

# FREE STANDING CREATIVE BUILDINGS FOR SALE



3783-3785 CAHUENGA BLVD WEST | STUDIO CITY

STACY VIERHEILIG-FRASER  
PRINCIPAL  
818.933.0313  
svierheilig@lee-re.com  
DRE#00986794

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FREE STANDING CREATIVE BUILDINGS FOR SALE

## PROPERTY DETAILS

PRICE	SQ. FT.	LOT SIZE	ZONING	YEAR BUILT	APN
\$2,895,000	5,988 SF	±5,750 SF	C2	1935/1957	2425-002-012/3

## PROPERTY OVERVIEW

The property is ideally situated in the heart of Studio City, nestled between three of Los Angeles's most iconic neighborhoods: Toluca Lake, Universal City and the Hollywood Hills.

Occupants benefit from its exceptional visibility and immediate access to the US 101 Freeway, offering seamless connectivity to the greater Los Angeles area.

3783 Cahuenga has high ceilings with mostly open space and second story apartment; 3785 Cahuenga currently is a retail space and leased month-to-month.

**PARKING:** ±5 Parking Spaces

## PROPERTY HIGHLIGHTS

- ∞ High Ceilings
- ∞ Kitchen
- ∞ Skylight
- ∞ 2nd Floor Apartment
- ∞ Great for Creative Uses
- ∞ Medical Use Maybe Possible
- ∞ Deck & Ceiling Height: 15'
- ∞ Great Owner User
- ∞ SBA Loan with 10% Down

