

12,543 SF OFFICE BUILDING

UNIVERSAL CITY / HOLLYWOOD ADJACENT

OWNER-USER / INVESTMENT

3211

CAHUENGA

BLVD WEST



CBRE



3211

CAHUENGA

BLVD WEST

LOS ANGELES, CA

TABLE OF CONTENTS

EXECUTIVE SUMMARY
pg 02

PROPERTY DETAILS
pg 04

PROPERTY HIGHLIGHTS
pg 06

INTERIOR PHOTOS
pg 02

EXTERIOR PHOTOS
pg 10

2ND LEVEL FLOOR PLAN
pg 12

LOCATION DETAILS
pg 14

INVESTMENT ADVISOR

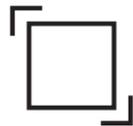
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5,790,000
PRICE (\$462/SF)



12,543 SF
BUILDING SIZE



12,623 SF
LOT SIZE
2 APNs



28
PARKING SPACES**

3211

CAHUENGA BLVD

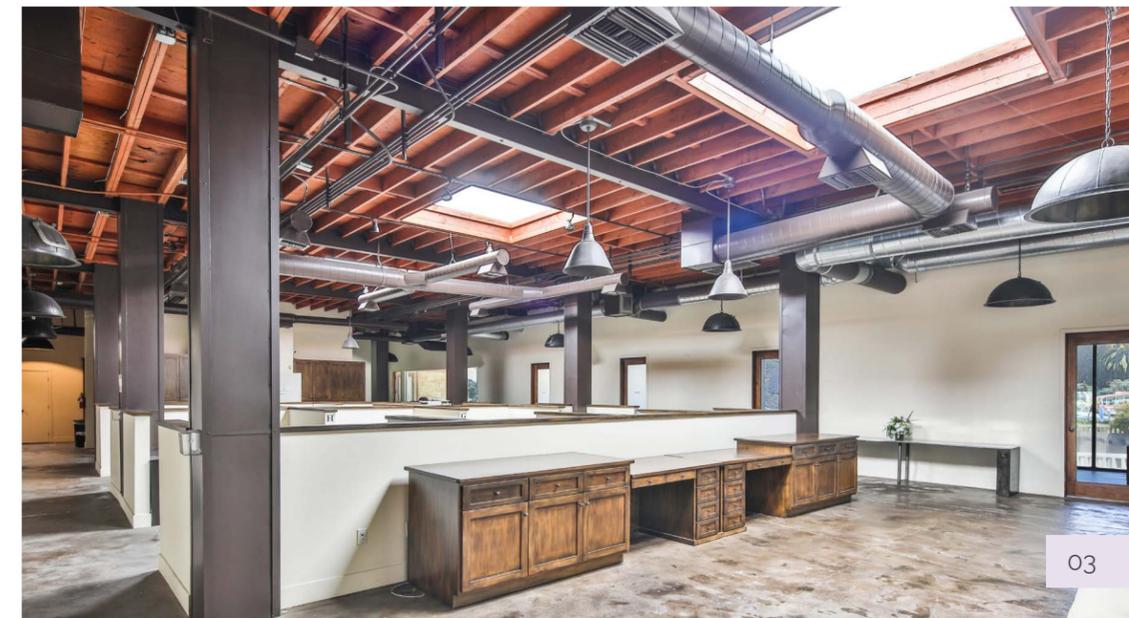
WEST

LOS ANGELES, CA

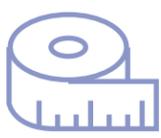
CBRE, is pleased to present as exclusive advisor, 3211 CAHUENGA BLVD WEST, a multi-purpose office building in the highly desirable submarket of Universal City. The infill location boasts a high level of demand with high barriers to entry. The property is well positioned on the major intersection of Cahuenga Blvd and Barham Blvd near many major studios including Disney, Warner Bros., Paramount and others. The intersection has an average daily traffic count of 25,000 vehicles.

