



The
Ranch


The Valley's First Creative Campus

14751 Califa Street

Move-In-Ready
Lab+Creative Offices

14751

A Project Designed by:

 **SHUBIN DONALDSON ARCHITECTS INC.**

Colliers

HISTORY

1940s | How It All Began

The Ranch started out in the mid-1940s as the cherished purchase of a young newlywed couple, Eleanor and Barney. The pair, a school teacher and a general contractor, purchased what was then a sprawling 60-acre farm and orange grove and turned it into, in part, a horse ranch.

In the first decade of ownership, the couple developed much of the land with single family homes, while retaining nearly 15 acres for industrial development. Later, as the San Fernando Valley's industrial economy boomed in the '50s and '60s, the site was developed with a diverse array of industrial buildings ranging from 2,000 square feet to 28,000. The flexibility offered by such a set up, allowing companies to expand or contract on site, combined with generous parking allocations and outstanding proximity to central transportation thoroughfares resulted in the site becoming a prime destination for both industrial and back-office tenants.

One such company to find success at the Ranch in those days was REDKEN Laboratories. American actress and entrepreneur Paula Kent, along with her hairdresser, Jheri Redding, leased roughly 3,000 square feet of space on the site in 1960. As REDKEN thrived, several new buildings were constructed to suit their needs and, by the 1970s, the company had grown to occupy more than 100,000 square feet. Eventually, REDKEN had to move on to accommodate its rapid growth, ending up on New York's famed 5th Avenue.

