



COLDWELL BANKER
COMMERCIAL
REALTY

STANDALONE

POST PRODUCTION / OFFICE BUILDING

3361 - 3365 BARHAM BLVD

LOS ANGELES, CA 90068



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EXECUTIVE OVERVIEW

STANDALONE POST PRODUCTION / GENERAL OFFICE BUILDING

This modern, two-story, 3,761 SF post-production office building is designed to meet the needs of the entertainment industry. Situated on a 6,939 SF lot, it offers specialized features such as sound-insulated post-production suites, audio technician rooms, and 24 strands of dark fiber for high-speed internet connectivity. Additional conveniences include a fully equipped kitchen and 16 marked parking spaces, with the ability to accommodate up to 20 vehicles through stacking, making it highly functional for production office.

Strategically situated in the heart of the Cahuenga Pass, this building is in close proximity to major studios and offers unparalleled access to industry resources and talent. Its central location, combined with its specialized interior improvements, makes it an ideal setting for film, television, and digital media production. Perfectly positioned between the key hubs of Hollywood, Universal City, and Burbank, the surrounding area is home to major studios, production facilities, and industry professionals, making this property a strategic choice for film, television, and digital media operations.

The building also offers exceptional versatility, making it equally suitable for conversion into traditional office use to meet the needs of a variety of professional tenants.

OFFERING SUMMARY

Situated at the base of the Hollywood Hills, 3361 Barham Blvd offers a highly visible and conveniently located office space ideal for creative, entertainment, and professional users seeking proximity to major studios and transit access.

| | | |
|---|--------------|---|
|  | Price | \$2,600,000 |
|  | Price per SF | \$691 |
|  | Lot Size | 6,939 |
|  | Building SF | 3,761 |
|  | Parking | 12 |
|  | # of Stories | 2 |
|  | Year Built | 1940 |
|  | Zoning | LACR |
|  | Type | Post Production Studio / General Office |
|  | APN | 5579-008-027 |

INVESTMENT HIGHLIGHTS

 [CLICK HERE FOR MATTERPORT VIRTUAL TOUR](#)

- **Vacant turnkey 3,761 sf creative office/post-production space**, built in 1940 and renovated in 1995; multi-tenant configuration ideal for owner-user or investor.
- **Situated on a 6,939 sf lot in the heart of the Cahuenga Pass**, nestled between major entertainment hubs: Hollywood, Universal City, and Burbank.
- **Location within entertainment epicenter:** Ideal for production-related tenants seeking proximity to studios and post-production facilities.
- **Boasts 16 on-site parking spaces (4 per 1,000 sf)**, a rarity in the area and especially attractive to production companies and office users.
- **Generates supplemental income through Clear Channel billboard revenue.**
- **Priced at \$2.6 million (~\$691/sf)**, offering strong value compared to other office sales.

