



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

**STANDALONE**

**POST PRODUCTION / OFFICE BUILDING**

**3361 - 3365 BARHAM BLVD**

**LOS ANGELES, CA 90068**





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# EXECUTIVE OVERVIEW

## STANDALONE POST PRODUCTION / GENERAL OFFICE BUILDING

This modern, two-story, 3,761 SF post-production office building is designed to meet the needs of the entertainment industry. Situated on a 6,939 SF lot, it offers specialized features such as sound-insulated post-production suites, audio technician rooms, and 24 strands of dark fiber for high-speed internet connectivity. Additional conveniences include a fully equipped kitchen and 16 marked parking spaces, with the ability to accommodate up to 20 vehicles through stacking, making it highly functional for production office.

Strategically situated in the heart of the Cahuenga Pass, this building is in close proximity to major studios and offers unparalleled access to industry resources and talent. Its central location, combined with its specialized interior improvements, makes it an ideal setting for film, television, and digital media production. Perfectly positioned between the key hubs of Hollywood, Universal City, and Burbank, the surrounding area is home to major studios, production facilities, and industry professionals, making this property a strategic choice for film, television, and digital media operations.

The building also offers exceptional versatility, making it equally suitable for conversion into traditional office use to meet the needs of a variety of professional tenants.



# OFFERING SUMMARY

*Situated at the base of the Hollywood Hills, 3361 Barham Blvd offers a highly visible and conveniently located office space ideal for creative, entertainment, and professional users seeking proximity to major studios and transit access.*

	Price	\$2,100,000
	Price per SF	\$558
	Lot Size	6,939
	Building SF	3,761
	Parking	12
	# of Stories	2
	Year Built	1940
	Zoning	LACR
	Type	Post Production Studio / General Office
	APN	5579-008-027

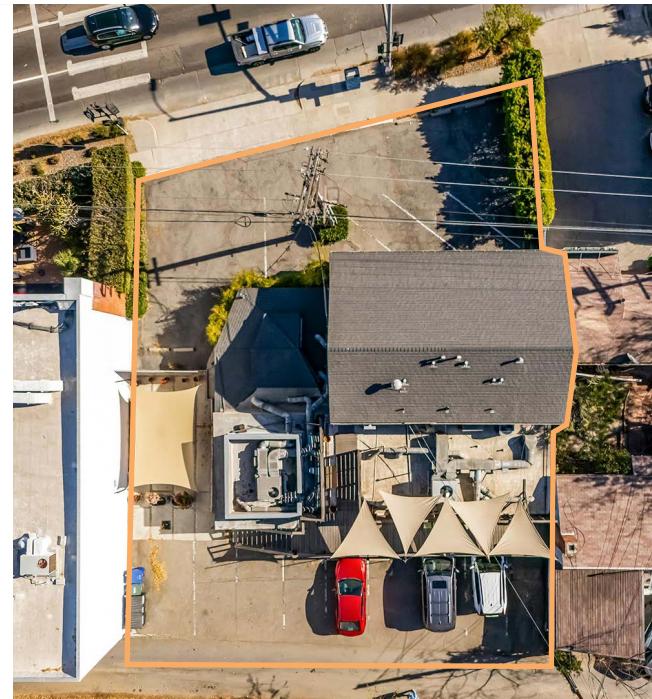
## INVESTMENT HIGHLIGHTS

 [CLICK HERE FOR MATTERPORT VIRTUAL TOUR](#)

- **Vacant turnkey 3,761 sf creative office/post-production space**, built in 1940 and renovated in 1995; multi-tenant configuration ideal for owner-user or investor.
- **Situated on a 6,939 sf lot in the heart of the Cahuenga Pass, nestled between major entertainment hubs: Hollywood, Universal City, and Burbank.**
- **Location within entertainment epicenter:** Ideal for production-related tenants seeking proximity to studios and post-production facilities.
- **Boasts 16 on-site parking spaces (4 per 1,000 sf)**, a rarity in the area and especially attractive to production companies and office users.
- **Generates supplemental income through Clear Channel billboard revenue.**
- **Priced at \$2.1 million (~\$558/sf), offering strong value compared to other office sales.**



