



# Occidental Studios

201 N OCCIDENTAL BLVD | LOS ANGELES, CA 90026

MAIN LOT



Longest Continuous Operating Studio Lot in Los Angeles

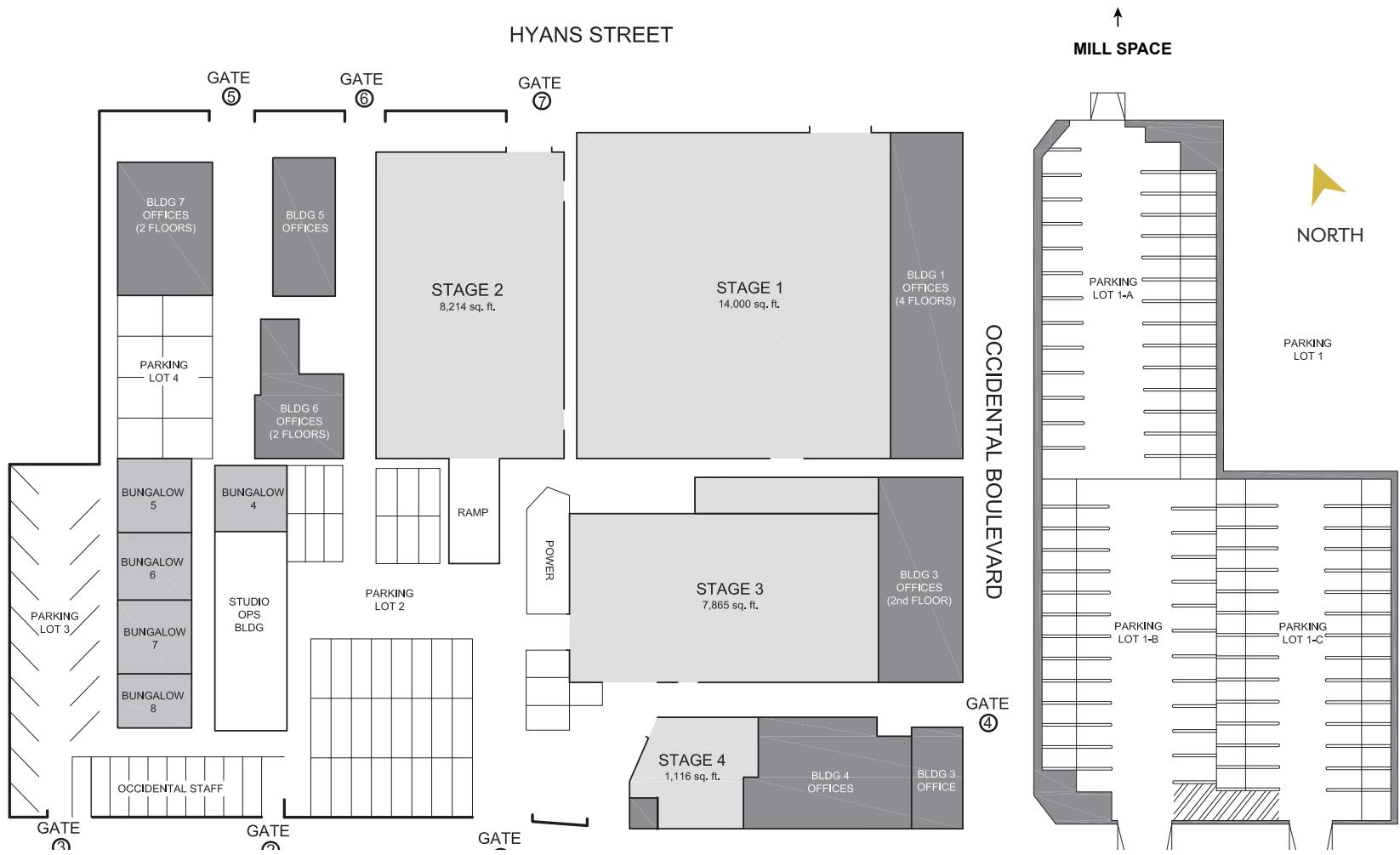
**CBRE**



## The Offering

CBRE is pleased to exclusively present this incomparable opportunity to acquire or lease a fully operational legacy studio lot. Occidental Studios Main Lot (the “Property”), located at 201 N. Occidental Blvd., is the longest continuously running studio lot in Los Angeles. The site is comprised of over 69,000 square feet of buildings, including four soundstages and ample support space, on nearly 3 acres of land. Well positioned in the core area of the TMZ (“Thirty Mile Zone”), the Main Lot is at the center of destination neighborhoods HiFi, Echo Park and Silver Lake, and only 10-15 minutes from Hollywood and Burbank and 8 minutes from Downtown Los Angeles.