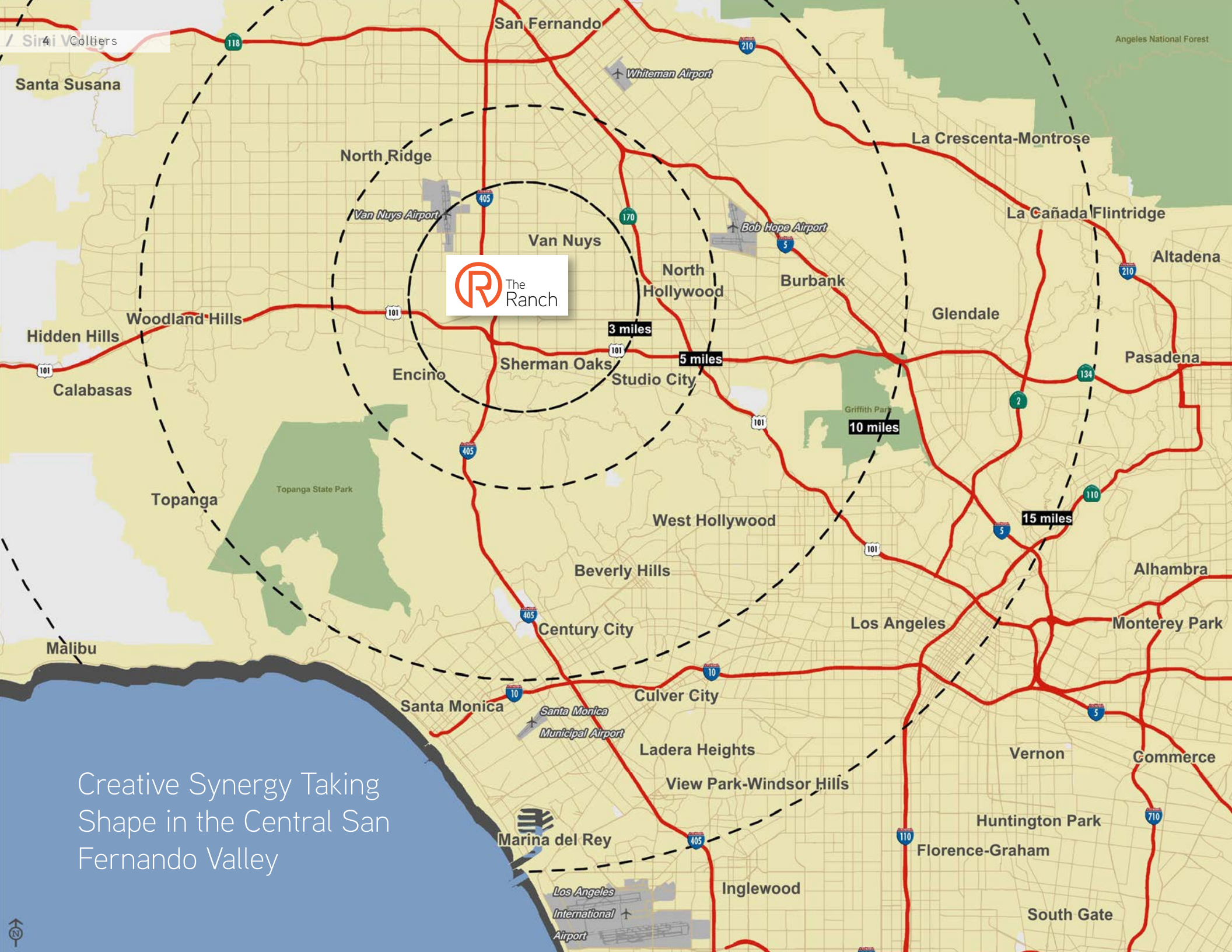


Looking Forward

Today, the family continues to build upon the traditions and values Eleanor and Barney brought to the Ranch from the very beginning. Embracing the entrepreneurial spirit of the Valley's growing media and technology firms, the family is committed to transforming this inspiring site into not only the Valley's First Creative Campus, but the very best.

Welcome to the Ranch!





 The Ranch

3 miles

5 miles

10 miles

15 miles

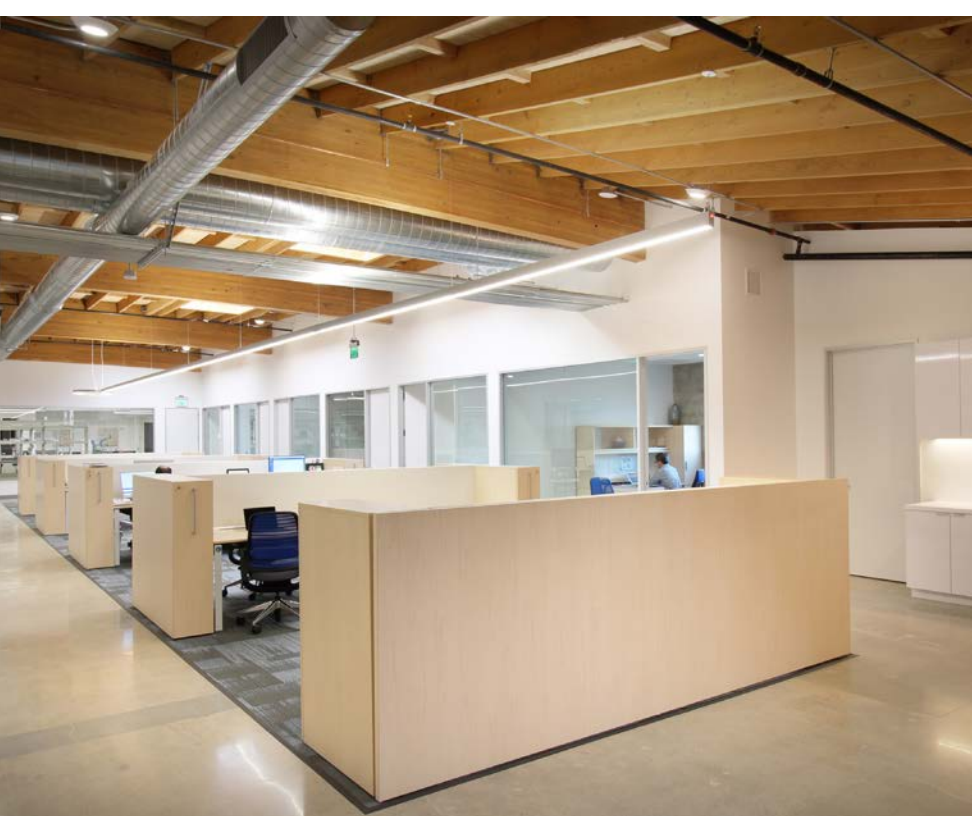
Creative Synergy Taking Shape in the Central San Fernando Valley





