

OFFERING MEMORANDUM

1176 W SUNSET BLVD

LOS ANGELES, CA 90012

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COMPARABLES

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EXECUTIVE SUMMARY

STUNNING OWNER- USER *CREATIVE* *OFFICE BUILDING* ON SUNSET FOR SALE

Kidder Mathews takes great pleasure in presenting 1176 W Sunset Blvd, a creative office owner-user building with state-of-the-art recording and mastering studios.

The location offers a premium Sunset Boulevard address in a well-positioned commercial corridor within the vibrant and culturally rich Echo Park neighborhood. 1176 W Sunset Blvd sits in a creative business environment surrounded by media, design, and emerging enterprises, with strong demographics and consistent foot and vehicle traffic along one of Los Angeles' most iconic thoroughfares.

The property benefits from immediate proximity to the broader business districts of Echo Park and Downtown Los Angeles, giving occupants convenient access to a diverse mix of offices, local retailers, cafés, and dining destinations.

The site is adjacent to Silver Lake, Chinatown, and Downtown Los Angeles, with efficient connectivity to the 5, 101, and 110 freeways, making it easily accessible for employees and clients across the city.

This property offers a warm and creative environment with a standalone identity, set directly along the active Sunset Boulevard commercial strip. Its location places it near popular restaurants, specialty shops, and neighborhood conveniences that define Echo Park and Silver Lake. This is a rare opportunity for an owner-user or investor to acquire a property on Sunset Boulevard with excellent visibility, secured on-site parking, and proximity to some of the Eastside's most desirable amenities.



\$2,990,000

ASKING PRICE

7,125

BUILDING SF

\$419.65

BUILDING PRICE/SF

LAC2

ZONING

INVESTMENT HIGHLIGHTS



PREFERRED SUNSET LOCATION

1176 W Sunset Boulevard is centrally located with convenient access to the 101, 110, 2, and 5 freeways. The property is positioned near Downtown LA, Hollywood, Silver Lake, Glendale, and Mid-Wilshire, offering excellent connectivity to Los Angeles' most vibrant business and creative districts.



RECORDING STUDIOS

The owner installed three state-of-the-art recording and mastering studios and a soundproof listening room, creating a ready-to-use creative production environment. The building is also easily adaptable to traditional office use.



TERRACE

The property features a finished outdoor terrace, ideal as an event space, collaborative work area, outdoor office, or break zone.



WAREHOUSE & STORAGE

A roll-up door provides convenient ground-level loading. The two-story warehouse/storage area is accessible from the gated parking lot, supporting operational flexibility.



REDEVELOPMENT POTENTIAL

Located in a high-demand corridor, the property demonstrates a strong track record of creative and commercial use, providing opportunities for repositioning, redevelopment, or expansion for future tenants or owners.



GATED PARKING

The site includes 10 secured, gated parking spaces, a rare amenity on Sunset Boulevard that enhances tenant/owner convenience, operational functionality, and overall property value.



PROPERTY OVERVIEW

PROPERTY OVERVIEW

| | |
|---------------------|--|
| ADDRESS | 1176 W Sunset Blvd, Los Angeles, CA 90012 |
| APN | 5405-027-023 |
| TOTAL BUILDING SIZE | 7,125 SF |
| LOT SIZE | 7,174 SF |
| TYPE | Creative office / production / recording studio |
| ZONING | LAC2 - Commercial |
| BUILT / RENOVATED | 1982 / Renovated 2011/2012/2019 |
| AVAILABILITY | Immediately - currently vacant |
| PARKING | 10 secured, gated spaces |
| INTERIOR FEATURES | <ul style="list-style-type: none">• Three (3) professionally designed recording and mastering studios• Soundproof listening room• Private offices, open workspaces, conference and collaborative rooms• Outdoor terrace/patio• Grade level door subsequently converted to storefront entrance• Five (5) 100-amp electrical meters and five (5) 100-amp, 3-phase, 4-wire, 120/240-volt breakers• Two-story warehouse/storage (unpermitted storage shed not included in building area) |

