

RARE HOLLYWOOD FREESTANDING BUILDING | **FOR SALE**



**870 VINE STREET
LOS ANGELES, CA 90038**



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LOS ANGELES, CA 90038**

PREMISES	±14,809 SF 2 Story Office / Flex Building Caddy Corner to New Netflix Campus
PRICE	\$8,700,000 (\$587 per SF)
BUILT	1982 • Designed by renowned architect, Katherine Diamond • Recipient of "City of Los Angeles Beautification Award"
PARKING	Gated 2/1000+- or approx 40 spaces with valet
LOT SIZE	±16,671 SF (Buyer to confirm)
ZONING	C2
APN	5534-030-025
FEATURES	• Single or Multi-Tenant Property • Excellent Owner User or Investment opportunity for general office, production, or post-production uses • Mixture of Private Offices and Open Bull Pen • Security Bank Vault With Door • Roll up Door • Signage Rights With City Permit • Heart of Hollywood Production Studios • Two-story with elevator and stairs. The 2nd floor can have a separate entrance • Operable windows

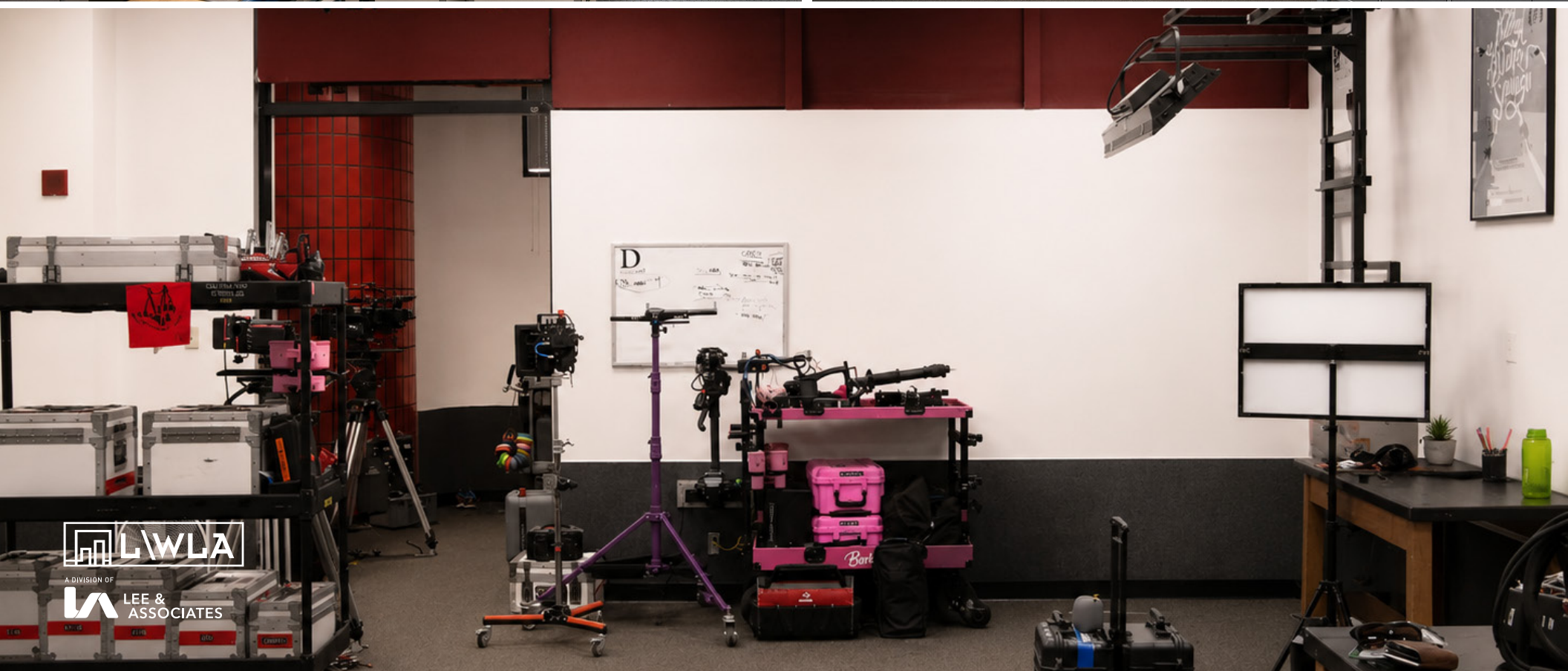


A DIVISION OF
LEE & ASSOCIATES

1508 17th Street, Santa Monica, CA 90404

310.899.2700 | www.leewestla.com | DRE 01222000

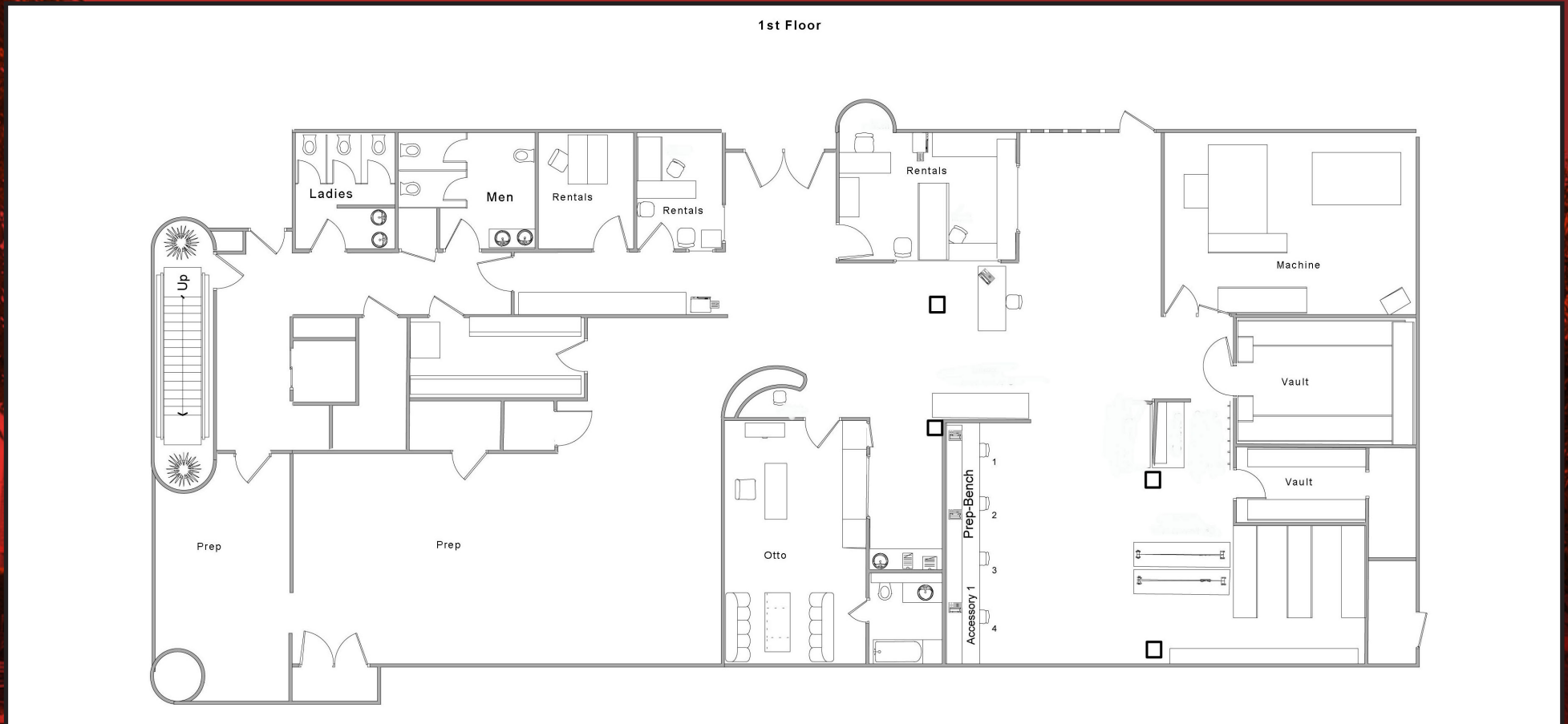
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Terms of sale or lease are subject to change or withdrawal without notice.





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FLOOR PLAN | FIRST FLOOR



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FLOOR PLAN | SECOND FLOOR

2nd Floor



