

3449-3453
CAHUENGA BOULEVARD



LOS ANGELES | CA 90068



Legendary Recording Studio Complex
FOR SALE

CBRE



PROPERTY

OVERVIEW



Building Size
10,731 SF



Sale Price
\$5,950,000 (\$554/
SF)



Zoning
C2-1VL



Studios
6 Recording
Studios



Total Land Size
11,674 SF
(0.27 Acres)



Parking Spaces
14



APN
2425-025-012
& 2425-025-011



Year Built
1979

OVERVIEW

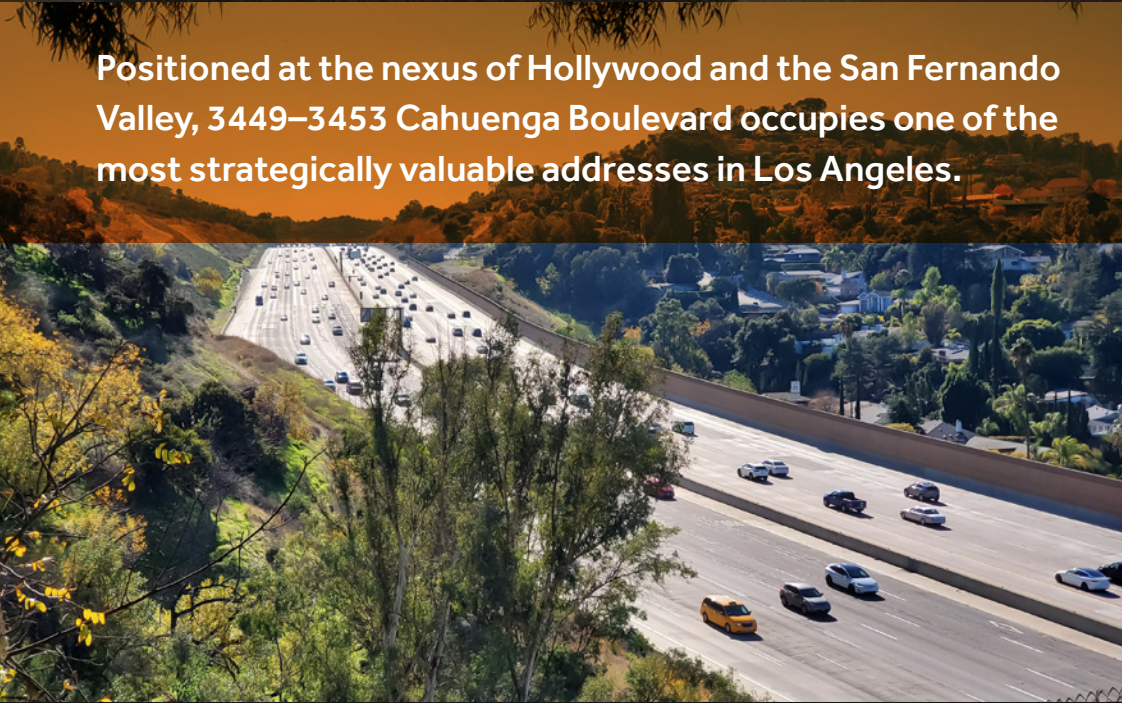
Offered for sale for the first time in nearly a decade, 3449–3453 Cahuenga Boulevard is a rare opportunity to acquire one of Hollywood’s most storied recording studio complexes.

Comprised of 10,731 square feet, the property was purpose-built for professional audio production and has operated continuously since 1979. This facility earned its reputation as a go-to destination for ADR, loop group, voiceover, and ensemble recording across more than four decades of film, television, and video game production. With six fully equipped studios ranging from intimate control rooms to expansive group recording stages, and an address embedded in the geographic core of the entertainment industry, this property is as much a piece of Hollywood history as it is a compelling real estate acquisition.



