



Offering Memorandum - Available For Sale or For Lease

3653-3655 CAHUENGA BLVD WEST, LOS ANGELES, CA 90068



DAN SANCHEZ • ENGEL & VÖLKERS BURBANK

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Confidentiality Agreement

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This Offering Memorandum contains select information pertaining to the business and affairs of 3653-3655 Cahuenga Blvd West, Los Angeles, CA 90068. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers Burbank. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As Is, Where Is" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from Engel & Völkers Burbank, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers Burbank expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers Burbank or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers Burbank has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.

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Property Overview

Dan Sanchez of Engel & Völkers proudly presents an incredible development opportunity that has exceptional visibility on 3653-3655 Cahuenga Blvd West. Located in the highly desirable submarket of Universal City, this infill location boasts a high level of demand with high barriers to entry.

The trophy site can be reimagined into a first-class mixed-use or multi-family development as the site is located in a Tier-3 Transit Oriented Community that provides a higher range of density with possible unit bonuses. The property is well positioned on a hard corner intersection of Cahuenga Blvd West with almost 100 FT of frontage and located near many major studios and attractions including NBC Universal, Disney, Warner Bros., Paramount, Netflix, and several others. The intersection has an average daily traffic count of 25,000 vehicles per CoStar™ statistics. The site offers easy access to the San Fernando Valley, Hollywood, and Greater Los Angeles. Its strategic location provides close proximity to the Universal City/Studio City Metro Rail and convenient access to major commuter routes, including the 101 freeway.



3653-3655 Cahuenga Blvd West, Los Angeles, CA 90068

Property Details

Address:	3653-3655 Cahuenga Blvd West, Los Angeles, CA 90068
Zoning:	LAC2
No. of Stories:	1
Building Size:	±6,190 SF
Lot Size:	±11,808 SF
Year Built:	1955
List Price:	\$4,700,000
Lease Rate:	\$25,000 plus NNN charges



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Property Highlights

- ◆ Incredible development opportunity with exceptional visibility
- ◆ High level of demand with high barriers to entry.
- ◆ Located in a Tier-3 Transit Oriented Community
- ◆ Hard corner intersection with almost 100 FT of frontage
- ◆ Near many major studios and attractions
- ◆ Average daily traffic count of 25,000 vehicles
- ◆ Convenient access to public transportation and the 101 FWY

3653-3655 Cahuenga Blvd West, Los Angeles, CA 90068





Maps & Aerials

3653-3655 CAHUENGA BLVD WEST, LOS ANGELES, CA 90068

3653-3655 Cahuenga Blvd West, Los Angeles, CA 90068



3653-3655 Cahuenga Blvd West, Los Angeles, CA 90068



2425 | 5
SCALE 1" = 80'

2001

2-2-65 REV150
9-21-65
2-14-66
8-1-66
4-23-67
6-22-67-2000
7-24-67-2000
7-24-67-2000
8-27-67-2000
8-27-67-2000
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2. M 170-41

P. M. 170-41

CONDOMINIUM
PARCEL MAP
P.M. 170-41

PRO. TREN. ADJMT. SEE.
2425-2

ADMISSIONS REC'D
COUNTY OF LOS ANGELES, CALIF.

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City Overview - Universal City

Universal City, located in the San Fernando Valley region of Los Angeles County, is a bustling hub known for its entertainment industry and vibrant commercial activity. Home to Universal Studios Hollywood and the adjacent Universal CityWalk, the area attracts millions of visitors annually and is a key player in the global entertainment landscape. With excellent connectivity via major freeways and the Metro Red Line, Universal City offers unparalleled accessibility. The local economy thrives on tourism, media, and entertainment, providing a robust foundation for diverse commercial opportunities. Investors will find a dynamic real estate market with prime office spaces, retail establishments, and hospitality venues, all set within a lively and iconic urban environment.



Transportation

Universal City, strategically positioned in the San Fernando Valley, boasts an exceptional transportation network that ensures seamless connectivity for residents, businesses, and visitors alike.

Key Highlights:

Major Freeways: Universal City is conveniently located near two major freeways: the Hollywood Freeway (US-101) and the Ventura Freeway (SR-134). These critical arteries provide quick and easy access to downtown Los Angeles, the San Fernando Valley, and other key regions in Southern California.

Public Transit: The Metro Red Line services Universal City, with a dedicated station (Universal City/Studio City Station) providing direct access to downtown Los Angeles and connecting to other Metro lines. This facilitates efficient commutes for employees and convenient travel options for tourists.

Local Roadways: Well-maintained local roadways ensure smooth intra-city

travel, making it easy to navigate between commercial, residential, and recreational areas within Universal City.

Shuttle Services: The area benefits from various shuttle services that cater to tourists and employees, particularly around major attractions like Universal Studios Hollywood and Universal CityWalk, enhancing the ease of movement within the city.

