



# Occidental Studios

## MAIN LOT



Longest Continuous Operating  
Studio Lot in Los Angeles



201 N Occidental Blvd, Los Angeles, CA 90026

Jones Lang LaSalle Brokerage, Inc.  
CA License #01856260



# The Offering

JLL is pleased to exclusively present this incomparable opportunity to acquire or lease a fully operational legacy studio lot. Occidental Studios Main Lot (the "Property"), located at 201 N. Occidental Blvd., is the longest continuously running studio lot in Los Angeles. The site is comprised of over 69,000 square feet of buildings, including four soundstages and ample support space, on nearly 3 acres of land. Well positioned in the core area of the TMZ ("Thirty Mile Zone"), the Main Lot is at the center of destination neighborhoods HiFi, Echo Park and Silver Lake, and only 10-15 minutes from Hollywood and Burbank and 8 minutes from Downtown Los Angeles.

## Summary

<b>Property Address:</b>	201 N. Occidental Blvd.
<b>City:</b>	Los Angeles, CA 90026
<b>Year Built:</b>	1913 - 2011
<b>Total Building Area:</b>	69,069 SF
<b>Total Land Area:</b>	125,747 SF (2.89 Acres)
<b>APN:</b>	5156-017-006, -007, -018, -023; 5156-022-017, 018, 030
<b>Zoning:</b>	LAC2, LAR3, LARD1.5
<b>Use Code:</b>	Motion Picture, Radio & Television Industry Studio
<b>Parking:</b>	212 Parking Spaces
<b>Sale Pricing:</b>	\$45,000,000 (\$652/SF)
<b>Lease Rate:</b>	\$3.75/SF/Month MG





# The Site Plan

69,069 TOTAL SF

## Stages (31,489 Total SF)

<b>Stage 1</b>	14,000 SF
<b>Stage 2</b>	8,214 SF
<b>Stage 3</b>	7,980 SF
<b>Stage 4</b>	1,295 SF

