

NORTH HOLLYWOOD, CA 91601 ■ OWNER-USE OPPORTUNITY



RARE TV/COMMERCIAL STUDIO OFFERS OWNERSHIP A TURNKEY OPPORTUNITY

# 5500 & 5510 SATSUMA AVENUE



FEDER & ASSOCIATES  
COMMERCIAL REAL ESTATE



# 5500 & 5510 SATSUMA AVENUE ■ NORTH HOLLYWOOD, CA 91601

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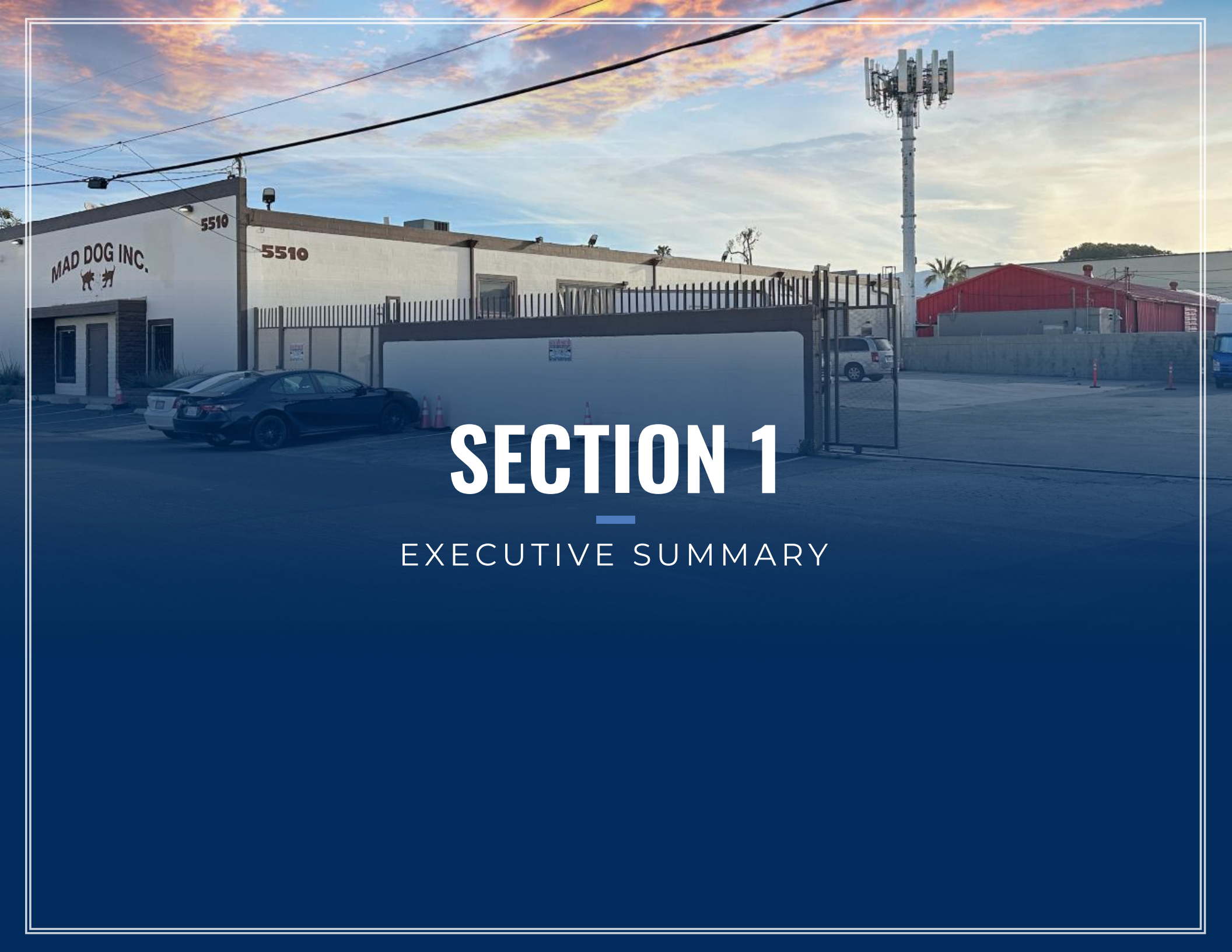
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# SECTION 1

## EXECUTIVE SUMMARY



5500 & 5510 SATSUMA AVENUE

**\$4,395,000**

**OFFERING PRICE**

**7,370**

**BUILDING SF**

**20,549**

**COMBINED LOT SF**

**2**

**TOTAL PARCELS**

# PROPERTY HIGHLIGHTS



- 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



- 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.



# 5500 & 5510 SATSUMA AVENUE

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

5500 & 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.