\$2,990,000

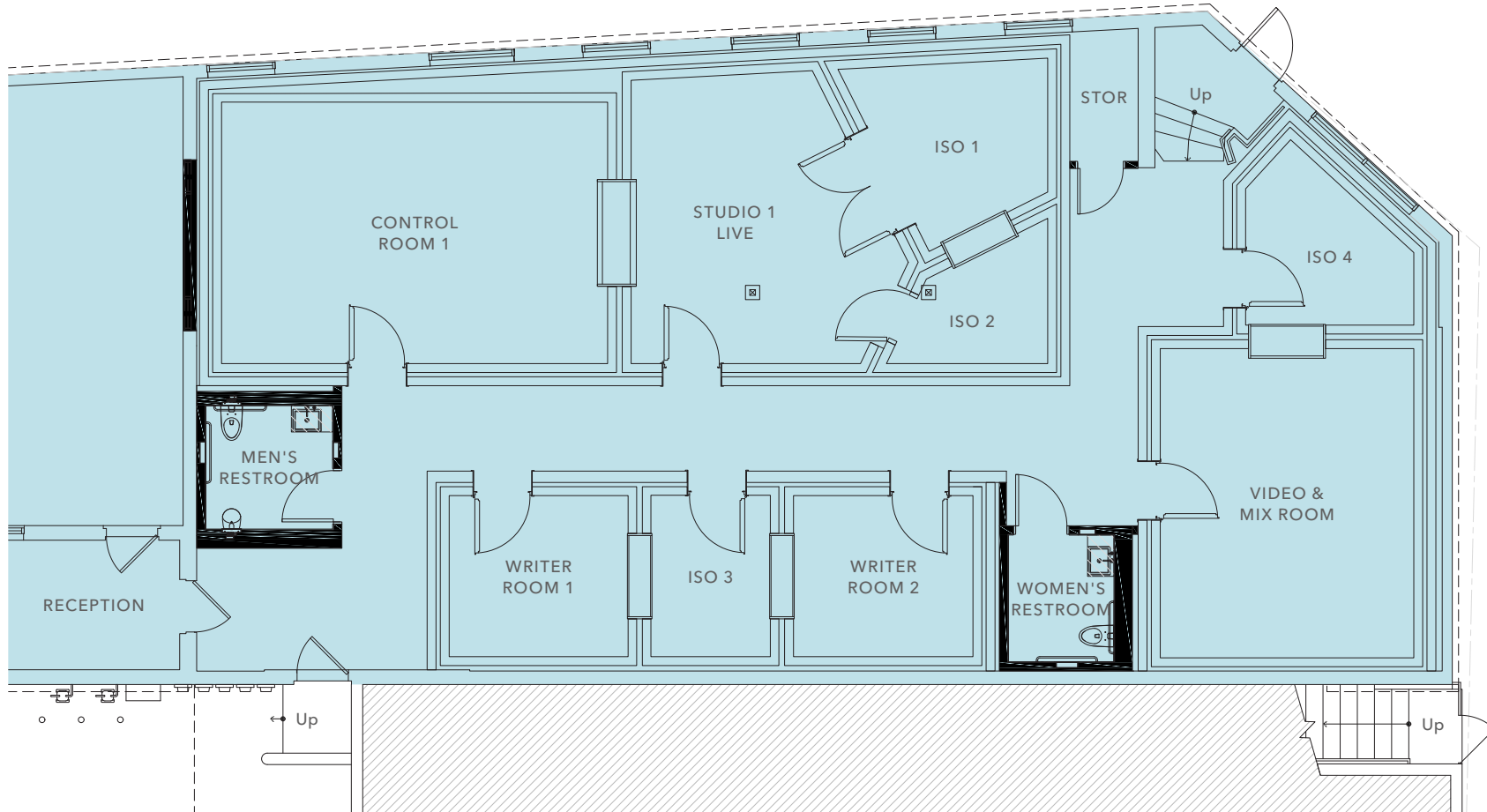
ASKING PRICE

\$419.65

