

3449-3453
CAHUENGA BOULEVARD



LOS ANGELES | CA 90068



Legendary Recording Studio Complex
FOR SALE

CBRE



PROPERTY OVERVIEW



Building Size
10,731 SF



Sale Price
\$5,950,000 (\$554/
SF)



Zoning
C2-1VL



Studios
6 Recording
Studios



Total Land Size
11,674 SF
(0.27 Acres)



Parking Spaces
14



APN
2425-025-012
& 2425-025-011



Year Built
1979

OVERVIEW

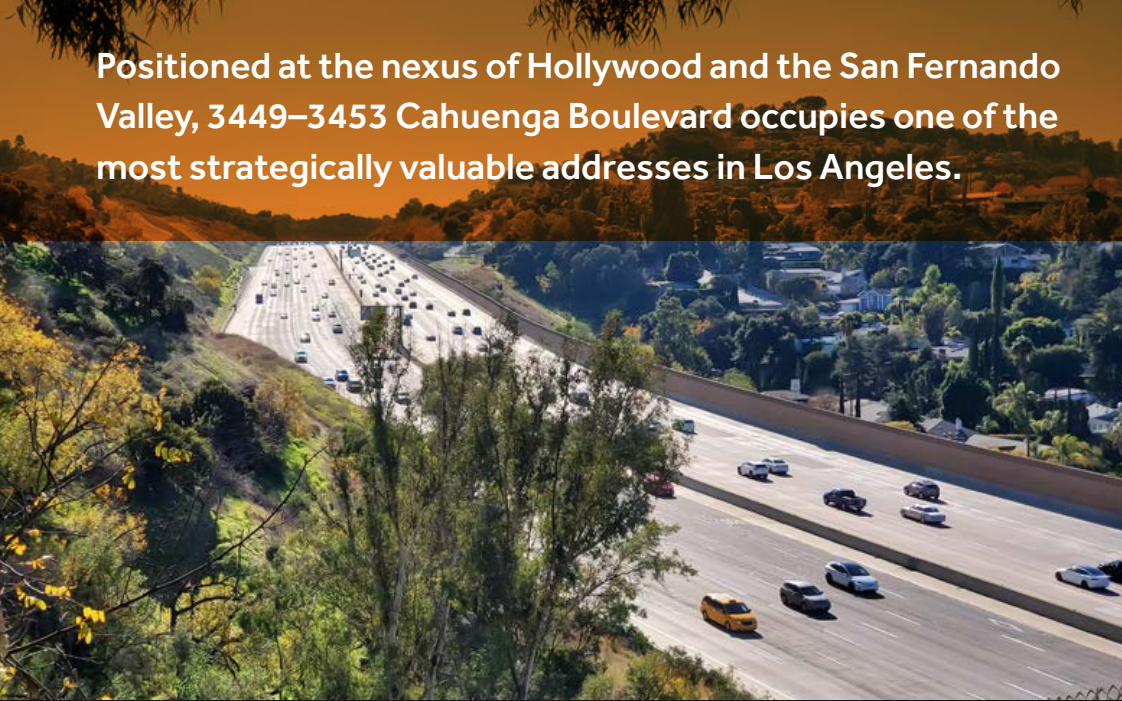
Offered for sale for the first time in nearly a decade, 3449–3453 Cahuenga Boulevard is a rare opportunity to acquire one of Hollywood's most storied recording studio complexes.

Comprised of 10,731 square feet, the property was purpose-built for professional audio production and has operated continuously since 1979. This facility earned its reputation as a go-to destination for ADR, voiceover work, and ensemble recording across more than four decades of film, television, and video game production. With six studios ranging from intimate control rooms to expansive group recording stages, and an address embedded in the geographic core of the entertainment industry, this property is as much a piece of Hollywood history as it is a compelling real estate acquisition.