3211 CAHUENGA BLVD WEST will be delivered vacant. The property was renovated in early 2021 and received over \$1.5MM in capital improvements which included upgrades to the exterior and interior portions of the building. The 2nd Level boasts an open floor plan with high ceilings and exposed wood beam, an all-glass floor to ceiling glass façade, 14 private luxury offices, a spacious bullpen area, an oversized high-tech conference room, numerous sky lights, and a full-service kitchen. The 1st Level will be delivered in a "vanilla shell" which gives an owner-user or investor a unique opportunity to configure the space based on one's own needs. Currently, there are three large common area restrooms on the 2nd Level and two on the 1st Level. High visibility and street frontage provides an opportunity for the use of building signage.

**MORE SPACES AVAILABLE TO RENT (SEE NEXT PAGE)





			
3211 CAHUENGA BLVD W. LOS ANGELES, CA	12,543 SF BUILDING SIZE	12,623 SF TOTAL LOT SIZE (TWO APNS / LOTS)	MTM TENANTS (CAN BE VACANT AT C.O.E)
			
1965 YEAR BUILT 2019 RENOVATED	PARKING ~28 SPACES ON-SITE (MORE AVAILBE TO RENT IN **PINK BELOW**)	2429-010-031 #1 2429-010-012 #2 PARCEL NUMBER	LAC2 ZONING

PROPERTY DETAILS



PROPERTY HIGHLIGHTS

- Excellent Frontage & Visibility onto intersection of Cahuenga and Barham Blvd.
- High Image All-Glass Facade Building. Floor-to-Ceiling Windows. Many Sky lights.
- **2nd Level** fully renovated in 2019. Over \$1.5MM of improvements.
- **1st Level:** Vanilla Shell Interior Allows for Custom Buildout.
- Thriving Universal City / Studio City Infill Submarket. Affluent Demographics.
- In Close Proximity To All Major Studios including Warner Bros, Disney, and Paramount.
- Convenient Freeway access to 101 and 134 Freways.
- Abundance of Available Parking. On Site Parking includes appx 23 spaces.
- Private Offices Throughout with Large Common Area (Floor Plan on Page 12).
- High Ceilings / Open Floor Plan / Full Kitchen / Exposed Wood Beam.
- Multi-Function Layout.
- SELLER FINANCING AVAILABLE.



25K CARS/DAY
CAHUENGA &
BARHAM



125' FRONTAGE
ON CAHUENGA
BLVD

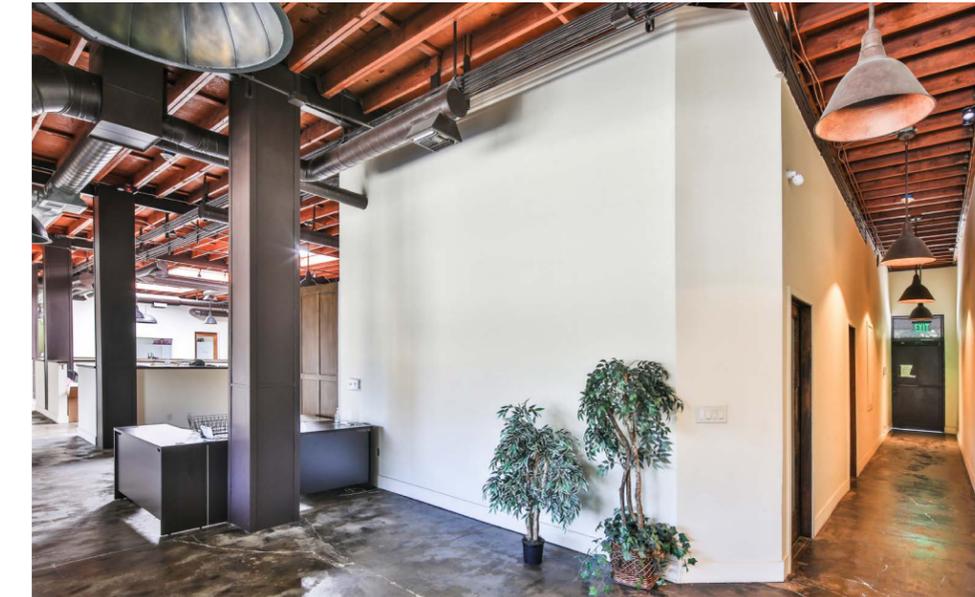


WALK SCORE
"VERY WALKABLE"



