

OFFERING MEMORANDUM

STANDALONE POST PRODUCTION / OFFICE BUILDING

3361-3365 BARHAM BLVD
LOS ANGELES, CA 90068

EXCLUSIVELY LISTED BY

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COMMERCIAL
REALTY

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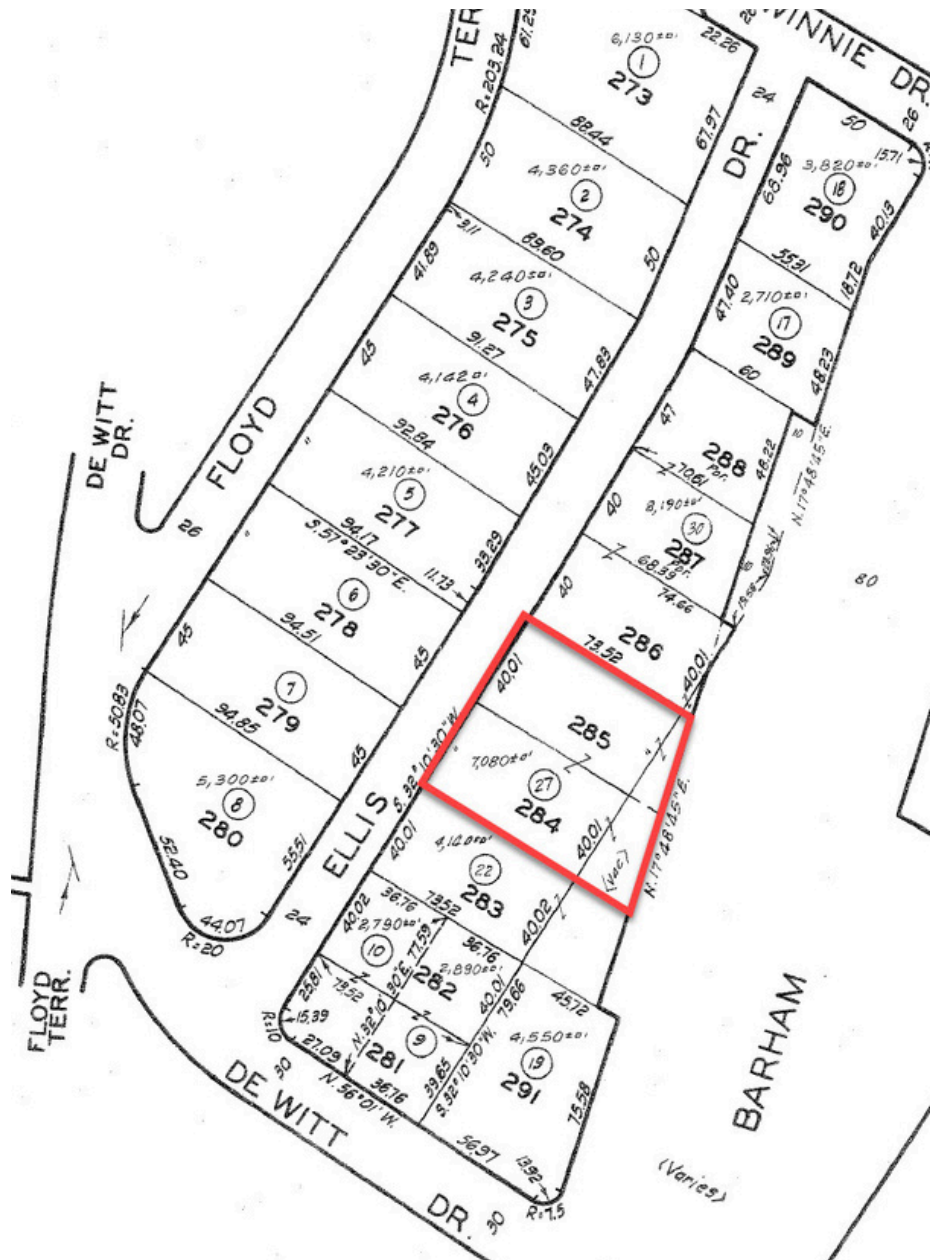
01

