

FOR SALE

Owner-User Opportunity
The STUDIO

WESTMAC

Commercial Brokerage Company

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1515 S. Sepulveda Blvd.
Los Angeles, CA 90025

#1



2855 S ROBERTSON BOULEVARD

Los Angeles, CA 90034



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1515 Sepulveda Boulevard

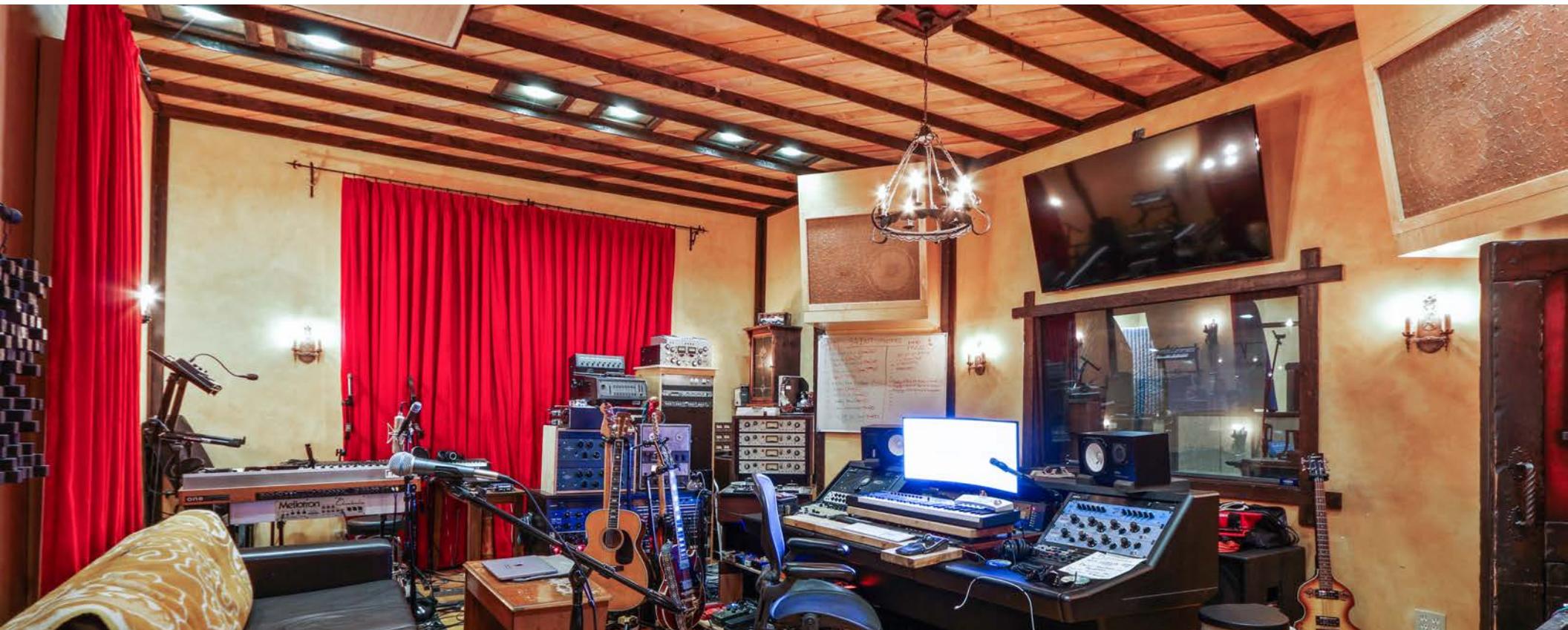
Los Angeles, CA 90025

DRE# 01096973

For More Information:

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DRE# 01232033



EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is thrilled to present the opportunity to acquire 2855 S. Robertson Boulevard. The property is located on Robertson Boulevard, south of Beverly Hills and north of Culver City, in the Beverlywood neighborhood of Los Angeles.