AERIAL VIEWS



PARCEL MAP

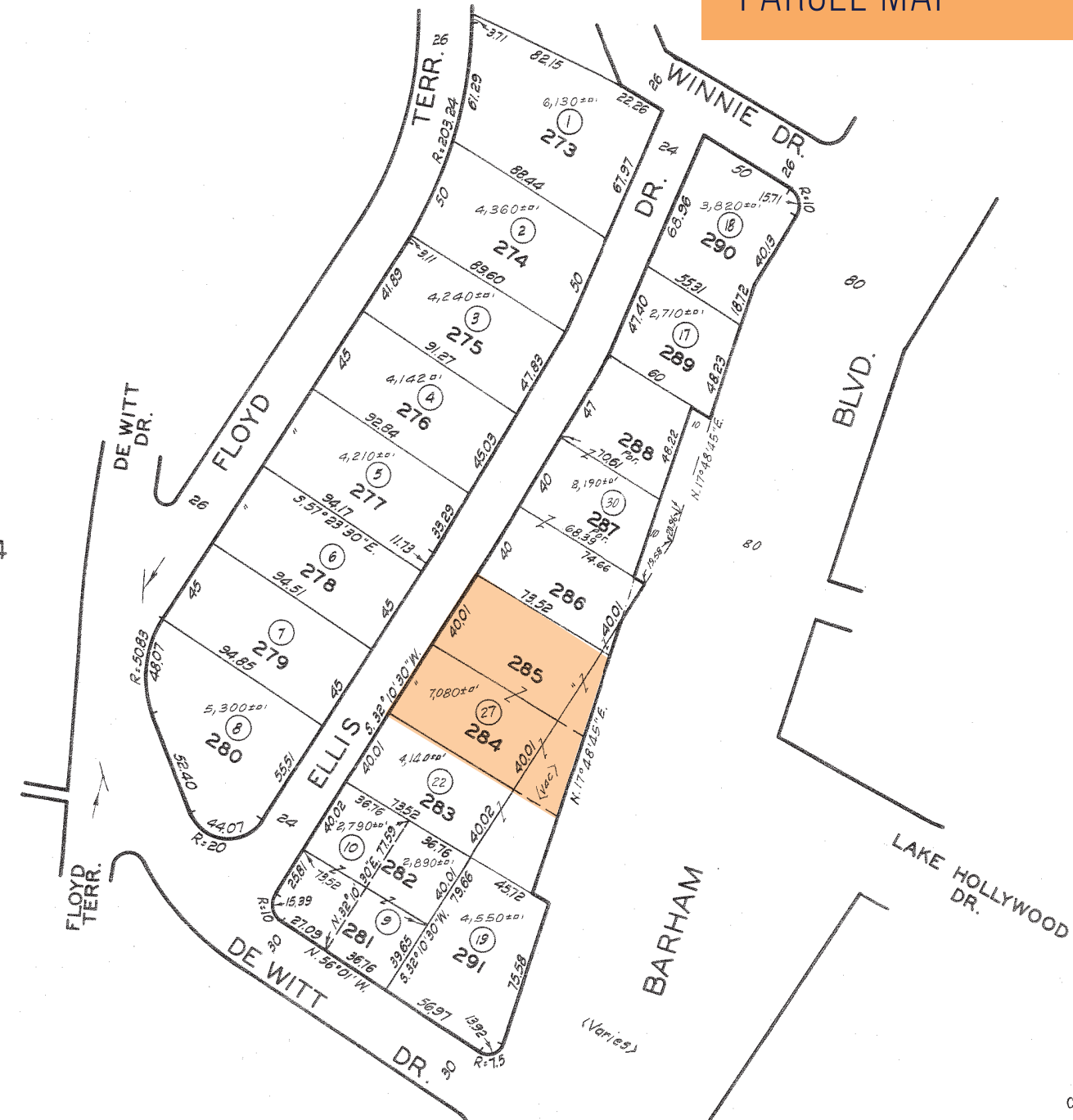
579 | 8 | 2002  
SCALE 1" = 50'

