



ZACUTO GROUP
COMMERCIAL REAL ESTATE



FOR LEASE

3077

Cahuenga Blvd W
Studio City

LEASE DETAILS

3077 Cahuenga Blvd
STUDIO CITY, CA 90068

SIZE	RATE	TERM
5,556 SF	\$3.25/SF NNN	NEGOTIABLE

DYNAMIC STUDIO CITY LOCATION

High visibility retail space along a high traffic stretch of Cahuenga Blvd near the Hollywood Bowl, Universal Studios, & Ventura Blvd in Studio City.

CURRENTLY SET UP AS AN AUTOBODY SHOP

Currently an autobody shop with showroom and front yard for parking. Ideal for garaging car collection, automotive businesses, or retail uses.

BILLBOARD INCOME

Property houses a 15x37ft high visibility billboard that is seen from the 101 Hollywood Freeway that averages 322,000 Vehicles per day.

LISTING TEAM



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STUDIO CITY

BURBANK



HOLLYWOOD



SUBJECT PROPERTY

• ACCESS TO MAJOR EMPLOYMENT HUBS:

The property is conveniently located near major employment centers in Studio City, Hollywood, and Burbank, providing ample job opportunities for future residents. Nearby employers include major entertainment studios such as Universal Studios, Warner Brothers, and CBS Studio Center, as well as numerous other businesses in the entertainment and media industries.

CAHUENGA PASS 24,800 VPD

CAHUENGA BLVD 23,000 VPD



322,000 VPD

HOLLYWOOD BOWL

Nearby Employers



STUDIO CITY



HOLLYWOOD



A ViacomCBS Company



WARNER BROS.



BURBANK



LOCATION HIGHLIGHTS

STRATEGIC LOCATION IN STUDIO CITY



Located in the highly desirable Studio City submarket, a vibrant and affluent community.

Studio City is known for its picturesque streets, variety of trendy dining and entertainment options, and its proximity to entertainment studios, making it a popular choice for families and young professionals alike.



STRATEGIC LOCATION IN STUDIO CITY

- **PROXIMITY TO TRANSIT & MAJOR LANDMARKS**

3077 Cahuenga Blvd W benefits from excellent access to public transportation and major highways. The property is situated near the Universal City/Studio City Metro Red Line, which provides direct access to Downtown LA and North Hollywood. It is also conveniently located near the Hollywood Freeway (US-101), offering quick access to the greater Los Angeles area.