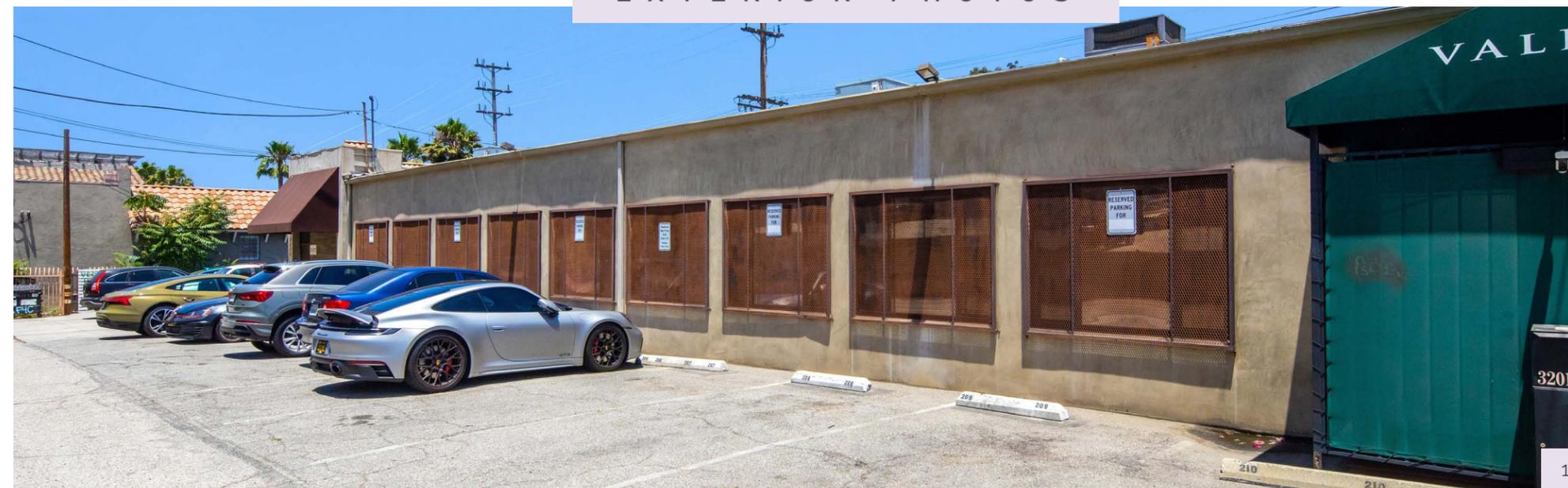


INTERIOR PHOTOS





EXTERIOR PHOTOS



UNIVERSAL CITY, CA

Universal City or Universal Studios Complex is an unincorporated area within the San Fernando Valley region of Los Angeles County, California, United States. Approximately 415 acres (0.65 square miles), within and immediately outside the area is the property of Universal Pictures (NBCUniversal's film studio), one of the five major film studios in the United States: about 70 percent of the studio's property is inside this unincorporated area, while the remaining 30 percent is within the Los Angeles city limits. Universal City is nearly surrounded by Los Angeles, with the area's northeastern corner touching the city of Burbank.

Located within the area of Universal City is the film studio complex Universal Studios Lot and the theme park Universal Studios Hollywood, as well as the Universal CityWalk shopping and entertainment center. Within the Los Angeles city limits lies 10 Universal City Plaza, a 36-floor office building for Universal and NBC; the Sheraton Universal; and the Universal Hilton. The Metro B Line underground station of the same name is located opposite the 10 Universal Plaza.



