

5102 Vineland Avenue

Track Record Studios

For Lease or Sale

AVISON
YOUNG

Recently Reduced

Legendary Turn-Key Recording Studio in the
NoHo Arts District

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DRE 00823957

Chase Gordon
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Contacts and confidentiality

**If you would like more information on
this offering please get in touch.**

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Confidential information and disclaimer

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale and lease of 5102 Vineland Avenue, North Hollywood, California, (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any

and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

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Avison Young
Attn: Christopher Bonbright
Principal, Managing Director
6711 Forest Lawn Drive
Los Angeles, CA 90068

323.603.5093
chris.bonbright@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

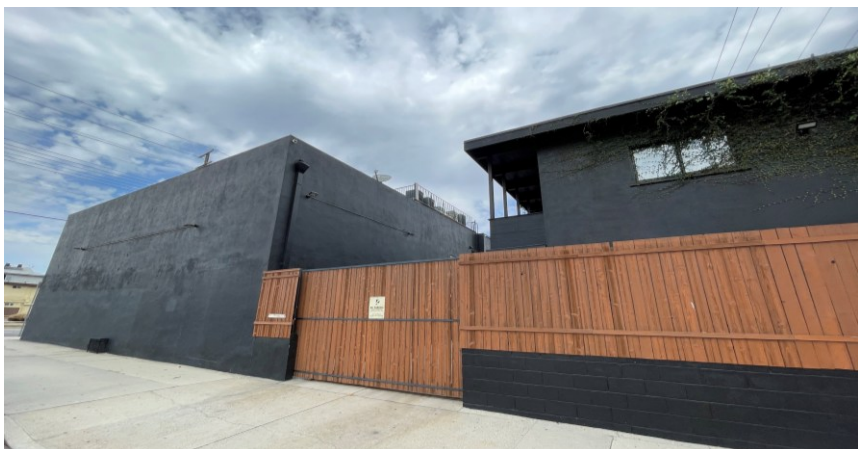
Executive Summary

5102 Vineland Avenue
North Hollywood, CA

Avison Young is pleased to present Track Record Studios at 5102 Vineland Avenue for both sale and lease. Track Record is one of the preeminent recording studios in all of Los Angeles. Recent tenants include Migos (Billboard #1 album in 2021), Kanye West/Def Jam Records (three #1's during tenancy), and Harvey Mason Jr., current Grammy president (multiple Oscar and Grammy nominations while at Track Record). Originally developed in the early 1970s by Emmylou Harris and Brian Ahern, Track Record has also recorded inestimable artists including numerous gold and platinum records from Billy Idol, The Offspring, Red Hot Chili Peppers, Jane's Addiction, Tupac, Dr. Dre, System of a Down, Maroon 5 and Snoop Dogg.

The property is comprised of two, two-story freestanding buildings constructed on approximately 8,712 square feet of land. The main building consists of two recording studios with orchestra-capacity live tracking rooms that feature high ceilings, carefully designed acoustics and an SSL J Series console. There are also two production rooms with vocal booths. The second building houses three smaller productions rooms and an administrative office.