PROPERTY LOCATION

- Convenient to the confluence of the San Diego (405) and Ventura (101) freeways
- Immediately adjacent to Sherman Oaks, Studio City, Encino and North Hollywood
- Minutes from amenity-rich Ventura Boulevard
- Reverse commute from traffic-heavy West Los Angeles
- 20 minutes from Hollywood Burbank Airport



14751 CALIFA STREET

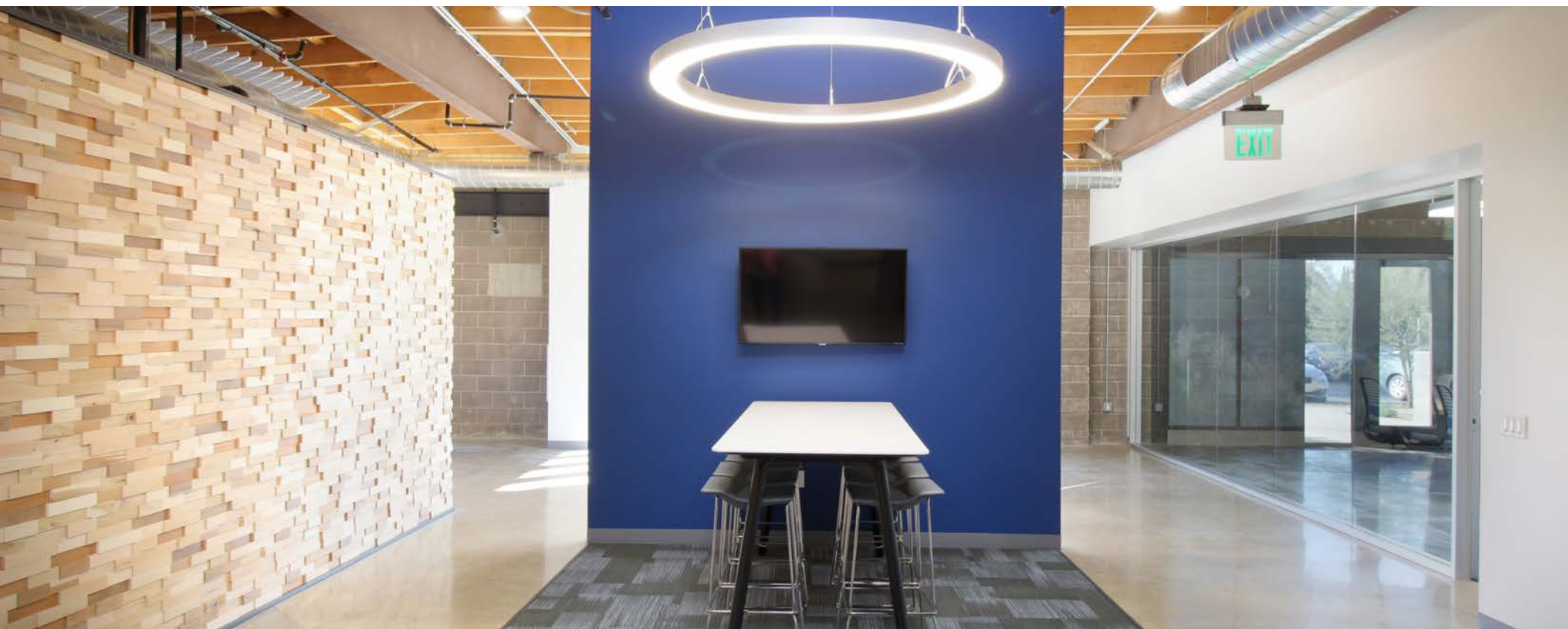
SPACE HIGHLIGHTS

- 11,142 RSF - Available 9/1/2026
- Move-in Ready Wet Lab + Creative Office Space
- Laboratory Space Built to Support BSL-2 Operations
- High-Ceilings - Expansive Exposed Wood Ceiling
- Polished Concrete Floors + Exposed Block Walls
- Private Patio + Large Glass Roll-Up Door to Patio
- Large Modern Kitchen - Fully Equipped
- Generous Skylights Throughout
- Free Parking - 33 Spaces (3 per 1,000 SF, Unreserved)
- Building Signage
- Independent 24/7 HVAC Control (7 x 5 Ton Units)
- Heavy Power - 400a 277/480v 3 Phase
- Lab Furniture & Equipment Available
- Office Furniture & Cubicles Available
- Ground Level Loading Doors
- Two Full-Sized Restrooms with Modern Finishes
- Premises Designed by BAM Creative

