR-118, US-101, I-405, I-5 & I-210



As functional space remains at near all-time lows, landlords will continue to enjoy a favorable position in the market



The West San Fernando Valley has almost no available land creating significant constraints on future product supply

West San Fernando Valley Industrial Market

WEST SFV INDUSTRIAL
STATS - Q4 2025

58.2M SF
MARKET BASE

533K SF
GROSS ACTIVITY

3.1%
TOTAL VACANCY

421K SF
GROSS ABSORPTION

0 SF
UNDER CONSTRUCTION

THE WEST SAN FERNANDO VALLEY HAS AVERAGED 9% ANNUAL RENT GROWTH AND MAINTAINED AN EXCEPTIONALLY LOW AVERAGE VACANCY OF 1.4% SINCE 2014



9640 OWENSMOUTH AVE

KEY DISTANCES

SR-27	Adjacent
SR-118	2.5 Miles
US-101	5.5 Miles
I-405	8.7 Miles
Van Nuys Airport	9.4 Miles
I-5	12.0 Miles
Hollywood Burbank Airport	20.2 Miles
LAX	36.6 Miles
Ports of LA/LB	55.4 Miles

Excellent Proximity to Major Arterials & the Ports of LA & LB



9640 OWENSMOUTH AVE

2.5 MILES

8.7 MILES

12.0 MILES

5.5 MILES

Strategic Access to SR-27,
SR-118, US-101, I-405 & I-5

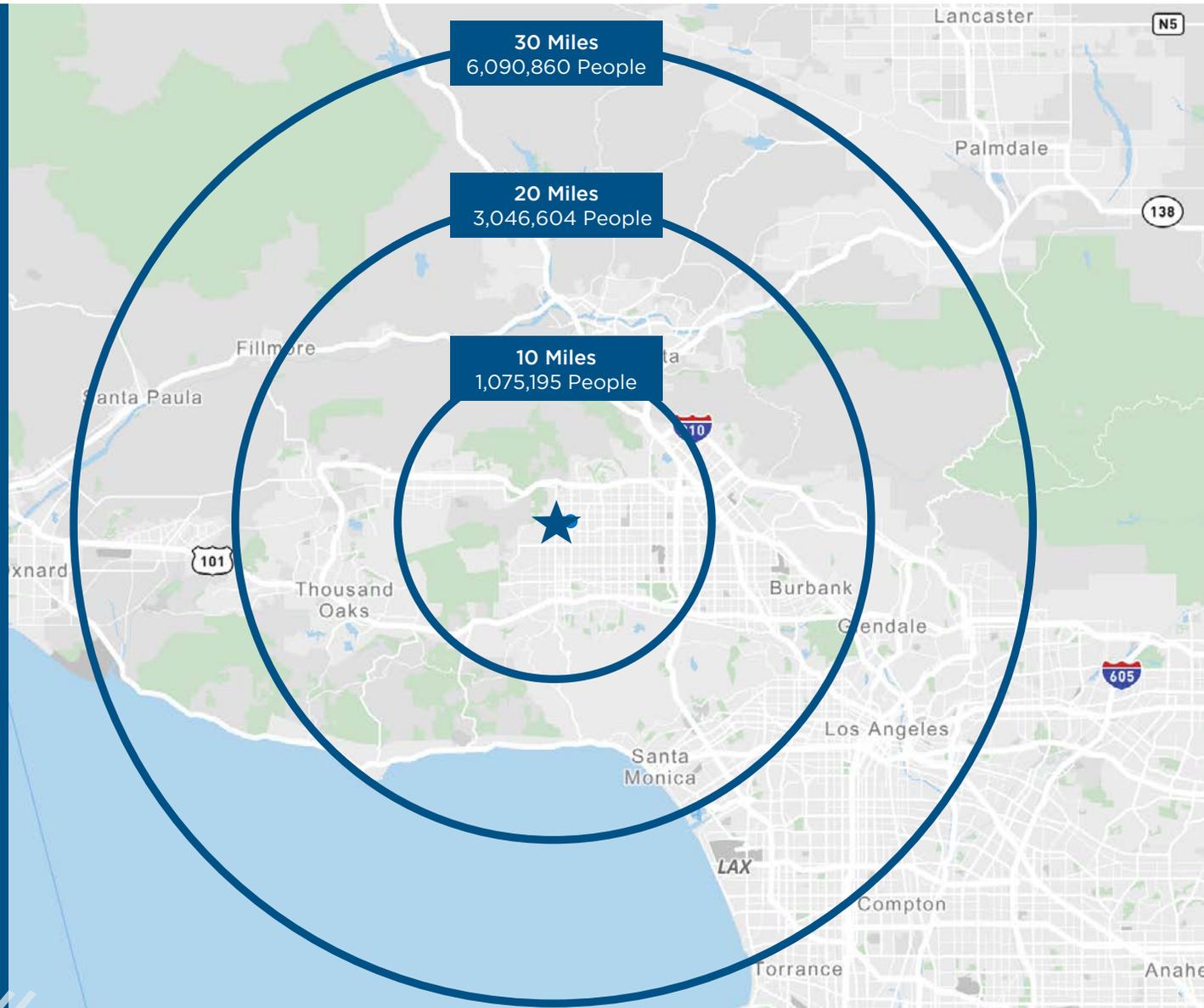


If the San Fernando Valley was a City, it would be the fifth largest in the United States!