## Mill Space (4,589 Total SF)

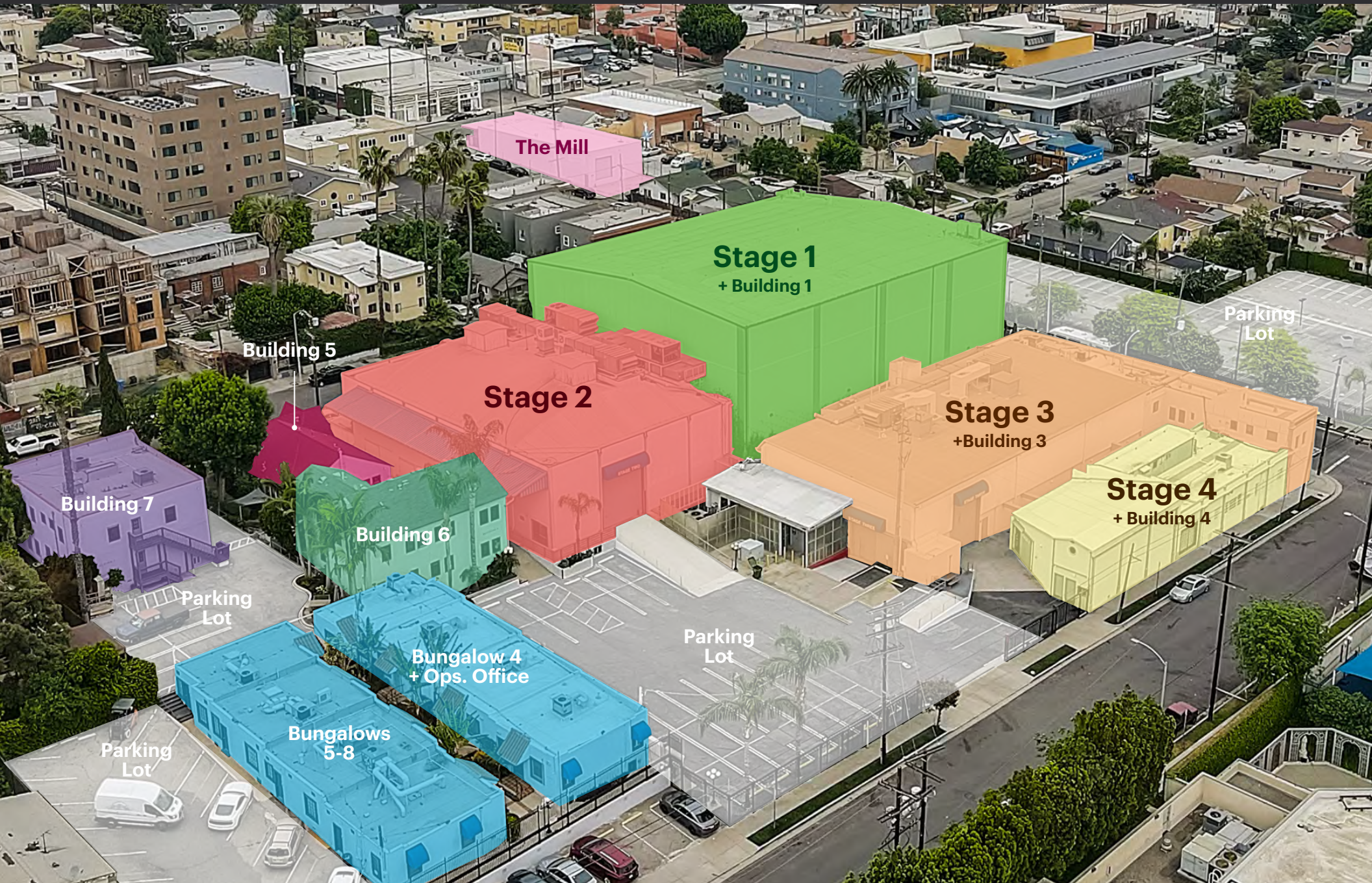
<b>Warehouse</b>	4,586 SF
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## Support/Office (32,984 Total SF)

<b>Stage 1 Office</b>	8,757 SF	<b>Stage 3 Office</b>	2,982 SF
1st & 2nd Floor	5,119 SF	<b>Stage 4</b>	629 SF
3rd & 4th Floor	3,638 SF	Conference Room	517 SF
<b>Building 3</b>	3,893 SF	Hair & Makeup	112 SF
<b>Building 4</b>	2,485 SF	<b>Bungalows 1-3</b>	1,944 SF
<b>Building 5</b>	1,963 SF	Each Ops. Office	650 SF
<b>Building 6</b>	3,140 SF	<b>Bungalows 4-8</b>	3,417 SF
<b>Building 7</b>	3,774 SF	Each Ops. Office	650 SF



# Aerial View



**The Mill**

**Stage 1**  
+ Building 1

**Stage 2**

**Stage 3**  
+ Building 3

**Stage 4**  
+ Building 4

**Building 5**

**Building 7**

**Building 6**

**Bungalow 4**  
+ Ops. Office

**Bungalows**  
5-8

Parking  
Lot

Parking  
Lot

Parking  
Lot

Parking  
Lot



# Stage Photos & Breakdown

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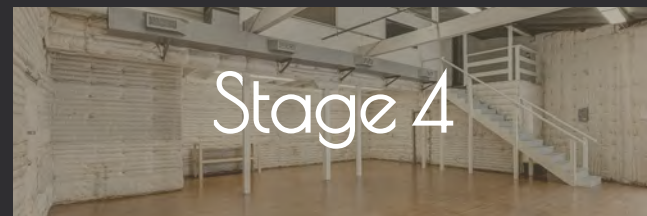
<b>Square Footage</b>	14,000 SF
<b>Dimensions</b>	125' x 111' x 54'
<b>Height</b>	45' to Grid
<b>Power</b>	7200 AMPS