SALES COMPARABLES

	ADDRESS	SALE DATE	SALE PRICE	BUILDING SF	LAND SF	PRICE/SF	PARCEL NUMBERS
	870 Vine St Los Angeles, CA 90038	--	\$8,700,000	±14,809 SF	±16,671 SF	\$587/SF	5534-030-025
	251 N Larchmont Blvd Los Angeles, CA 90004	3/19/26	\$9,600,000	±9,354 SF	±6,115 SF	\$1,026.30/SF	5515-018-021
	905 Cole Ave Hollywood, CA 90038	8/21/25	\$3,565,000	±5,000 SF	±6,098 SF	\$713.00/SF	5533-021-011
	5550 Melrose Ave Los Angeles, CA 90038	8/6/25	\$3,975,000	±4,768	±7,405 SF	\$833.68/SF	5523-023-020
	5802-5806 Willoughby Ave Los Angeles, CA 90038	4/8/25	\$6,150,000	±9,500 SF	±6,534 SF	\$647.37/SF	5534-029-003
	4550 Wilshire Blvd Los Angeles, CA 90010	1/31/25	\$3,250,000	±5,255 SF	±8,276 SF	\$618.46/SF	5090-014-015
	747 Seward St Los Angeles, CA 90038	11/1/24	\$3,250,000	±3,539 SF	±6,534 SF	\$918.34/SF	5533-037-002
	726 N Cahuenga Blvd Los Angeles, CA 90038	7/3/24	\$3,050,000	±3,600 SF	±5,767 SF	\$847.22/SF	5533-032-030



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STUDIOS

1. PARAMOUNT STUDIOS
2. RALEIGH STUDIOS
3. NETFLIX
4. VIACOM
5. SUNSET GOWER STUDIOS
6. ACADEMY OF MOTION PICTUR
ARTS AND SCIENCES
7. NETFLIX @ ACADEMY ON VINE
8. SUNSET BRONSON STUDIOS
9. FUNNY OR DIE
10. TELEVISION CENTER
11. MILK STUDIOS
12. RED STUDIOS
13. SUNSET LAS PALMAS STUDIOS
14. LINE 204 STUDIOS
15. HOLLYWOOD PRODUCTION
CENTER
16. JIM HENSON COMPANY
17. THE LOT STUDIOS
18. QUIXOTE STUDIOS
19. NETFLIX @ 817 VINE



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