LOCATION & AREA AMENITIES

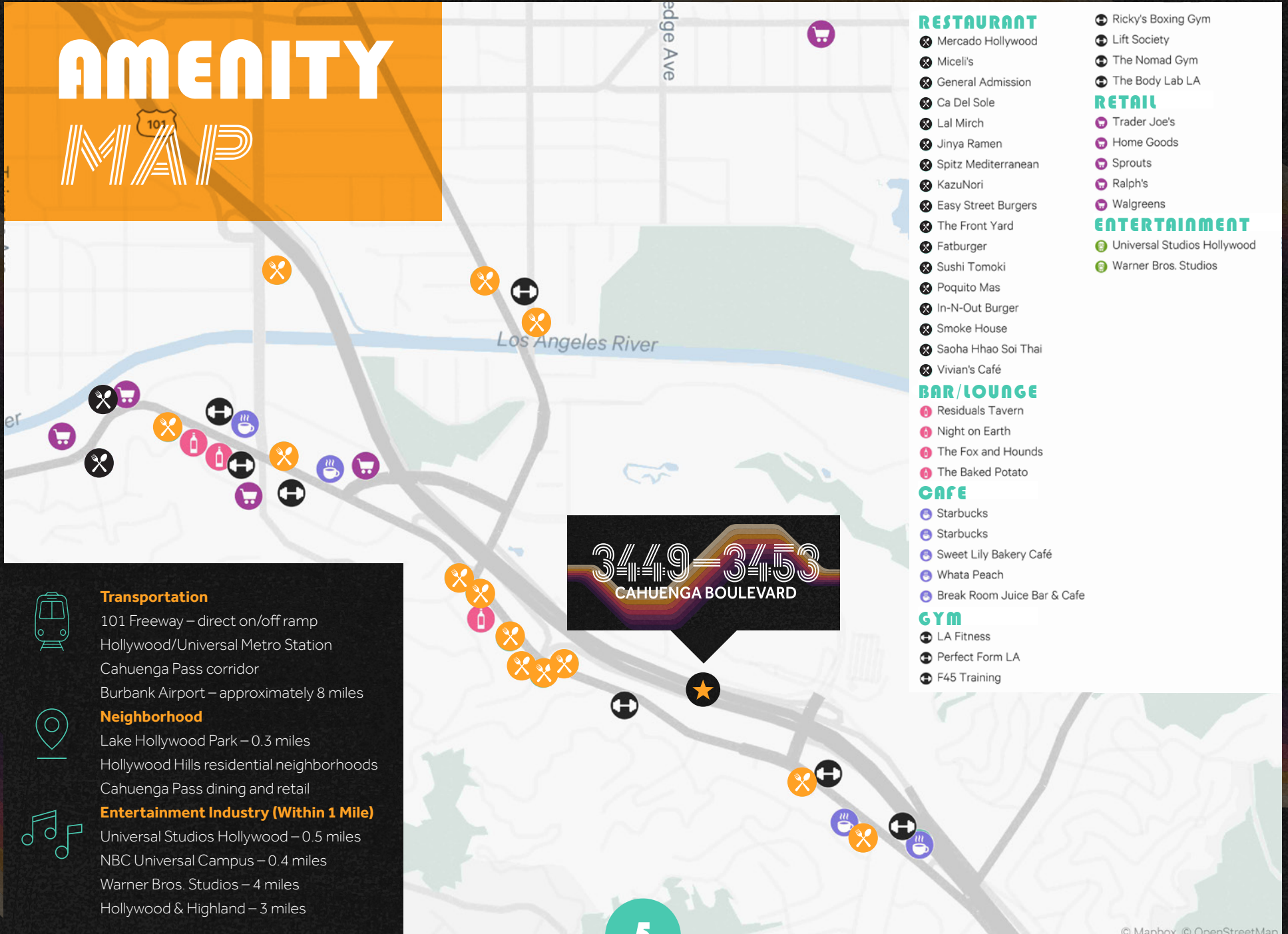
Positioned at the nexus of Hollywood and the San Fernando Valley, 3449–3453 Cahuenga Boulevard occupies one of the most strategically valuable addresses in Los Angeles.