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M.B. 89-76-61



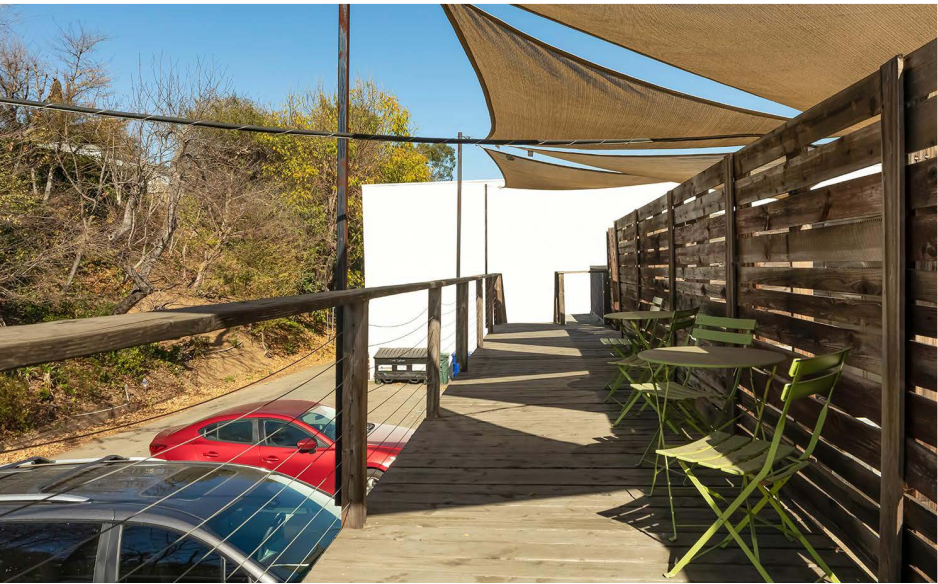
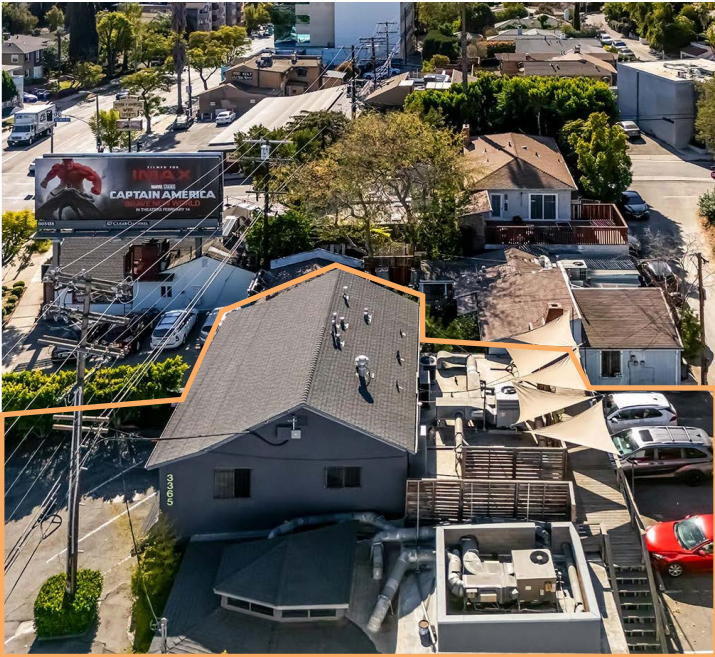
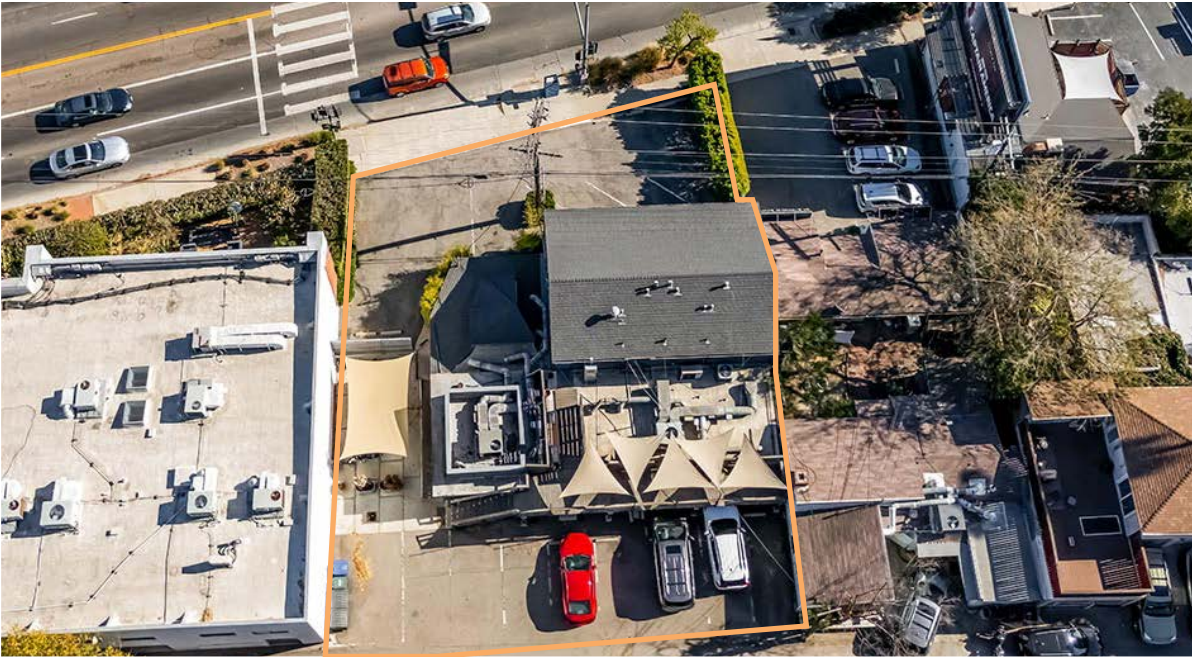
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EXTERIOR PHOTOS