<b>Property Address</b>	201 N. Occidental Blvd.
<b>City</b>	Los Angeles, CA 90026
<b>Year Built</b>	1913 - 2011
<b>Total Building Area</b>	69,069 SF
<b>Total Land Area</b>	125,747 SF (2.89 Acres)
<b>APN</b>	5156-017-006, -007, -018, -023; 5156-022-017, 018, 030
<b>Zoning</b>	LAC2, LAR3, LARD1.5
<b>Use Code</b>	Motion Picture, Radio & Television Industry Studio
<b>Parking</b>	212 Parking Spaces
<b>Sale Pricing</b>	Call Broker
<b>Lease Rate</b>	\$3.75/SF/Month MG



# The Site Plan

69,069 TOTAL SF

## Stages (31,489 Total SF)

<b>Stage 1</b>	14,000 SF
<b>Stage 2</b>	8,214 SF
<b>Stage 3</b>	7,980 SF
<b>Stage 4</b>	1,295 SF

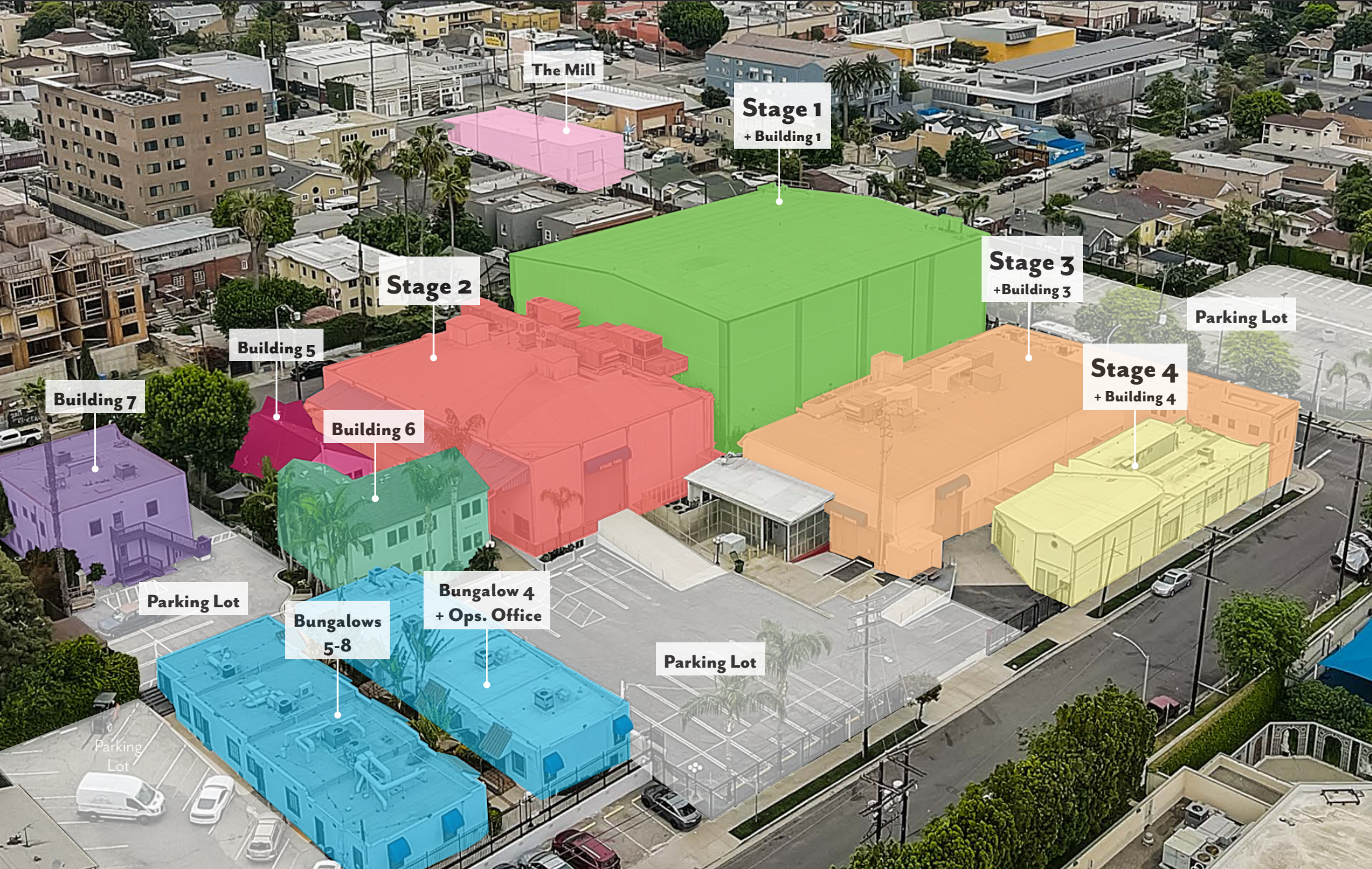
## Mill Space (4,596 Total SF)