Steps from the 101 Freeway's Cahuenga exit, the property sits minutes from NBC Universal and the Universal Studios lot, with Warner Bros., Disney, and the Burbank Media District just beyond. Hollywood's full creative infrastructure - Paramount, Netflix's Hollywood headquarters, Capitol Records, and the major talent agencies - is equally accessible to the south. The Cahuenga Pass connects both sides of the industry, with freeway-direct access that talent, engineers, and executives from either side of the hill can easily reach. This property is also a destination for the music industry with Universal Music Group, The Alley Studios, Larrabee Sound Studios, and Hanna-Barbera Studios all nearby.

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AMENITY MAP



RESTAURANT

- ✕ Mercado Hollywood
- ✕ Miceli's
- ✕ General Admission
- ✕ Ca Del Sole
- ✕ Lal Mirch
- ✕ Jinya Ramen
- ✕ Spitz Mediterranean
- ✕ KazuNori
- ✕ Easy Street Burgers
- ✕ The Front Yard
- ✕ Fatburger
- ✕ Sushi Tomoki
- ✕ Poquito Mas
- ✕ In-N-Out Burger
- ✕ Smoke House
- ✕ Saoha Hhao Soi Thai
- ✕ Vivian's Café

- 🏋️ Ricky's Boxing Gym
- 🏋️ Lift Society
- 🏋️ The Nomad Gym
- 🏋️ The Body Lab LA

RETAIL

- 🛒 Trader Joe's
- 🛒 Home Goods
- 🛒 Sprouts
- 🛒 Ralph's
- 🛒 Walgreens

ENTERTAINMENT

- 🎬 Universal Studios Hollywood
- 🎬 Warner Bros. Studios

BAR/LOUNGE

- 🍸 Residuals Tavern
- 🍸 Night on Earth
- 🍸 The Fox and Hounds
- 🍸 The Baked Potato

CAFE

- ☕ Starbucks
- ☕ Starbucks
- ☕ Sweet Lily Bakery Café
- ☕ Whata Peach
- ☕ Break Room Juice Bar & Cafe

GYM

- 🏋️ LA Fitness
- 🏋️ Perfect Form LA
- 🏋️ F45 Training

Transportation

- 101 Freeway – direct on/off ramp
- Hollywood/Universal Metro Station
- Cahuenga Pass corridor
- Burbank Airport – approximately 8 miles

Neighborhood

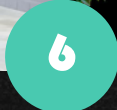
- Lake Hollywood Park – 0.3 miles
- Hollywood Hills residential neighborhoods
- Cahuenga Pass dining and retail

Entertainment Industry (Within 1 Mile)

