

FOR SALE HOLLYWOOD MEDIA DISTRICT

734-736 N. HIGHLAND AVE. | LOS ANGELES, CA

THE PASSMAN GROUP
REAL ESTATE BROKERAGE



The Passman Group
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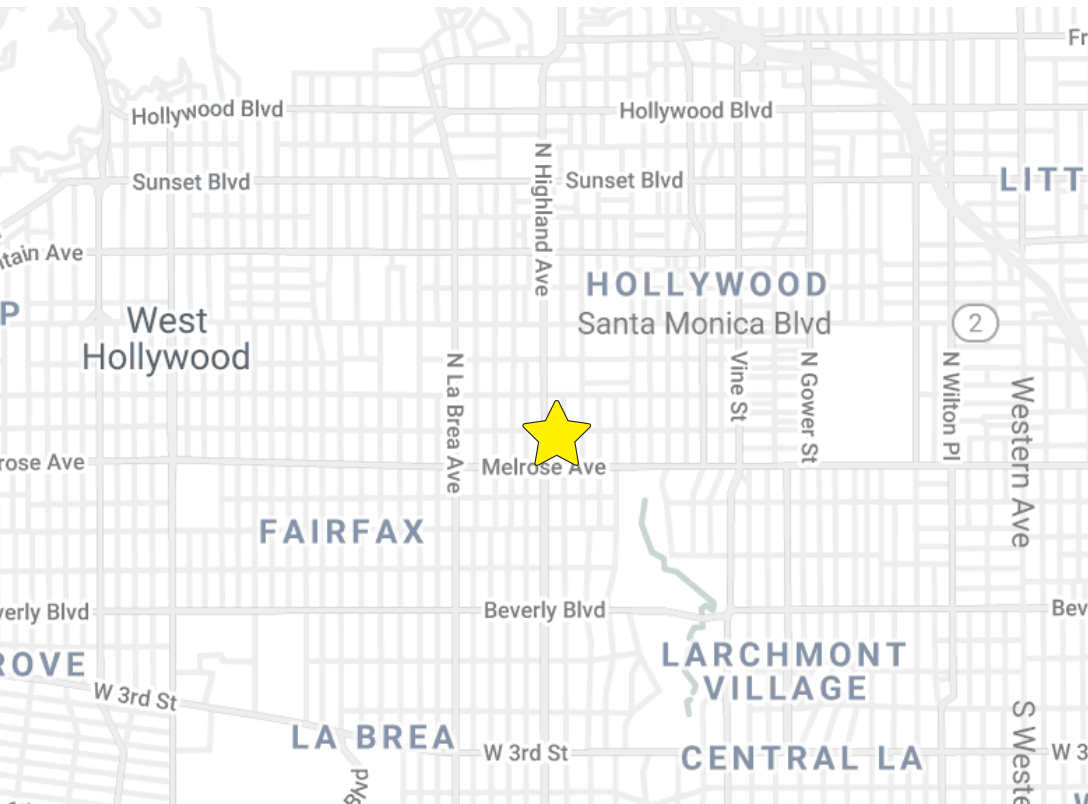
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PROPERTY HIGHLIGHTS

The Passman Group is proud to present 734-736 N. Highland Ave. The property is at the center of the Hollywood Media District nestled between an array of fashionable retailers, galleries, studios, distinguished restaurants, A creative office space and a former photo studio currently fit for a production company. On the bottom floor, turn the cyclorama wall into a green screen for your next film/photo shoots. Also on the first floor a makeup room, conference room and mezzanine. The recently remodeled creative office space upstairs includes two private offices, large open work space to add cubicles or place your round table in, a breakroom, and kitchenette.



Price: Upon Request



±3,856 SQFT building on a ±2,940 SQFT Lot



Incredible Owner/User Opportunity



One Block North Of Melrose Ave. Prime Hollywood Media District. Closeby To Amazing Restaurants And Shops.



Very Secure



HVAC



Tandem Parking For Four Cars



Adaptable Space, Ideal For Entertainment, Creative, Technology, Advertising, Media/Entertainment Tenants