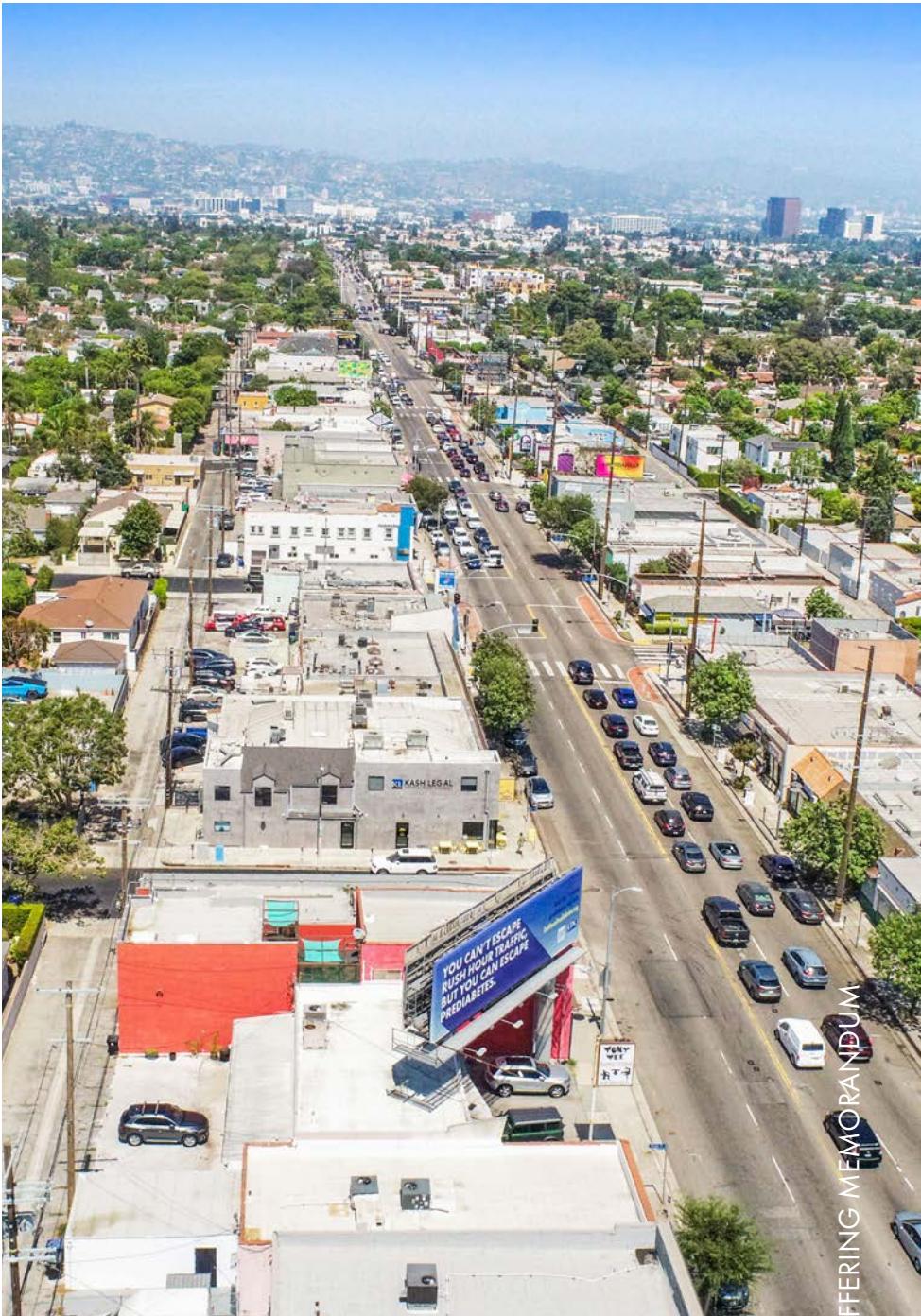
There is a billboard that is leased to Clear Channel for \$2,075/month, or \$24,905/year. The billboard lease expires July 31, 2028.*

The Beverlywood neighborhood of Los Angeles is a primarily residential neighborhood on the west side of Los Angeles, just north of Culver City. The neighborhood has a close-knit community atmosphere with a focus on family-friendly living. It's known for its quiet, safe streets and a strong sense of community among residents. The neighborhood is close to a variety of dining and shopping options, especially along Pico Boulevard, which is known for its diverse selection of restaurants, cafes, and boutiques.

The subject property is conveniently located on S. Robertson, less than a mile from the on-ramp for the 10 freeway, connecting it to Downtown LA, Santa Monica, and everywhere in between. The main thoroughfare of the neighborhood, Robertson Boulevard, connects the property to Culver City to the south, and Beverly Hills to the north.

This property is an excellent opportunity for an investor or owner-user.

*Clear Channel has a first right of refusal to purchase the property.





The demand for recording studio space in Los Angeles has been soaring, driven by the city's status as the entertainment capital of the world. Los Angeles is home to a thriving music industry, housing a vast network of artists, producers, sound engineers, and labels that contribute to its dynamic music scene. This influx of talent, coupled with the rise of independent artists and digital content creators, has intensified the need for high-quality, accessible recording studios.