# OWNER-USER OFFERING

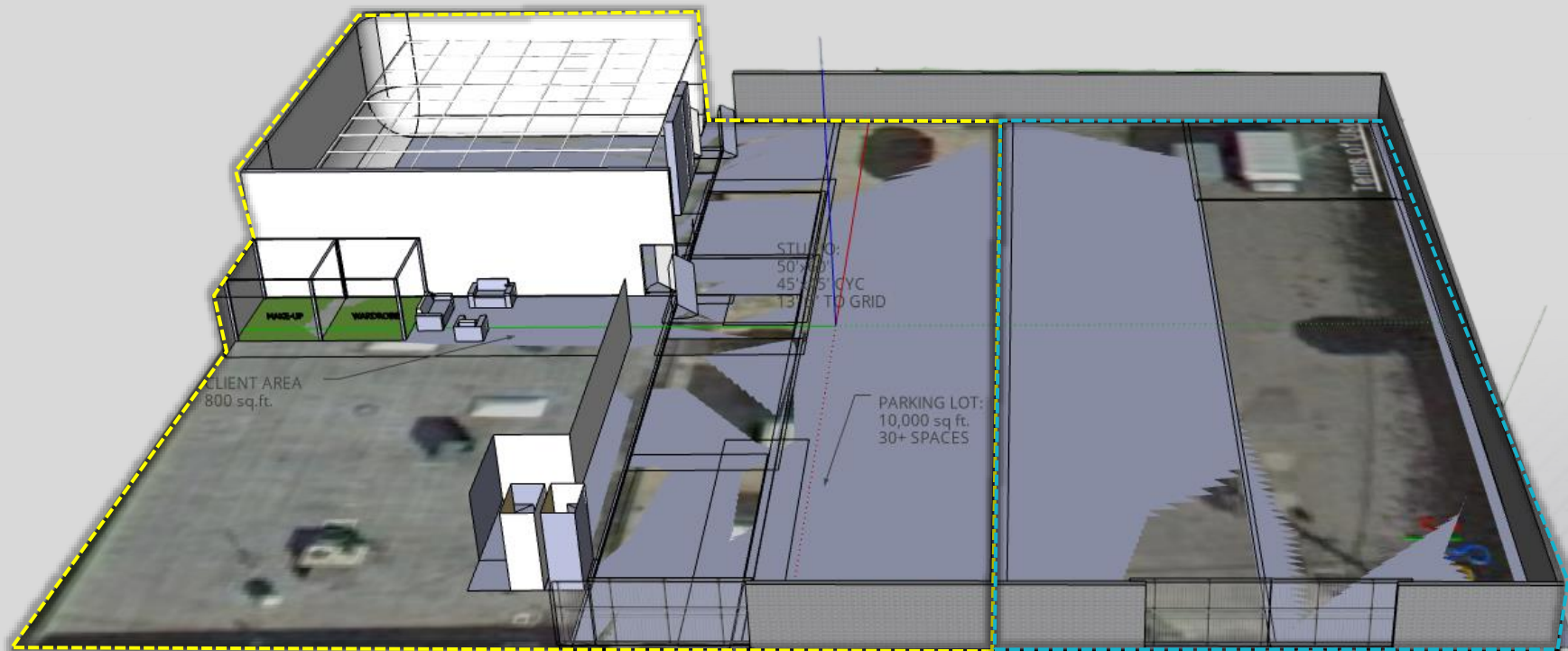




# 3D PLAN LAYOUT

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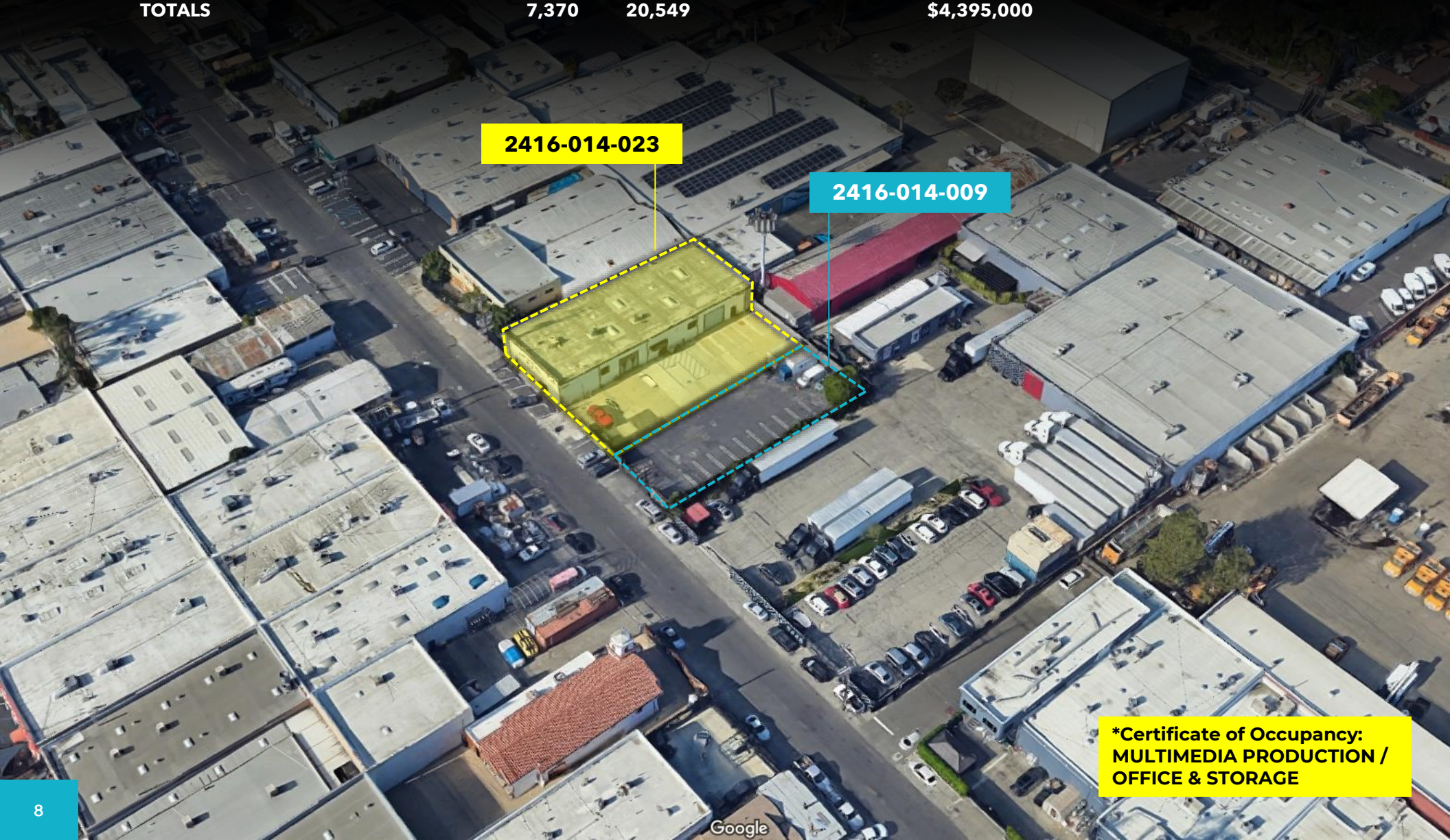
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# PROPERTY OVERVIEW

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	\$795,000	-	\$116.06
5510 Satsuma Avenue	Production*	7,370	13,699	1973	2416-014-023	\$3,600,000	\$488.47	\$262.79
TOTALS		7,370	20,549			\$4,395,000		