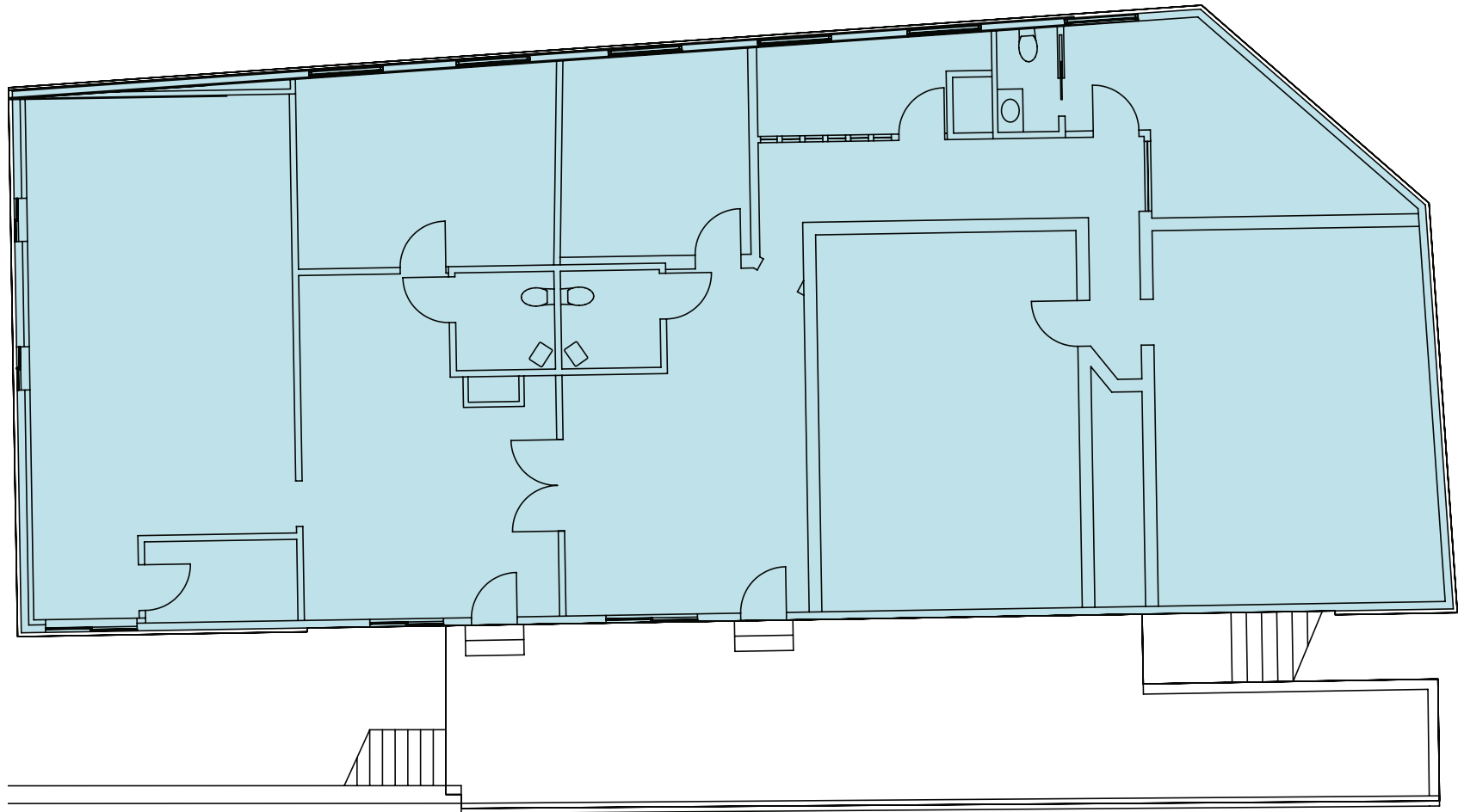
BUILDING PRICE/SF



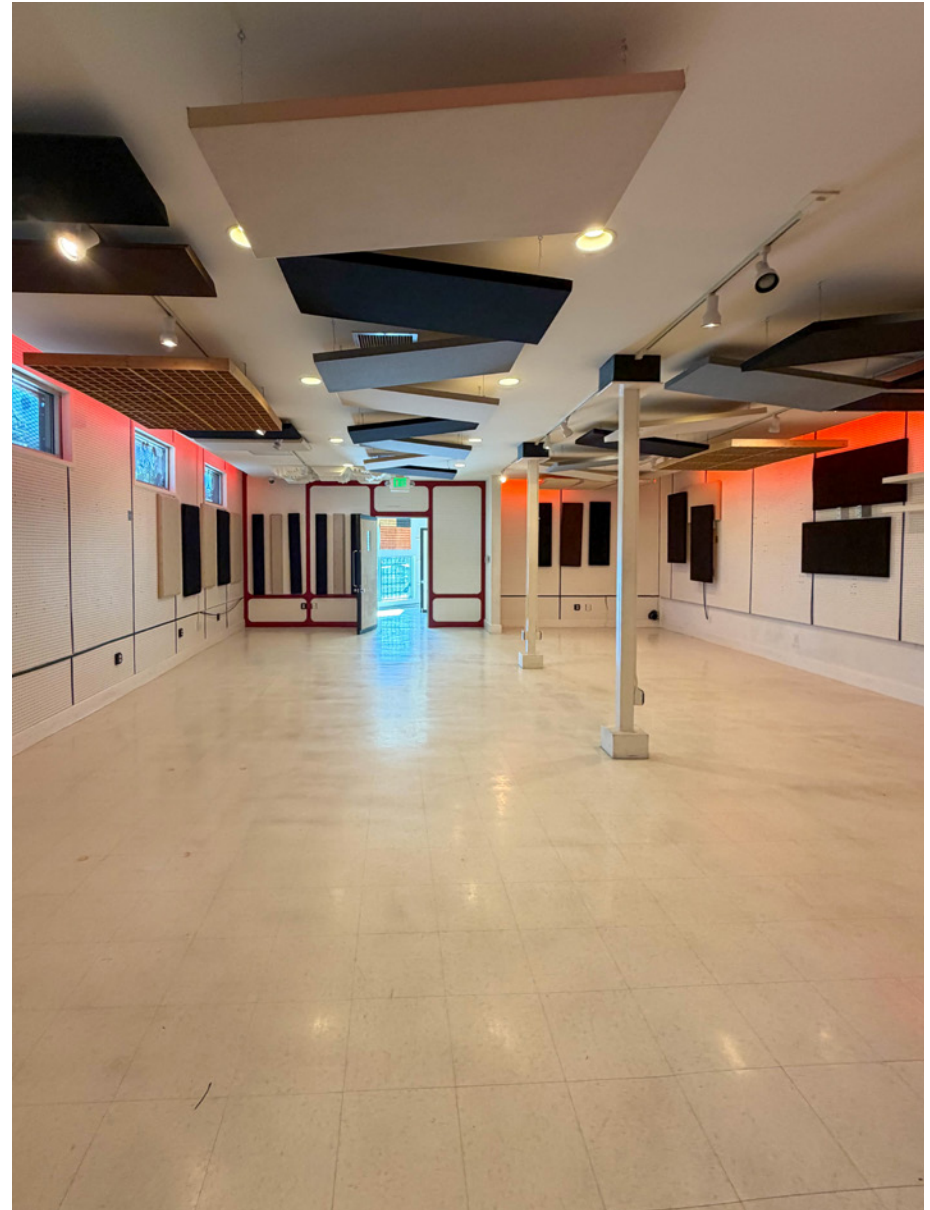