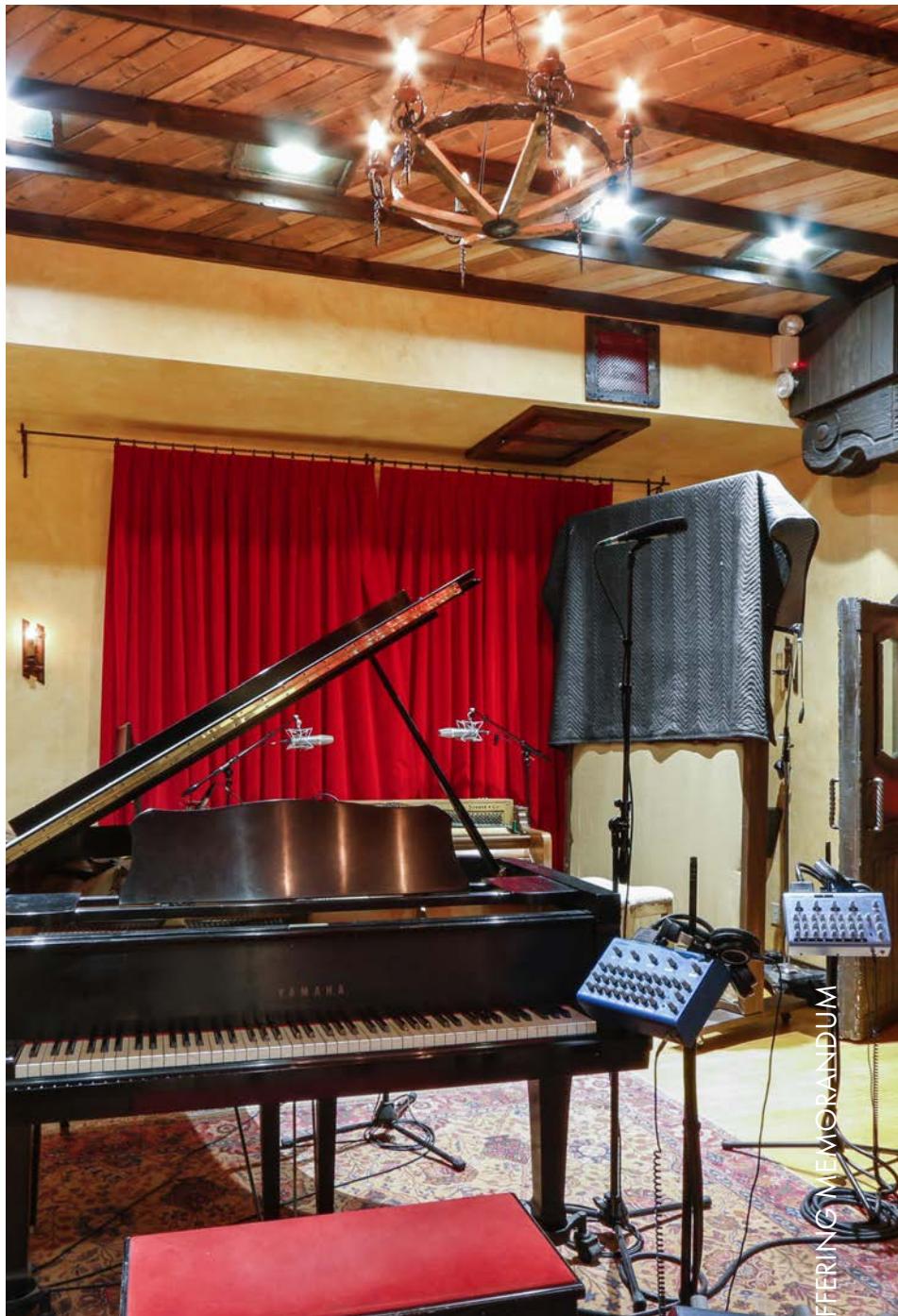
The trend is further fueled by the growth of streaming platforms and podcasts, which have transformed the media landscape and increased the volume of content being produced. Artists and producers are seeking not just any recording space, but high-quality spaces that offer acoustically superior environments to craft hit records. Additionally, with social media platforms amplifying the visibility of music and audio content, the bar for production quality has been raised, making professional recording environments more critical than ever.

The subject property is within a neighborhood offering close proximity to other industry players and a vibrant, creative community. This high demand is pushing rents up and encouraging developers and property owners to convert existing spaces into modern recording studios to cater to this booming sector. The future for recording studio space in Los Angeles looks robust as the city continues to attract and inspire creative talent from around the globe.