AERIAL VIEWS



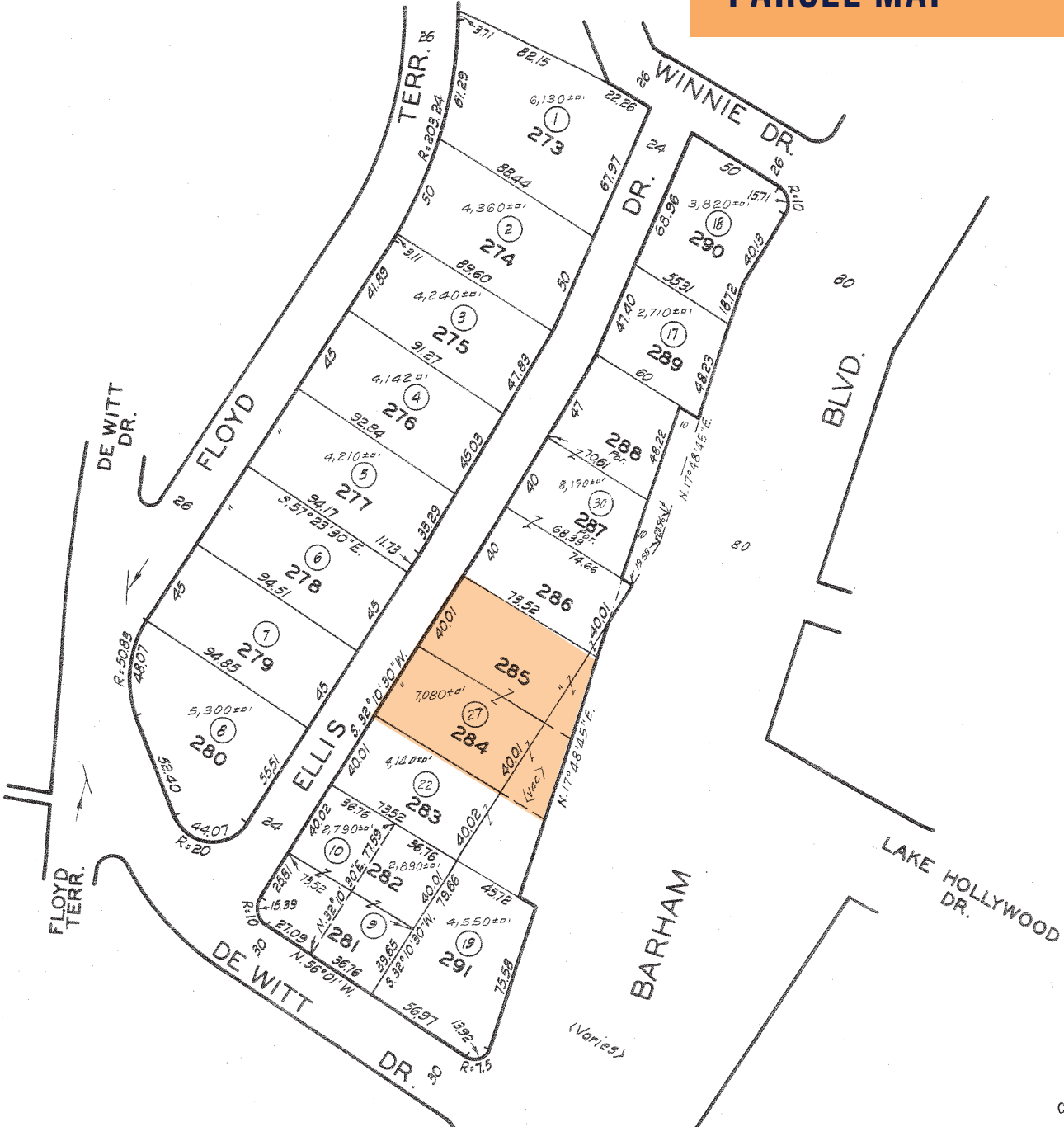
PARCEL MAP

579 | 8 | 2002
SCALE 1" = 50'