<b>Square Footage</b>	8,214 SF
<b>Dimensions</b>	111 x 74 x 26'
<b>Height</b>	23' to Grid
<b>Power</b>	3600 AMPS



<b>Square Footage</b>	8,190 SF
<b>Dimensions</b>	130' x 63' x 19'
<b>Height</b>	19' to Grid
<b>Power</b>	3600 AMPS



<b>Square Footage</b>	1,116 SF
<b>Dimensions</b>	36' x 31' x 14'
<b>Height</b>	14' to Grid
<b>Power</b>	1200 AMPS



14,000 SF  
Square Footage

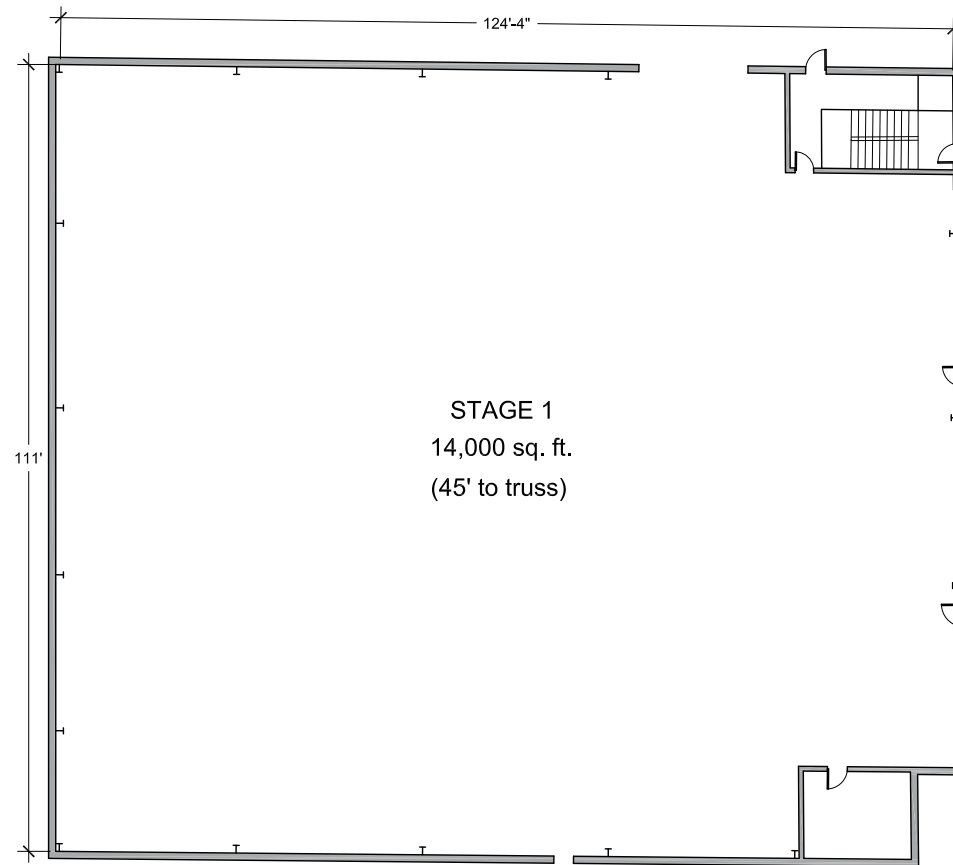
125' x 111' x 54'  
Dimensions

45' Height  
Height to Grid

7200  
AMPS



# Stage 1



**14,000 SF**  
Square Footage

**125' x 111' x 54'**  
Dimensions

**45' Height**  
Height to Grid

**7200**  
AMPS



  
Stage 2

8,214 SF  
Square Footage

111' x 74' x 26'  
Dimensions

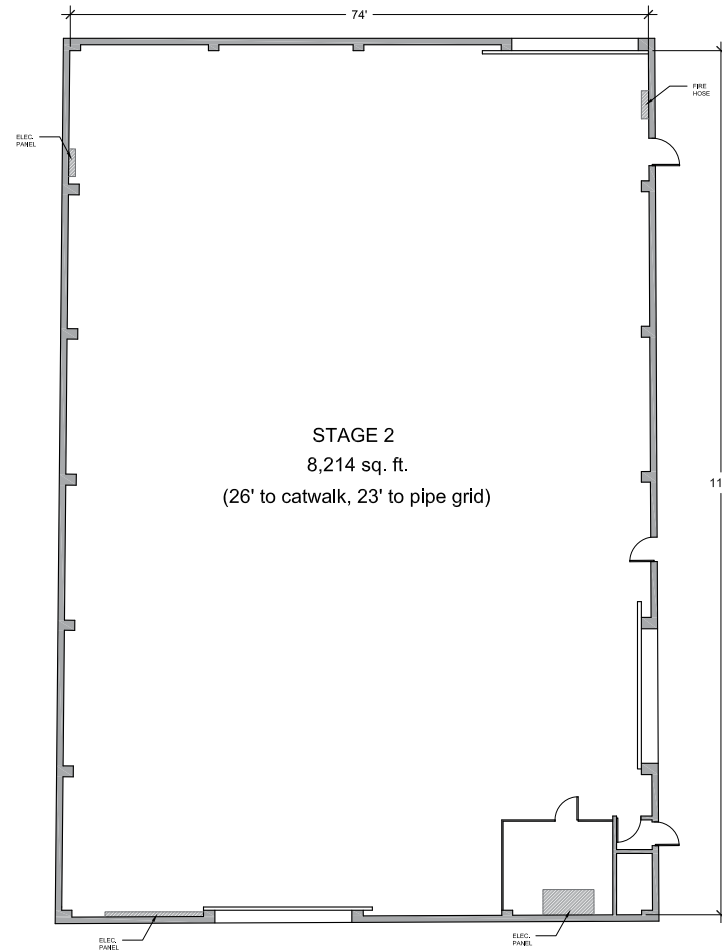
23' Height  
Height to Grid

3600  
AMPS