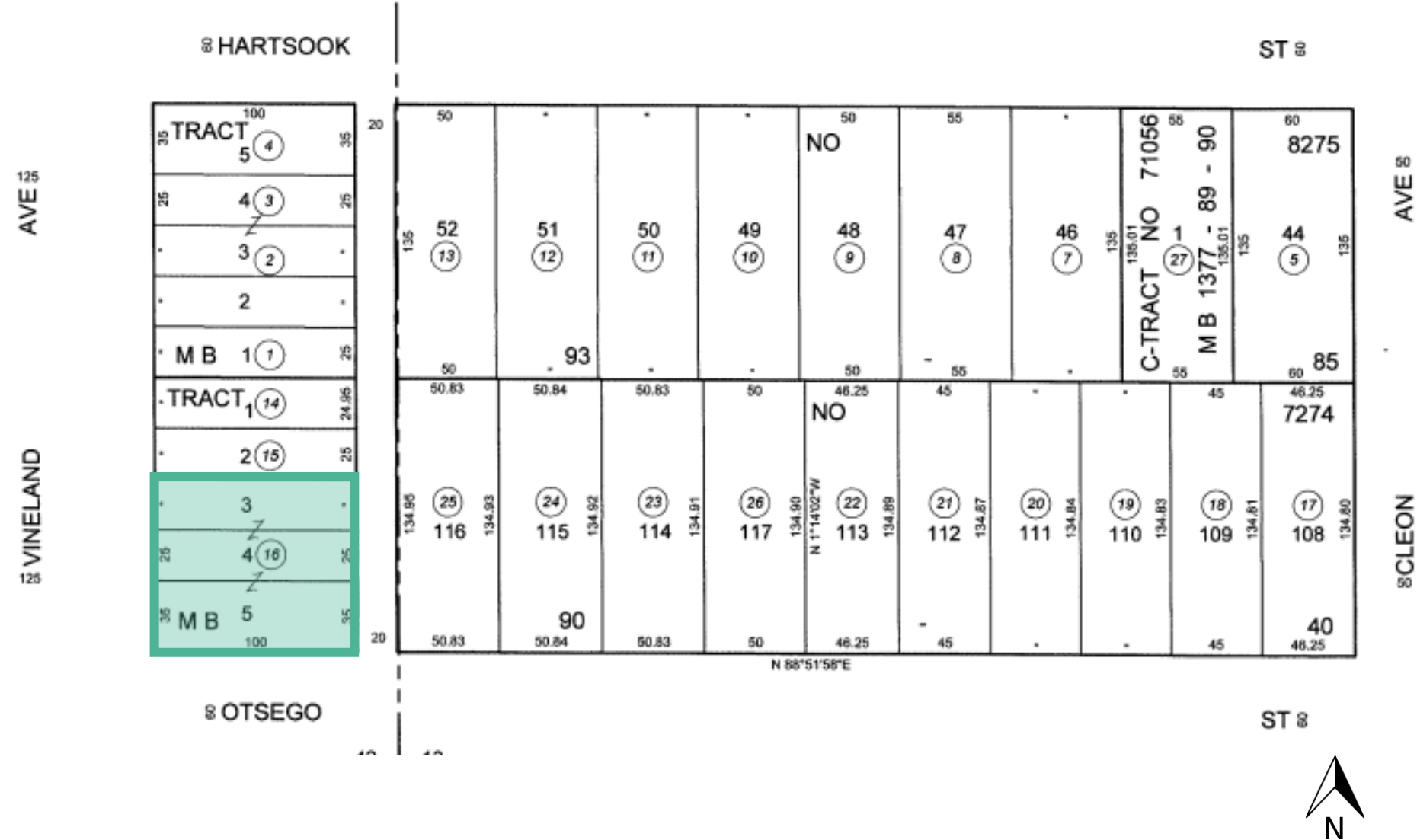
The ten-space gated parking lot is at grade with ingress and egress on both Otsego Street and the alley in the rear of the property. The property is close to both the 134 and 170 freeways, making it easily accessible to Hollywood and the western San Fernando Valley. Just outside the NoHo Arts District, the surrounding area is rich in food & beverage and entertainment amenities.



Address	5102 Vineland Avenue North Hollywood, CA 91601
SF Building	±6,865
SF Land	±8,712
APN	2419-002-0016
Zoning	LA C4
Year Built	1964
Frontage	88' on Vineland Avenue 100' on Otsego Street
Parking	10 spaces
Improvements	• Turn-key recording studio with equipment • SSL J Series 80 channel console • Two orchestra-capacity live tracking rooms • Five production rooms (w/ vocal booths) • Administrative office • Lounges
SALE PRICE	\$5,250,000 (\$765/SF Bldg)
LEASE RATE	\$45,000 per month, Net Net Net