Generous Building Spaces,
High Ceilings,
Convenient Parking



T-Cure
TOWARDS A CURE



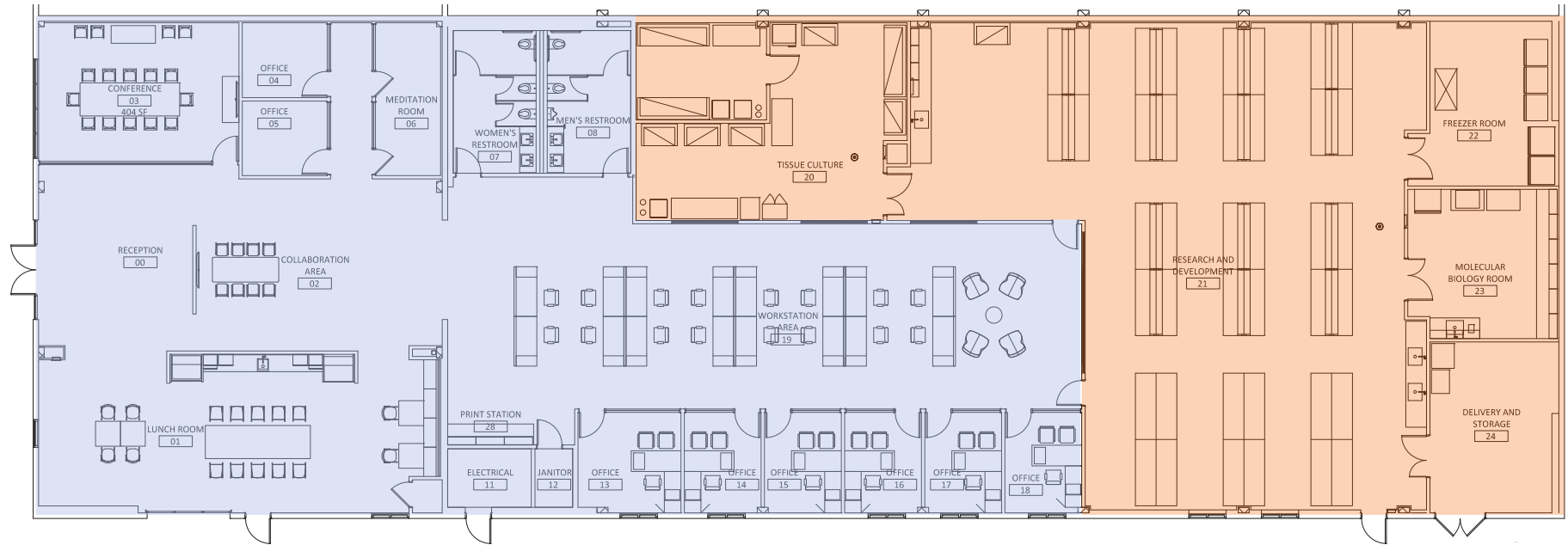






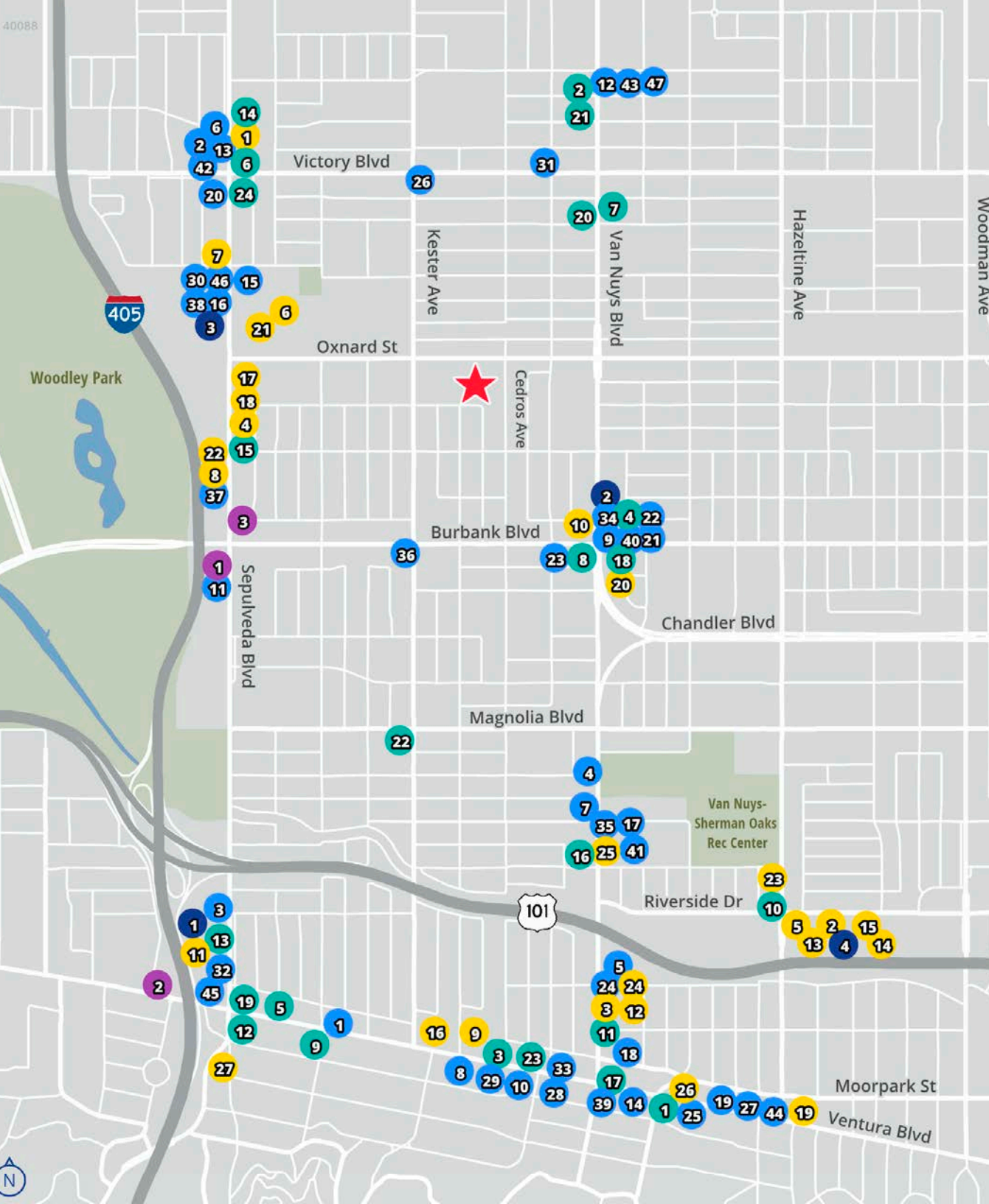
Private Outdoor Patio with Access via Glass Roll-Up Door from Pantry Area

Floor Plan



 Lab

 Offices



Food & Drink

- 1 Blu Jam Cafe
- 2 Boba Loca
- 3 Buffalo Wild Wings
- 4 Burger King
- 5 Burger Lounge
- 6 Carl's Jr.
- 7 Chick-fil-A
- 8 Chipotle
- 9 Chipotle
- 10 Dave's Hot Chicken
- 11 Denny's
- 12 El Pollo Loco
- 13 El Pollo Loco
- 14 Fatburger
- 15 Fatburger
- 16 Firehouse Subs
- 17 Flame Broiler
- 18 In-N-Out Burger
- 19 Islands Restaurants
- 20 Jack in the Box
- 21 Jamba Juice
- 22 Jersey Mike's
- 23 KFC
- 24 Luna Grill
- 25 Marco's Pizza
- 26 McDonald's
- 27 Mendocino Farms
- 28 Midici
- 29 Noah's New York Bagels
- 30 Ono Hawaiian BBQ
- 31 Original Tommy's
- 32 P.F. Chang's
- 33 Panda Express
- 34 Panda Express
- 35 Papa John's
- 36 Pizza Hut
- 37 Pizza Hut
- 38 Robeks
- 39 Stanley's
- 40 Starbucks
- 41 Subway
- 42 Subway
- 43 Subway
- 44 Taco Bell
- 45 The Cheesecake Factory
- 46 Wendy's
- 47 Yoshinoya