TRACT NO. 7354
M.B. 89 - 76 - 61

CODE
13

FOR PREV. ASSMT. SEE: 962 - 19 & 27



EXTERIOR PHOTOS

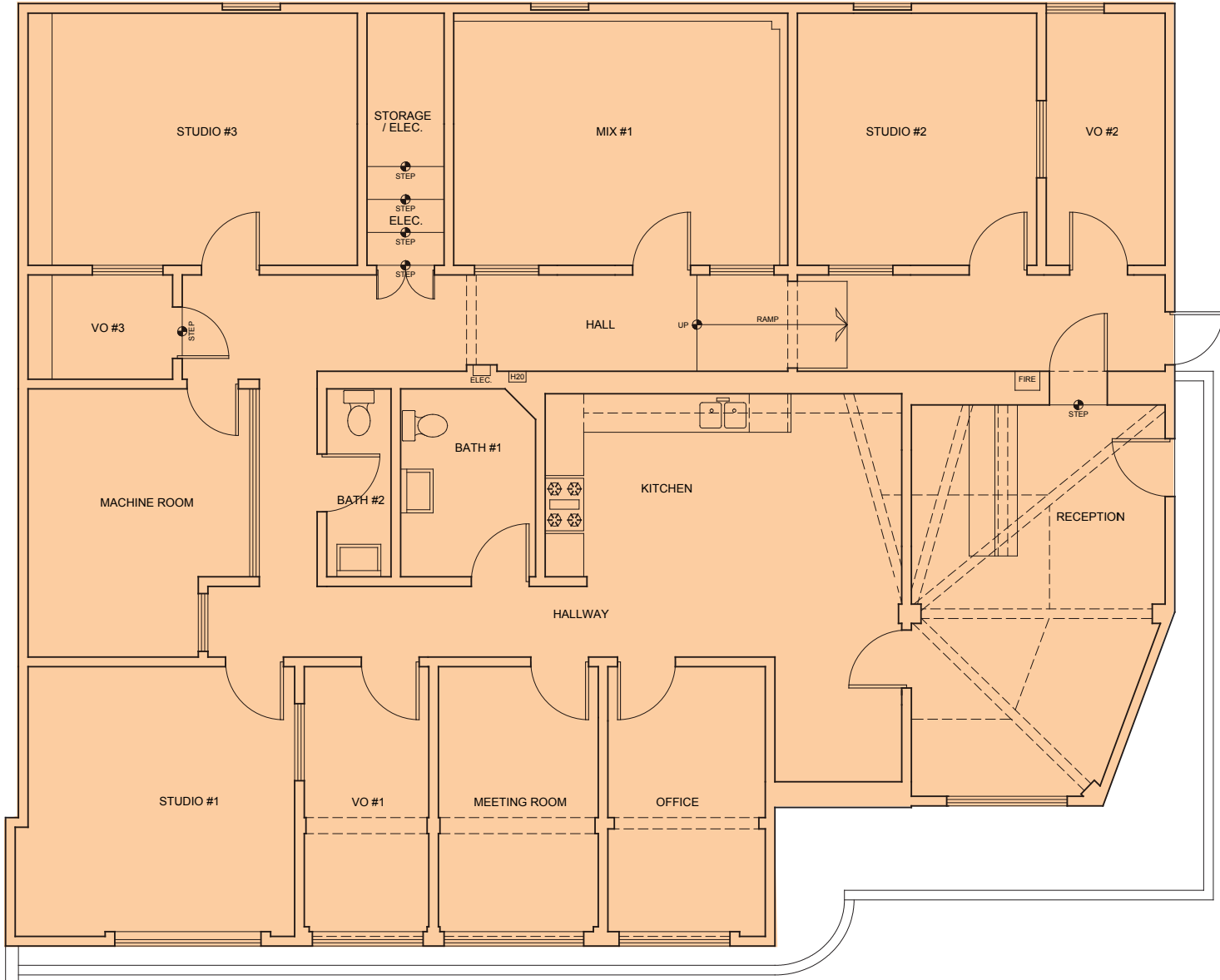


INTERIOR PHOTOS

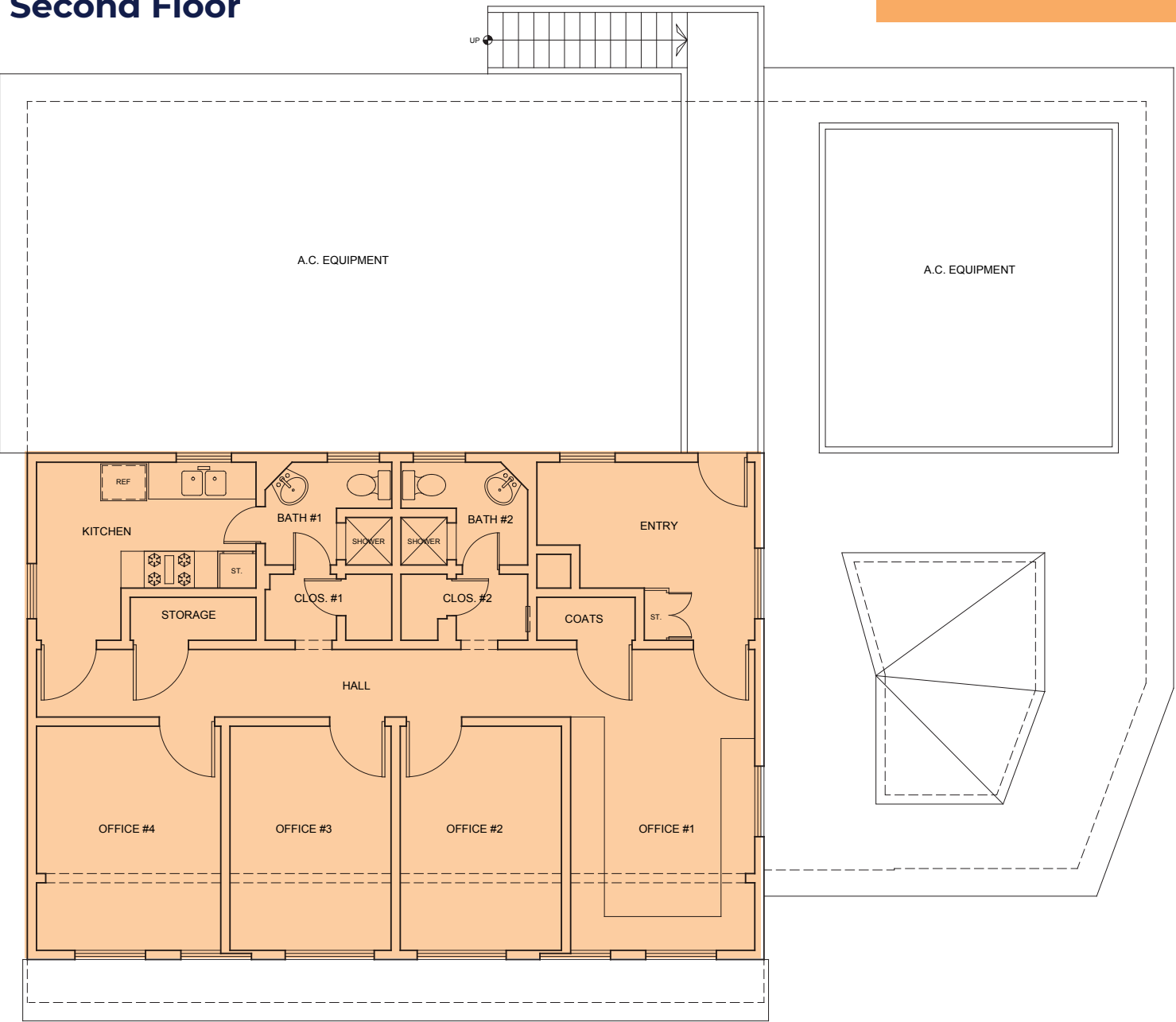


FLOOR PLAN

First Floor

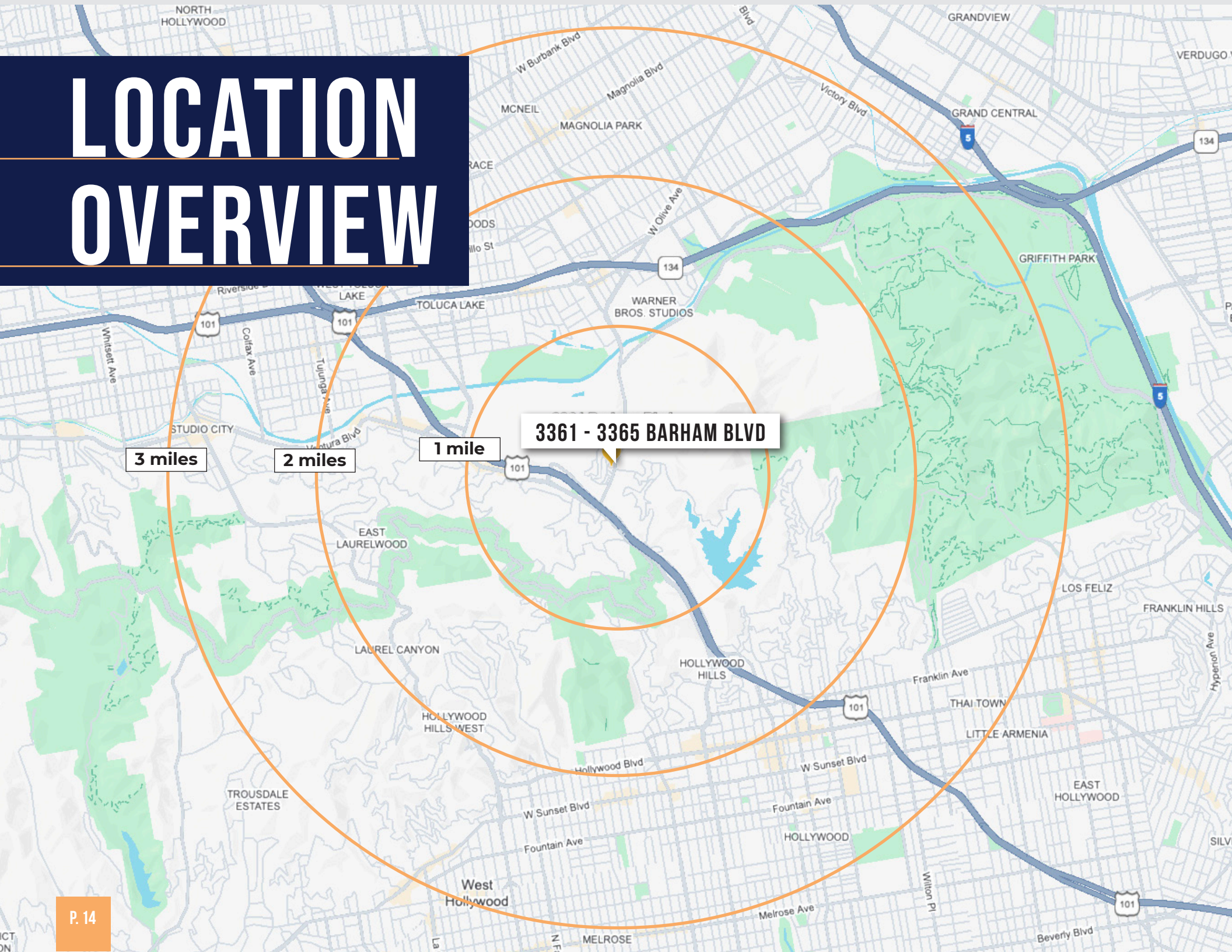