Property Overview

5102 Vineland Avenue
North Hollywood, CA



Property Overview

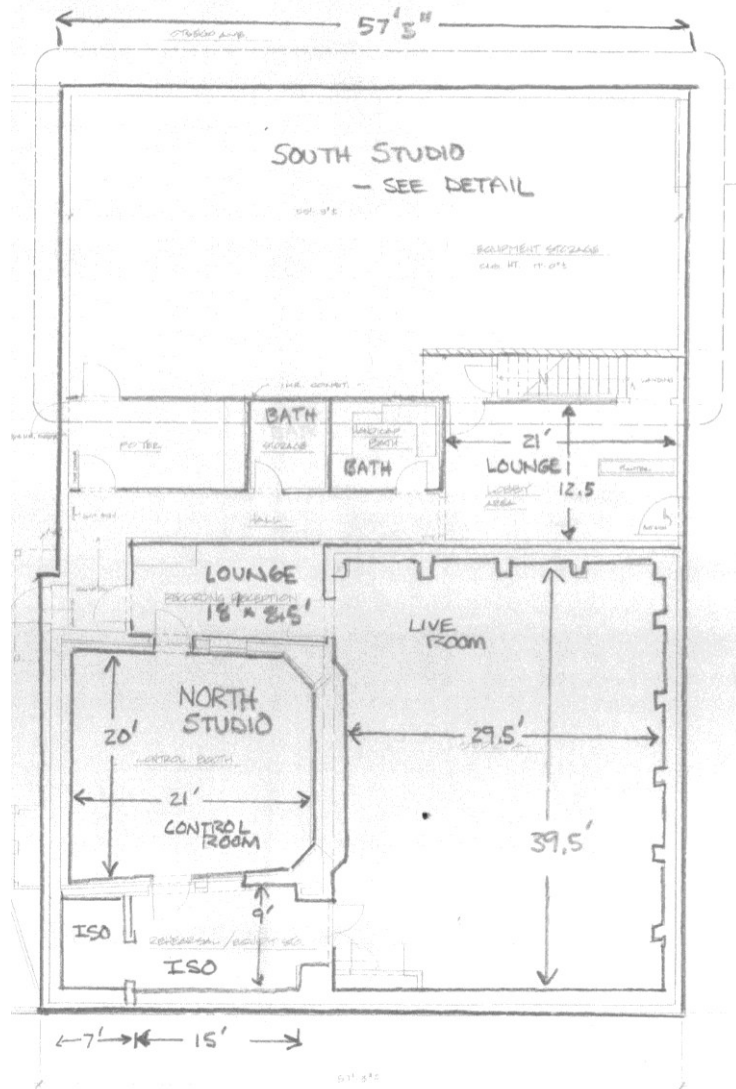
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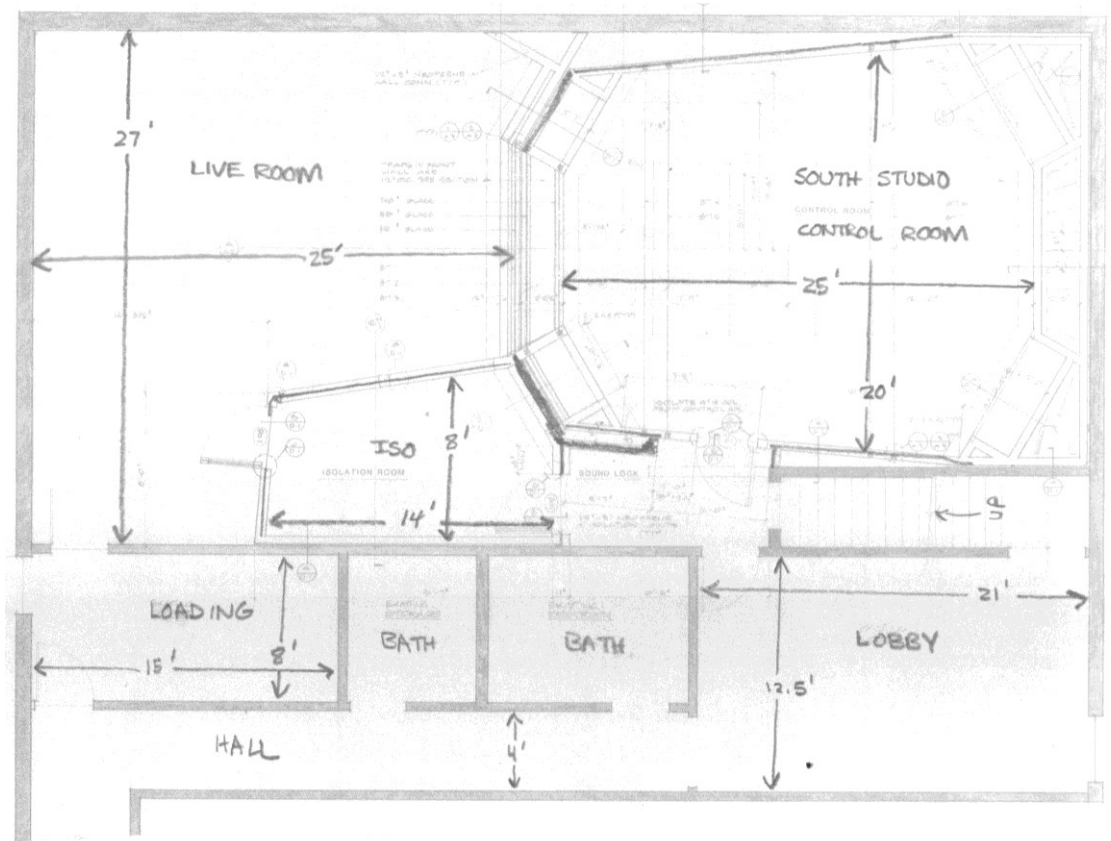
Floor Plans