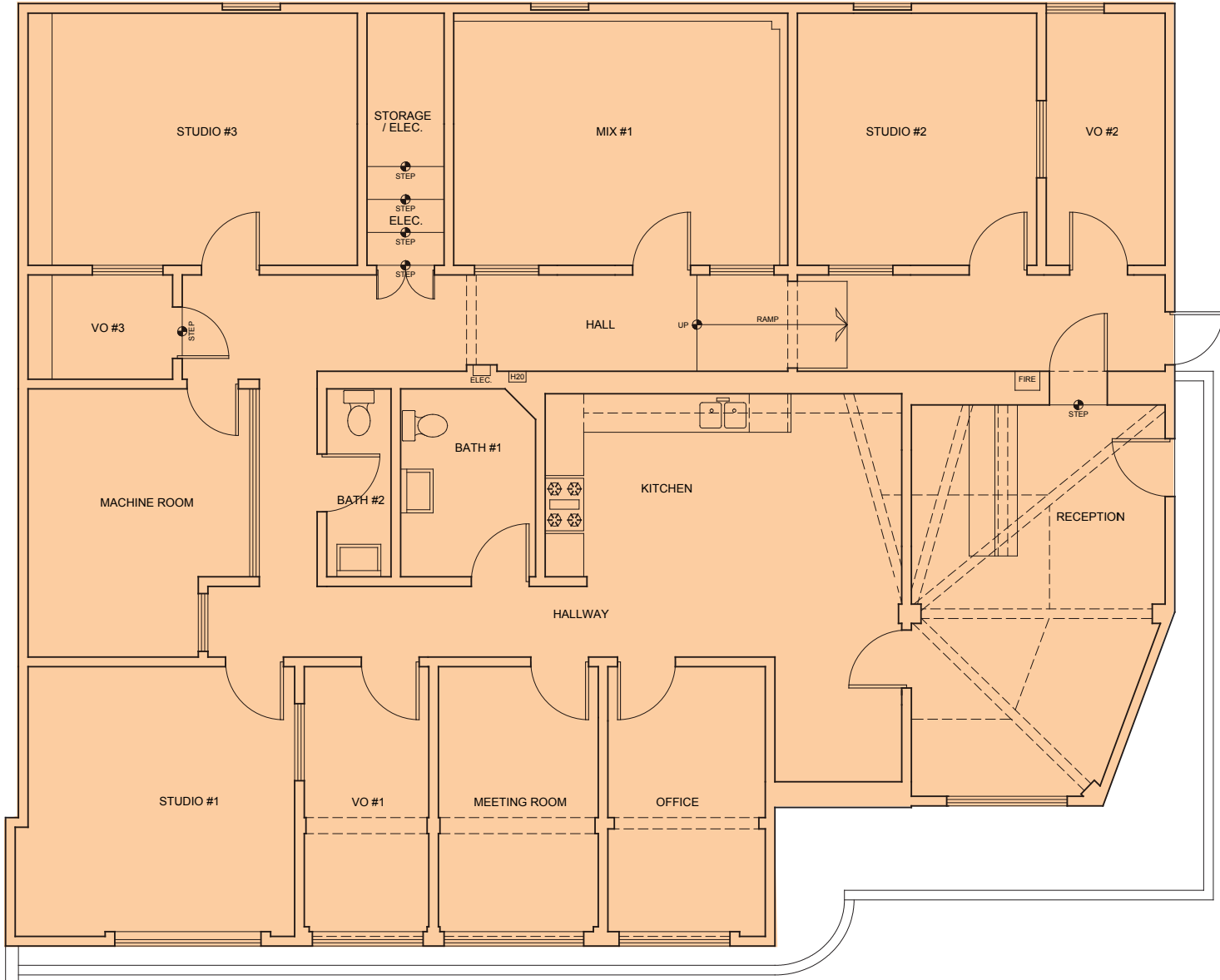
INTERIOR PHOTOS



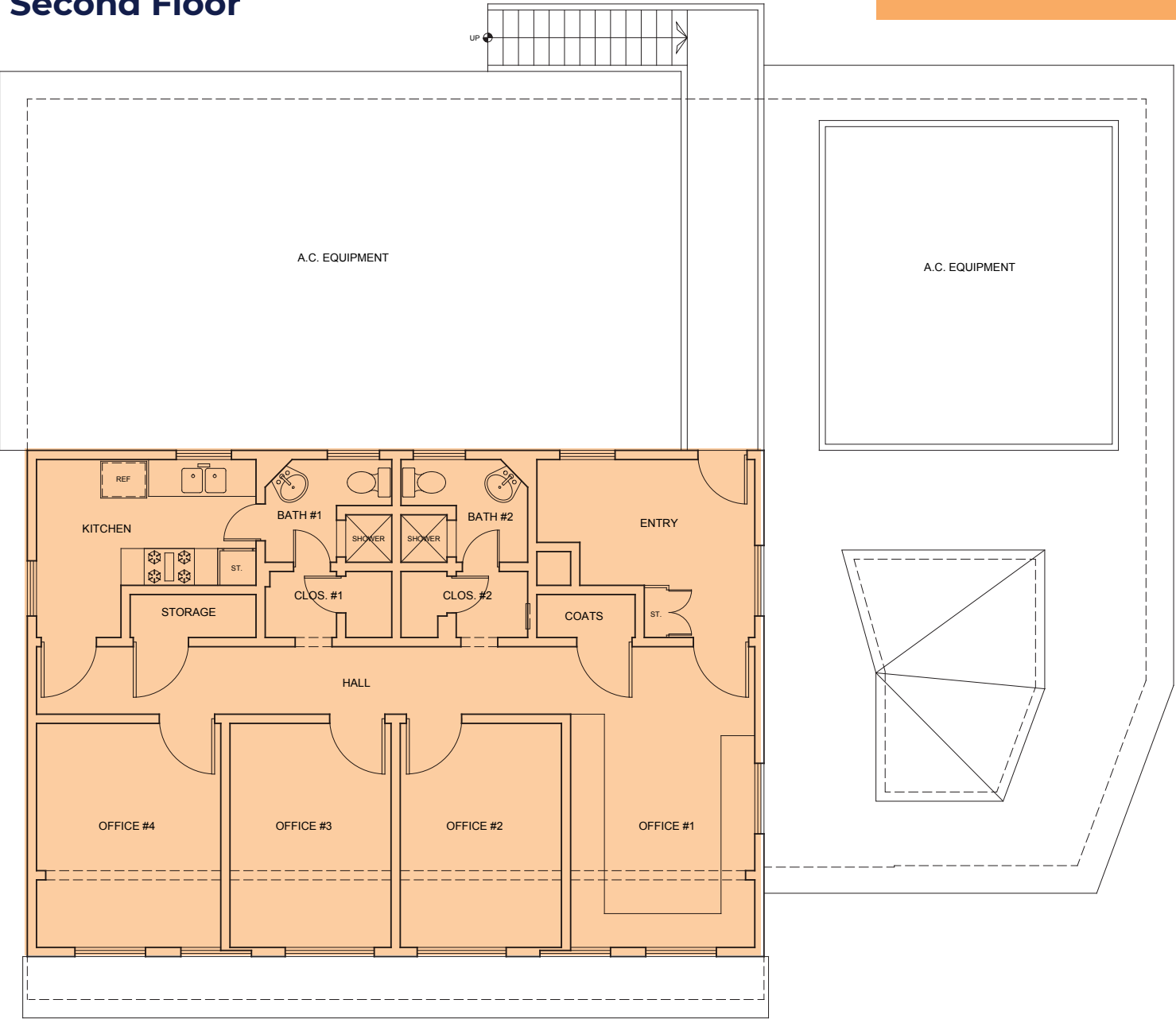


FLOOR PLAN

First Floor

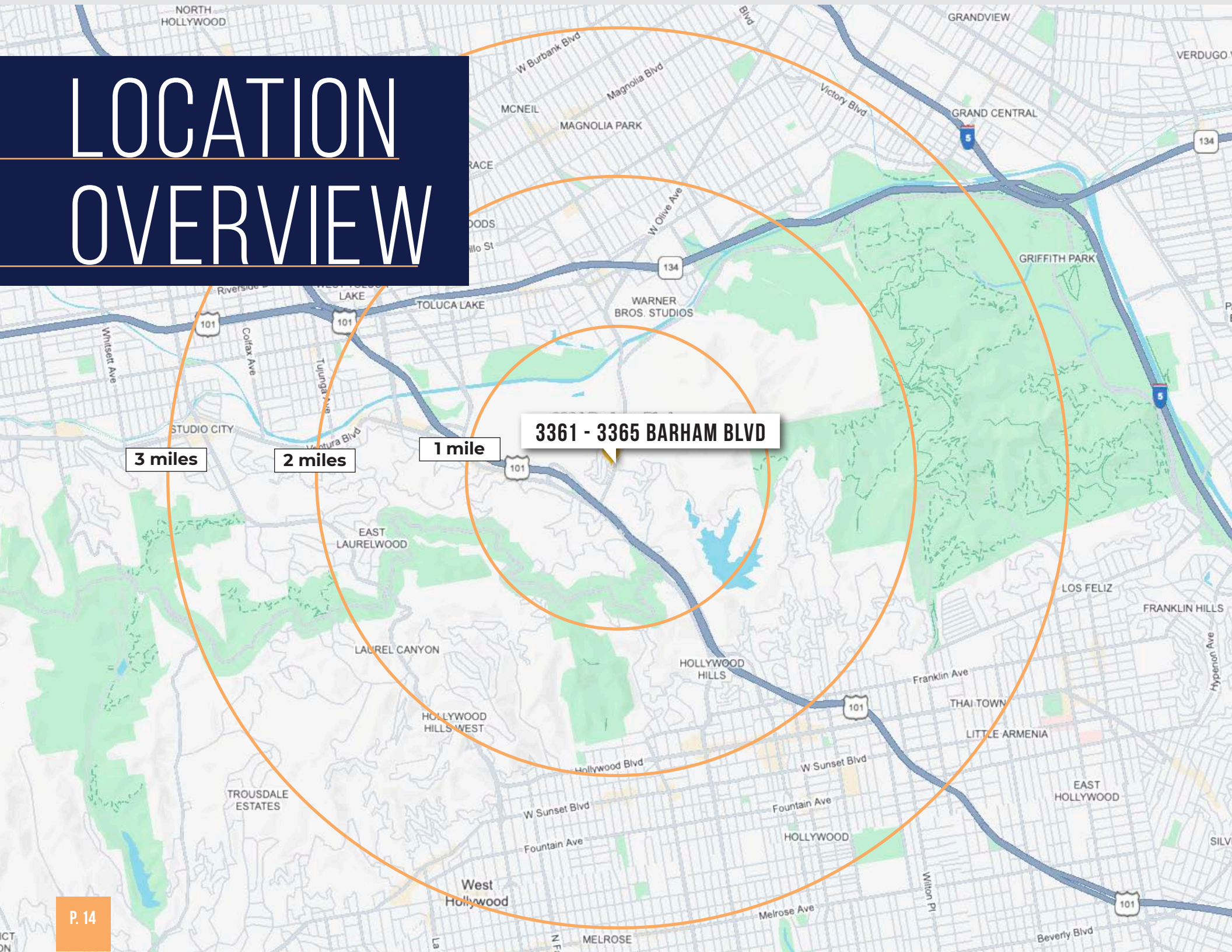


Second Floor



FLOOR PLAN





## DEMOGRAPHICS

### Location Highlights

- ✓ Prime Hollywood Hills location
- ✓ Minutes from Universal and Warner Bros. Studios
- ✓ Quick access to 101 and 134 Freeways
- ✓ Close to Burbank Airport
- ✓ Surrounded by creative industry talent
- ✓ Scenic hillside setting with city views
- ✓ Ideal for media, tech, and production teams



POPULATION	1 MILE	2 MILE	3 MILE
Total	7,115	51,316	201,842
Median Age	41.4	40.8	39.5