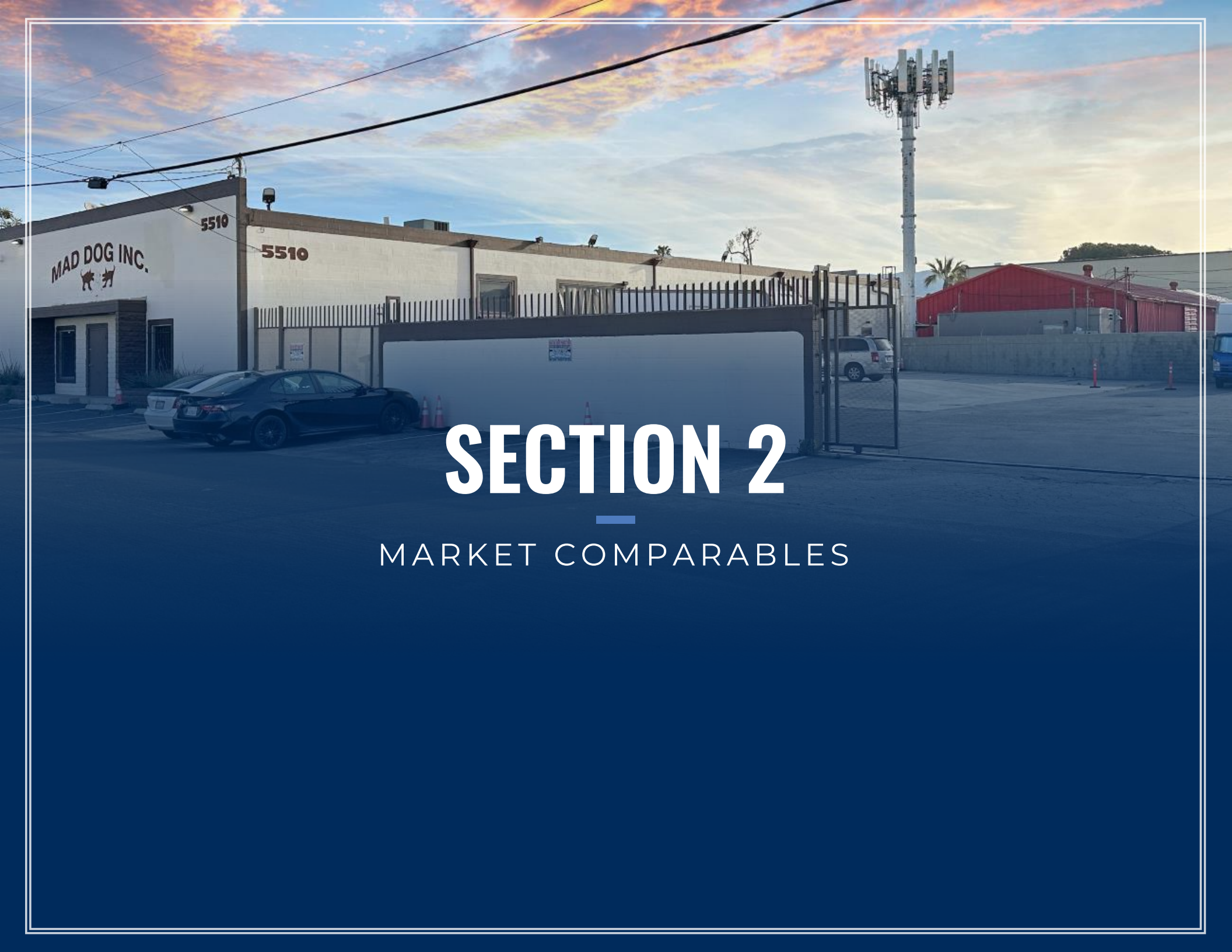


2416-014-023

2416-014-009

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









# SECTION 2

MARKET COMPARABLES

# SALES COMPARABLES

## 5500 & 5510 SATSUMA AVENUE

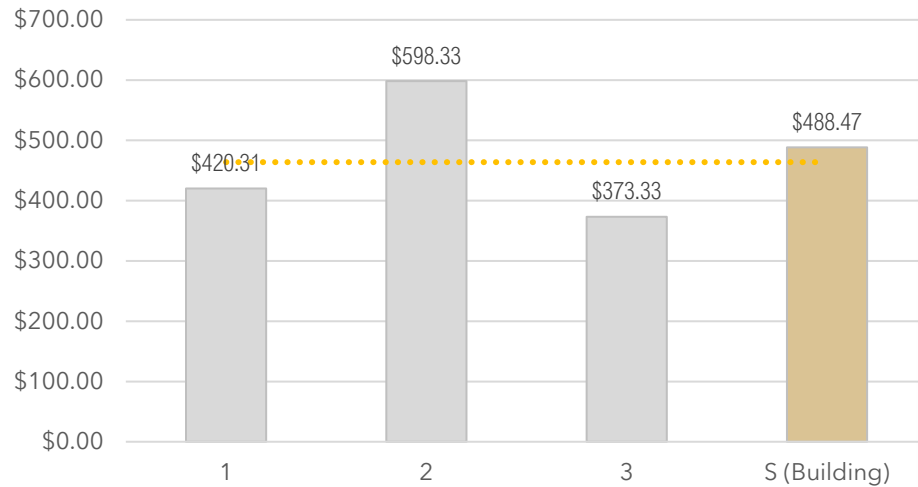
	ADDRESS	BUILT	GROSS SF	LOT SIZE	TYPE	SALE DATE	PRICE	PRICE/SF	PRICE/LAND SF
	<b>1 11489 Chandler Blvd</b> North Hollywood, CA 91601	1964	7,316	11,108	Industrial Manufacturing	Under Contract	<b>\$3,075,000</b>	\$420.31	\$276.83
	<b>2 2000 N Lincoln St</b> Burbank, CA 91504	1974	6,936	12,197	Industrial Warehouse	In Escrow	<b>\$4,150,000</b>	\$598.33	\$340.25
	<b>3 11331 Penrose St</b> Sun Valley, CA 91352	1955	5,625	14,994	Industrial Warehouse	In Escrow	<b>\$2,100,000</b>	\$373.33	\$140.06
<b>AVERAGES</b>			<b>6,626</b>	<b>12,766</b>				<b>\$463.99</b>	<b>\$252.38</b>
	<b>S Subject Property</b>	<b>1973</b>	<b>7,370</b>	<b>13,699</b>	<b>Industrial</b>	<b>On Market</b>	<b>\$3,600,000</b>	<b>\$488.47</b>	<b>\$262.79</b>
	<b>5500 &amp; 5510 Satsuma Ave</b> North Hollywood, CA 91601	-	-	<b>6,850</b>	<b>Land</b>	<b>On Market</b>	<b>\$795,000</b>	-	<b>\$116.06</b>



