

# FOR SALE

1444 N HIGHLAND / 1441 N MCCADDEN PLACE / LOS ANGELES / CA 90028



# AUTHENTIC. INSPIRING. HOLLYWOOD.

JLL is pleased to announce this opportunity for an owner/user or investor to acquire this iconic property just south of Sunset Blvd. on McCadden Place.

Built in 1927, 1441 N McCadden (aka 1444 N. Highland) was originally a Knights of Columbus Lodge & Clubhouse and includes a gorgeous open space with soaring ceilings and striking wood beams. It also features a newly renovated photo studio space and legendary recording studio, where Jimi Hendrix, the Doors, and Frank Zappa recorded some of their most noted work.

## OFFERING SUMMARY

**11,202 SF**

Total building size

**\$3,500,000**

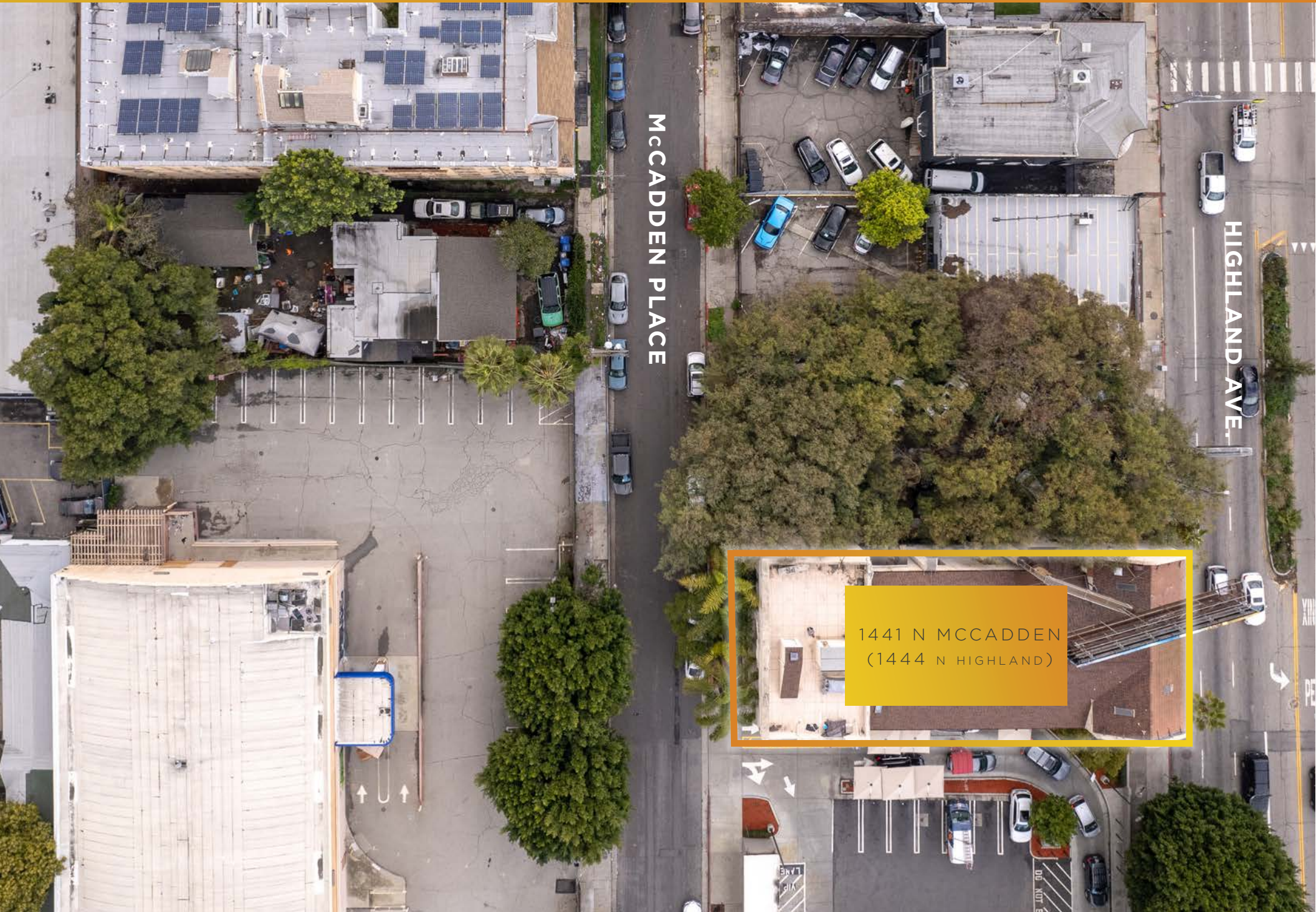
Asking price

**5,872 SF**

Land

**\$312/SF**

Price/SF of building



MCCADDEN PLACE

HIGHLAND AVE.



