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Lee & Associates-LA North/Ventura Transacts Sale of Film Production Studio for \$8,750,000

Iconic location was once site of filming for Beverly Hills 90210 and Melrose Place

LOS ANGELES – June 13, 2017 –A film production facility for such iconic shows as *Beverly Hills 90210* received multiple offers before trading to a private investor for \$8,750,000, according to [Mike Tingus](#), [Randy Kobata](#) and [Daniel Davis](#), the [Lee & Associates-LA North/Ventura](#) industrial team that transacted the sale on behalf of the buyer and seller.

The 44,400 square foot property, at 14955 and 15001 Calvert St. in the Van Nuys submarket of the San Fernando Valley of Los Angeles, consists of two free-standing buildings of 22,200 square feet each on two separate parcels. It has operated as sound stages and production facilities for the past 30 years.

“Industrial inventory in Van Nuys is so scarce that there is great interest in anything that comes on the market,” said Kobata, a Lee principal, “and the fact that this property is a functioning production studio able to command significantly higher rents than traditional industrial buildings just added to the interest we received.”

The property is fully air conditioned and soundproofed with excessive power. In addition to *Beverly Hills 90210* and *Melrose Place*, CBS, ABC and HBO have all been tenants.

“The industrial vacancy rate in the Van Nuys submarket is below 1 percent, so you can see how any property here would attract tremendous interest,” said Davis, an associate of Lee LA North/Ventura. “Our buyer liked the studio aspect and plans to continue to operate the facility for film production.”

The team received six offers on the property before transacting the sale to a private investor, Esh Holder, LLC, who owns other properties nearby.

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