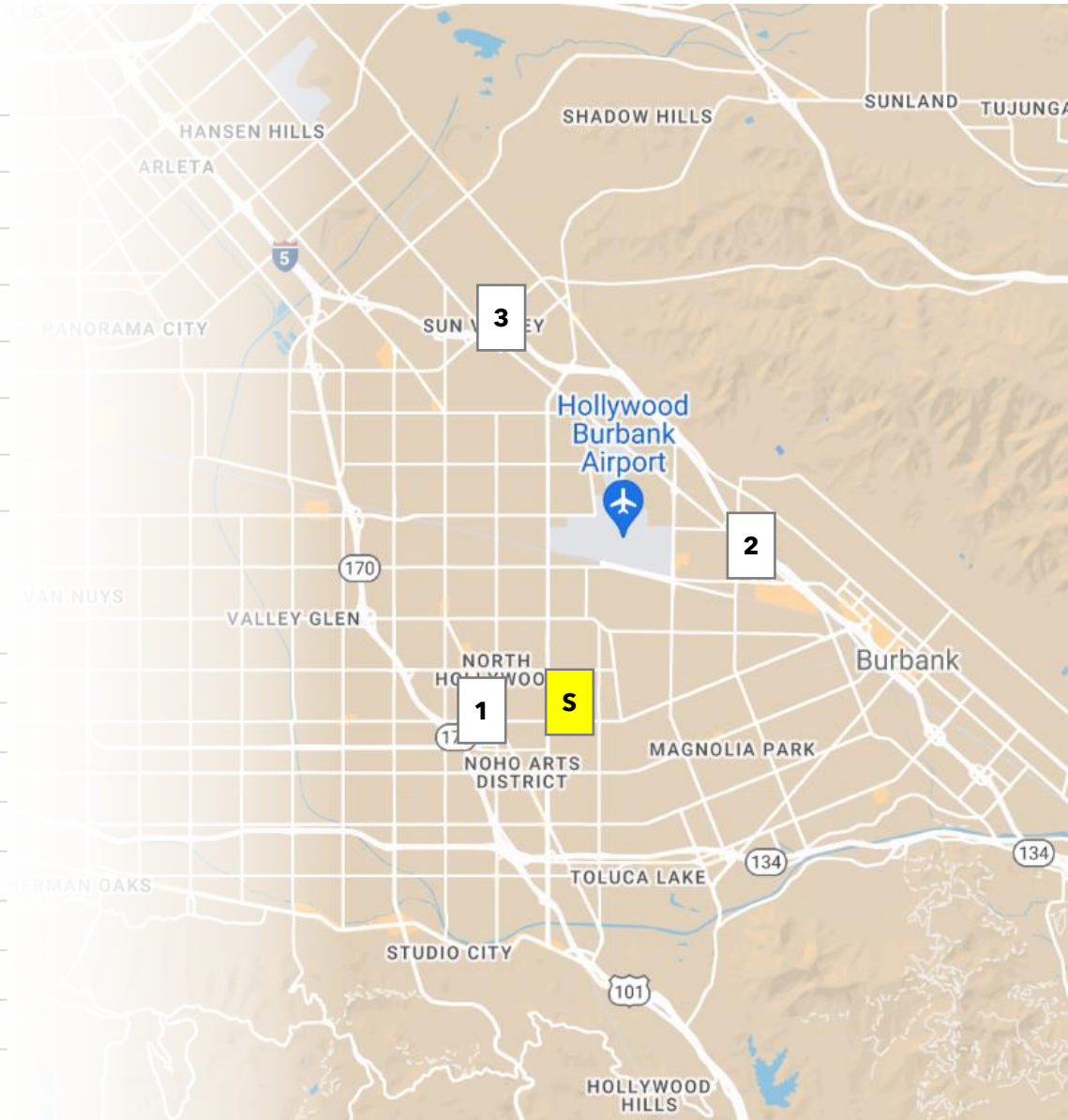
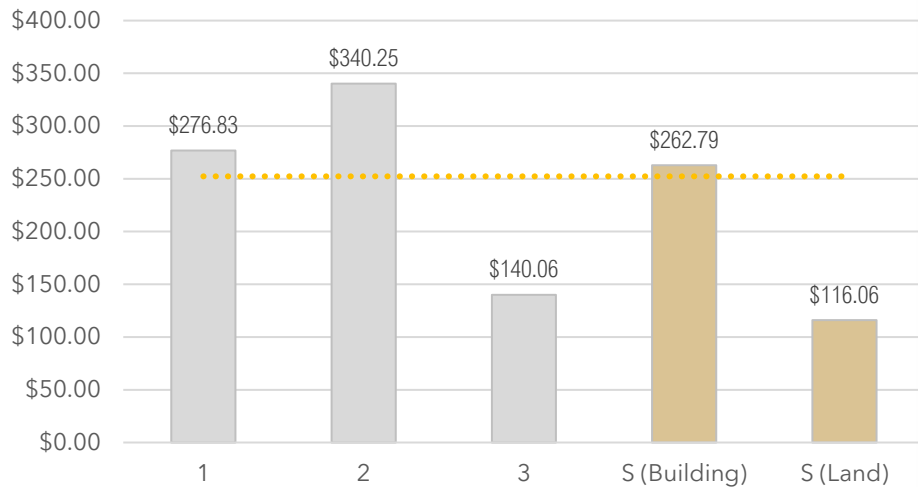
# SALES COMPARABLES