1441 N MCCADDEN  
(1444 N HIGHLAND)



# 1444 N Highland/ 1441 N McCadden Pl.

<b>BUILDING SIZE</b>	±11,202 SF
	- MAIN SPACE: ±7,202 SF (TO BE DELIVERED VACANT)
	- PHOTO STUDIO: ±2,000 SF (VACANT)
	- RECORDING STUDIO: ±2,000 SF (LEASED THROUGH 6/2024)
	- BILLBOARD SIGNAGE (LEASED THROUGH 11/29)
<b>LAND SIZE</b>	0.13 ACRES (5,872 SF)
<b>YEAR BUILT</b>	1927
<b>ZONING</b>	C2 -1-SN
<b>APN</b>	5547-021-002

**11,202 SF**  
Total building size

**\$3,500,000 (\$312/SF)**  
Asking price

# PROPERTY HIGHLIGHTS



- Incredible Hollywood location
- Walk Score of 96 = A Walker's Paradise
- Thousands of units of new housing within a 1 mile radius
- Steps away from Ovation, the Dolby Theater/Academy Awards, El Capitan Theater/Jimmy Kimmel Show, Netflix's Egyptian Theater, Crossroads of the World, CMTY Culture Project, Musso & Frank Grill & two of the hottest microdistricts in the country, Sycamore District and the Vinyl District.
- Stunning architectural features, natural light, high ceilings, showcase space



# PHOTO STUDIO SPACE



# RECORDING STUDIO **SPACE**







# CONVENIENT



## 5-10 MINUTE WALK

- |                     |                       |                            |                                  |
|---------------------|-----------------------|----------------------------|----------------------------------|
| ■ Mama Shelter      | ■ Equinox             | ■ Tao                      | ■ Dream Hotel/The Highlight Room |
| ■ Groundwork Coffee | ■ Stout               | ■ Thompson Hotel           | ■ Ovation (Hollywood & Highland) |
| ■ Tender Greens     | ■ Mother's Market     | ■ Tommie Hotel             | - Loew's Hotel                   |
| ■ Veggie Grill      | ■ Musso & Frank Grill | ■ Motherwolf               | - Dolby Theater                  |
| ■ Metro Red Line    | ■ Egyptian Theater    | ■ Hollywood Farmers Market | - Sephora                        |
| ■ Roosevelt Hotel   | ■ El Capitan Theater  | ■ Grandmaster Recorders    | - Lucky Strike                   |



## 5-10 MINUTE DRIVE

- |                          |                             |                         |                     |
|--------------------------|-----------------------------|-------------------------|---------------------|
| ■ Tocaya                 | ■ Melrose Shopping District | ■ The Sycamore District | ■ Capitol Records   |
| ■ Sweetgreen             | ■ L&E Oyster Bar            | - Just One Eye          | ■ W Hotel Hollywood |
| ■ Sugarfish              | ■ Paramount Studios         | - Tartine               | ■ Aster Hotel       |
| ■ Jeffrey Deitch Gallery | ■ Tartine                   | - Gigi's                | ■ Mozza             |
| ■ Hollywood Bowl         | ■ Magari                    | - Sightglass Coffee     | ■ Chateau Marmont   |
| ■ Netflix                | ■ Fender                    | - Heimat                |                     |
|                          |                             | - Mr. T's               |                     |
|                          |                             | - Sirius XM             |                     |



Ovation  
HOLLYWOOD

PANTAGES

The Gull

Capitol

勝 KATSUYA

W  
HOTELS

TCL  
CHINESE  
THEATRE  
IMAX

DREAM  
HOTELS

TAO  
LOS ANGELES

Hollywood  
Roosevelt

MAMA  
SHELTER

COLUMBIA SQUARE  
LIVING

El Capitan Theatre

1441 & 1428 N  
McCADDEN

CNN

NeueHouse

VIACOM

NETFLIX

sunset  
bronson  
STUDIOS

SALT'S  
CURE

MOTHER'S  
MARKET & KITCHEN

Van  
GOGH  
L'Esprit des Vignes

SHOWTIME

BuzzFeed

204

ticketmaster

Automote

Jeffrey  
Deitch

RAOS

Milk

Paramount

TARTINE

M

SMUGGLER

RED  
STUDIOS

101



# 1444 N Highland / 1441 N McCadden Pl.

## TEAM

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