<b>Warehouse</b>	4,596 SF
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## Support/Office (32,984 Total SF)

<b>Stage 1 Office</b>	8,757 SF	<b>Stage 3 Office</b>	2,982 SF
<b>1st &amp; 2nd Floor</b>	5,119 SF	<b>Stage 4</b>	629 SF
<b>3rd &amp; 4th Floor</b>	3,638 SF	<b>Conference Room</b>	517 SF
<b>Building 3</b>	3,893 SF	<b>Hair &amp; Makeup</b>	112 SF
<b>Building 4</b>	2,485 SF	<b>Bungalows 1-3</b>	1,944 SF
<b>Building 5</b>	1,963 SF	<b>Each Ops. Office</b>	650 SF
<b>Building 6</b>	3,140 SF	<b>Bungalows 4-8</b>	3,417 SF
<b>Building 7</b>	3,774 SF	<b>Each Ops. Office</b>	650 SF

# Aerial View



The Mill

Stage 1  
+ Building 1

Stage 2

Stage 3  
+ Building 3

Parking Lot

Building 5

Stage 4  
+ Building 4

Building 7

Building 6

Parking Lot

Bungalows  
5-8

Bungalow 4  
+ Ops. Office

Parking Lot

Parking  
Lot

# Stage Photos & Breakdown



## Stage 1

**Square Footage** 14,000 SF  
**Dimensions** 125' x 111' x 54'  
**Height** 45' to Grid  
**Power** 7200 AMPS



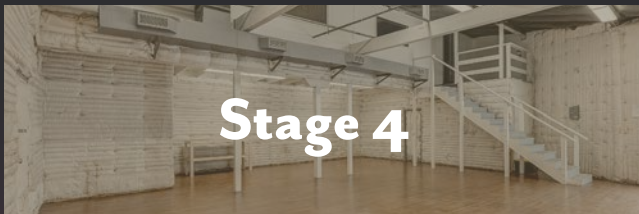
## Stage 2

**Square Footage** 8,214 SF  
**Dimensions** 111 x 74 x 26'  
**Height** 23' to Grid  
**Power** 3600 AMPS



## Stage 3

**Square Footage** 7,980 SF  
**Dimensions** 130' x 63' x 19'  
**Height** 19' to Grid  
**Power** 3600 AMPS



## Stage 4

**Square Footage** 1,295 SF  
**Dimensions** 36' x 31' x 14'  
**Height** 14' to Grid  
**Power** 1200 AMPS



# Stage 1



**14,000 SF**

Square Footage

**125' x 111' x 54'**

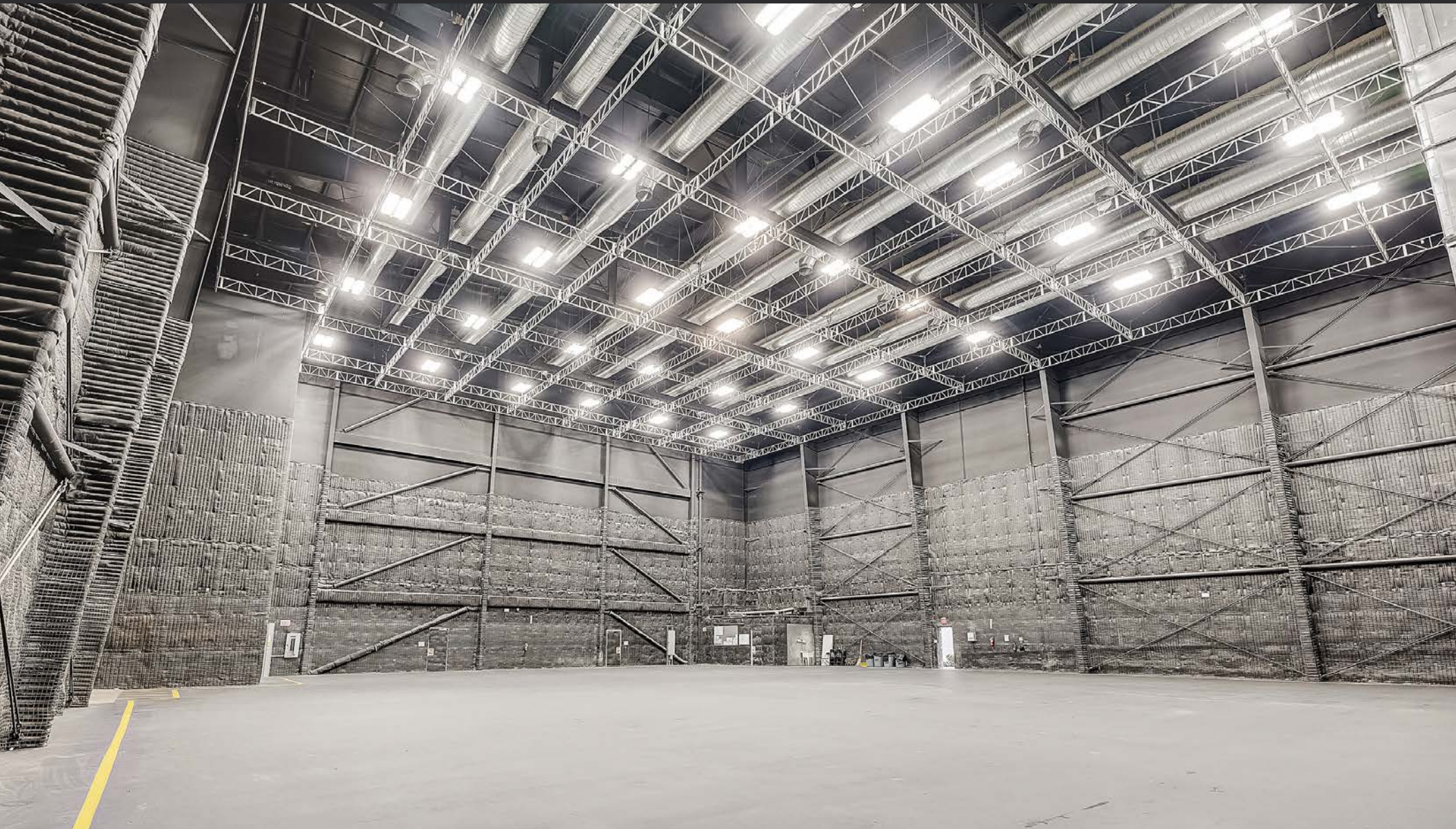
Dimensions

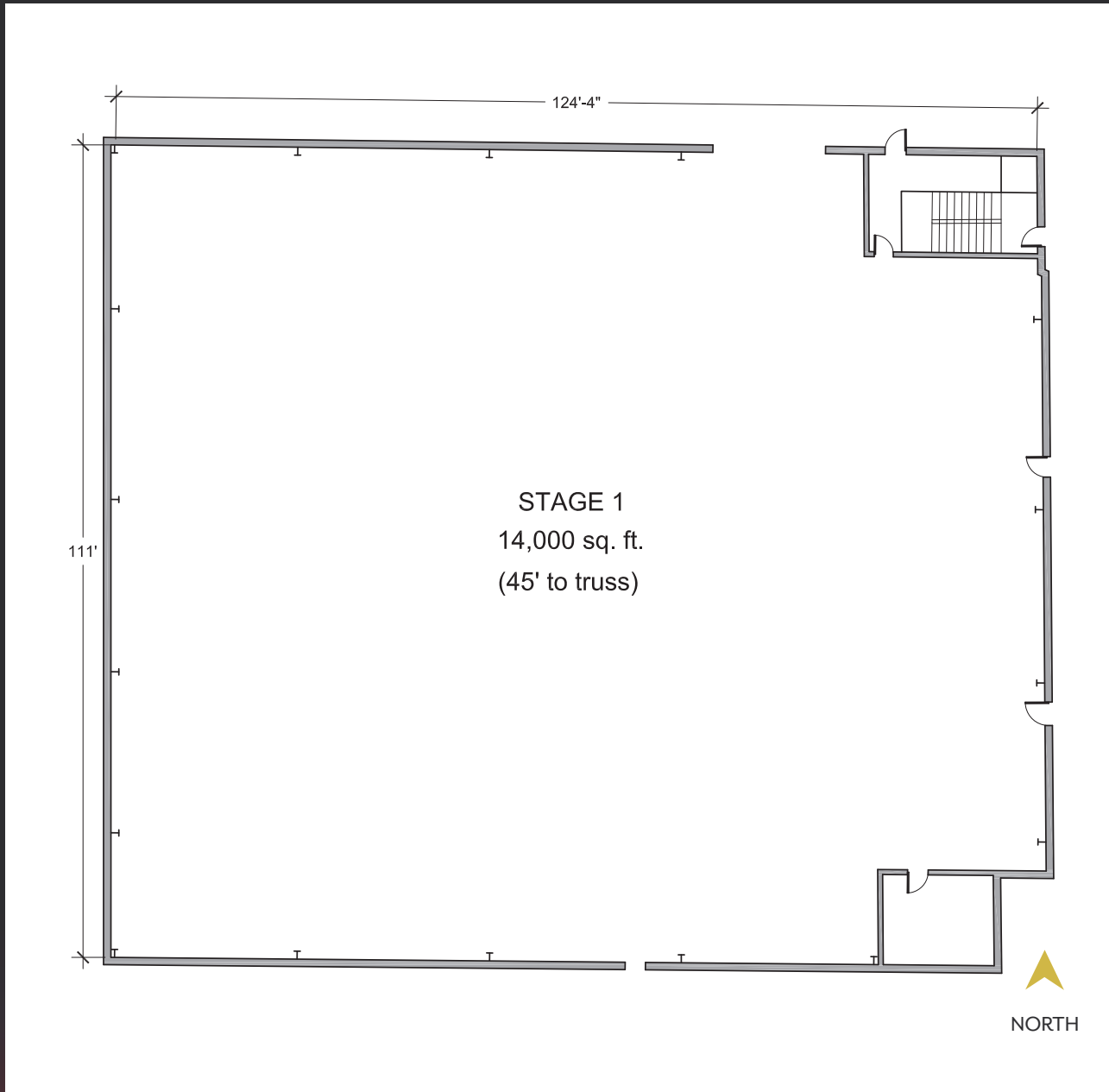
**45' Height**

Height to Grid

**7200**

AMPS





**14,000 SF**

Square Footage

**125' x 111' x 54'**

Dimensions

**45' Height**

Height to Grid

**7200**

AMPS