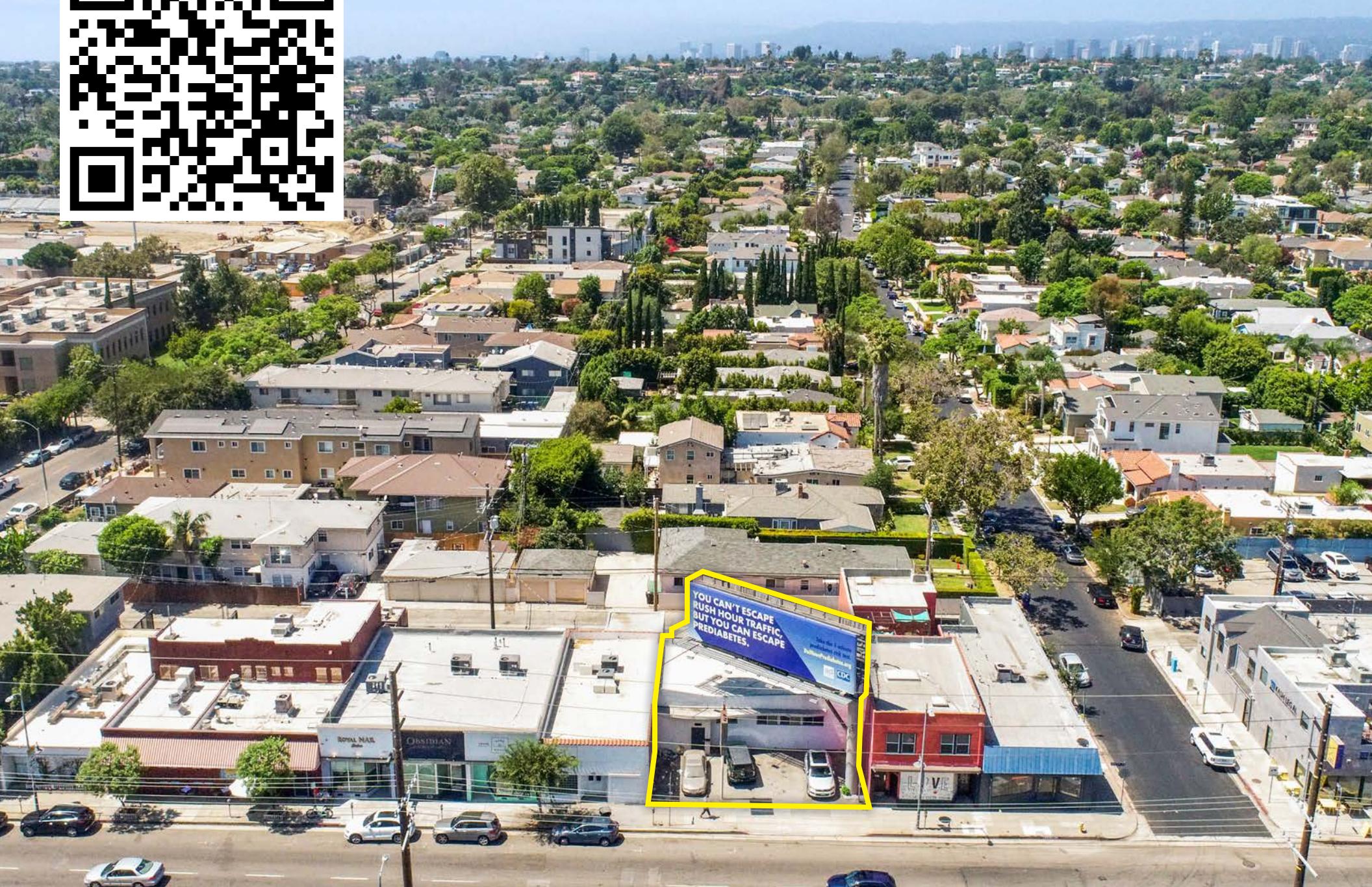
PROPERTY PROFILE

ADDRESS	2855 S Robertson Blvd., Los Angeles, CA 90034
APN	4301-003-022
BUILDING SIZE	1,850 SF (Vacant as of 1/11/2026)
LOT SIZE	4,250 SF
STORIES	One (1)
BUILT	1955
ZONING	LAC4 - 1VL - CP10
OCCUPANCY	Vacant as of 1/11/2026
TENANTS	Konscious Studio through 1/10/2026 Clear Channel (Billboard)
PARKING	8-10 Spaces (depending on configuration)
WALK SCORE	88 (Very Walkable)
LEASE EXPIRATION	Billboard - July 2028