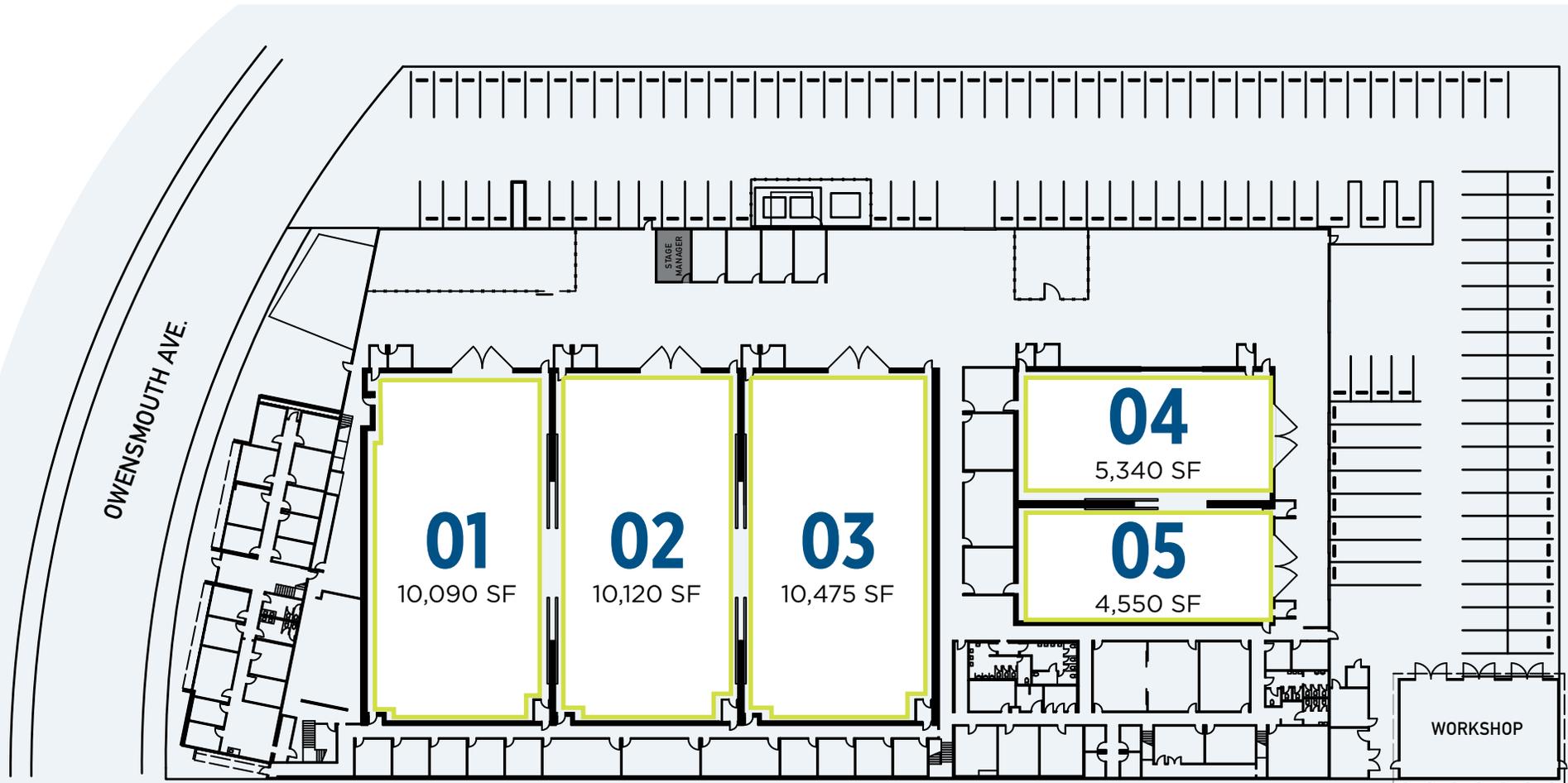
This San Fernando Valley Location Is Critical To Distribution & Manufacturing Users, With Access To The Dense Population And Central Location To Serve The Area.

The wealth of amenities, housing options, easy access, highly educated labor pool and quality of life attract a wide variety of business to the area.

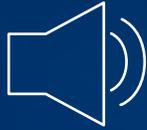
Over 6 million people live within 30 miles of the Property.