POPULATION

2023 Estimated Population

8,332	207,124	692,480
1 MILE	3 MILES	5 MILES



HOUSEHOLD

2021 Average Household Size

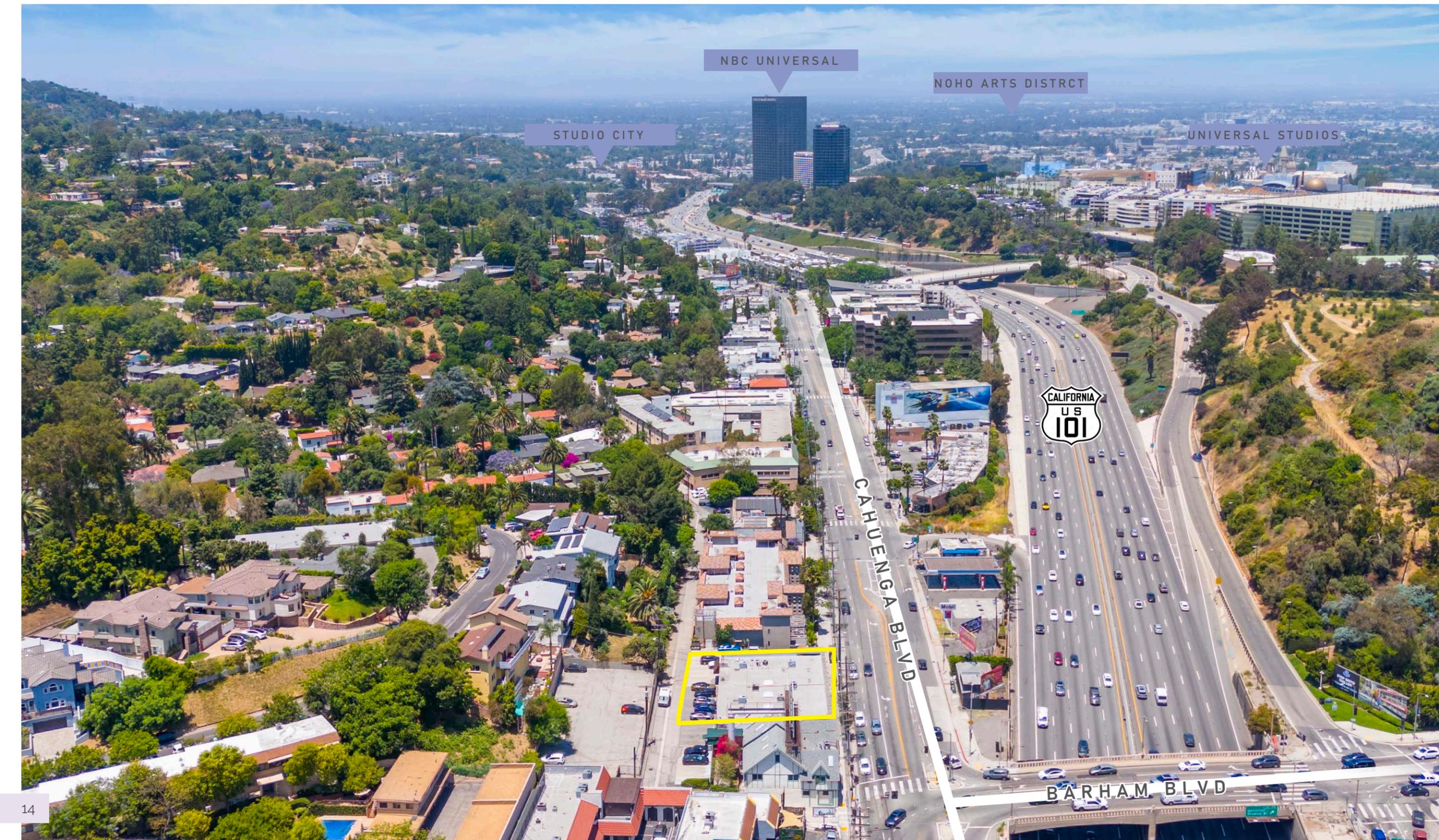
1.9 ppl	1.9 ppl	2.2 ppl
1 MILE	3 MILES	5 MILES