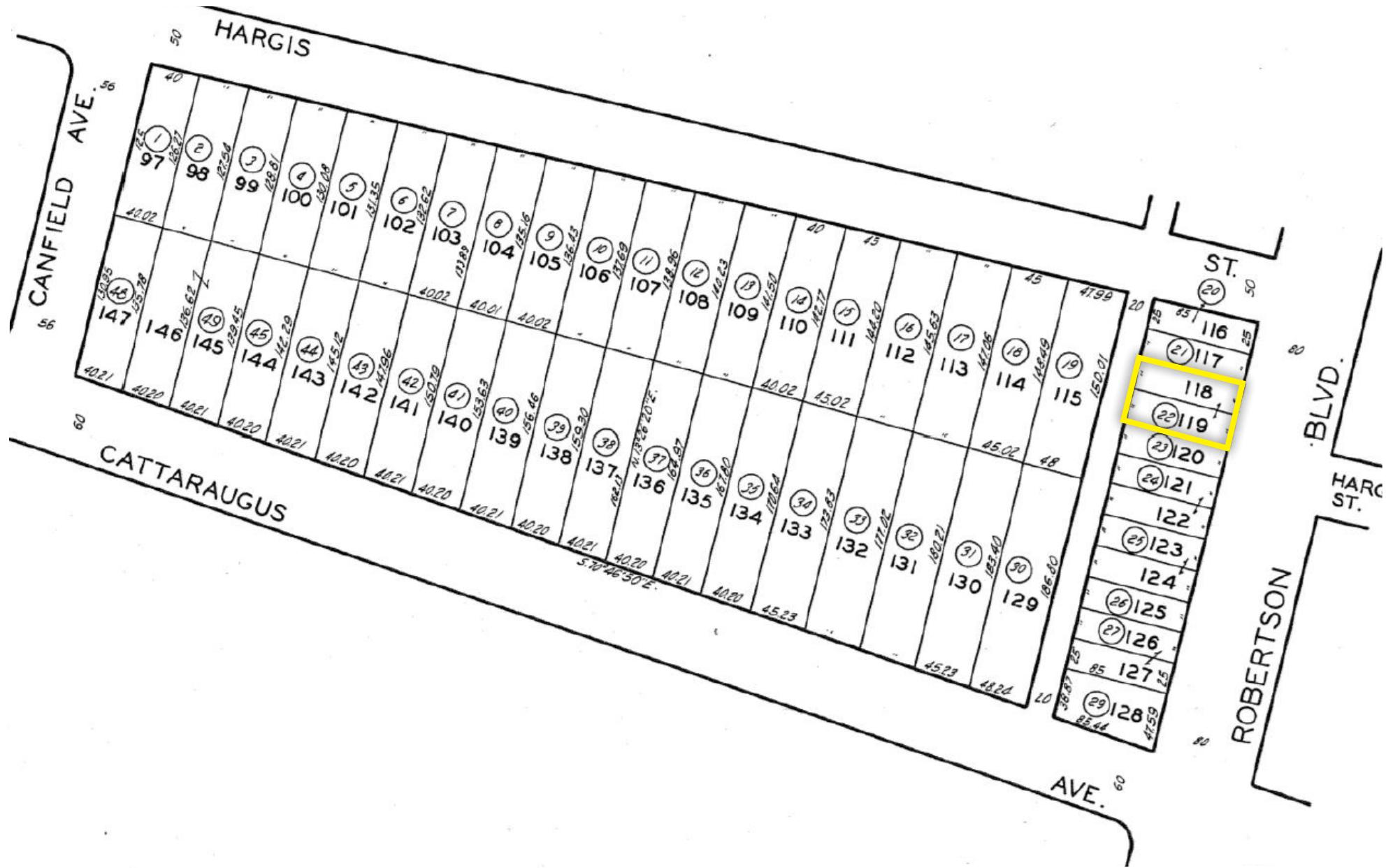




CLICK OR SCAN FOR AERIAL VIDEO



PARCEL MAP

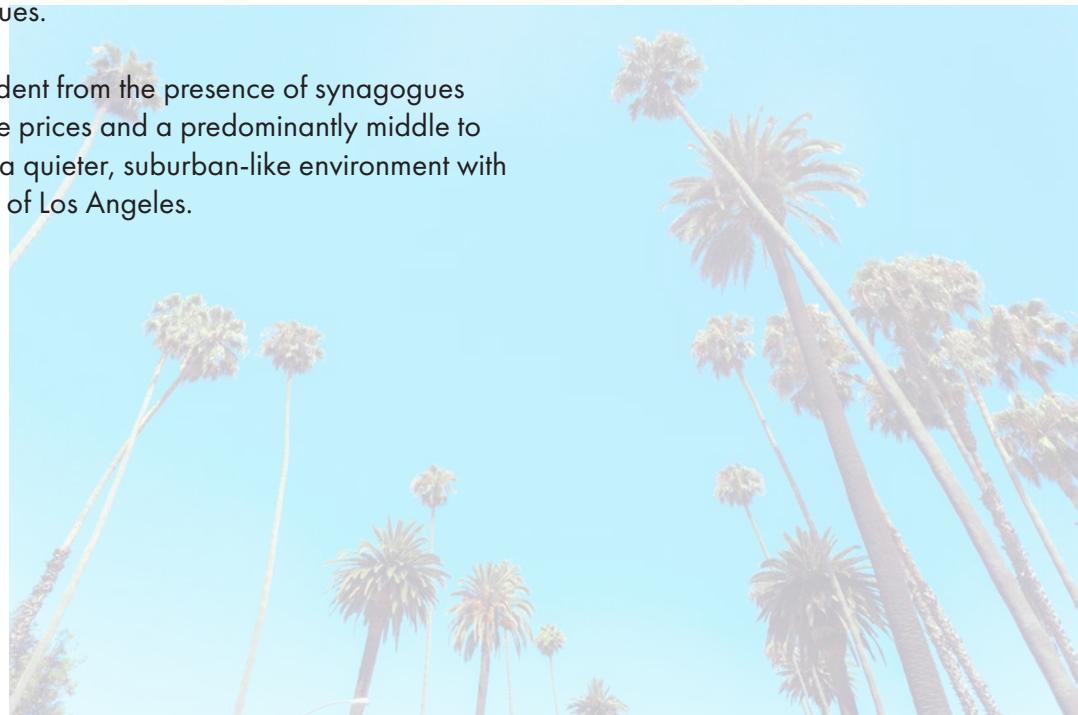


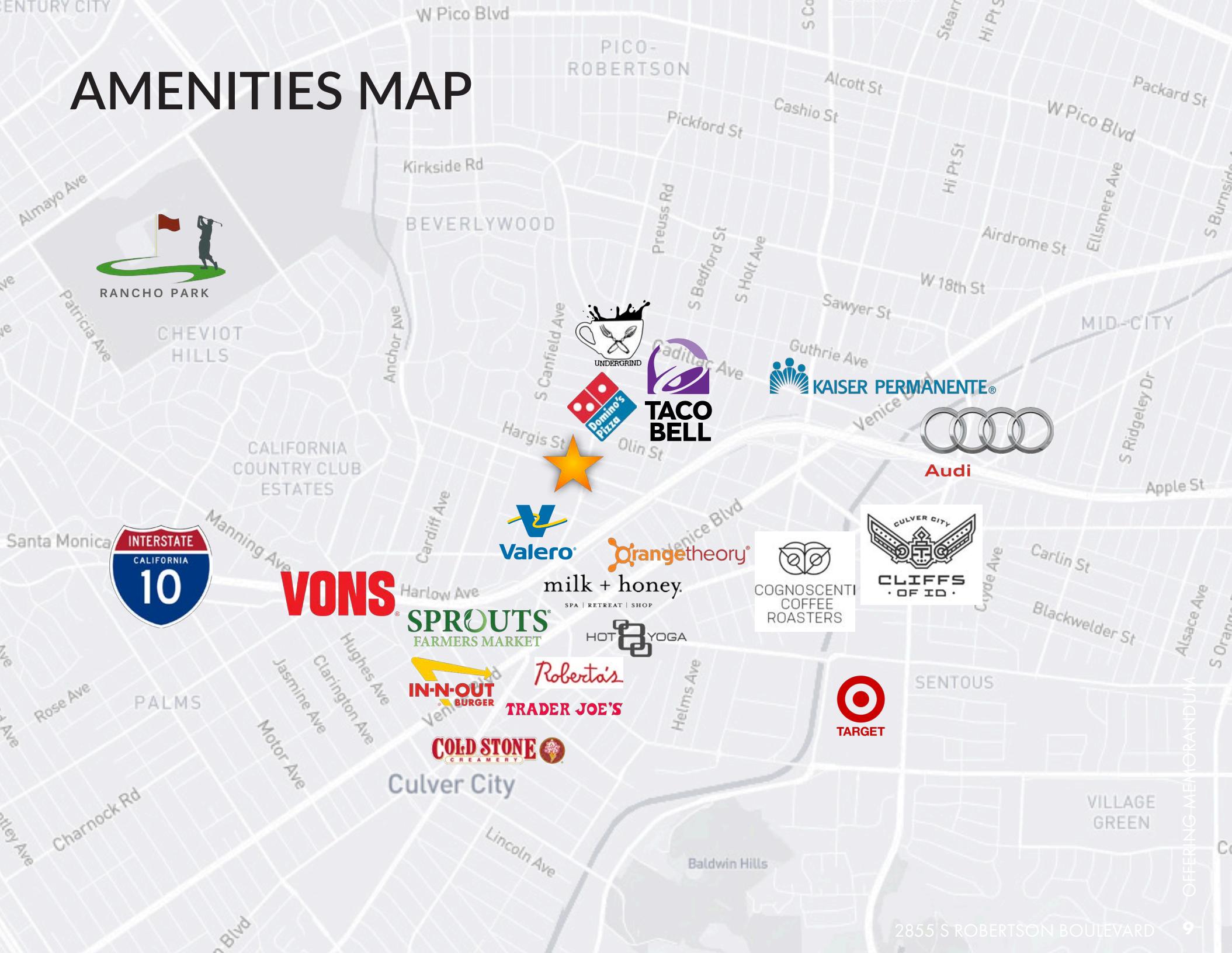
AREA SUMMARY

Beverlywood is a residential neighborhood in the Westside of Los Angeles, bordered by Cheviot Hills, Crestview, South Robertson, and Culver City. It is known for its quiet, suburban atmosphere with tree-lined streets and primarily single-family homes, many built between the 1920s and 1950s. The neighborhood has a close-knit, community-oriented feel, largely influenced by the Beverlywood Homes Association, which enforces architectural guidelines and community standards to maintain the area's aesthetic.