Second Floor



FLOOR PLAN

LOCATION OVERVIEW



DEMOGRAPHICS

Location Highlights

- ✓ Prime Hollywood Hills location
- ✓ Minutes from Universal and Warner Bros. Studios
- ✓ Quick access to 101 and 134 Freeways
- ✓ Close to Burbank Airport
- ✓ Surrounded by creative industry talent
- ✓ Scenic hillside setting with city views
- ✓ Ideal for media, tech, and production teams



| POPULATION | 1 MILE | 2 MILE | 3 MILE |
|------------|--------|--------|---------|
| Total | 7,115 | 51,316 | 201,842 |
| Median Age | 41.4 | 40.8 | 39.5 |



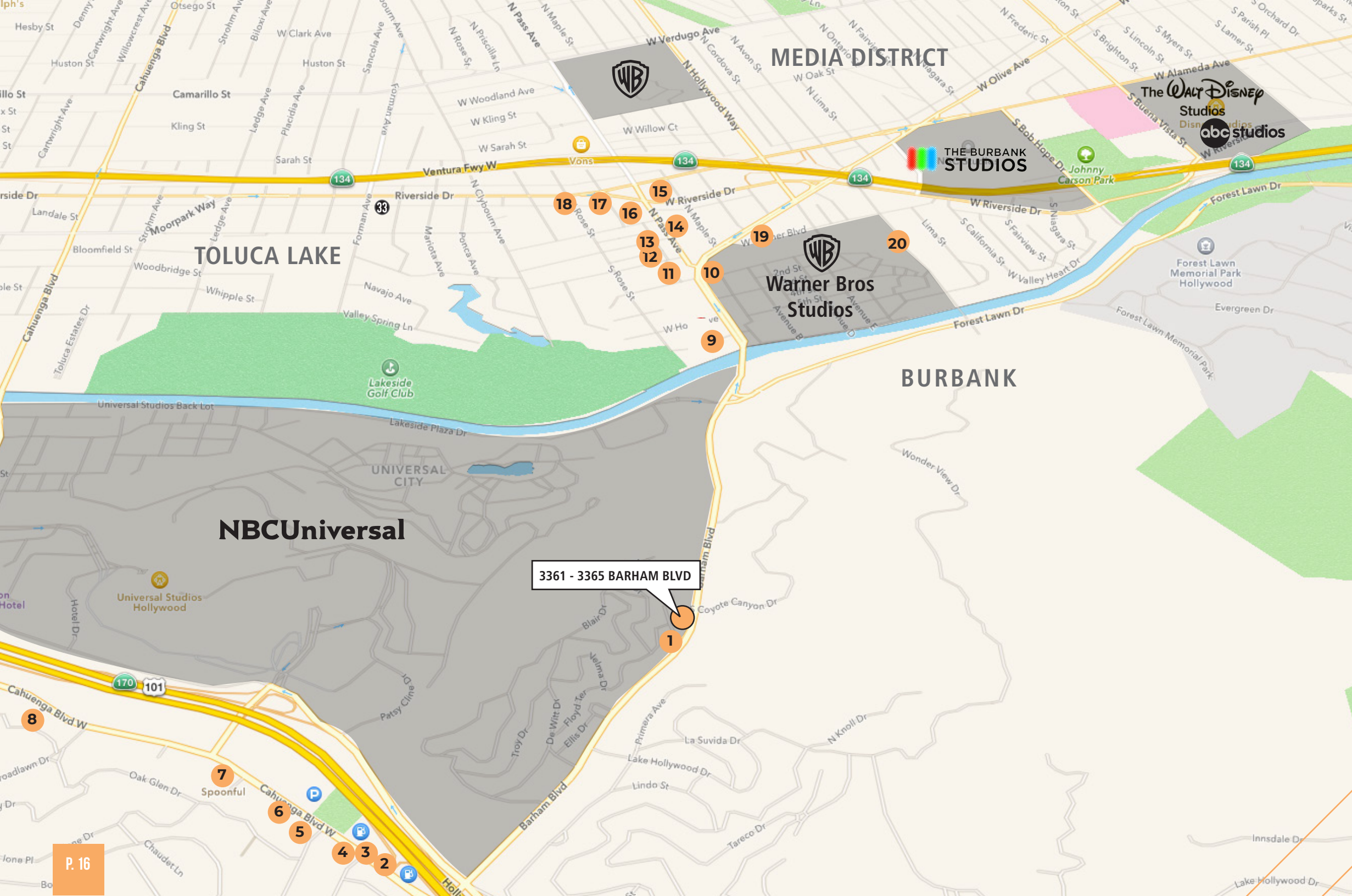
| DAYTIME EMPLOYMENT | 1 MILE | 2 MILE | 3 MILE |
|------------------------|--------|--------|---------|
| Employees | 8,807 | 41,090 | 135,250 |
| Businesses | 684 | 3,933 | 15,039 |
| Employees per Business | 13 | 10 | 9 |