Fitness

- 1 24 Hour Fitness
- 2 CrossFit
- 3 LA Fitness
- 4 Orangetheory Fitness

Hotels

- 1 Best Western
- 2 Courtyard by Marriott
- 3 Hampton Inn

Shopping

- 1 99 Ranch Market
- 2 Apple Retail Store
- 3 Best Buy
- 4 BevMo
- 5 Bloomingdale's
- 6 Costco
- 7 CVS
- 8 CVS
- 9 CVS
- 10 CVS
- 11 DSW
- 12 Gelson's Markets
- 13 H&M
- 14 Macy's
- 15 Old Navy
- 16 Pavilions
- 17 Petco
- 18 Play It Again Sports
- 19 Ralphs
- 20 Ralphs
- 21 Staples
- 22 Target
- 23 Trader Joe's
- 24 ULTA Beauty
- 25 Walgreens
- 26 Whole Foods Market
- 27 Whole Foods Market

Banks/Services

- 1 Banc of California
- 2 Bank of America
- 3 Bank of America
- 4 Bank of America
- 5 Bank of The West
- 6 Chase Bank
- 7 Chase Bank
- 8 Chase Bank
- 9 Chase Bank
- 10 Chase Bank
- 11 Citibank
- 12 City National Bank
- 13 Comerica Bank
- 14 East West Bank
- 15 FedEx Office Print & Ship
- 16 Sherman Oaks Hospital
- 17 U.S. Bank
- 18 U.S. Bank
- 19 Union Bank
- 20 UPS Store
- 21 USPS
- 22 USPS
- 23 Wells Fargo
- 24 Wells Fargo