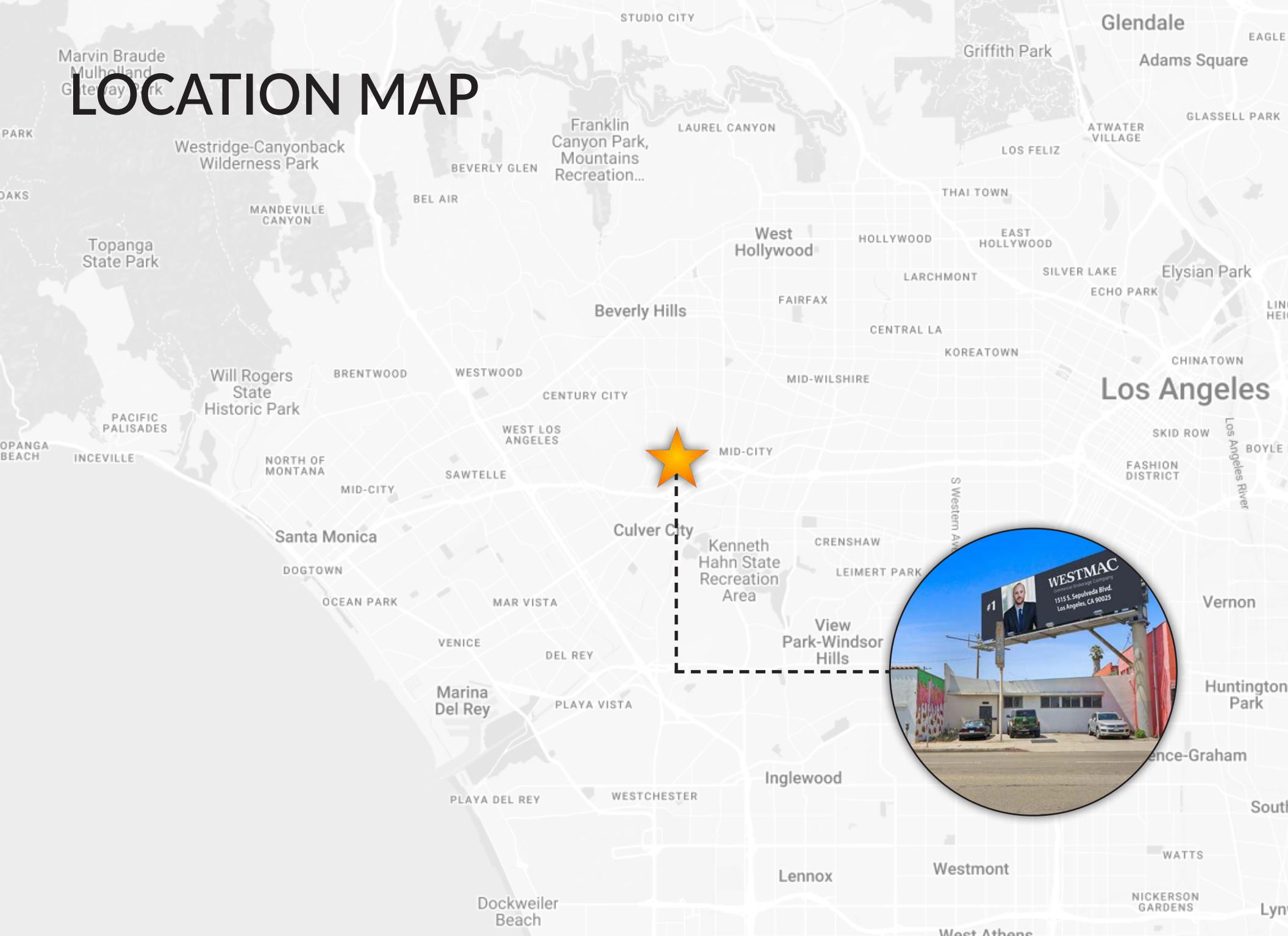
Beverlywood offers several small parks, like Beverlywood Park, providing recreational facilities such as playgrounds and sports courts. The neighborhood is family-friendly, with access to quality public and private schools. It is also centrally located, offering easy access to major streets and freeways, and is close to dining and shopping options along Pico Boulevard, known for its diverse restaurants and boutiques.