| HOUSEHOLDS | 1 MILE | 2 MILE | 3 MILE |
|------------------|--------|--------|---------|
| Total Households | 3,780 | 26,702 | 105,115 |



| INCOME | 1 MILE | 2 MILE | 3 MILE |
|------------------|-----------|-----------|-----------|
| Avg HH Income | \$156,558 | \$128,098 | \$201,842 |
| Median HH Income | \$114,999 | \$94,623 | \$77,291 |



LOCAL AMENITIES

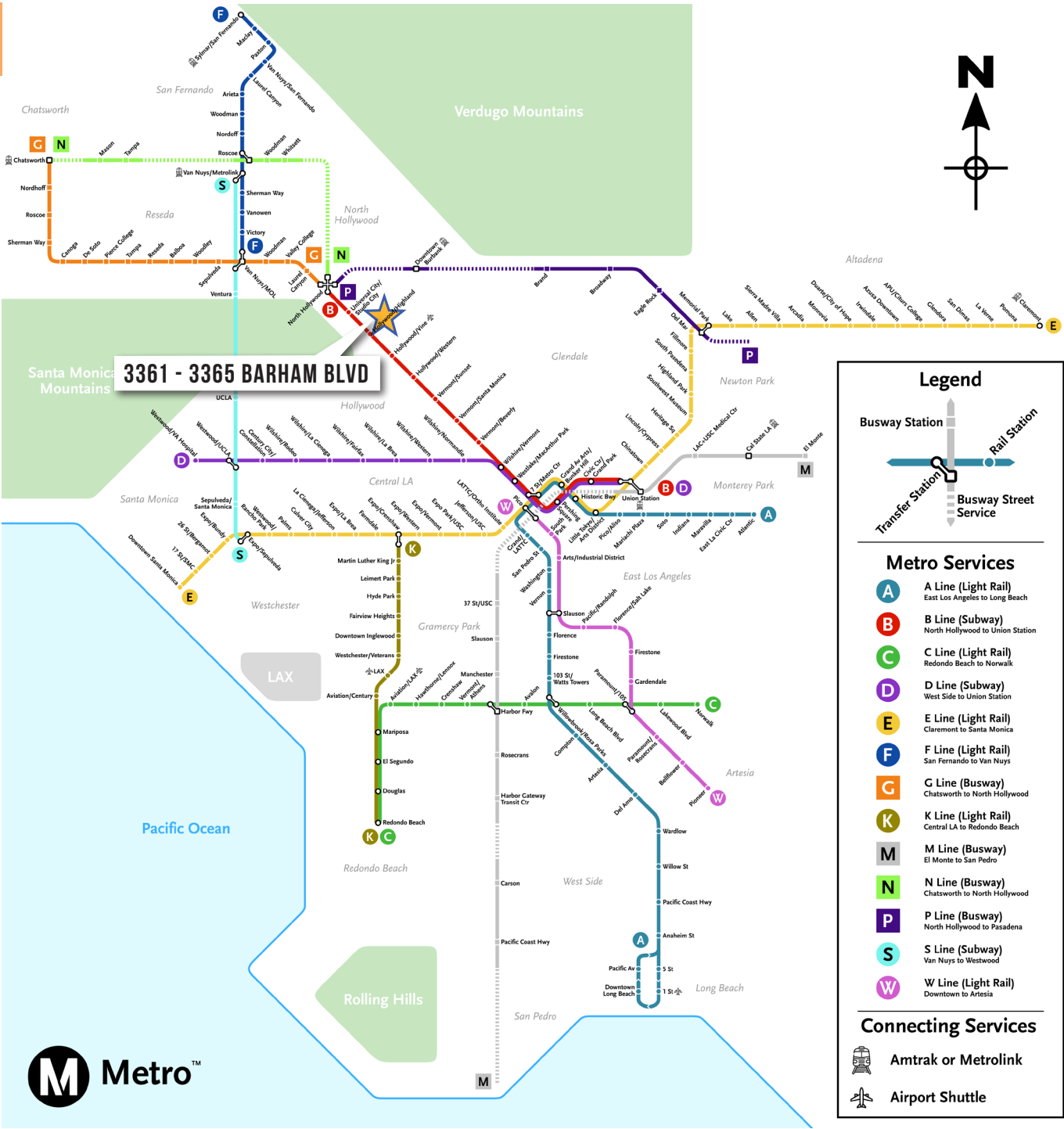
Restaurants (top 20)

- 1 The Great White Hut
- 2 Veggie House
- 3 Starbucks
- 4 Breakroom Juice Bar
- 5 General Admission Kitchen
- 6 Sweet Lily Cafe
- 7 Allesandro's Sweets
- 8 Mercado Hollywood
- 9 Smoke House Restaurant
- 10 Starbucks
- 11 Idyllwild Tavern
- 12 El Carpintero Mexican
- 13 Weirdough's Pizza
- 14 Novo Cafe
- 15 Olive & Thyme
- 16 Don Cuco Mexican
- 17 Lou, The French On The Block
- 18 Bob's Blg Boy
- 19 Dog Haus
- 20 Central Perk

The Cahuenga Pass and Universal City area is a dynamic and strategically located hub at the crossroads of Hollywood and the San Fernando Valley. Nestled within the Santa Monica Mountains, this region seamlessly combines natural beauty with urban convenience, making it one of the most sought-after locations in Los Angeles. Known as the gateway to key entertainment hubs, it offers unparalleled proximity to Hollywood, Burbank, and Studio City, making it ideal for businesses and residents connected to the entertainment industry. Universal City, home to the world-renowned Universal Studios Hollywood and Universal CityWalk, serves as a focal point of the area, attracting millions of visitors annually while fostering a thriving local economy. The surrounding Cahuenga Pass neighborhood offers a more tranquil, residential appeal, with hillside homes, scenic views, and easy access to outdoor recreation such as hiking trails in nearby Griffith Park and the Lake Hollywood Reservoir.

The area is well-connected by major transportation routes, including the 101 Freeway and Cahuenga Boulevard, ensuring seamless access to surrounding neighborhoods and business hubs. With its unique combination of entertainment landmarks, scenic surroundings, and accessibility, Cahuenga Pass and Universal City provide a vibrant and versatile environment for both residential and commercial use. This prime location continues to thrive as a center of innovation and creativity, appealing to professionals, businesses, and residents alike.

TRANSIT MAP





**COLDWELL BANKER
COMMERCIAL
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