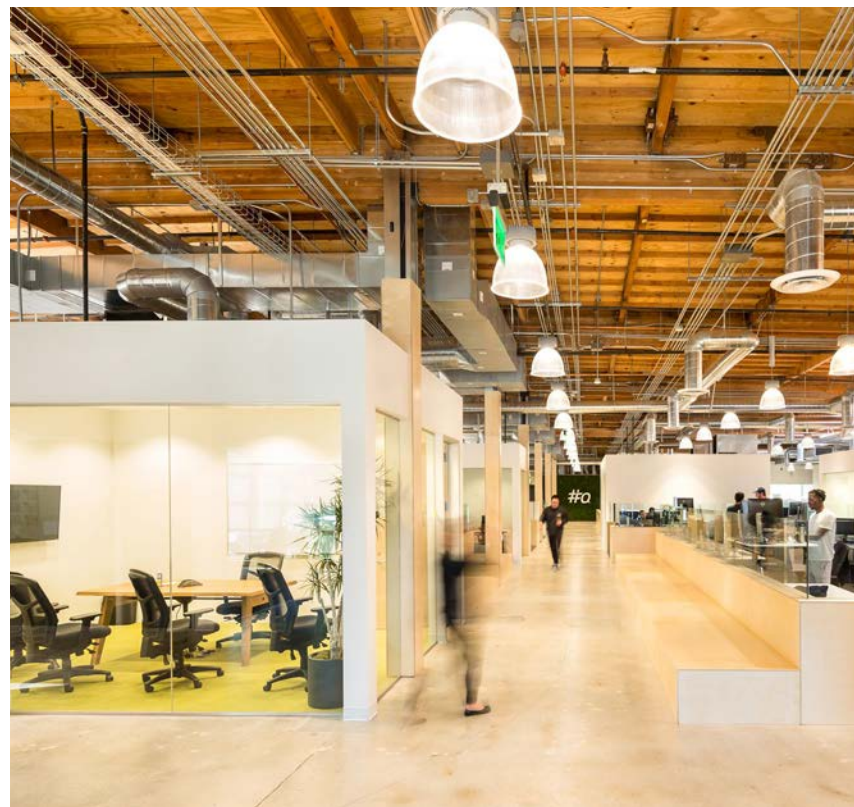
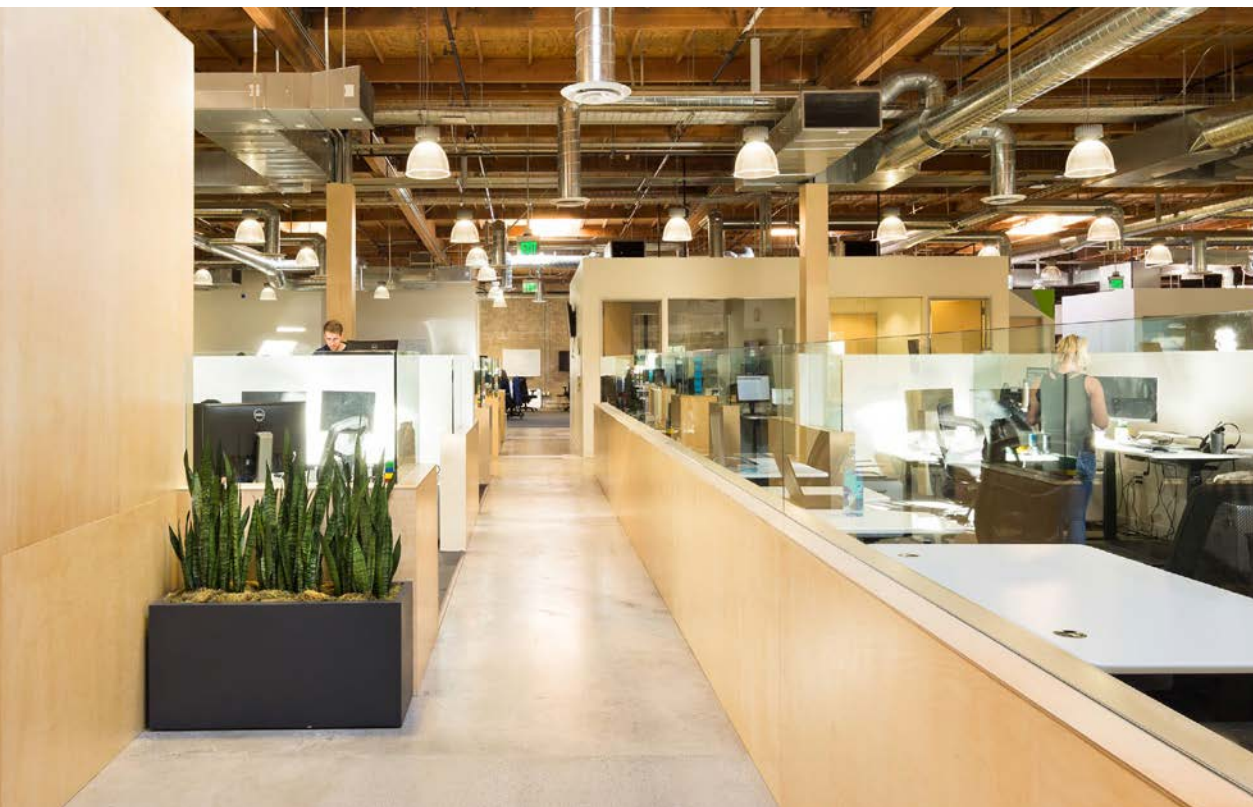
The Ranch Gallery