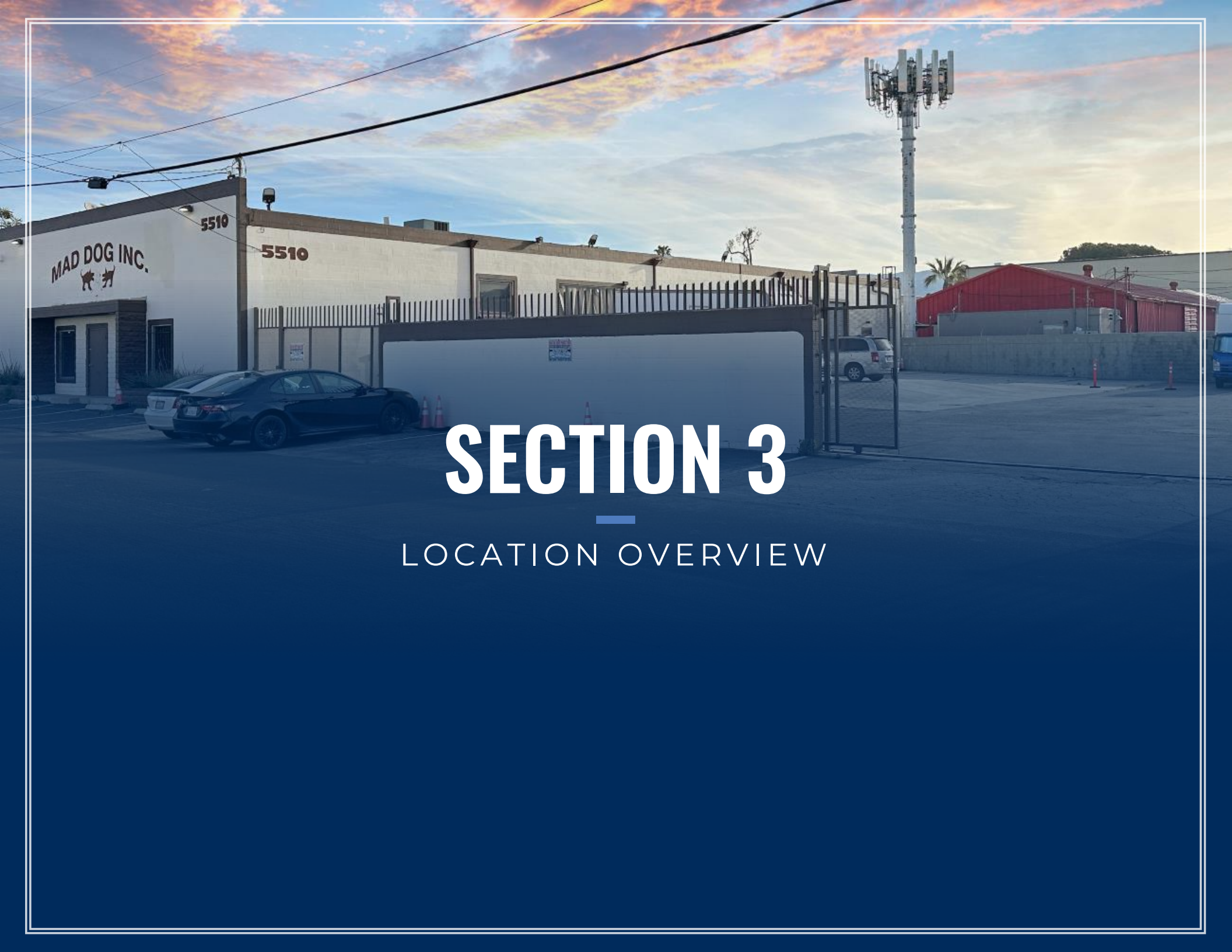
5500 & 5510 SATSUMA AVENUE

PRICE/BUILDING SF



PRICE/LOT SF





# SECTION 3

LOCATION OVERVIEW



# NORTH HOLLYWOOD

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.

Due to the city's sought-after dining, nightlife and artistic lifestyle, demand for housing has reached an all time high. In order to meet the demand for housing, developers have flocked to North Hollywood to build close to \$3 billion in mixed use projects from 2015 - 2020.



**136,485**  
EST. POPULATION

**61,964**  
MEDIAN HH INCOME

**59,996**  
DWELLING UNITS

*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 Red Line and the Orange Line, two lines that have made the neighborhood into a regional hub for the San Fernando Valley.*





# 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



# CHANDLER BIKE PATH

## SEPARATE PATH

The Chandler Bikeway is a dedicated, separated path for bicycles and pedestrians. It is separate from the main road, which enhances safety for those using it.