The community is diverse, with a significant Jewish population, which is evident from the presence of synagogues and kosher markets. The neighborhood is relatively affluent, with high home prices and a predominantly middle to upper-middle-class demographic. Beverlywood appeals to those seeking a quieter, suburban-like environment with a strong sense of community, good schools, and proximity to the amenities of Los Angeles.





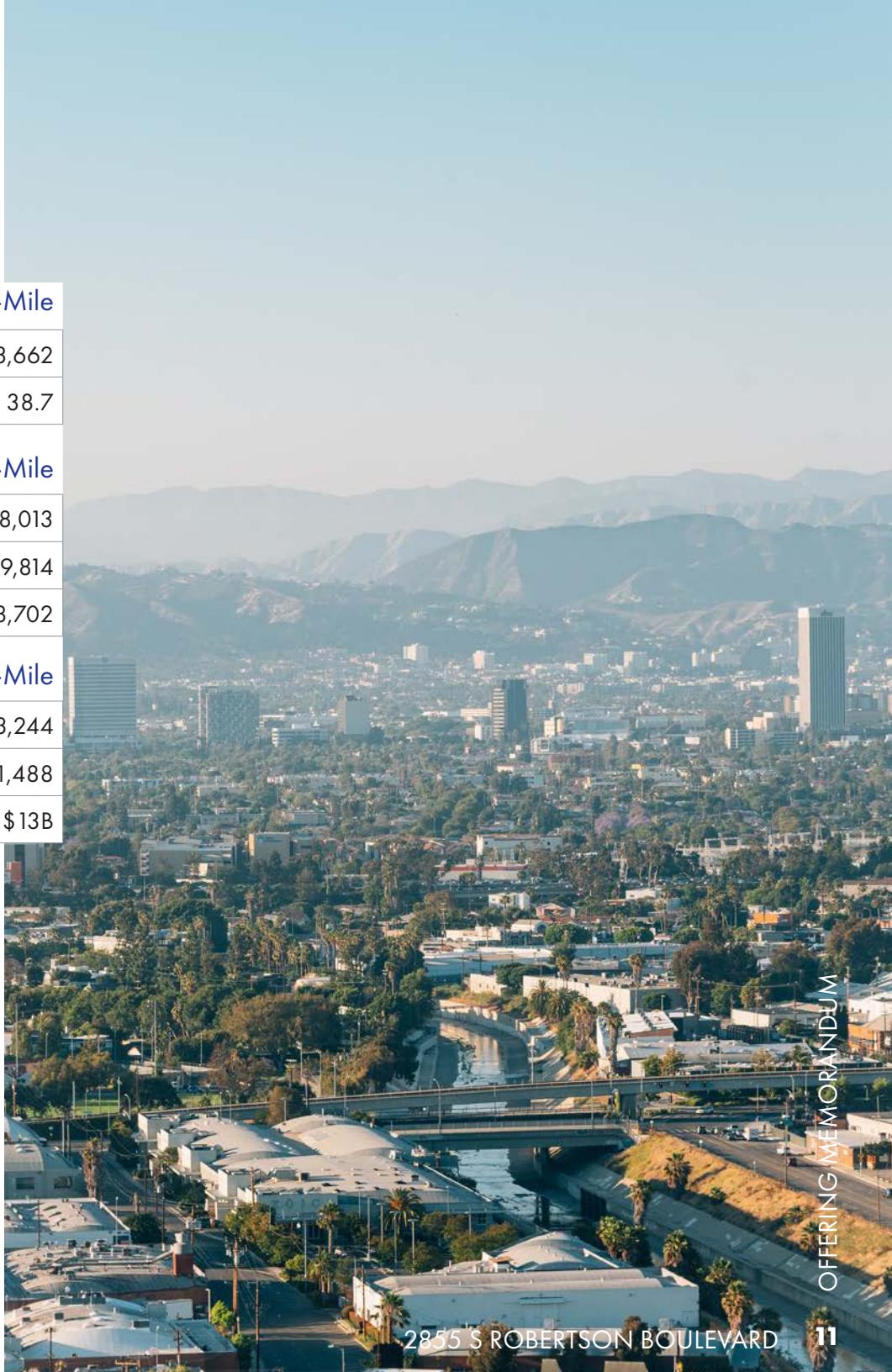
LOCATION MAP



DEMOGRAPHICS

1-3-5 mile radius from the subject property

POPULATION	1-Mile	3-Mile	5-Mile
2024 Population	34,852	323,169	893,662
Median Age	37.7	39	38.7
HOUSEHOLD	1-Mile	3-Mile	5-Mile
2024 Households	14,022	139,138	388,013
Median Home Value	\$1,118,090	\$1,081,069	\$1,059,814
Average Household Income	\$133,355	\$121,407	\$118,702
BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	3,515	37,003	83,244
Total Number of Employees	22,249	271,321	641,488
Total Consumer Spending	\$516.1M	\$4.7B	\$13B





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