DAYTIME EMPLOYMENT	1 MILE	2 MILE	3 MILE
Employees	8,807	41,090	135,250
Businesses	684	3,933	15,039
Employees per Business	13	10	9

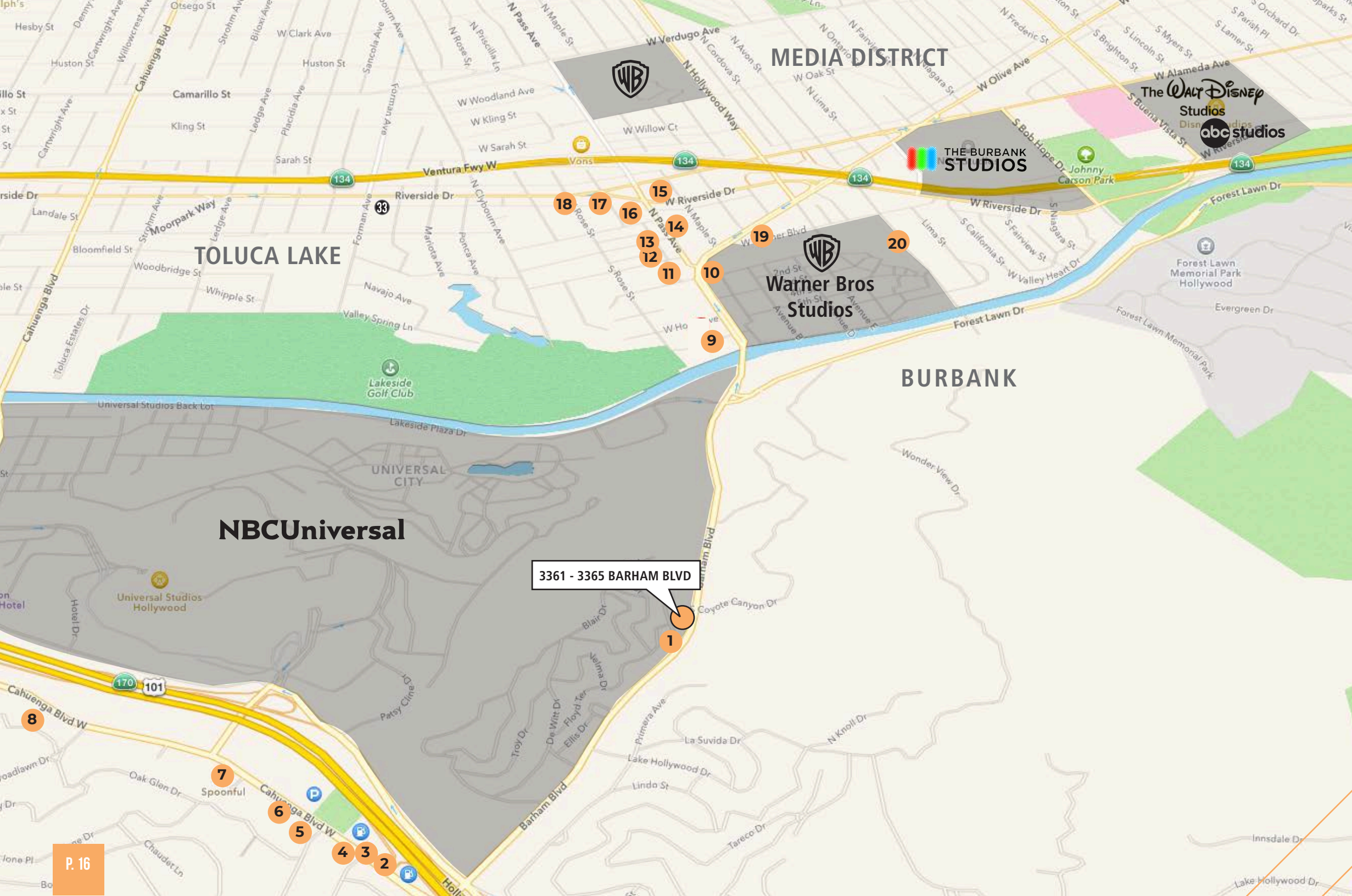


HOUSEHOLDS	1 MILE	2 MILE	3 MILE
Total Households	3,780	26,702	105,115



INCOME	1 MILE	2 MILE	3 MILE
Avg HH Income	\$156,558	\$128,098	\$201,842
Median HH Income	\$114,999	\$94,623	\$77,291