# Stage 2



8,214 SF  
Square Footage

111' x 74' x 26'  
Dimensions

23' Height  
Height to Grid

3600  
AMPS



Stage 3

8,190 SF  
Square Footage

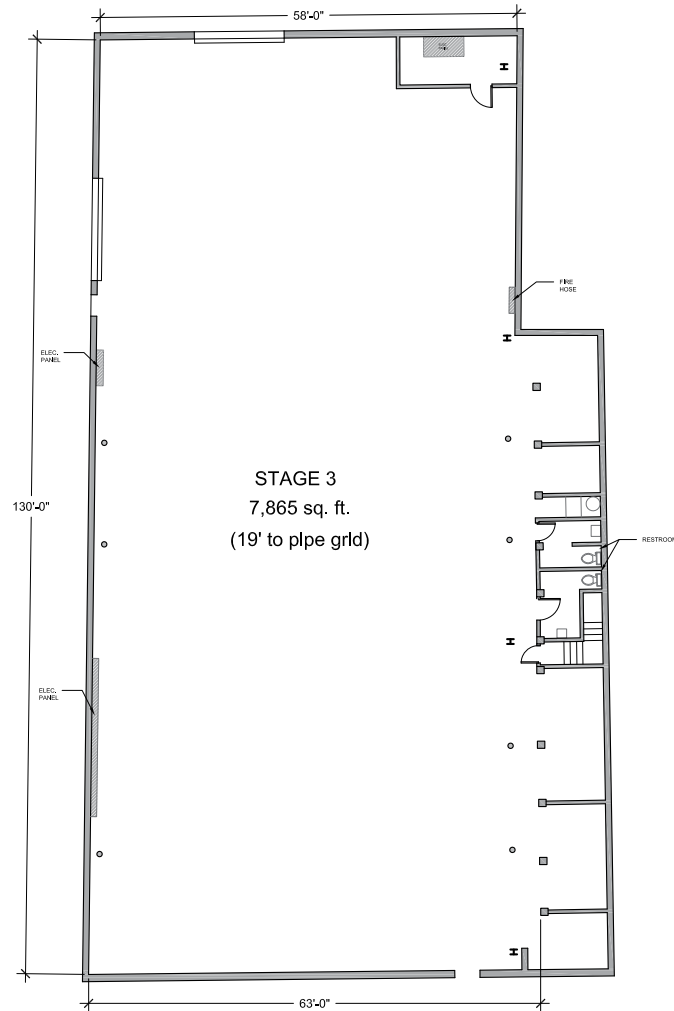
130' x 63' x 19'  
Dimensions

19' Height  
Height to Grid

3600  
AMPS



# Stage 3



8,190 SF  
Square Footage

130' x 63' x 19'  
Dimensions

19' Height  
Height to Grid

3600  
AMPS



  
Stage 4

1,116 SF  
Square Footage

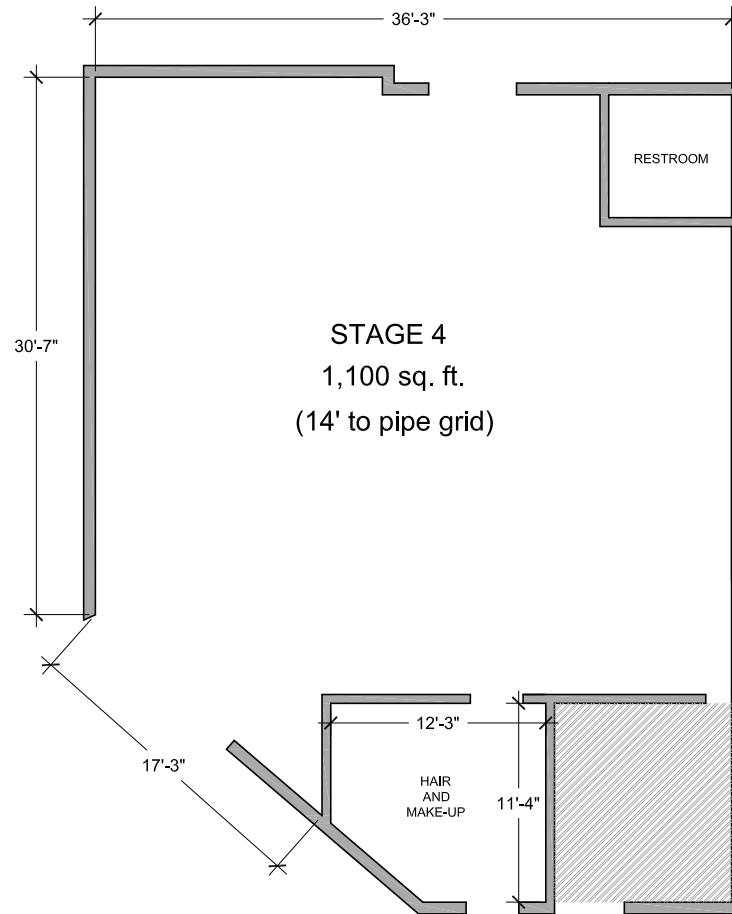
36' x 31' x 14'  
Dimensions

14' Height  
Height to Grid

1200  
AMPS



# Stage 4



1,116 SF  
Square Footage

36' x 31' x 14'  
Dimensions

14' Height  
Height to Grid

1200  
AMPS



# Get a Glimpse



Occidental Studios  
Main Lot Photos



# Get a Glimpse



Occidental Studios  
Main Lot Photos



Get a  
Glimpse



Occidental Studios  
Main Lot Photos





# Get a Glimpse



Occidental Studios  
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# Get a Glimpse



Occidental Studios  
Main Lot Photos



# Get a Glimpse



Occidental Studios  
Main Lot Photos



# Studio History

## Clients

HBO



Disney

NETFLIX

SONY



FOX



## Shows Filmed Here



## History

Occidental Studios has long been a destination for the entertainment industry since it was built in 1913, proudly standing as the longest running continuous studio lot in Los Angeles. Silent film star and studio mogul Mary Pickford got her start here, and even lived in a house once located on the lot. Her fellow screen legends Charlie Chaplin and Douglas Fairbanks were also known to film at this storied location.