# Stage 2



**8,214 SF**

Square Footage

**111' x 74' x 26'**

Dimensions

**23' Height**

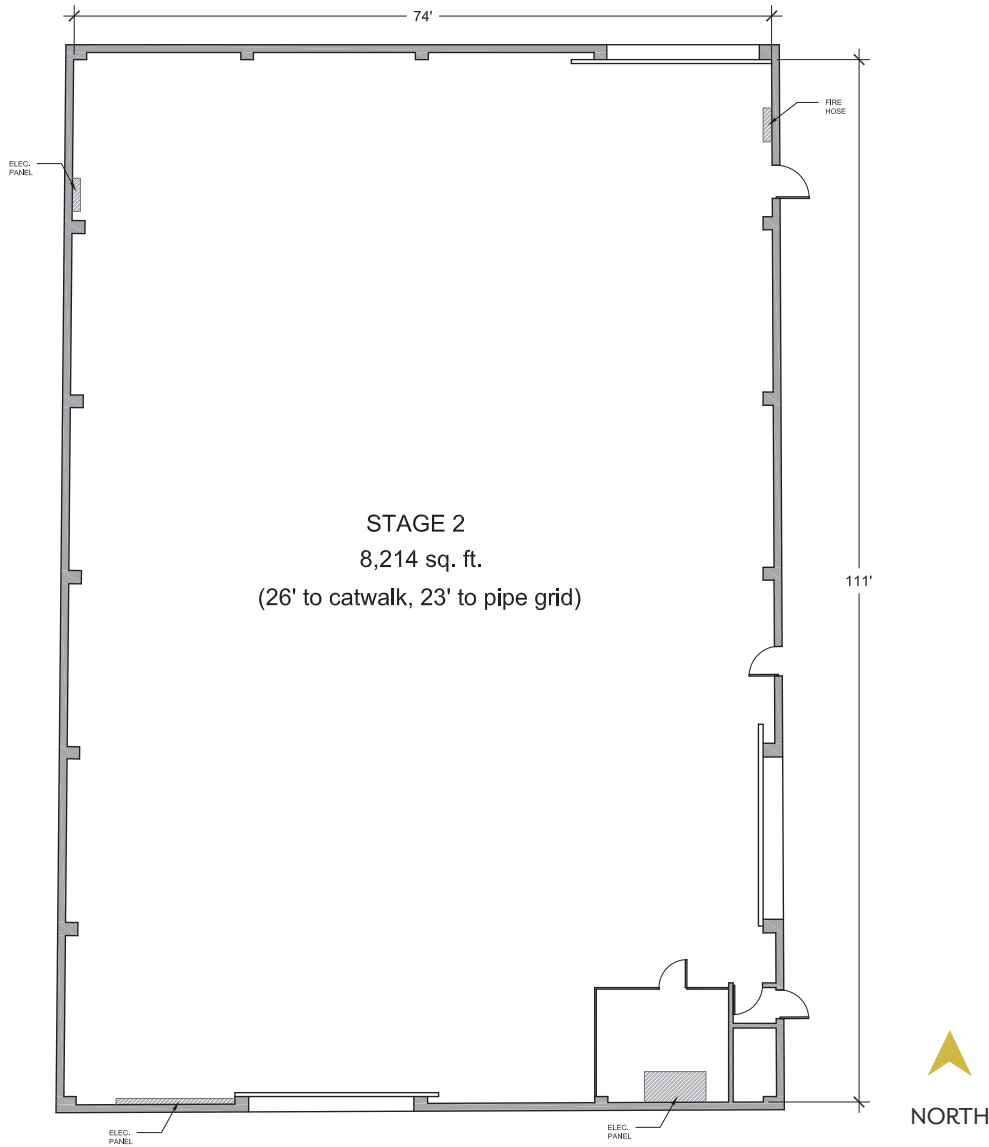
Height to Grid

**3600**

AMPS



# Stage 2



**8,214 SF**

Square Footage

**111' x 74' x 26'**

Dimensions

**23' Height**

Height to Grid

**3600**

AMPS

# Stage 3



**7,980 SF**

Square Footage

**130' x 63' x 19'**

Dimensions

**19' Height**

Height to Grid

**3600**

AMPS



# Stage 3



**7,980 SF**

Square Footage

**130' x 63' x 19'**

Dimensions

**19' Height**

Height to Grid

**3600**

AMPS



# Stage 4



**1,295 SF**

Square Footage

**36' x 31' x 14'**

Dimensions

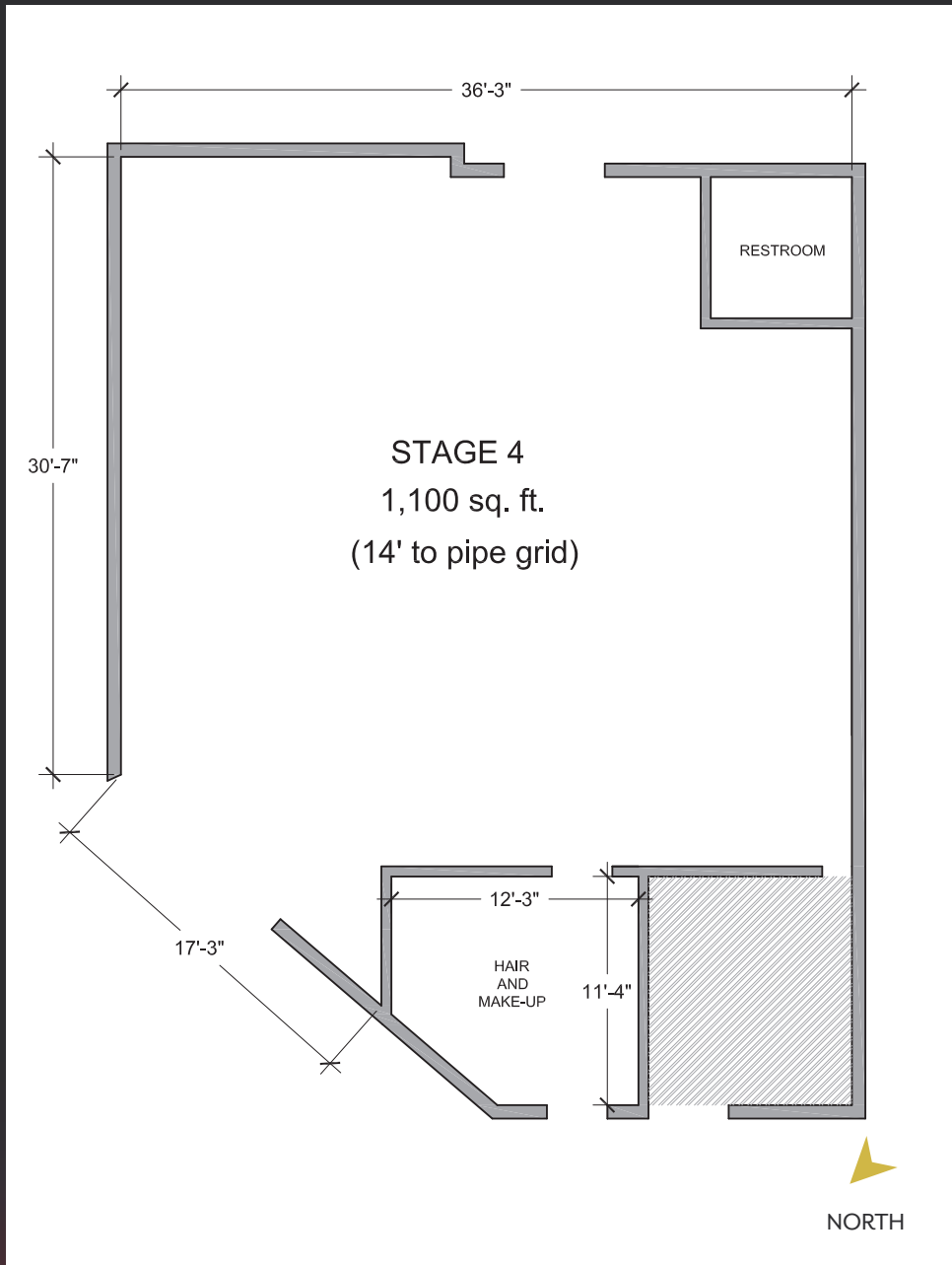
**14' Height**

Height to Grid

**1200**

AMPS





**1,295 SF**

Square Footage

**36' x 31' x 14'**

Dimensions

**14' Height**

Height to Grid

**1200**

AMPS

Get a Glimpse



**Occidental Studios Main Lot Photos**

*Get a Glimpse*