Ample Storage Room on Bottom Level



Zoning: LAC2

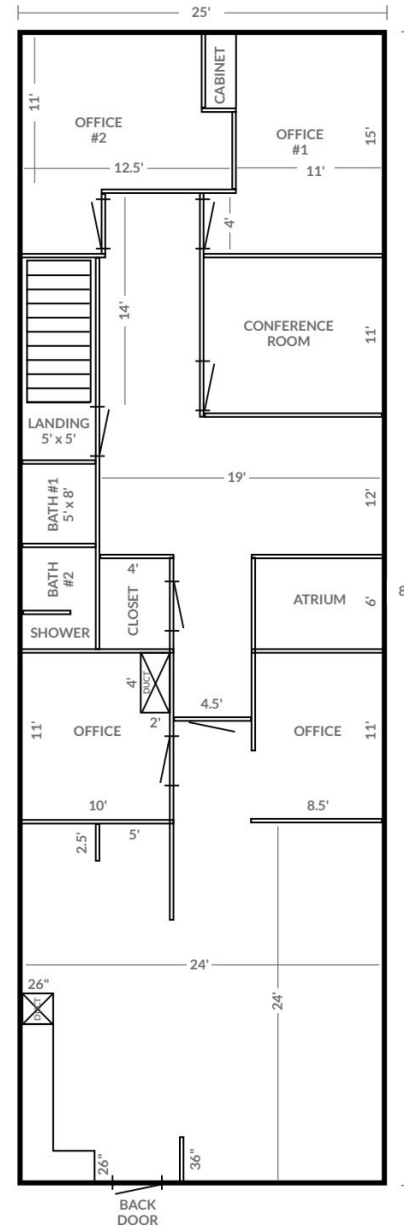
FLOOR PLAN

First Floor Is Built Out As A Beautiful Photo Studio With a Full Cove & 15' ceiling. Nice Open Space With Makeup Room, Kitchenette, Bathroom and Garage Door.

Second Floor Has Four Offices, Conference Room with Skylight, Open Work Space With Natural Light, An Atrium, Kitchenette, Two Bathrooms (One With A Shower).