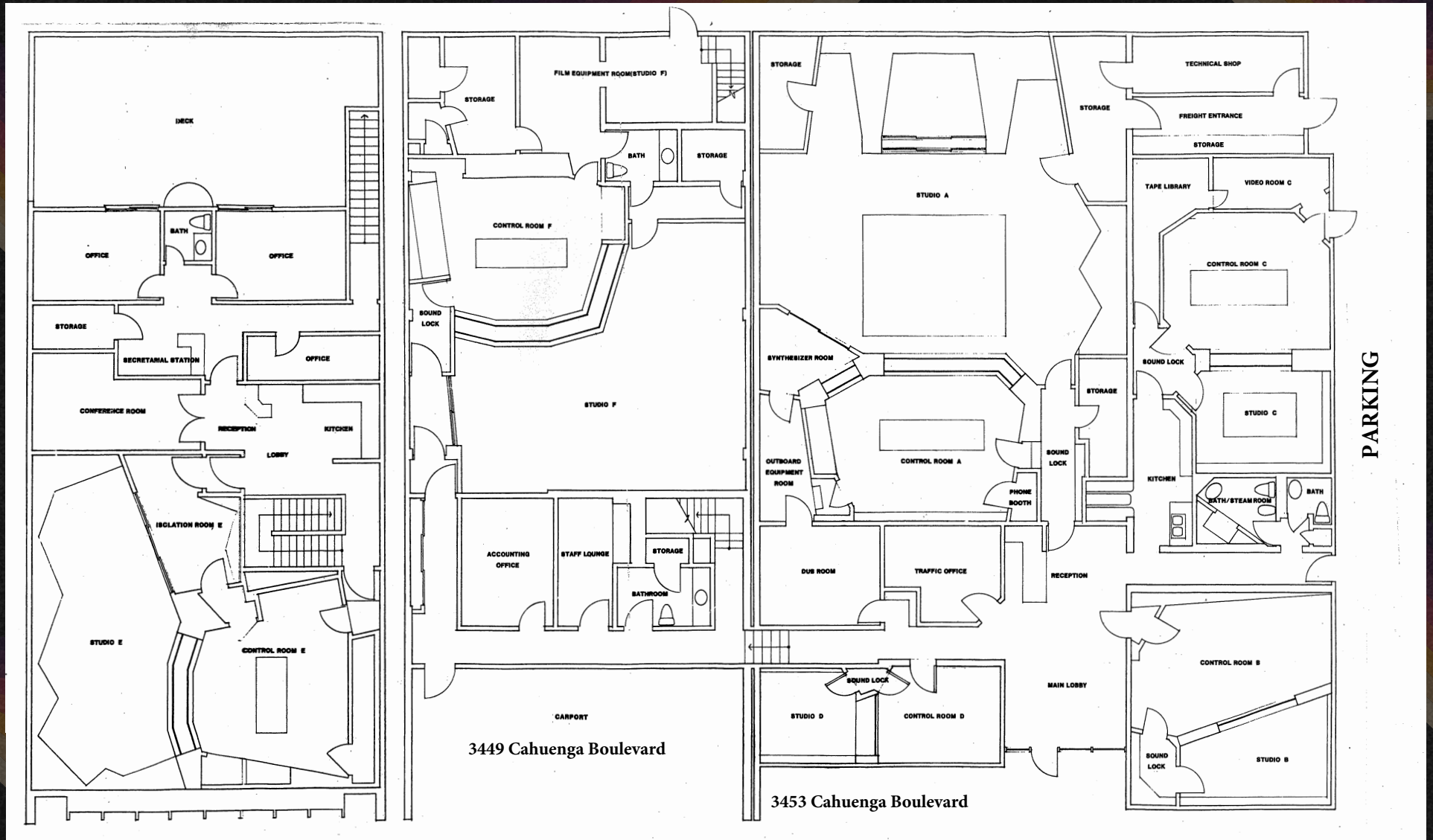
- Universal Studios Hollywood – 0.5 miles
- NBC Universal Campus – 0.4 miles
- Warner Bros. Studios – 4 miles
- Hollywood & Highland – 3 miles

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EXTERIORS/ PARKING



FLOOR PLAN



STUDIO TECHNICAL SPECIFICATIONS



STUDIO A

35' x 35' | 15' ceiling height | Flagship ADR / Group Recording

STUDIO B

Large format recording suite | Control Room B

STUDIO C

Professional recording suite | Control Room C

STUDIO D

Recording suite | Control Room D

STUDIO E

30' x 20' | 8' ceiling height | Ensemble / Walla Recording

STUDIO F

35' x 18' | 10' ceiling height | ADR + 3 Isolation Booths

STUDIO TECHNICAL SPECIFICATIONS



RECORDING EQUIPMENT

Mixing Consoles

SSL C10 HD boards

DAW

Pro Tools Ultimate

Preamps

Millenia and Focusrite

Microphones

Neumann U87, Sennheiser MKH50, Sennheiser MKH60, Sanken COs 11

Studio Capabilities

ADR, voiceover, walla, loop group, and ensemble recording Vocalist recording for songs and film scores Remote recording: ISDN, ipDTL, Source-Connect, Phone Patch, Skype, and Zoom Full client patch-in solutions with discrete talent and client-side communication lines Central Machine Room (CMR) with full audio transfer capabilities

Amenities

Onsite parking
Private patio
Conference room

Amenities

Office space for editorial
Green room / study space
Kitchen and full coffee bar

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ONLY. SHOWINGS BY
PRIVATE APPOINTMENT.

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