## SCENIC ROUTE

The path is lined with trees and greenery, making it a pleasant and scenic route for both leisurely rides and daily commutes.

## ACCESSIBILITY

It is easily accessible to residents and visitors in the North Hollywood area and provides a convenient way to travel without the need for a car.

## CONNECTIONS

The bikeway connects to other bike paths and lanes in the area, allowing cyclists to extend their routes and explore the surrounding neighborhoods.

### North Hollywood

2 MILE LOOP

START POINT/ END POINT

### Metro Bike Share North Hollywood Station

#### SIGHTS

- 📍 Lankershim Depot
- 📍 Murals along Chandler Bike Path
- 📍 The Iliad Bookshop



Metro Bike Share stations along the route



Metro B Line Station

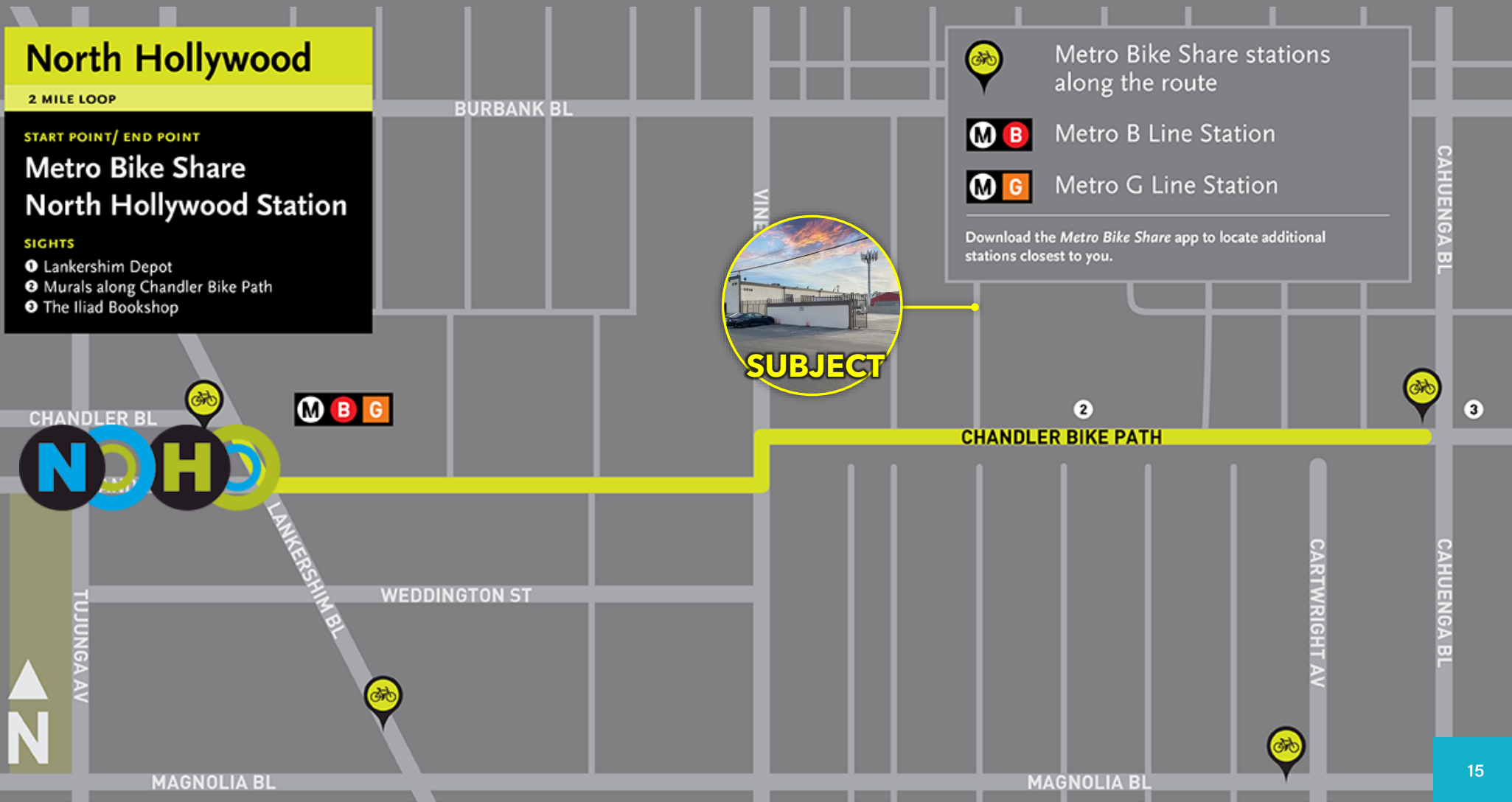


Metro G Line Station

Download the *Metro Bike Share* app to locate additional stations closest to you.