5102 Vineland Avenue
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Main Building - Ground Floor

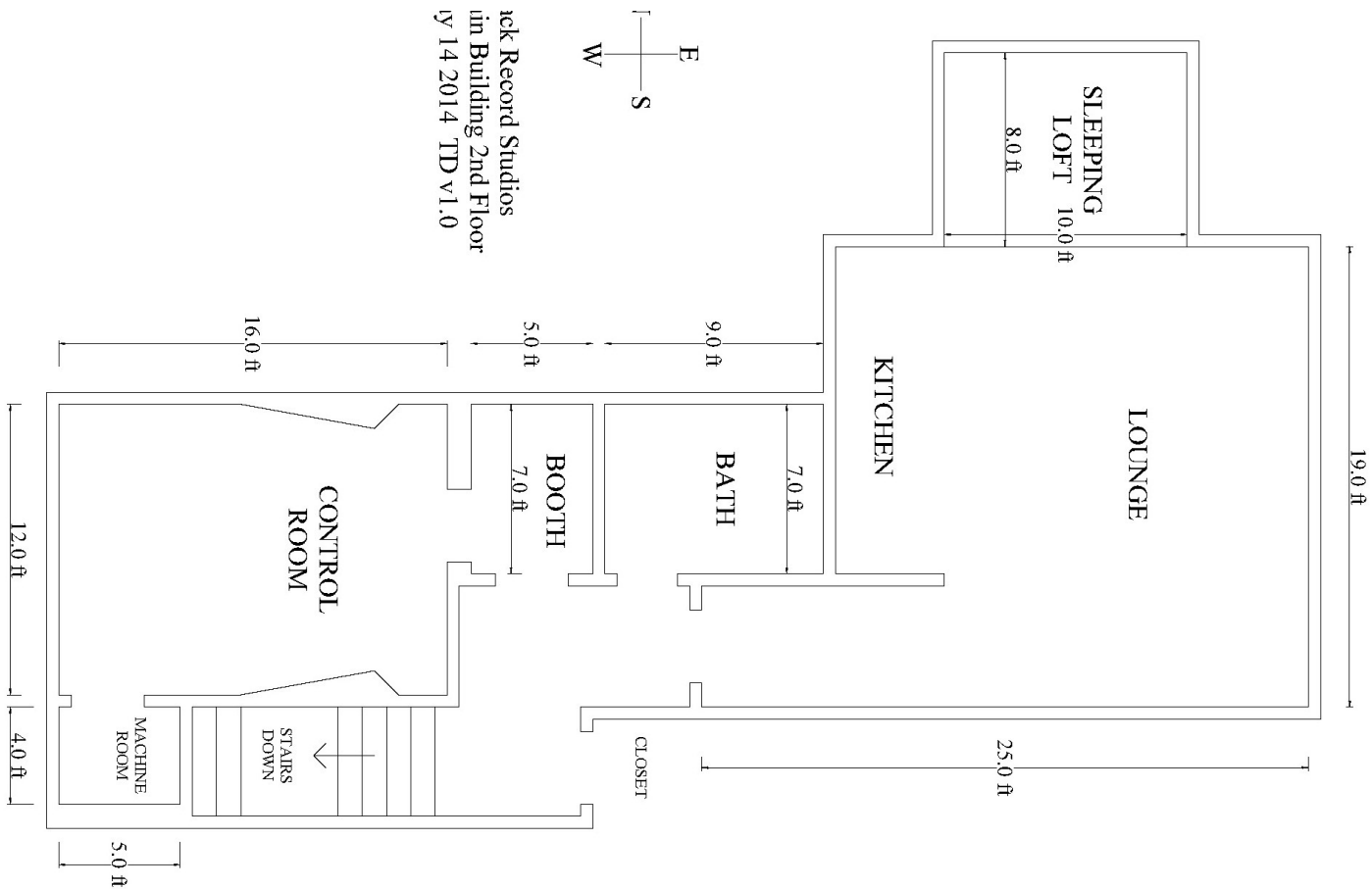


Ground Floor



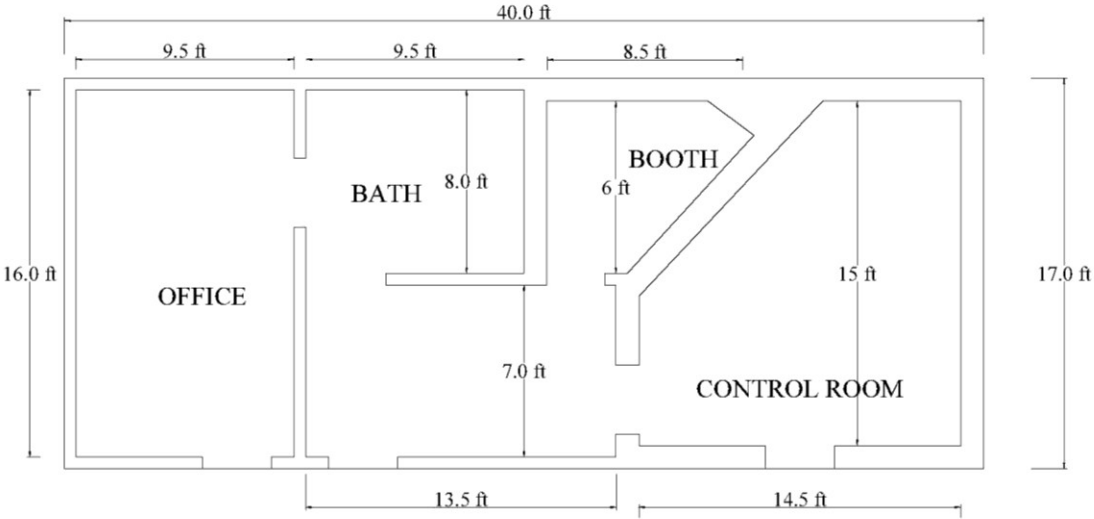
South Studio - Detail

Main Building – Second Floor

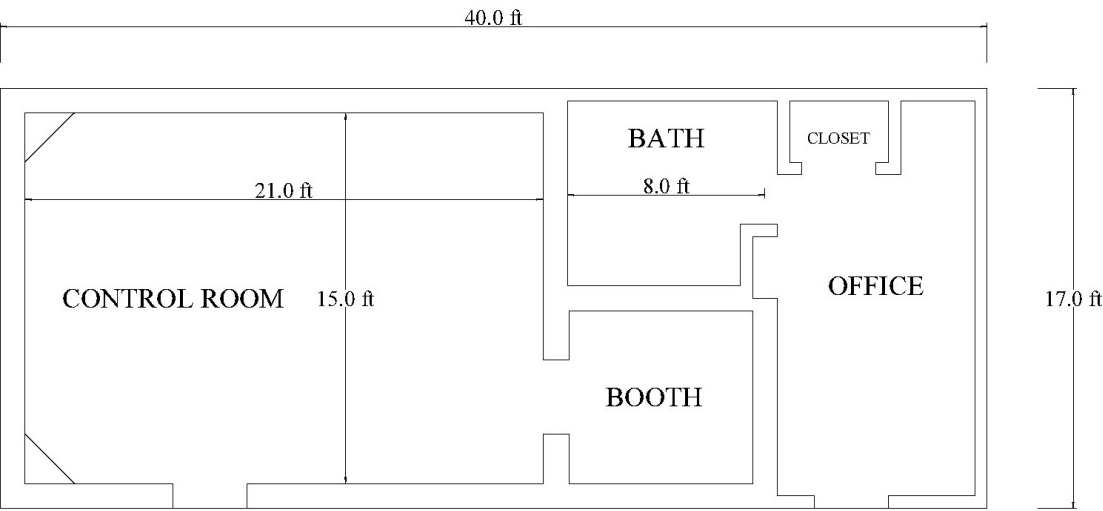


Jack Record Studios
Main Building 2nd Floor
July 14 2014 TD v1.0

Rear Building



First Floor



Second Floor

Photos

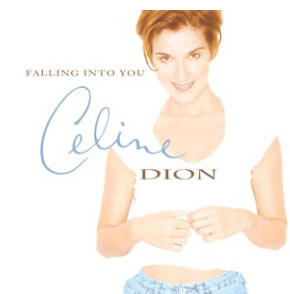
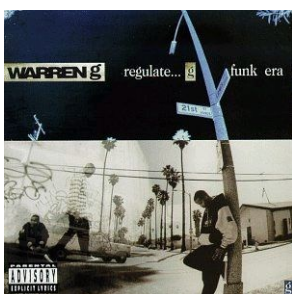
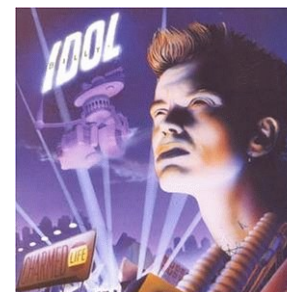
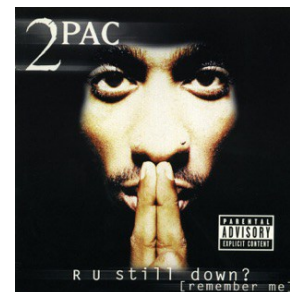
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Select Records & Artists

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Selected Records & Artists



Market Overview

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North Hollywood, CA

North Hollywood has transformed into the San Fernando Valley's go-to cultural hub over the last two decades with an influx of dance studios, art galleries, performance workshops and, more recently, massive mixed-use communities from the likes of J.H. Snyder, Fairfield, Greenland and Trammell Crow housing young, creative-minded professionals from all walks of life. This steady migration of higher income residents has attracted increased urban amenities.

The North Hollywood market is home to many creative industry firms, as well. They're attracted to the proximity to Warner Brothers, Disney and Universal Studios while remaining easily accessible from Hollywood with the 134, 170 and 101 freeways and the Metro Rail stations.

The heavily-amenitized retail corridors and easy access provide appeal to creatives and executives that live in the San Fernando Valley – from Studio City to Calabasas. The nightlife, dining and entertainment scenes attract a talented and eager employee base looking for affordable live-work-play destinations. Talented artists attend Art Institute and other post-secondary education facilities in the area.