## LOCAL AMENITIES

### Restaurants (top 20)

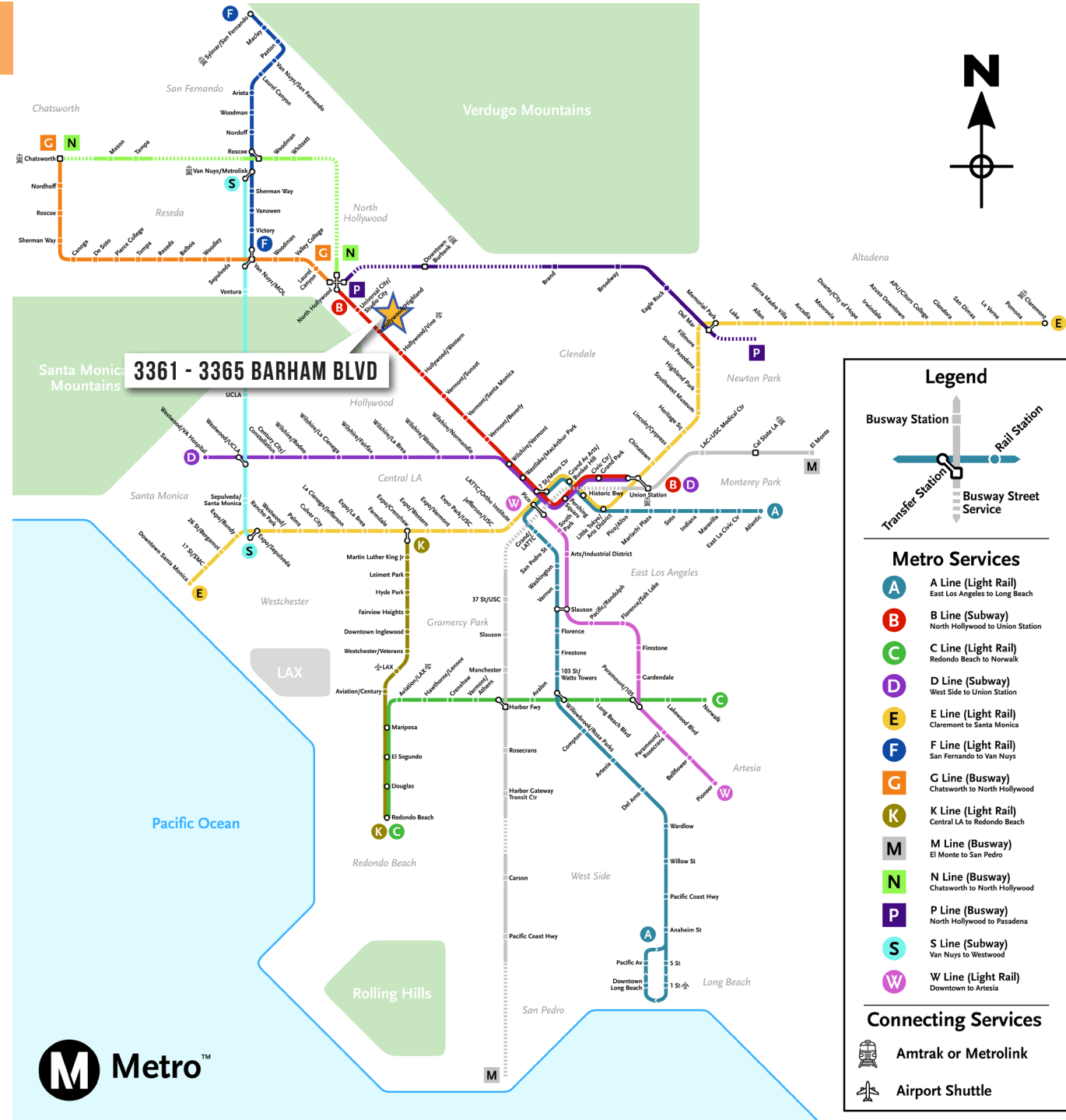
- 1 The Great White Hut
- 2 Veggie House
- 3 Starbucks
- 4 Breakroom Juice Bar
- 5 General Admission Kitchen
- 6 Sweet Lily Cafe
- 7 Allesandro's Sweets
- 8 Mercado Hollywood
- 9 Smoke House Restaurant
- 10 Starbucks
- 11 Idyllwild Tavern
- 12 El Carpintero Mexican
- 13 Weirdough's Pizza
- 14 Novo Cafe
- 15 Olive & Thyme
- 16 Don Cuco Mexican
- 17 Lou, The French On The Block
- 18 Bob's Blg Boy
- 19 Dog Haus
- 20 Central Perk

The Cahuenga Pass and Universal City area is a dynamic and strategically located hub at the crossroads of Hollywood and the San Fernando Valley. Nestled within the Santa Monica Mountains, this region seamlessly combines natural beauty with urban convenience, making it one of the most sought-after locations in Los Angeles. Known as the gateway to key entertainment hubs, it offers unparalleled proximity to Hollywood, Burbank, and Studio City, making it ideal for businesses and residents connected to the entertainment industry. Universal City, home to the world-renowned Universal Studios Hollywood and Universal CityWalk, serves as a focal point of the area, attracting millions of visitors annually while fostering a thriving local economy. The surrounding Cahuenga Pass neighborhood offers a more tranquil, residential appeal, with hillside homes, scenic views, and easy access to outdoor recreation such as hiking trails in nearby Griffith Park and the Lake Hollywood Reservoir.