As-Is Studio Site Plan (with Floor Plan Detail)



Studio Investment Highlights (As-Is)



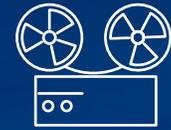
Five Sound Resistant Stages



Permanent Grid System



24-Hour Perimeter Security



Full Production & Post Facilities



Makeup & Hair Rooms



Wardrobe & Green Rooms



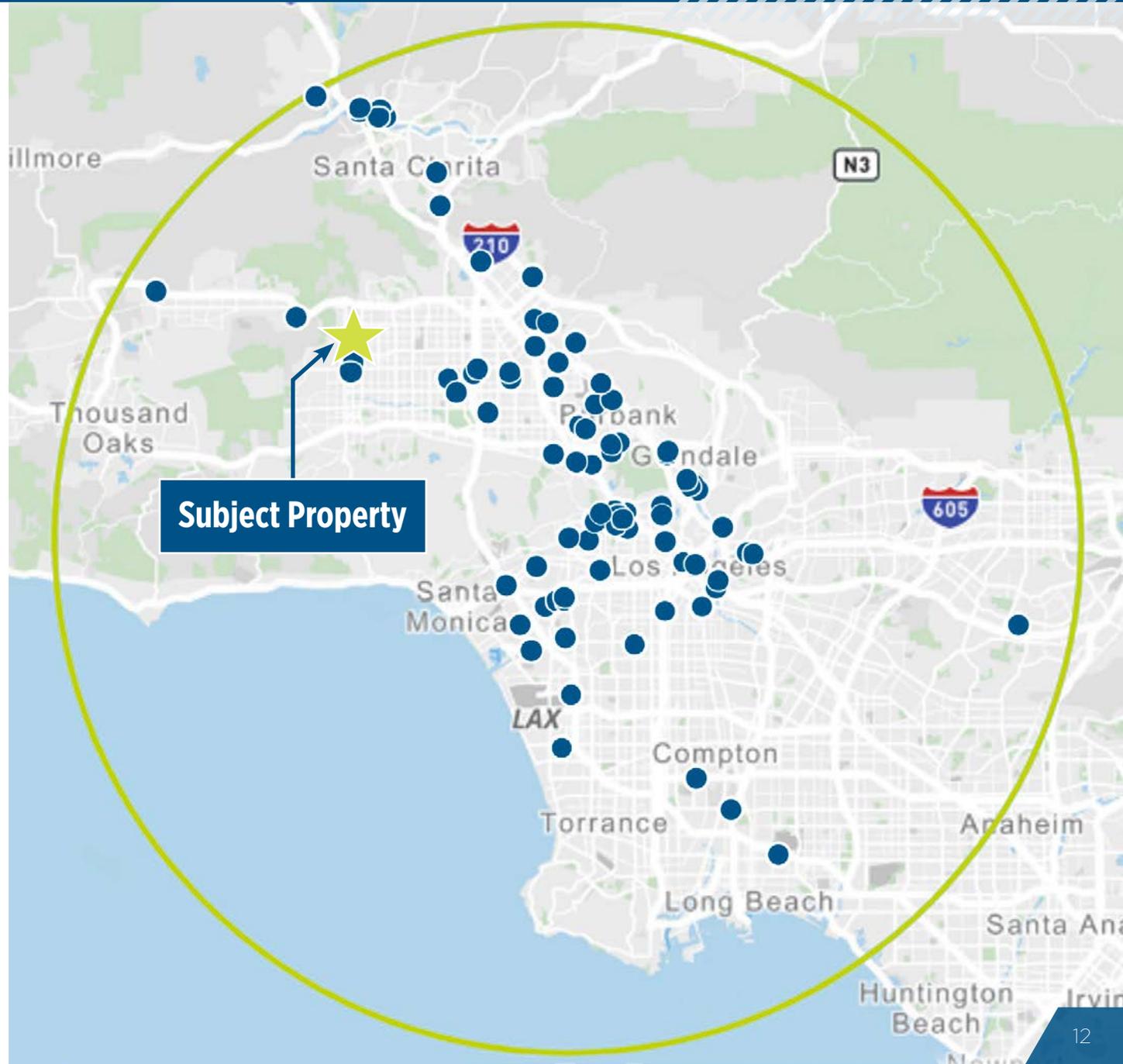
Lighting & Grip Storage



Located in the Thirty Mile Zone

9640 Owensmouth benefits from its location within the Thirty Mile Zone (TMZ).

The Thirty Mile Zone (TMZ) refers to the studio's distance from Hollywood. The center of the TMZ is situated at the intersection of Beverly Boulevard and La Cienega. Productions outside this boundary (with a few exceptions) incur additional labor-related costs due to "on location" filming guidelines such as higher per diem rates, workers' compensation and logistics costs.



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