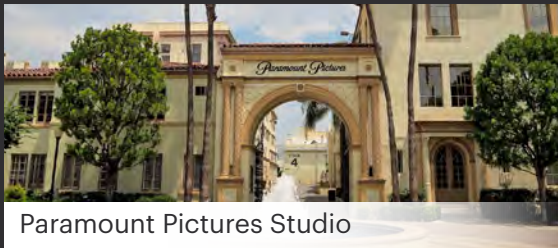
Today, The Main Lot continues to be a favored location for the entertainment industry with frequent clients including Disney, Paramount, Fox, NBC, and Netflix.



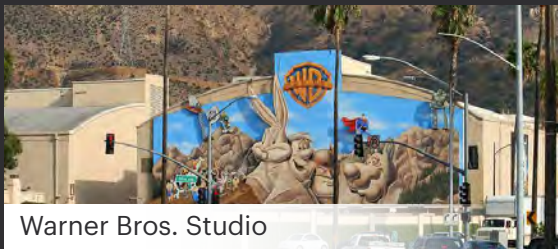
# Studio Proximity



Netflix



Paramount Pictures Studio



Warner Bros. Studio

## Drive Times

<b>Burbank</b>	15 Minutes
<b>Hollywood</b>	10 Minutes
<b>Downtown L.A.</b>	8 Minutes
<b>Silver Lake</b>	5 Minutes
<b>Echo Park</b>	3 Minutes
<b>Rideback Ranch</b>	3 Minutes