INVESTMENT OVERVIEW



THE OFFERING

OWNER USER / INVESTMENT PROPERTY



3361-3365 BARHAM BLVD
LOS ANGELES, CA 90068



POST PRODUCTION STUDIO OR
TRADITIONAL OFFICE



PRICE: \$2,900,000 | \$771/SF



BUILDING SF: 3,761SF



LOT SF: 6,939



PARKING: 12



ZONING: LACR



YEAR BUILT: 1940



APN: 5579-008-027

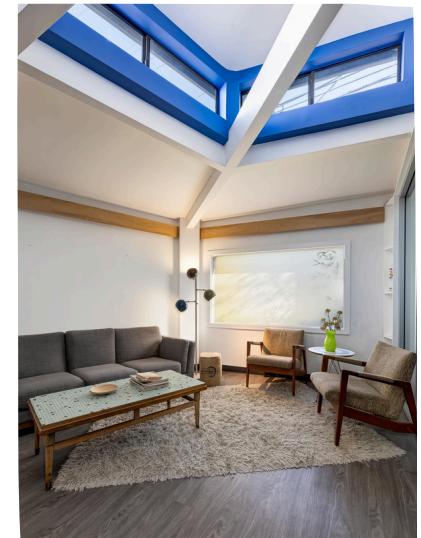
INVESTMENT HIGHLIGHTS

OWNER USER / INVESTMENT PROPERTY

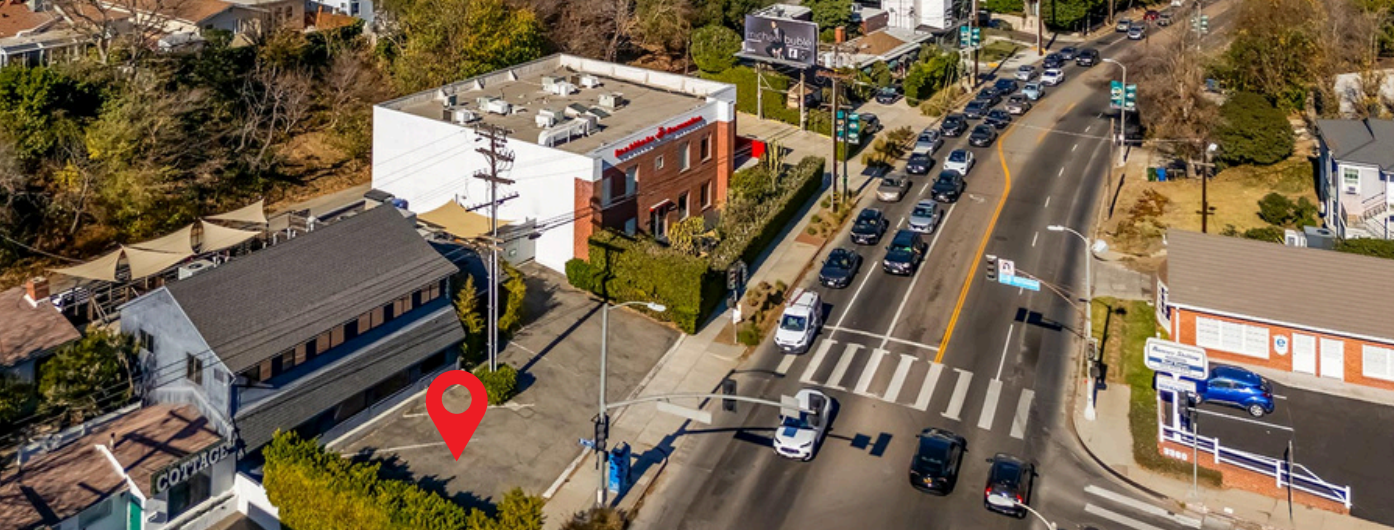
This modern, two-story, 3,761 SF post-production office building is designed to meet the needs of the entertainment industry. Situated on a 6,939 SF lot, it offers specialized features such as sound-insulated post-production suites, audio technician rooms, and 24 strands of dark fiber for high-speed 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.