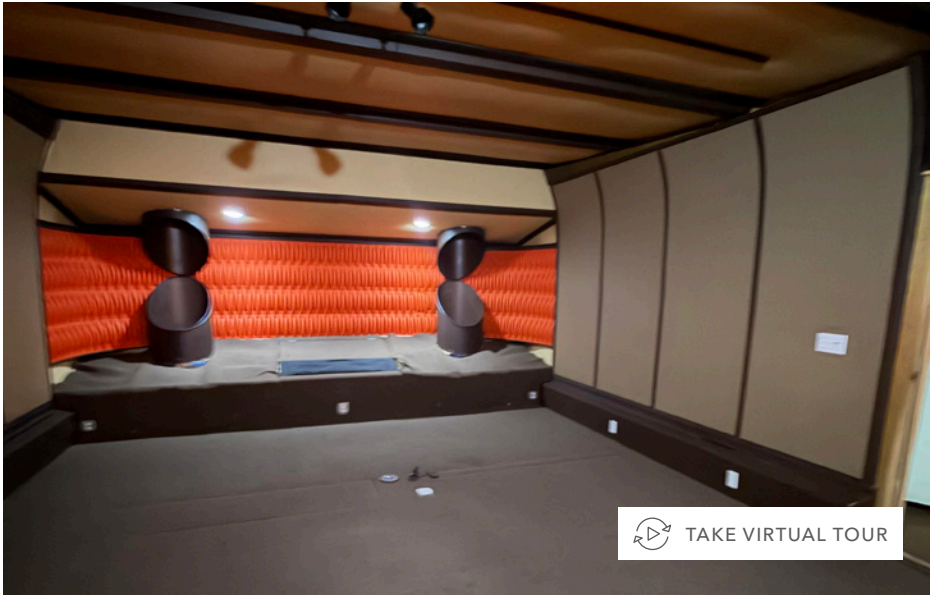
FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