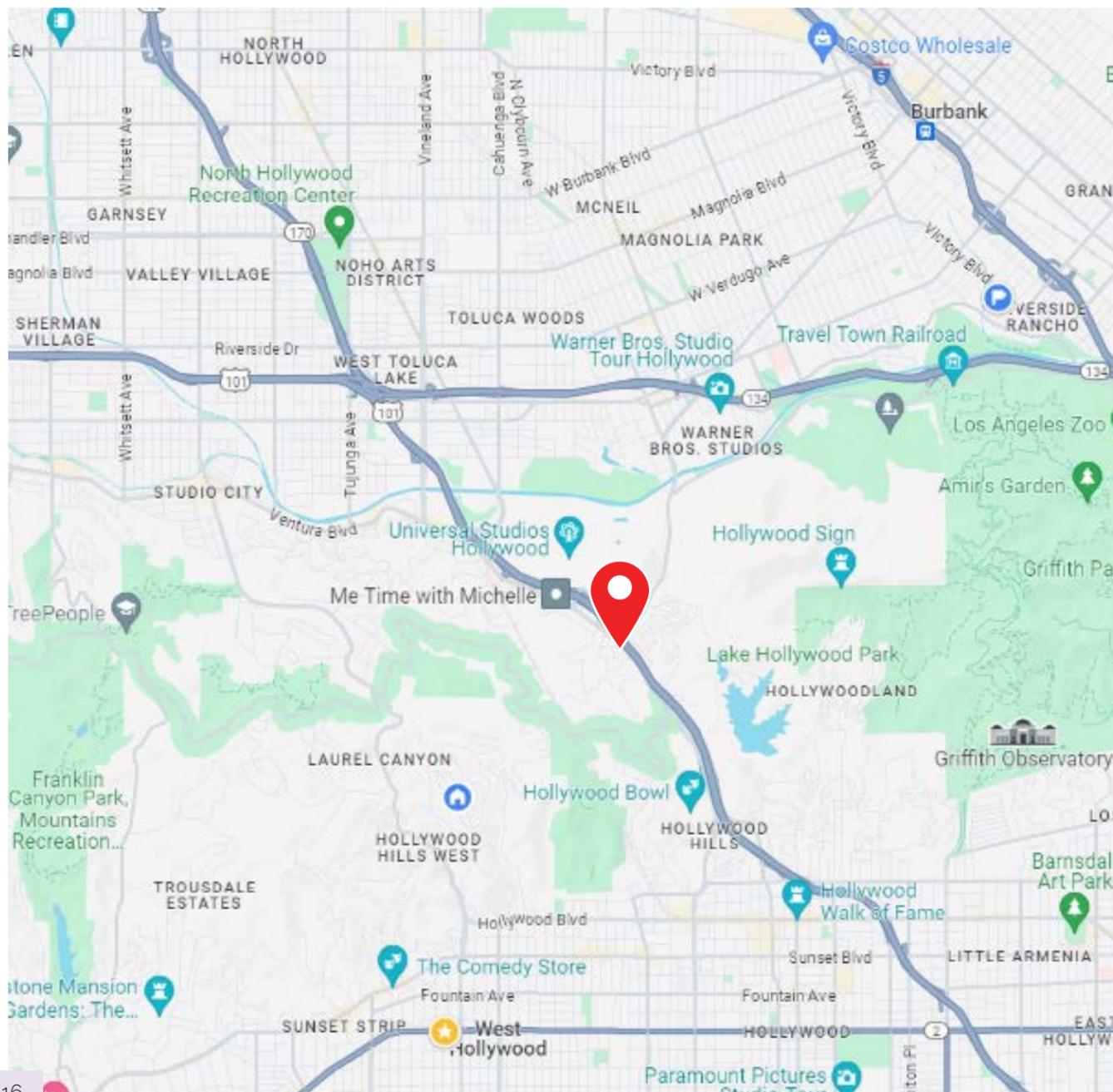
INCOME

2023 Average Household Income

\$158,999	\$109,421	\$106,660
1 MILE	3 MILES	5 MILES



LOCATION MAP





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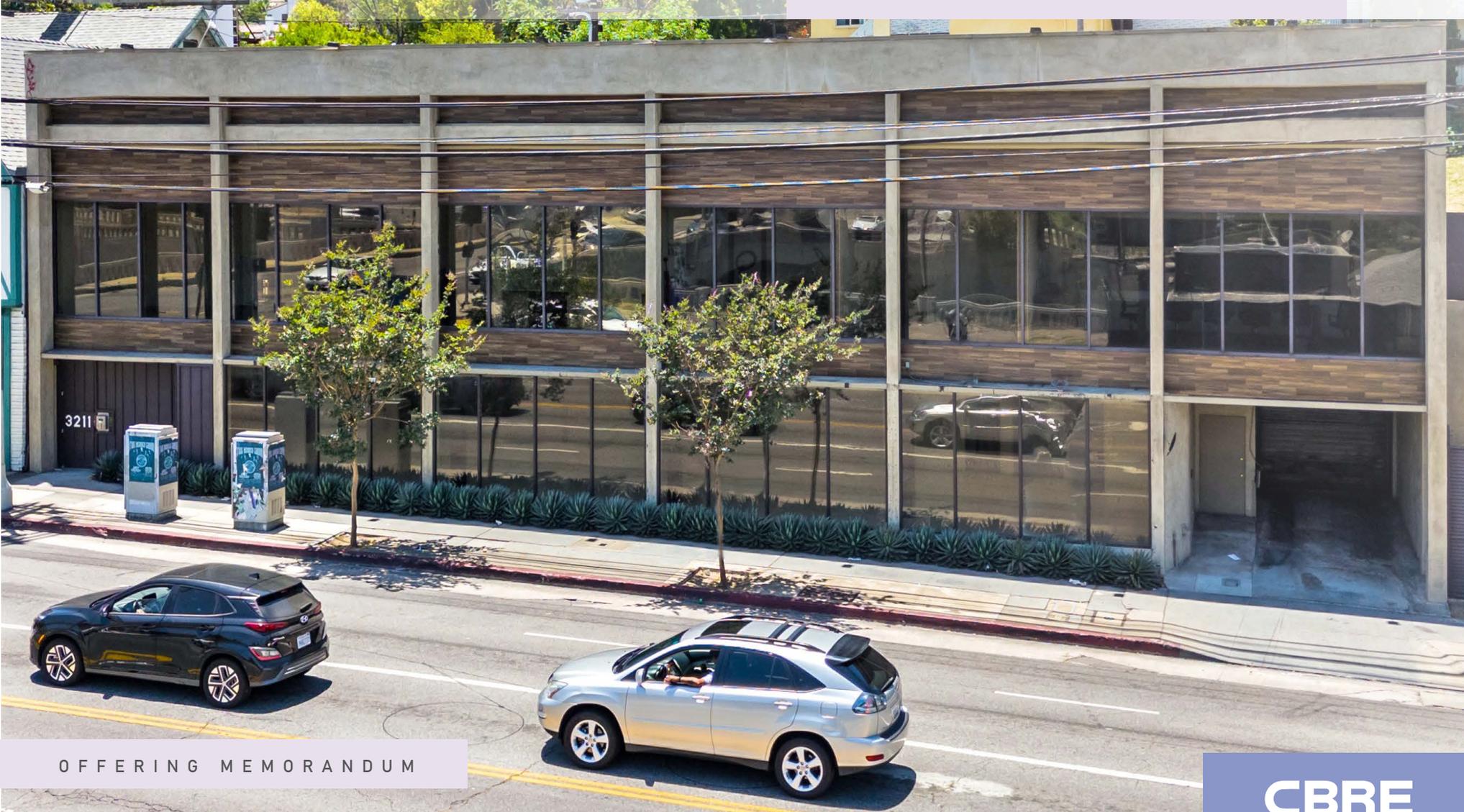
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3211

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BLVD WEST

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OFFERING MEMORANDUM

CBRE