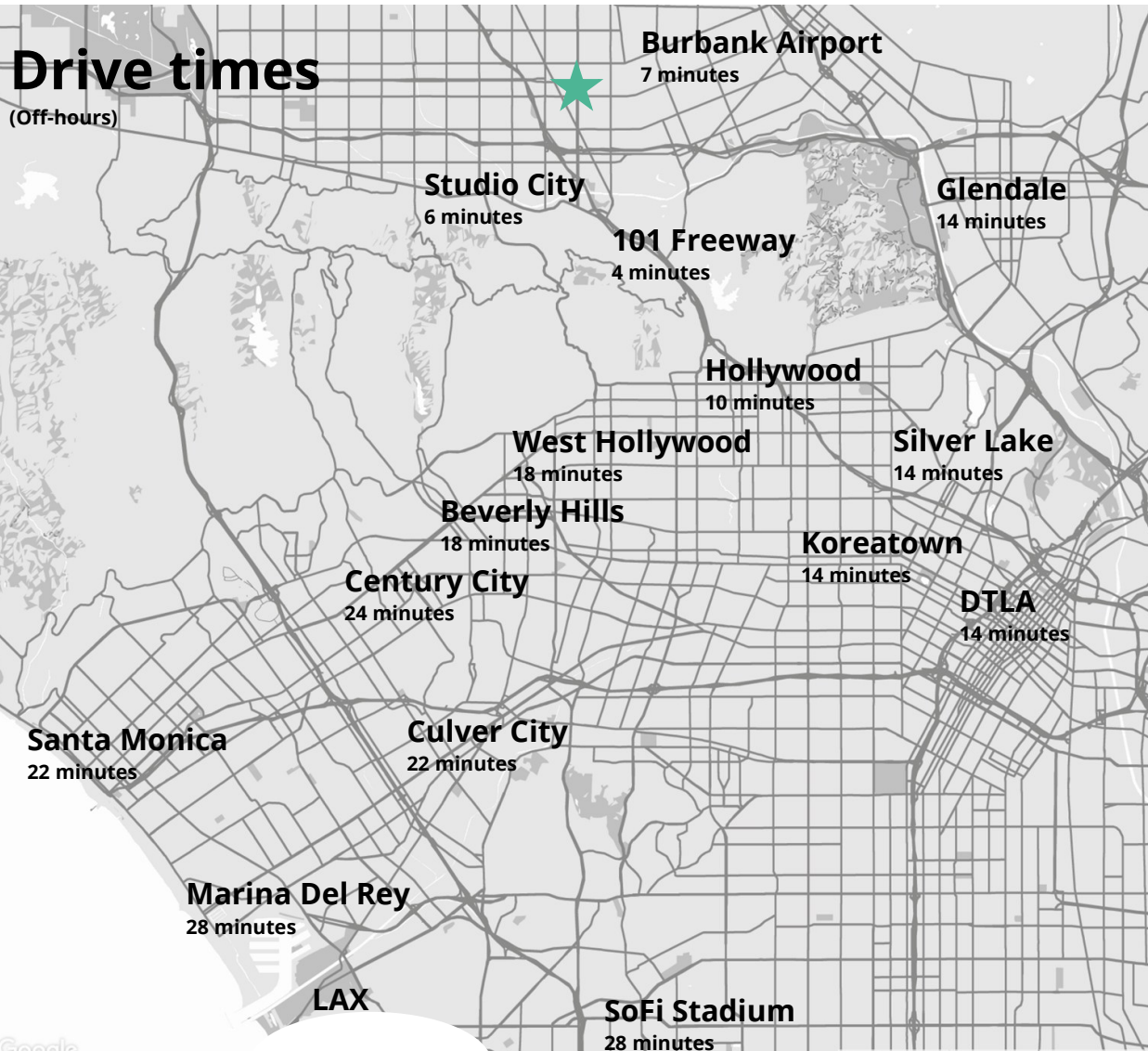


Market Overview

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Drive times

(Off-hours)



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