NIGHT-MARKET
song

COURAGE
BAGELS

SQIRL

Playita

Silver Lake

cecil's
GASTRONOMIA

BUDONKI

KNAYERS

Bodega Park

**PIPIA
PALACE**

TAIX FRENCH
RESTAURANT

THE ECHO

**Quarter
sheets**

ELYSIAN
PARK

101

noon

**B
CAFE**

Echo Park

lowboy
BIRD PARK

**Best
Burgers**

DODGER
STADIUM

**BASA
RUMAH**

ECHO PARK
LAKE

Historic Filipinotown

**1176 W
SUNSET BLVD**

110

ORIGINAL
Tommy's

*Quilley Angel
Bakery*

CLUB
BAHIA

MORIHIRO

VISTA HERMOSA
NATURAL PARK

Chinatown

Westlake

THE
BELLWETHER

Rilipbe

Downtown Los Angeles





LOCATION OVERVIEW

THE CHARMING 1176 W SUNSET BLVD



The surrounding streets and businesses along Sunset Boulevard offer a unique blend of approachability and creativity, preserving a relaxed, authentic vibe without feeling overly trendy. Exploring the area on foot allows one to fully experience the neighborhood's vibrant yet laid-back qualities. Echo Park is filled with local shops, cafés, restaurants, and creative enterprises that contribute to its energetic yet welcoming character.

Just west of Downtown Los Angeles, the property is situated on a leafy stretch of Sunset Boulevard near Alvarado Street, providing additional shopping, dining, and pedestrian-friendly destinations. Silver Lake lies to the north, while Chinatown, Downtown Los Angeles, and Westlake are within easy reach. The nearby Elysian Hills and Echo Park Lake create a verdant, inviting setting that blends urban convenience with outdoor leisure.

The neighborhood exudes a warm, approachable atmosphere reminiscent of a hidden village within Los Angeles' bustling metropolis. Low and mid-rise buildings, tree-lined streets, and pedestrian-oriented commercial corridors give the area a human

scale, while its historic roots and creative culture attract artists, musicians, and entrepreneurs seeking a distinctive community.

Echo Park's rich history and ongoing evolution make it a highly desirable location for retail, creative, and commercial uses.

Its combination of strong foot traffic, accessible transportation, and local affluence supports retail and office success, particularly for creative enterprises, lifestyle brands, and boutique commercial ventures. The neighborhood's increasing popularity as both a residential and destination area further enhances its appeal for long-term investment and creative business operations.

Strategic positioning on Sunset Boulevard ensures excellent visibility and accessibility, while the surrounding neighborhood infrastructure—including dining, retail, and cultural amenities—creates a supportive environment for tenants and investors alike.

AREA OVERVIEW

The city of Los Angeles, commonly abbreviated as LA, is the largest in California and serves as the center of the second-largest metropolitan area in the United States.



Los Angeles is located on the state's southern coast, with a land area of 503 square miles, and is home to more than 4.0 million diverse people. It draws millions of tourists annually and has a significant economic impact on the world because of its thriving entertainment sector, prominent buildings, and vibrant culture.

Los Angeles is a trend-setting global metropolis with a rich cultural heritage and an intriguing past. LA's top-notch cultural attractions are the Space Shuttle Endeavor, Walt Disney Concert Hall, Getty Center, art galleries, and urban art. The epicenter of entertainment worldwide is unquestionably Los Angeles, home to attractions like Transformers: The Ride-3D, legendary studios, a thriving nightlife, and world-class theater productions. The cuisine of Los Angeles is renowned for its Michelin-starred restaurants and eclectic neighborhoods. Sports enthusiasts know that Los Angeles is a city of athletes,

and those who enjoy being active can explore the city's seventy-five miles of coastline and the numerous miles of bike and hiking trails.

