

3330 cahuenga

Los Angeles, CA

Executive Summary



OCTOBER 2025

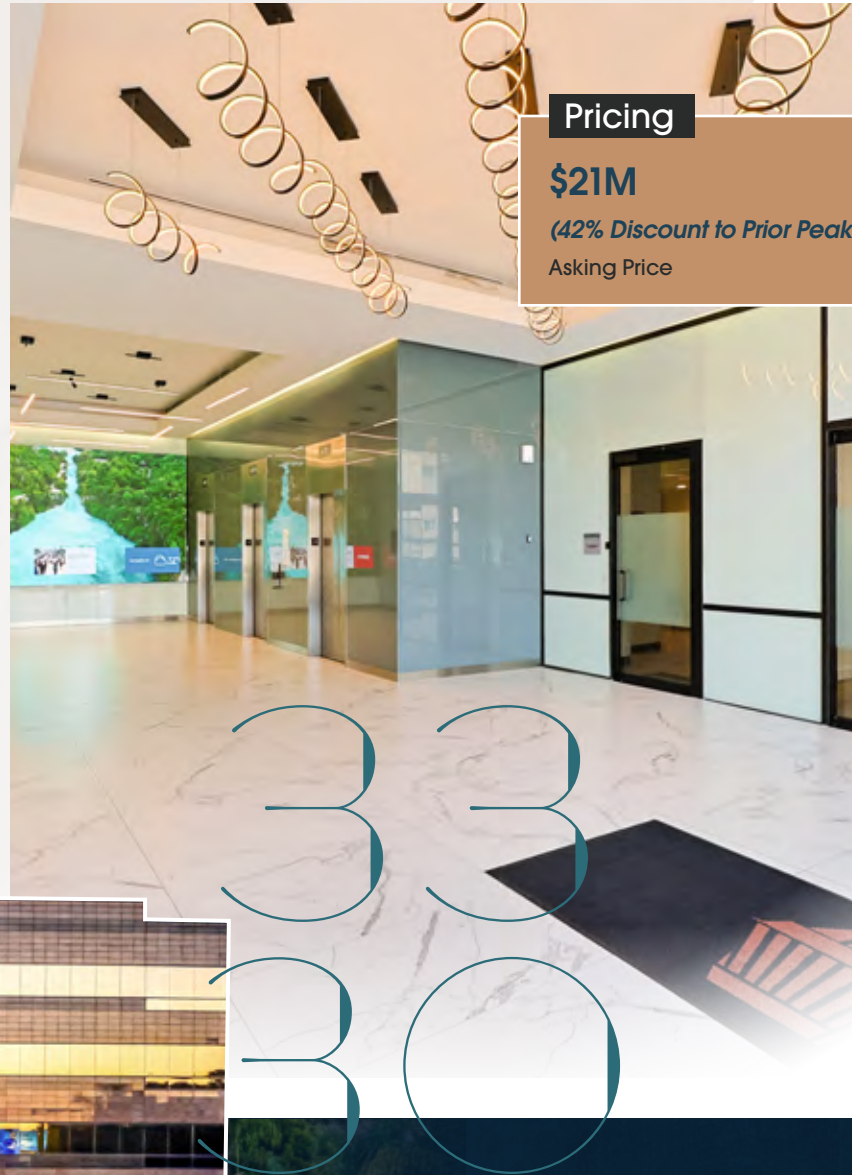
NEWMARK

Owner-User Investment Opportunity with
Building Top Signage & In-Place Income

The Offering

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire **3330 Cahuenga** (the “Property”), a 104,886 rentable square-foot, 5-story creative Class A office asset located **at the convergence of Los Angeles’ entertainment industry** in Universal City.

The Property is 41% leased with approximately **4.88 years of weighted average remaining lease term** offering a rare opportunity for an **owner-user** to acquire a renovated office building **with in-place yield** and the **ability to grow into the project over time**. The Property offers a **unique branding opportunity with available building top signage, high visibility** located directly off the 101 Freeway, and an **abundance of onsite parking** located in a two-level subterranean parking garage **offering a 3.5/1,000 SF parking ratio**.



Pricing

\$21M

(42% Discount to Prior Peak)

Asking Price

Property Summary

**3330 Cahuenga Boulevard
Los Angeles, CA 90068**

Address

104,886 RSF

Rentable Area

68,402 SF*

Available SF

41%

Percentage Leased

**Five with a two level
subterranean garage**

Stories

1988/2019

Year Built/Renovated

18,500–22,200 RSF

Typical Floor Plate Size

369 stalls (3.5/1,000 SF)

Parking

*includes 6,775 SF of available sublease space on 5th floor



3330 Cahuenga **caters to the market’s media and entertainment tenant base** found immediately in **Universal City and the adjacent Burbank, Hollywood, and North Hollywood** markets which is further bolstered by its proximity to major studios in the area. The Property provides convenient access to the 101, 134, and 5 freeways in addition to an **abundance of nearby amenities and executive housing**.

Investment Highlights



Highly Improved Creative Space

42% of the Property consists of highly improved creative improvements offering future reusability and limited capital costs



Significant Discount to Replacement Cost

Available at a significant discount to replacement cost and prior peak pricing offering a long-term competitive basis advantage



In-Place Income

41% leased with approximately 4.88 years of weighted average remaining lease term providing in-place income and the ability to grow into the project over time



Recently Renovated

Featuring a recently renovated lobby, spec suite program, and base building upgrades



Prominent Visibility

From the 101 Freeway as well as Cahuenga Boulevard



Above Standard Parking

3.5/1,000 RSF parking ratio with 369 stalls contained in two levels of subterranean parking garage



Efficient Floorplates

Ideal 18,500–22,200 RSF efficient floor plates, easily divisible for multi-tenant use



Convenient Access

Convenient access to the 101, 134, and 5 freeways in addition to the neighboring Burbank Media District (2 miles) and Hollywood (3.1 miles) markets

Unique Owner/User Opportunity with Building Top Signage

3330 Cahuenga offers a rare opportunity for an owner-user to occupy up to 68,402 SF with the ability to capitalize on branding the property via available building top signage. The Property also offers the benefit of in-place cash flow, further offsetting a prospective owner-user's occupancy cost while providing the immediate benefits of depreciation and long-term value appreciation.

**Freeway-Facing
Building Top Signage
Opportunity**

**Visible to over
276,000 vehicles
per day**

loading
dock



Up to
68,402 SF
of available
space



Entertainment Capital of the World — Universal City, Burbank & Hollywood

Ideally situated in Universal City, 3330 Cahuenga benefits from its central location within Los Angeles' entertainment capital providing proximate access to major studios in Universal City/Burbank that include NBC/Universal, ABC/Disney, Warner Bros., and DreamWorks Animation in addition to major entertainment firms/studios located in Hollywood and North Hollywood.



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