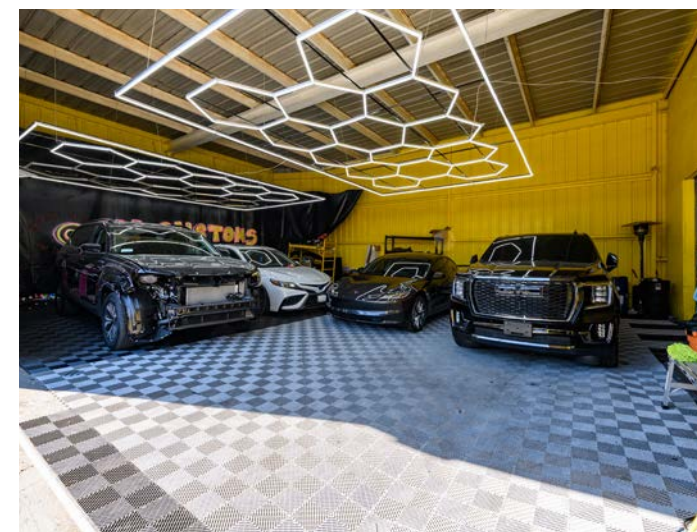
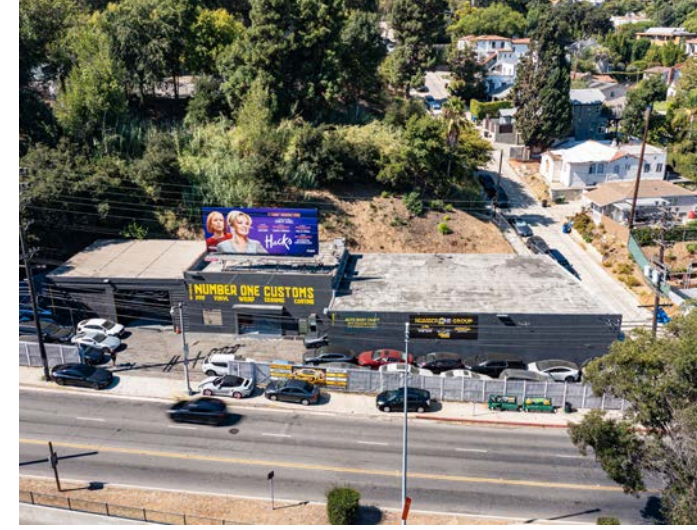
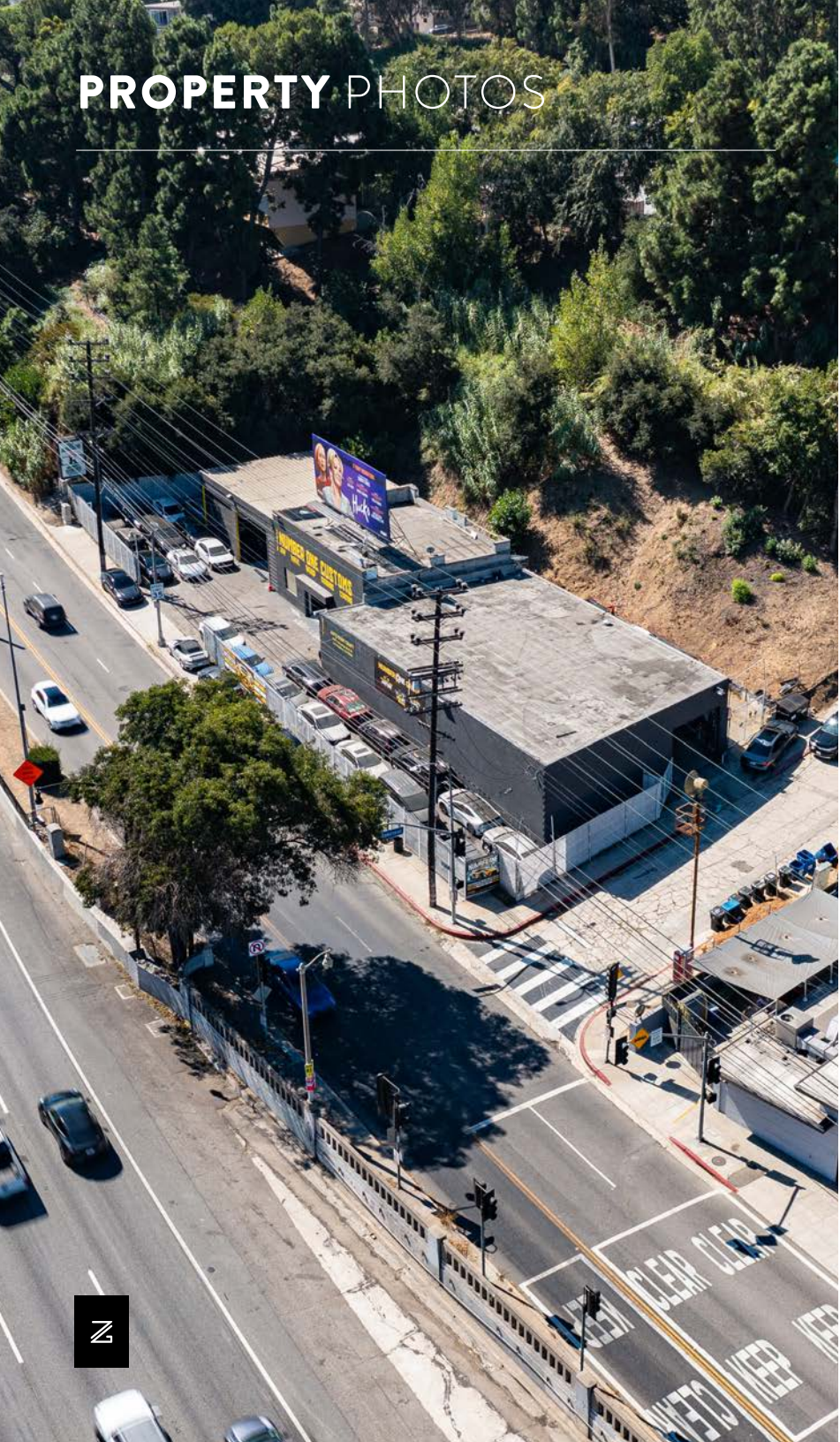
Additionally, the property is just minutes away from iconic landmarks such as Universal Studios Hollywood, the Hollywood Bowl, and Griffith Park, providing residents with a wealth of recreational and cultural opportunities.

- **CLOSE TO AMENITIES**

The site is surrounded by a wide range of amenities, including shopping, dining, and entertainment options along Ventura Boulevard, known for its trendy boutiques, cafes, and restaurants. Studio City also offers a variety of parks and recreational facilities, such as Fryman Canyon Park, which is popular for hiking and outdoor activities, enhancing the quality of life for potential residents.



PROPERTY PHOTOS





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