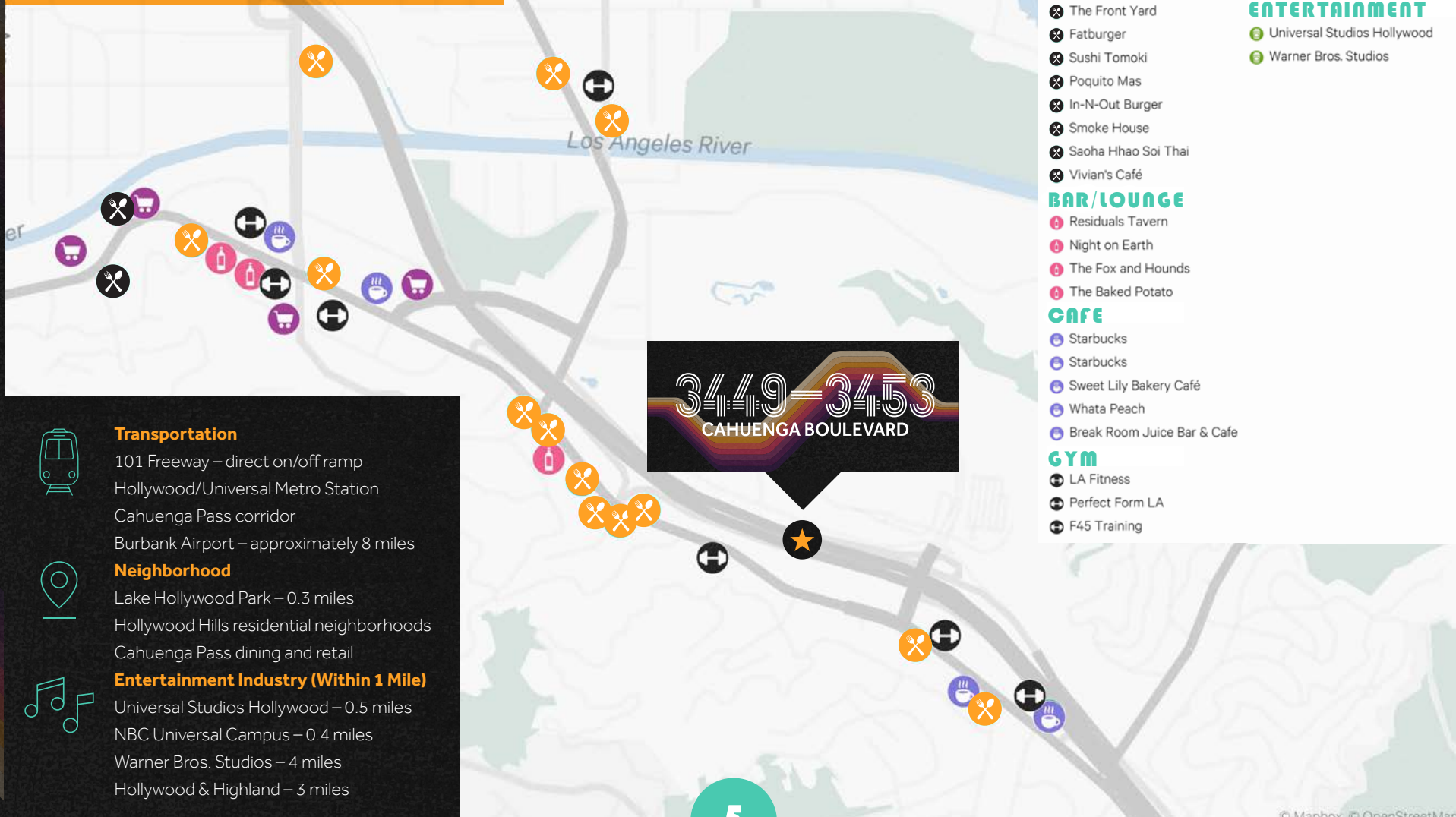
LOCATION & AREA AMENITIES

Positioned at the nexus of Hollywood and the San Fernando Valley, 3449–3453 Cahuenga Boulevard occupies one of the most strategically valuable addresses in Los Angeles.



Steps from the 101 Freeway's Cahuenga exit, the property sits minutes from NBC Universal and the Universal Studios lot, with Warner Bros., Disney, and the Burbank Media District just beyond. Hollywood's full creative infrastructure - Paramount, Netflix's Hollywood headquarters, Capitol Records, and the major talent agencies - is equally accessible to the south. The Cahuenga Pass connects both sides of the industry, with freeway-direct access that talent, engineers, and executives from either side of the hill can easily reach. This property is also a destination for the music industry with Universal Music Group, The Alley Studios, Larrabee Sound Studios, and Hanna-Barbera Studios all nearby.