SUBJECT



# 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.



### 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.



# PRIME NOHO LOCATION

5500 & 5510 SATSUMA AVENUE



Hollywood  
Burbank  
Airport



CHANDLER BIKE PATH



NORTH HOLLYWOOD  
STATION



THE WEDDINGTON



MAGNOLIA  
CO-OP TOWER

ACADEMY VILLAGE  
APARTMENTS

ACADEMY  
TOWER

Television  
Academy  
Foundation



wework

Walgreens



THE FAT DOG



THE IVY AT  
NOHO



# AMENITIES



## DEMOGRAPHIC PROFILE

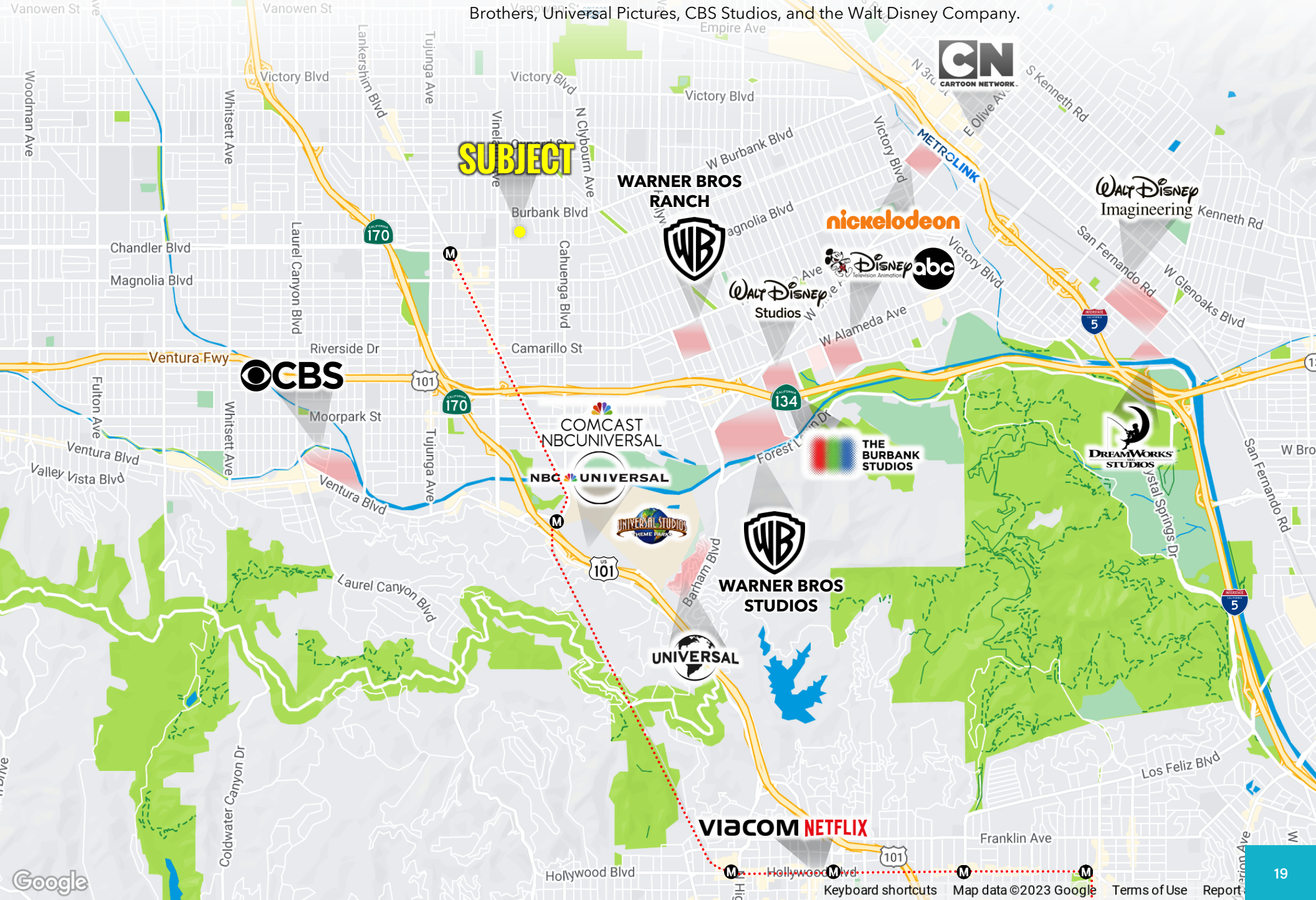
### CATEGORY

POPULATION	136,485
DWELLING UNITS	59,996
OWNER OCCUPIED	14,643
RENTER OCCUPIED	41,019
MEDIAN HH INCOME	61,964



# 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.





# 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.





# CONNECTIVITY

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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