Proximity to Airports: Universal City is within a reasonable distance from major airports, including Los Angeles International Airport (LAX) and Hollywood Burbank Airport (BUR), providing excellent connectivity for national and international travelers.

Universal City's comprehensive transportation infrastructure supports its bustling commercial environment, making it an attractive destination for businesses, investors, and visitors.



Area Attractions

CBS Studio Center: A historic television and film studio, CBS Studio Center is a major landmark and employment hub in Studio City. It hosts numerous productions and offers guided tours, attracting both industry professionals and tourists.

Universal Studios Hollywood: Just a short distance away, this world-famous theme park and film studio offers thrilling rides, shows, and behind-the-scenes tours, drawing millions of visitors annually.

Ventura Boulevard: This bustling commercial strip is lined with a variety of upscale boutiques, gourmet restaurants, trendy cafes, and entertainment venues, making it a popular destination for shopping, dining, and nightlife.

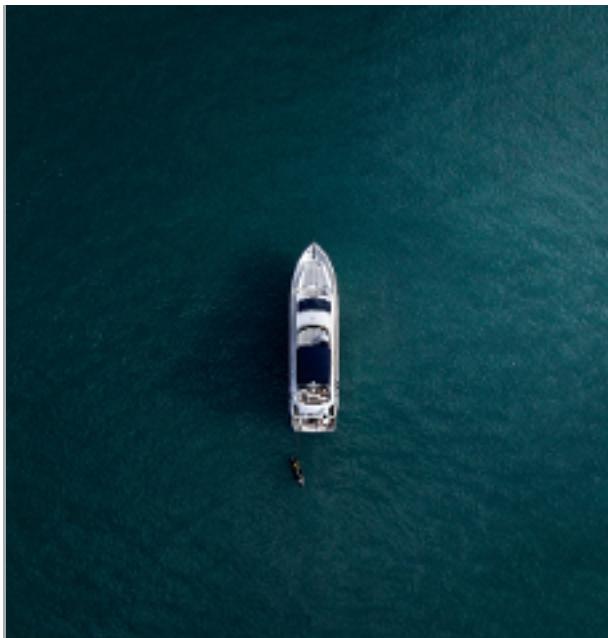
Fryman Canyon Park: Known for its scenic hiking trails, Fryman Canyon Park offers outdoor enthusiasts stunning views of the San Fernando Valley and a peaceful escape into nature.

The Studio City Farmers Market: Held every Sunday, this vibrant farmers market features fresh produce, artisanal goods, and live entertainment, fostering a strong sense of community and supporting local vendors.

Laurel Canyon: Steeped in musical history, Laurel Canyon is renowned for its association with iconic musicians and offers picturesque drives, hiking trails, and unique residential architecture.

Weddington Golf & Tennis: A recreational facility offering a 9-hole golf course, driving range, and tennis courts, providing residents and visitors with a range of leisure activities.

Hollywood, CA: Globally recognized as the epicenter of the entertainment industry, is a vibrant district within Los Angeles known for its iconic landmarks, including the Hollywood Walk of Fame and the TCL Chinese Theatre.



Engel & Völkers offers one of the strongest global referral networks in the industry, with over 11,000 real estate professionals in more than 30 countries, actually working collaboratively to help our clients find their dream home. Drawing on a rich European heritage, the Engel & Völkers brand and iconic signature shops are recognized, respected, and renowned the world over for delivering exceptional listings and bespoke client experiences. With each shop led by experts in their local market, Engel & Völkers delivers specialized, boutique customer care and attention—on a global scale. Whether buying or selling a home, Engel & Völkers ensures an experience of the highest caliber and competence, exclusive expertise, and passion for all that we do, from Miami to Majorca, Boston to Belize, and everywhere in between.

The yachting industry is utterly unique; it revolves around pure luxury and the feelings that come from creating incredible once in a lifetime moments with those closest to you. That's why it needs to be done right, in partnership with true yachting professionals with access to an unrivaled network of partners in real estate and private aviation. Use the power of the Engel & Völkers brand to your advantage when you are buying or selling a luxury yacht in the Americas: there is no other brokerage company who can offer more exposure or who access to as large a network of potential clients as Engel & Völkers Yachting.

The developments that Engel & Völkers represents around the world vary greatly in scale and scope. Our experience includes residential towers, new home communities, the redesign or re-launch of existing buildings, mixed use lifestyle developments and resort residences. Global recognition and respect for our brand, coupled with the quality of our marketing strategy and the reach of our programs, gives the projects that we represent a distinct advantage. So does the level of local knowledge and international insights that our Development Services teams offer. Through every phase in the process, we provide the level of service that our brand is known for, optimizing the experience for builders, developers and buyers.



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PRESENTED BY DAN SANCHEZ



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