The economy of Los Angeles is among the largest and most important in the world. Los Angeles is a hub for commerce fueled by a wide range of industries, including entertainment, aerospace, fashion, foreign trade, technology, and other related fields. Hollywood's entertainment sector is based there, making it one of the world's major hubs for the film and television industries. Major film studios, production firms, and gifted artists call Los Angeles home, making Hollywood, located in the city, the center of the world's entertainment industry. The city is also home to a flourishing tech sector known as "Silicon Beach," which is well-known for its startups, tech incubators, and innovation centers. San Pedro Bay, the busiest container port in the country, handles the majority of its international traffic.

Los Angeles is renowned for both its relaxed lifestyle and thriving cultural scene. Los Angeles' diverse population reflects the city's rich international heritage. Everyone can find something to enjoy in Los Angeles courtesy of its diverse neighborhoods, distinguished dining establishments, and groundbreaking fashion and art sectors. The most well-liked methods to experience LA are taking in its great diversity, conducting a scenic drive, or traveling to the city's important cultural institutions. Shopping in Los Angeles is one of the most enjoyable leisure activities, whether you enjoy browsing antique stores or making expensive purchases. Among the top shopping centers are The Grove, Beverly Center, Hollywood & Highland, Glendale Galleria, Westfield Century City, Downtown LA's Fashion District, and those in Hollywood & Highland. In LA, there are many places to shop for unique products, and many museums offer gift shops where you can buy unique cultural items.

LOCATION OVERVIEW





COMPARABLES

SALE COMPARABLES



2014-2022 E 7TH ST
Los Angeles, CA 90021

| | |
|------------|--------------|
| SALE DATE | 1/25/2024 |
| SALE PRICE | \$11,900,000 |
| PRICE/SF | \$520.76 |
| BLDG SIZE | 22,851 SF |



324 N LARCHMONT BLVD
Los Angeles, CA 90004

| | |
|------------|--------------|
| SALE DATE | 11/22/2023 |
| SALE PRICE | \$12,400,000 |
| PRICE/SF | \$1,000.00 |
| BLDG SIZE | 12,400 SF |



3048 N COOLIDGE AVE
Los Angeles, CA 90039

| | |
|------------|-------------|
| SALE DATE | 8/24/2023 |
| SALE PRICE | \$8,750,000 |
| PRICE/SF | \$611.38 |
| BLDG SIZE | 14,312 SF |



933 S VERMONT AVE
Los Angeles, CA 90006

| | |
|------------|-------------|
| SALE DATE | 8/2/2023 |
| SALE PRICE | \$7,802,000 |
| PRICE/SF | \$462.04 |
| BLDG SIZE | 16,886 SF |



3015 GLENDALE BLVD
Los Angeles, CA 90039

| | |
|------------|-------------|
| SALE DATE | 6/20/2023 |
| SALE PRICE | \$3,700,000 |
| PRICE/SF | \$514.75 |
| BLDG SIZE | 7,188 SF |



743 SEWARD ST
Los Angeles, CA 90038

| | |
|------------|--------------|
| SALE DATE | 3/17/2023 |
| SALE PRICE | \$10,950,000 |
| PRICE/SF | \$923.89 |
| BLDG SIZE | 11,852 SF |



1126 WILSHIRE BLVD
Los Angeles, CA 90017

| | |
|------------|-------------|
| SALE DATE | 3/7/2023 |
| SALE PRICE | \$8,625,000 |
| PRICE/SF | \$426.98 |
| BLDG SIZE | 20,200 SF |



4047 WILSHIRE BLVD
Los Angeles, CA 90010

| | |
|------------|-------------|
| SALE DATE | 2/22/2023 |
| SALE PRICE | \$3,650,000 |
| PRICE/SF | \$430.83 |
| BLDG SIZE | 8,472 SF |