FIRST FLOOR

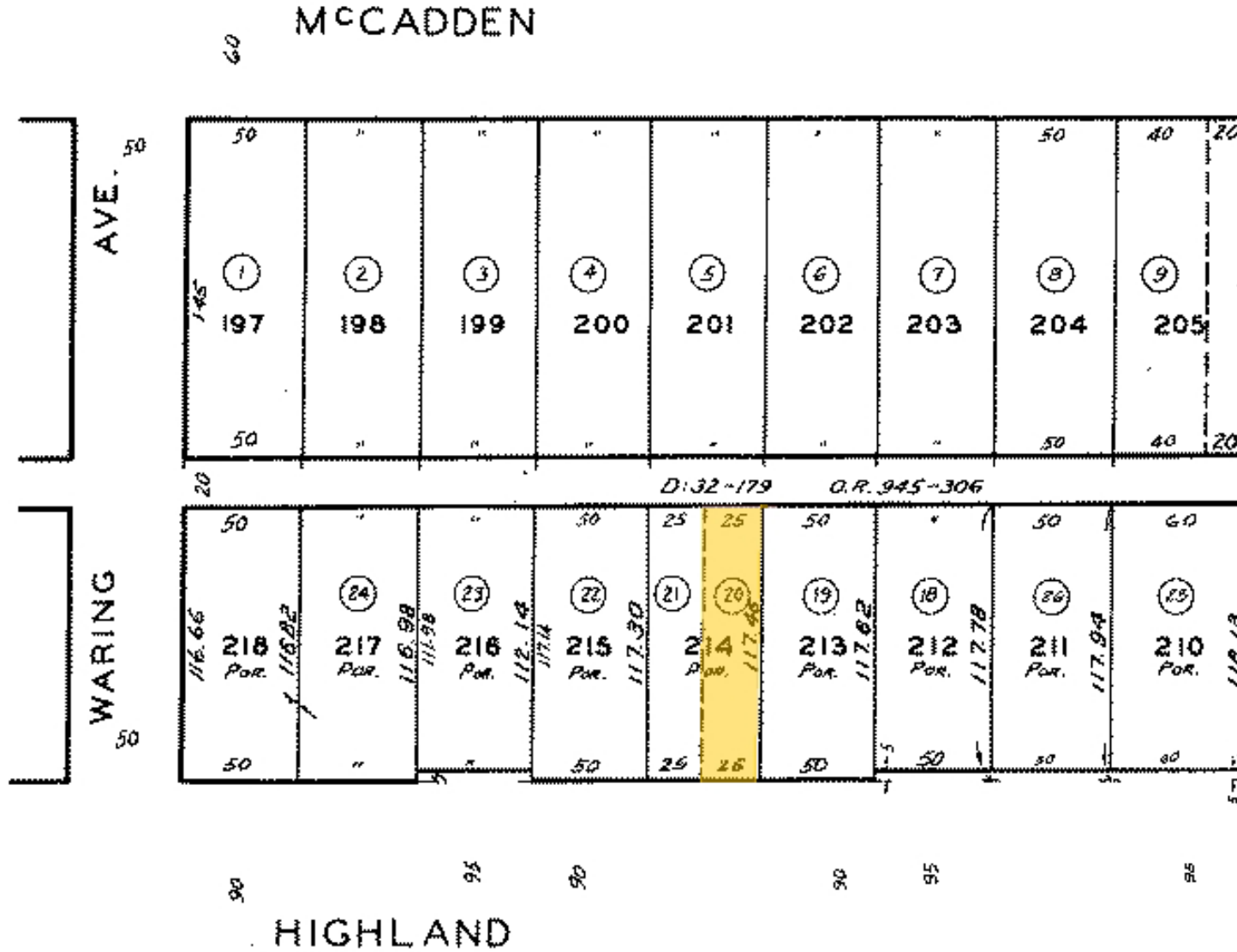


SECOND FLOOR

*Not to Scale

SITE PLAN

APN: 5524-011-020





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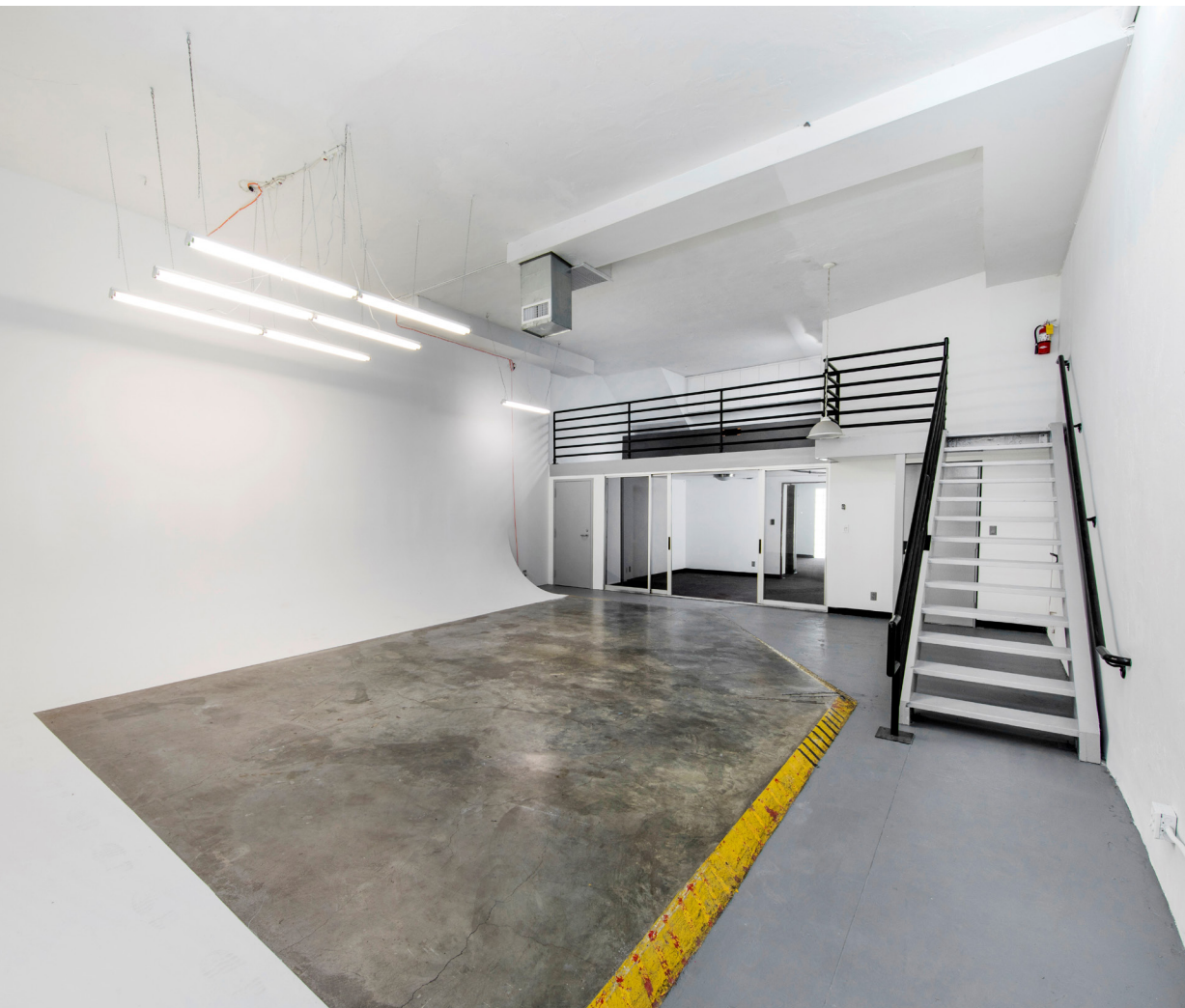
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DEMOGRAPHICS

2023	1 Mi	3 Mi	5 Mi
Population	43,824	459,184	1,011,789
Households	22,611	220,497	441,595
Average Household Income	\$123,739	\$119,313	\$121,386

2010-2020 Census, 2023 Estimates with 2028 Projections

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