AMENITY MAP

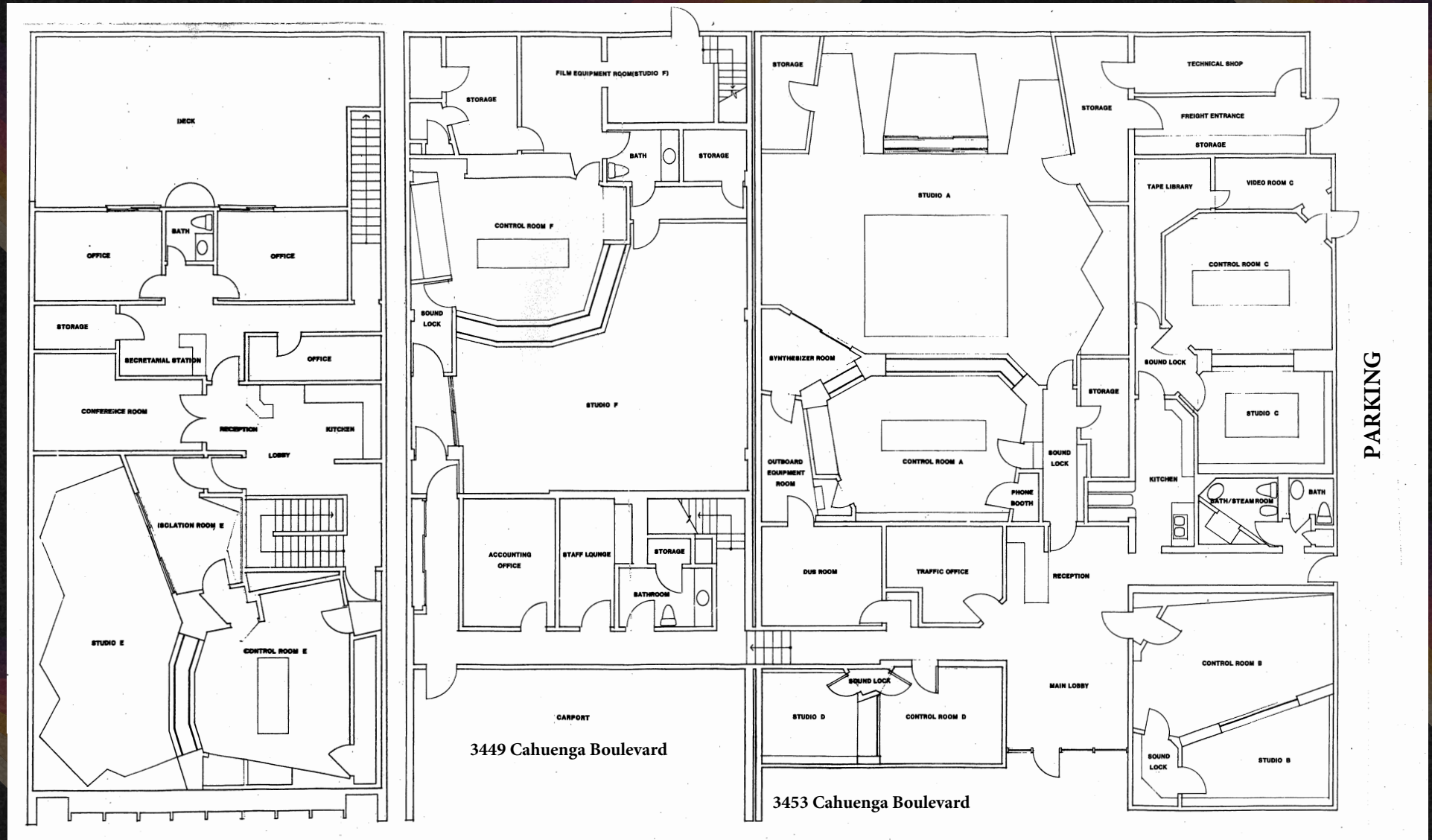


EXTERIORS/ PARKING



6

FLOOR PLAN



STUDIO SPECIFICATIONS



STUDIO A

35' x 35' | 15' Ceiling Height | Flagship ADR Studio

STUDIO B

Large Format Recording Suite | Control Room B

STUDIO C

Professional Recording Suite | Control Room C

STUDIO D

Recording Suite | Control Room D

STUDIO E

30' x 20' | 8' Ceiling Height | Ensemble Recording Studio

STUDIO F

35' x 18' | 10' Ceiling Height | ADR + 3 Isolation Booths

STUDIO AMENITIES



Amenities

- Onsite Parking
- Private Patio
- Conference Room
- Office Space for Editorial
- Green Room / Study Space
- Kitchen and Full Coffee Bar





FOR QUALIFIED BUYERS
ONLY. SHOWINGS BY
PRIVATE APPOINTMENT.

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