COMPARABLES



- 01** **2014-2022 E 7TH ST**
Los Angeles, CA 90021

- 02** **324 N LARCHMONT BLVD**
Los Angeles, CA 90004

- 05** **3048 N COOLIDGE AVE**
Los Angeles, CA 90039

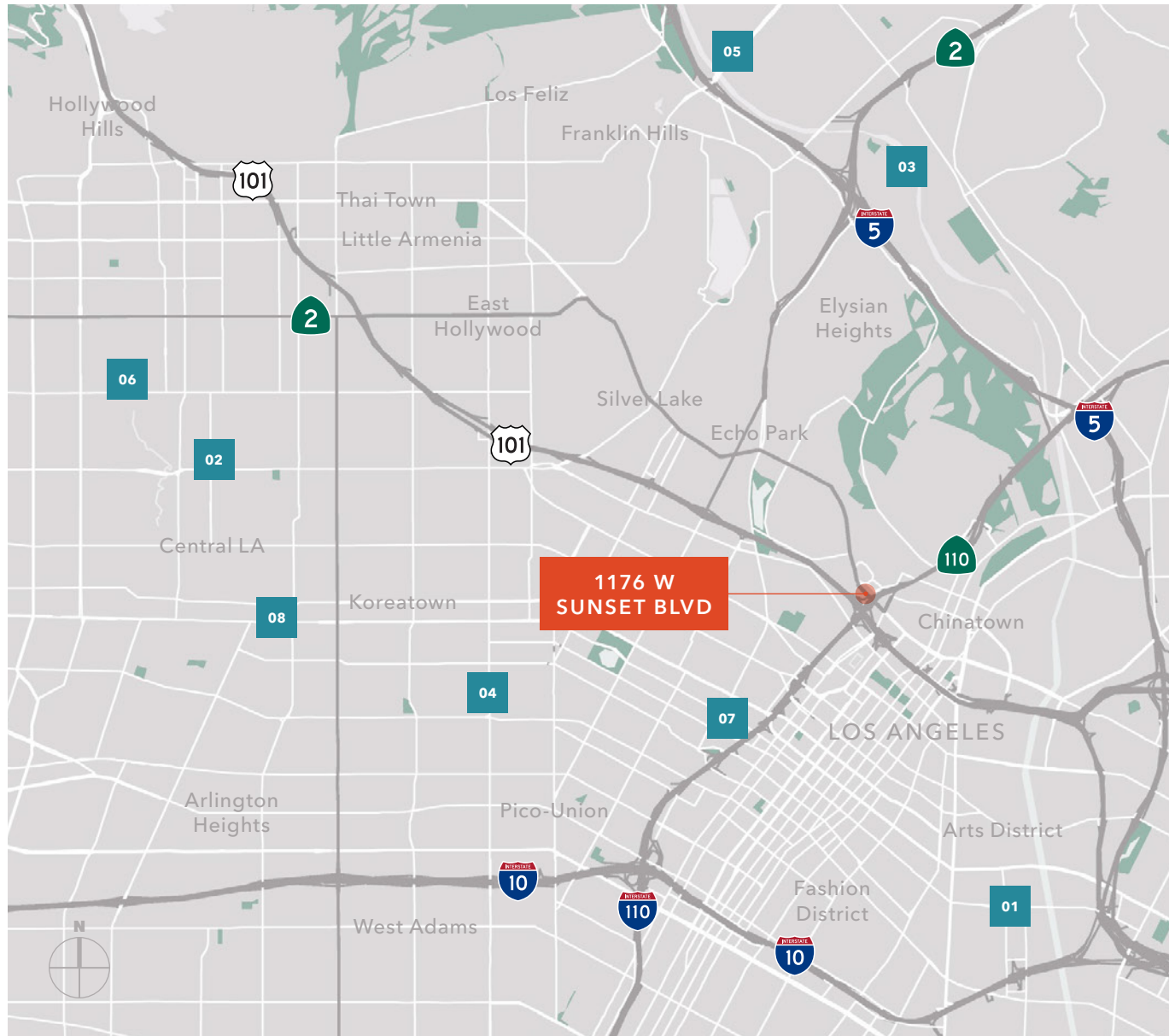
- 06** **933 S VERMONT AVE**
Los Angeles, CA 90006

- 07** **3015 GLENDALE BLVD**
Los Angeles, CA 90039

- 08** **743 SEWARD ST**
Los Angeles, CA 90038

- 09** **1126 WILSHIRE BLVD**
Los Angeles, CA 90017

- 10** **4047 WILSHIRE BLVD**
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