



COMMERCIAL  
REAL ESTATE  
*the sign of a profitable property*

**LAZY ACRES**  
*natural market*

**AVAILABLE** 



# 2ND GEN RECORDING/PODCAST STUDIO AVAILABLE FOR LEASE

1838 N Western Avenue , Los Angeles, CA 90027



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# PROPERTY FEATURES

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## APPROX. 2,000 SF

2ND GENERATION PODCASTING & RECORDING STUDIO

- ✓ Five professionally soundproofed studio/recording rooms with a dedicated control room
- ✓ Open lounge/common area ideal for collaboration and client waiting area
- ✓ Kitchenette
- ✓ 400 Amp, 3-Phase clean power ideal for media, production, and creative users

## AREA AMENITIES

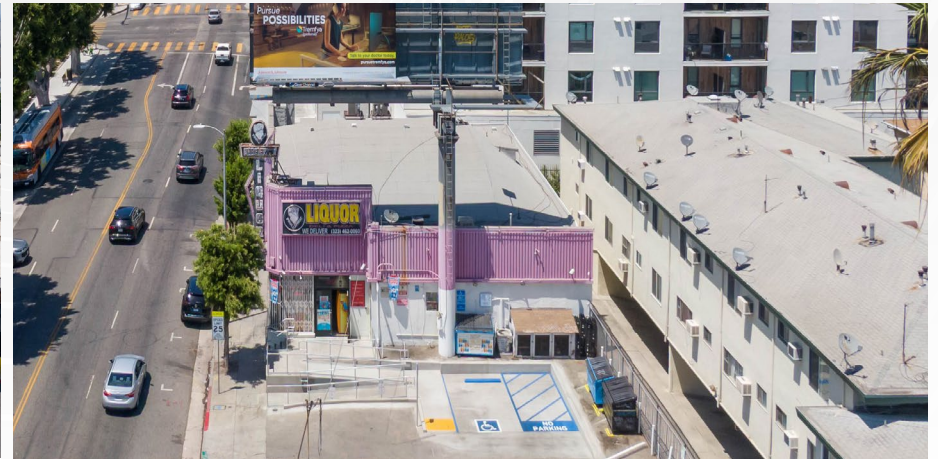
- ✓ Prime Los Feliz location near Griffith Park, Griffith Observatory, and The Greek Theatre
- ✓ Surrounded by popular dining destinations including Little Dom's, Alcove Café, Messhall, and The Dresden
- ✓ Steps from boutique fitness, Pilates, wellness studios, and specialty coffee shops
- ✓ Minutes from Hollywood, Silver Lake, & major entertainment industry hubs
- ✓ Located within one of LA's most historic and architecturally significant neighborhoods

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	56,430	342,749	987,775
 Avg. HH Income	\$91,958	\$105,023	\$106,413
 Daytime Pop	59,355	372,734	1,034,941
 Traffic Count	± 50,102 CPD ON N WESTERN AVE & FRANKLIN AVE		

RECORDING/PODCAST SPACE  
LOS ANGELES, CA

# EXTERIOR PHOTOS

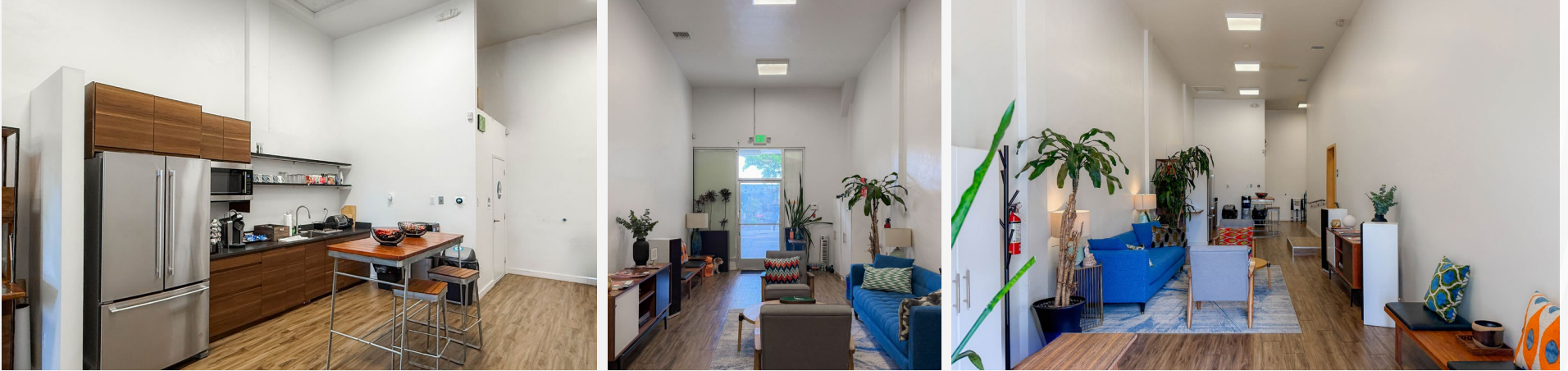
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LOS ANGELES, CA

# INTERIOR PHOTOS

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**AVAILABLE**



**AERIAL MAP**



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