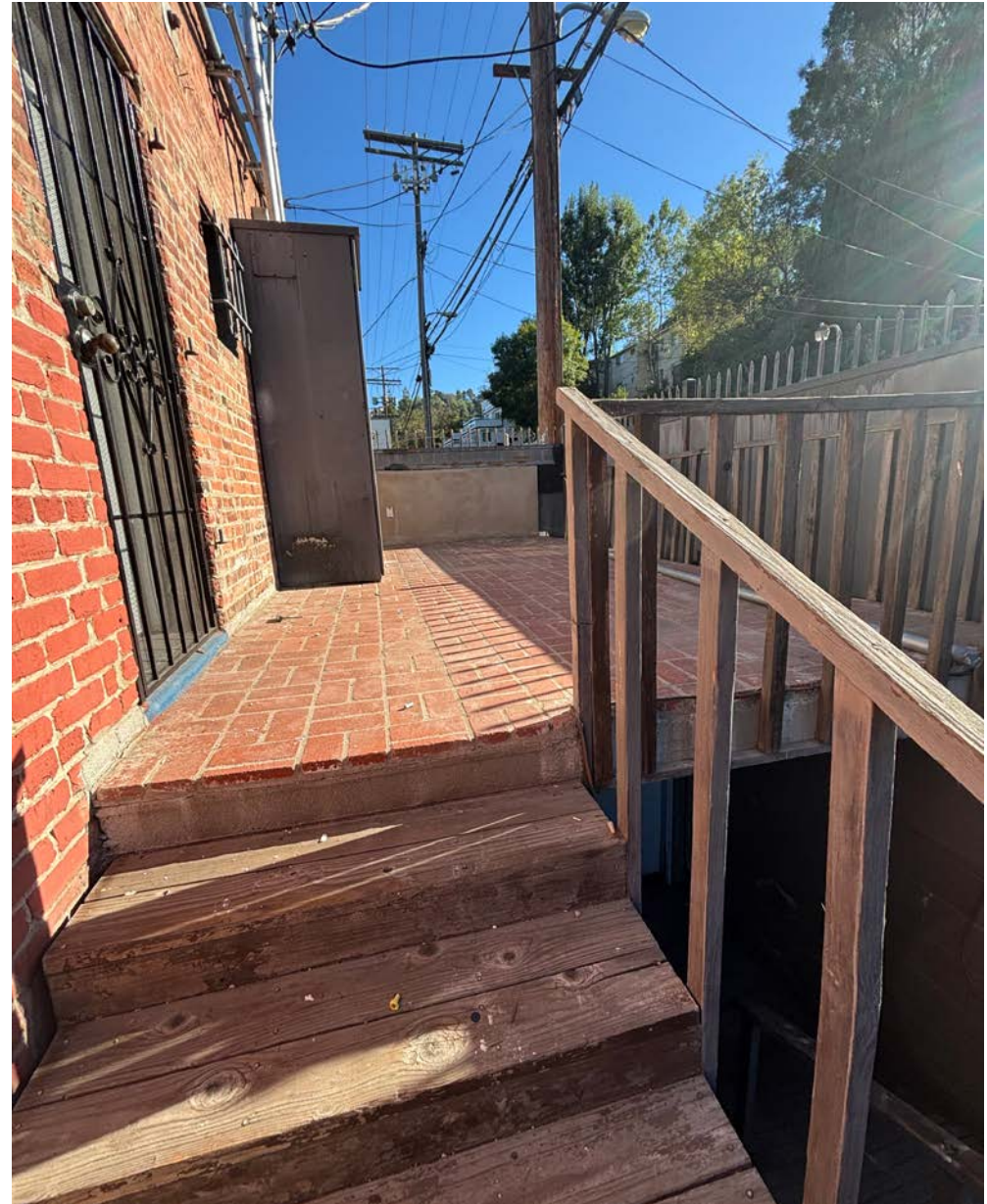


# FREE STANDING CREATIVE BUILDINGS FOR SALE





## FREE STANDING CREATIVE BUILDINGS FOR SALE





# FREE STANDING CREATIVE BUILDINGS FOR SALE

## **LOCATION OVERVIEW**

### **STUDIO CITY**

Studio City submarket is similarly characterized by media and entertainment tenants and residents. It was here on a 20-acre campus that Mac Sennett set up a film studio in the 1920s. The campus later became CBS Studio Center, the centerpiece of the Studio City real estate development.

Today Studio City is still a community for the entertainment industry, albeit those that prefer a more private and low-key lifestyle. It's not unusual to see the likes of Selma Blair, Selena Gomez, Vanessa Hudgens or Katherine McPhee darting in or out of Studio City's main commercial street, Ventura Boulevard, to a local spa or workout class.

Studio City's stretch of Ventura Boulevard is peppered with boutiques such as William B + Friends for women's apparel, Architexture for home furnishings and lifestyle store mag.pi, along with chain stores including Banana Republic, Sephora and Urban Outfitters. There are pilates studios, yoga studios and barre studios and restaurants serving everything from sushi to organic farm fresh fare. The Shops at Sportsman's Lodge a 94,000 SF New Development.

The Studio City Farmers Market, held each Sunday on a street just off Ventura Boulevard, was named "Most Kid Friendly Farmers Market" by Los Angeles magazine for its petting zoo, pony rides, inflatable slides and other attractions for kids. These amenities, along with a luxury community of hillside homes with a median price of \$1.6 million, have earned Studio City the No. 9 ranking (of 113) in Niche's Best Neighborhoods to Live in L.A. and No. 20 "Best Neighborhoods for Millennials." StreetAdvisor.com ranks Studio City the No. 3 Best Neighborhood in L.A."





# FREE STANDING CREATIVE BUILDINGS FOR SALE





# FREE STANDING CREATIVE BUILDINGS FOR SALE



For more information, please contact:

**STACY VIERHEILIG-FRASER**

PRINCIPAL

818.933.0313

svierheilig@lee-re.com

DRE#00986794

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® - LA North/Ventura, Inc.  
Corporate ID #01191898  
A Member of the Lee & Associates®  
Group of Companies  
15250 Ventura Blvd., Suite 100,  
Sherman Oaks, CA 91403  
P:818.986.9800 F:818.783.9260  
www.lee-associates.com