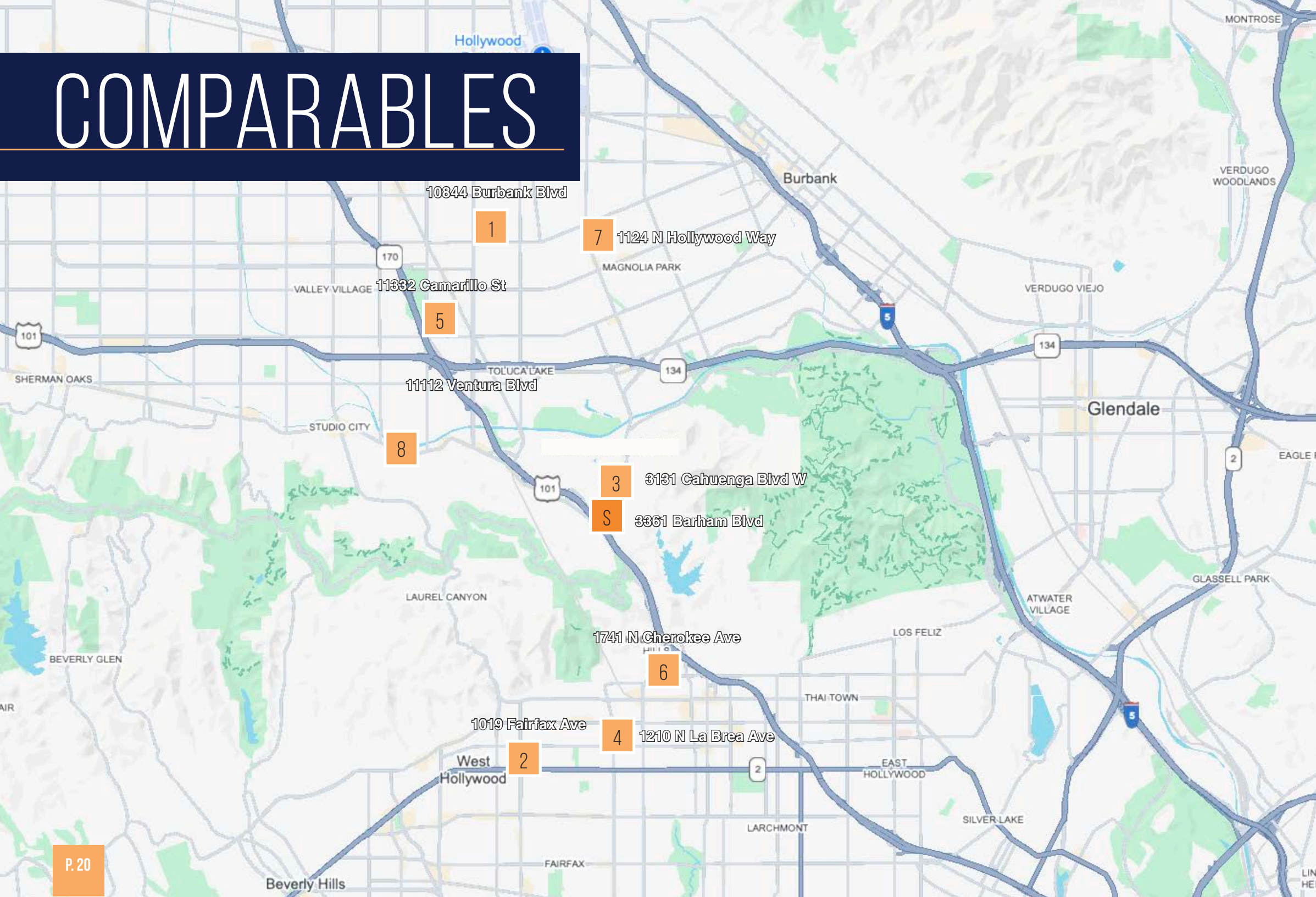
The area is well-connected by major transportation routes, including the 101 Freeway and Cahuenga Boulevard, ensuring seamless access to surrounding neighborhoods and business hubs. With its unique combination of entertainment landmarks, scenic surroundings, and accessibility, Cahuenga Pass and Universal City provide a vibrant and versatile environment for both residential and commercial use. This prime location continues to thrive as a center of innovation and creativity, appealing to professionals, businesses, and residents alike.



# TRANSIT MAP







## SALES COMPS





SALES COMPS								
	ADDRESS	SOLD DATE	YEAR BUILT	BLDG SF	LOT SF	PROPERTY TYPE	SALE PRICE	PRICE PER SF
*	Subject Property Barham Blvd.		1942	3,761	6,939	Class C Office	\$2,100,000	\$558.36
1	10844 Burbank Blvd North Hollywood	11/2024	1942	4,774	13,068	Class C Office	\$3,775,000	\$790.74
2	1019 J Fairfax Ave West Hollywood	09/2024	1923	3,034	6,534	Class B Office	\$2,950,000	\$972.31
3	3131 Cahuenga Blvd W Los Angeles	08/2024	1950	3,665	5,428	Class C Office	\$2,250,000	\$613.92
4	1210 - 1212 N La Brea Ave West Hollywood	07/2024	1954	5,069	8,276	Class B Office	\$4,581,500	\$903.83
5	11332 Camarillo St North Hollywood	06/2024	1925	2,331	4,809	Class C Office	\$1,100,000	\$471.90
6	1741 N Cherokee Ave Los Angeles	03/2024	2012	6,743	18,000	Class B Office	\$5,375,000	\$797.12
7	1124 N Hollywood Way Burbank	02/2024	1981	4,844	6,098	Class C Office	\$2,750,000	\$567.71
9	11430 Ventura Blvd Studio City	05/2025	1979	4,152	6,247	Class C Office	\$3,700,000	\$891.14



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