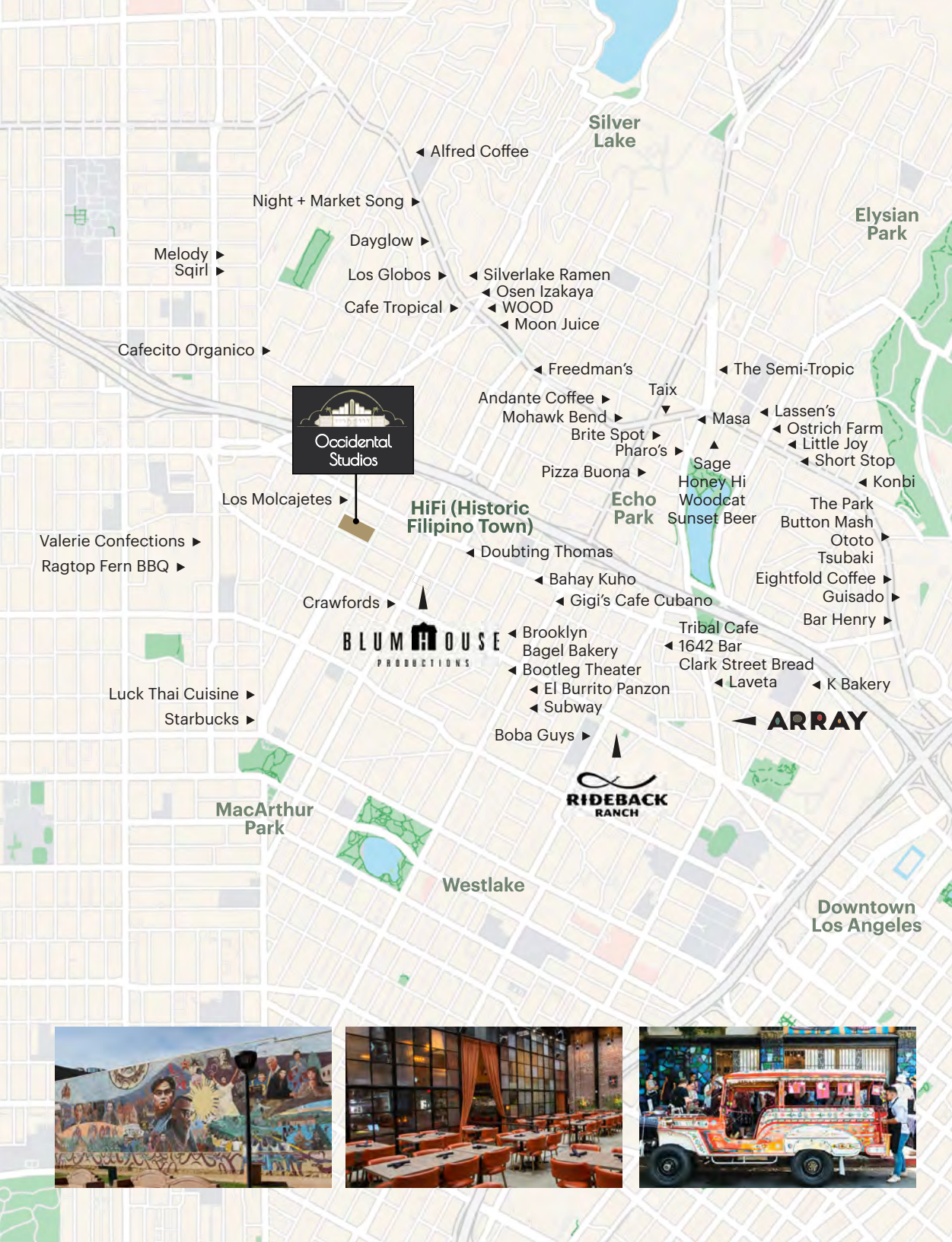




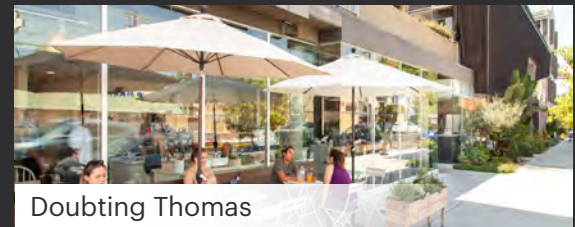
# Neighborhood

## Area Description

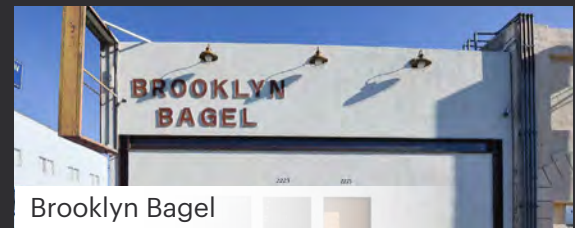
Occidental Studios is located at the center of the hottest destination neighborhoods in Los Angeles including Silver Lake, Echo Park, and Historic Filipinotown, aka "HiFi." Now a popular haven for content creators, including headquarters for Ava Duverney's Array Now, Blumhouse Productions, and Rideback Ranch, HiFi has been recognized as one of the "coolest neighborhoods in the world" by Timeout Magazine and as "L.A.'s Next Great Dining Destination" by Food and Wine Magazine.



Rideback Ranch



Doubting Thomas



Brooklyn Bagel



# Occidental Studios

201 N Occidental Blvd, Los Angeles, CA 90026



Occidental Studios is a Division of Occidental Entertainment Group Holdings, Inc., and separately operates ten additional stages at various locations beyond the four offered on its Main Lot. It also owns a Lighting & Grip Division and Prop Division with large inventories, which are all separate from this Offering.

## Get in Contact



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