

# 13325 Barham Blvd, Los Angeles, CA 90068

**Studio City | Prime Barham Blvd Exposure | Zoned CR (Commercial Restricted)**



## Property Overview

Beautifully positioned along Barham Blvd, this freestanding 2,346 sq. ft. commercial building offers exceptional visibility and traffic exposure—approximately 38,000 cars per day. Located near the 101 and 134 freeways and minutes from Universal Studios, Warner Bros, and Hollywood Hills, this property is ideally suited for a wide range of commercial uses. While the building itself is older and requires some improvements, the Landlord is open to contributing toward tenant improvements to customize the space for the right occupant.

## Property Highlights

Building Size:	±2,346 SF
Lot Size:	±6,850 SF (approx.)
Zoning:	CR (Limited Commercial Zone)
Traffic Count:	Approx. 38,000 vehicles/day
Parking:	10 dedicated spaces in rear + additional spaces available for purchase
3-Mile Radius Population:	188,000+
Households:	86,000+
Median Income:	\$74,260
Daytime Employees:	84,288
Walk Score / Transit Score:	57 / 45

## Opportunity

This property offers strong marketing visibility and a rare standalone structure in the Studio City/Hollywood Hills corridor—ideal for tenants seeking a boutique, street-facing presence. The building's flexible CR zoning allows a wide range of professional, retail, medical, and hospitality-related uses. With a motivated landlord and high-traffic location, 13325 Barham Blvd represents an exceptional opportunity for creative businesses, boutique offices, production-related companies, or specialty retail.







## **Zoning: CR (Commercial Restricted)**

Approved uses include, but are not limited to: - Professional & Medical Offices - Real Estate, Architectural, or Design Firms - Café, Coffee Shop, or Restaurant (with approvals) - Private School, Tutoring Center, or Art Studio - Medical Spa, Acupuncturist, or Counseling Facility - Boutique Retail or Showroom - Community or Cultural Center - Bank, Financial Institution, or Brokerage - Motion Picture or Television Production Office

## **Location**

Strategically situated at the intersection of Studio City and Hollywood Hills, the property enjoys immediate access to major entertainment hubs and transit routes: - Universal Studios & CityWalk (2 min) - Warner Bros. Studios (5 min) - Hollywood Bowl (6 min) - Burbank Media District (8 min) - Downtown Studio City (10 min)

## **Lease Terms**

- Lease Type: Negotiable (Modified Gross or NNN) - Tenant Improvements: Landlord contribution available - Availability: Immediate - Contact: Property Masters Realty

## **Contact Information**

Nicholas Cosfol  
Property Masters Realty  
[www.Cosfol.com](http://www.Cosfol.com)  
Email: [Nick@Cosfol.com](mailto:Nick@Cosfol.com)  
DRE# 02022158  
Phone: 818-306-7351

Presented by Property Masters Realty