**Occidental Studios Main Lot Photos**

*Get a Glimpse*



**Occidental Studios Main Lot Photos**

*Get a Glimpse*



**Occidental Studios Main Lot Photos**

*Get a Glimpse*



**Occidental Studios Main Lot Photos**

*Get a Glimpse*



**Occidental Studios Main Lot Photos**

# Studio History



## History

Occidental Studios has long been a destination for the entertainment industry since it was built in 1913, proudly standing as the longest running continuous studio lot in Los Angeles. Silent film star and studio mogul Mary Pickford got her start here, and even lived in a house once located on the lot. Her fellow screen legends Charlie Chaplin and Douglas Fairbanks were also known to film at this storied location.

Today, The Main Lot continues to be a favored location for the entertainment industry with frequent clients including Disney, Paramount, Fox, NBC, and Netflix.

## Clients



## Shows Filmed Here





60 Studios  
Within 5 Miles

# Studio Proximity



Netflix



Paramount Pictures Studio



Warner Bros. Studio

## Drive Times

- Burbank 15 Minutes
- Hollywood 10 Minutes
- Downtown L.A. 8 Minutes
- Silver Lake 5 Minutes
- Echo Park 3 Minutes
- Rideback Ranch 3 Minutes





# Occidental Studios

201 N OCCIDENTAL BLVD | LOS ANGELES, CA 90026



Occidental Studios is a Division of Occidental Entertainment Group Holdings, Inc., and separately operates ten additional stages at various locations beyond the four offered on its Main Lot. It also owns a Lighting & Grip Division and Prop Division with large inventories, which are all separate from this Offering.

## Get in Contact

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**CBRE**

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