A Look Into The Additional Creative Spaces Located on Campus

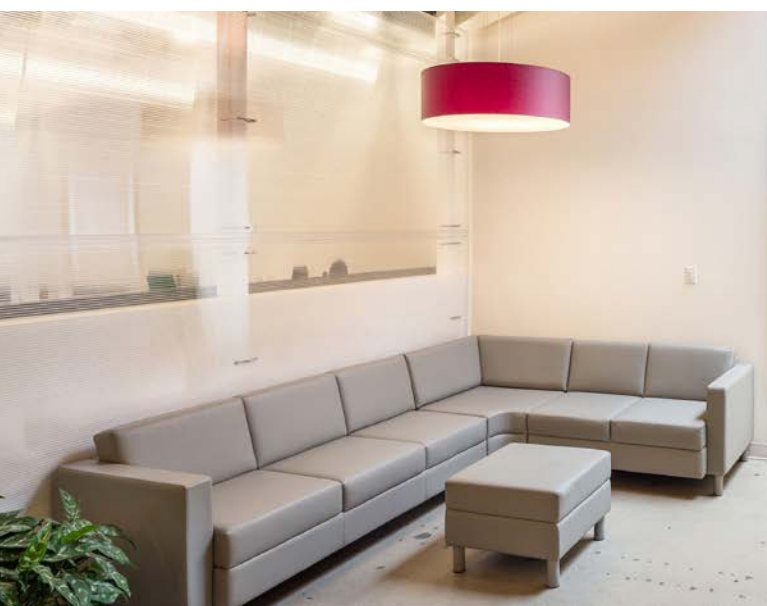
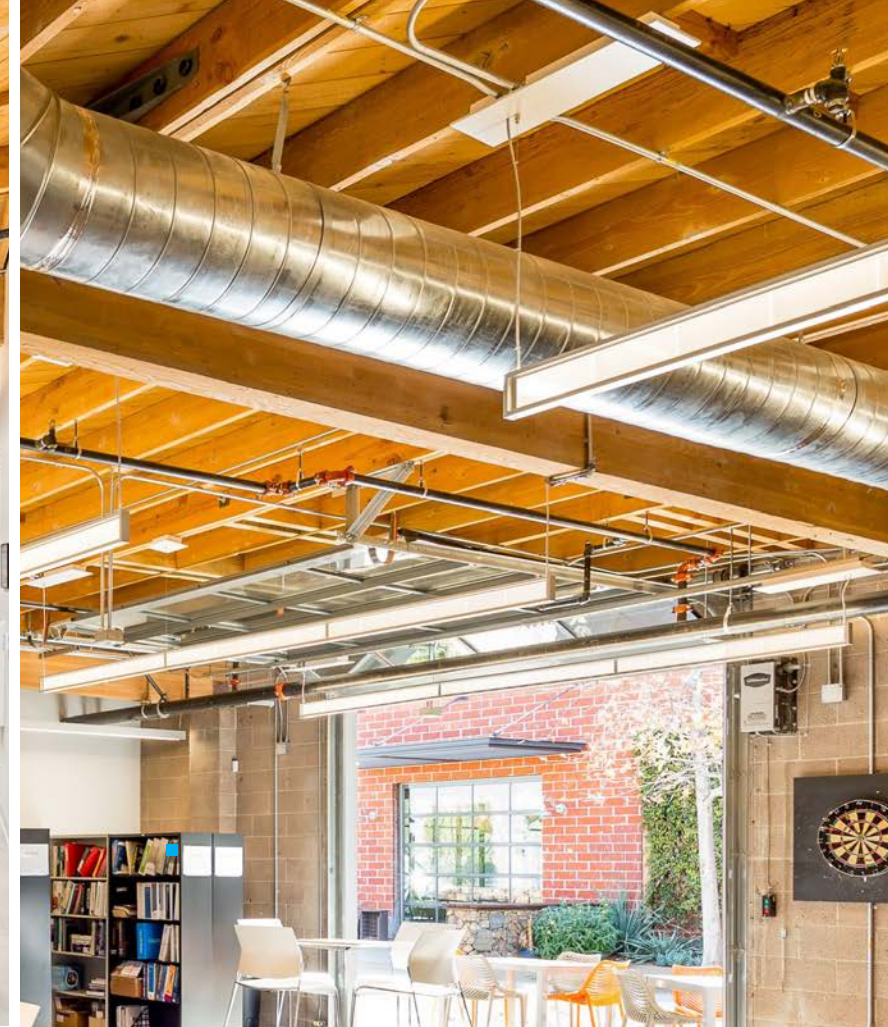












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