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COMPARABLES

SALE COMPARABLES - SOLD



SALE COMPARABLES MAP

MAP	Dist (mi)	Property Address
	SUBJECT	3361-3365 Barham Blvd
1	2.65	10844 Burbank Blvd
2	3.66	1019 J Fairfax Ave
3	1.03	3131 Cahuenga Blvd W
4	3.32	1210-1212 N La Brea Ave
5	2.78	11332 Camarillo St
6	2.99	1741 N Cherokee Ave
7	1.31	1124 N Hollywood Way
8	2.74	11112 Ventura Blvd
9	2.42	11326-11328 Magnolia Blvd
10	3.1	6842-6844 W Sunset Blvd
11	3.1	6842-6844 W Sunset Blvd
12	2.04	4914 Lankershim Blvd
13	3.08	1023 N Cole Ave
14	1.07	3611 Cahuenga Blvd W
15	2.78	1956 N Cahuenga Blvd
16	2.92	1311 N Highland Ave

A map of Los Angeles, California, showing 16 numbered locations. A red pin marks the subject property at 3361-3365 Barham Blvd. The map includes major freeways (101, 134, 170, 5), parks (Griffith Park, Lake Hollywood Park, West Hollywood Park), and neighborhoods (Hollywood Hills, Hollywood, Los Feliz, Thai Town, Little Armenia). The locations are numbered 1 through 16, corresponding to the table on the left. The subject property is marked with a red pin and the number 1. The map also shows various landmarks like Warner Bros. Studios, Griffith Park, and Lake Hollywood Park. The map data is from 2024 Google Maps.

SALE COMPARABLES CHART

MAP	Sale Date	Dist (mi)	Property Address	City	Property Type	Size	LOT	Sale Price	\$/SF	Year Built
	SUBJECT	0.00	3361-3365 Barham Blvd	Los Angeles	Office	3,761 SF	4,982	\$2,900,000	\$771.00 USD	1940
1	Nov 2024	2.65	10844 Burbank Blvd	North Hollywood	Class C Office	4,774 SF	13,068	\$3,775,000	790.74 USD	1942
2	Sep 2024	3.66	1019 J Fairfax Ave	West Hollywood	Class B Office	3,034 SF	6,534	\$2,950,000	972.31 USD	1923
3	Aug 2024	1.03	3131 Cahuenga Blvd W	Los Angeles	Class C Office	3,665 SF	5,428	\$2,250,000	613.92 USD	1950
4	Jul 2024	3.32	1210-1212 N La Brea Ave	West Hollywood	Class B Office	5,069 SF	8,276	\$4,581,500	903.83 USD	1954
5	Jun 2024	2.78	11332 Camarillo St	North Hollywood	Class C Office	2,331 SF	4,809	\$1,100,000	471.90 USD	1925
6	Mar 2024	2.99	1741 N Cherokee Ave	Los Angeles	Class B Office	6,743 SF	18,000	\$5,375,000	797.12 USD	2012
7	Feb 2024	1.31	1124 N Hollywood Way	Burbank	Class C Office	4,844 SF	6,098	\$2,750,000	567.71 USD	1981
8	Jan 2024	2.74	11112 Ventura Blvd	Studio City	Class C Office	6,707 SF	6,098	\$2,475,000	369.02 USD	1985
9	Dec 2023	2.42	11326-11328 Magnolia Blvd	North Hollywood	Class C Office	3,654 SF	5,663	\$2,670,000	730.71 USD	1934
10	Oct 2023	3.1	6842-6844 W Sunset Blvd	Los Angeles	Class C Office	2,508 SF	5,227	\$1,524,500	607.85 USD	1921
11	Oct 2023	3.1	6842-6844 W Sunset Blvd	Los Angeles	Class C Office	2,508 SF	5,227	\$1,524,400	607.81 USD	1921
12	Aug 2023	2.04	4914 Lankershim Blvd	North Hollywood	Class C Office	4,330 SF	6,098	\$3,681,818	850.30 USD	1957
13	Jul 2023	3.08	1023 N Cole Ave	Los Angeles	Class B Office	3,300 SF	6,325	\$3,435,000	1,040.91 USD	1989
14	Mar 2023	1.07	3611 Cahuenga Blvd W	Los Angeles	Class C Office	6,635 SF	8,308	\$2,900,000	437.08 USD	1960
15	Feb 2023	2.78	1956 N Cahuenga Blvd	Los Angeles	Class C Office	4,646 SF	6,534	\$2,250,000	484.29 USD	1959
16	Jan 2023	2.92	1311 N Highland Ave	Los Angeles	Class C Office	2,600 SF	6,098	\$3,050,000	1,173.08 USD	1926

03

AREA OVERVIEW

AREA OVERVIEW

DEMOGRAPHICS

MAPS



AREA OVERVIEW

UNIVERSAL CITY / CAHUENGA PASS

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.

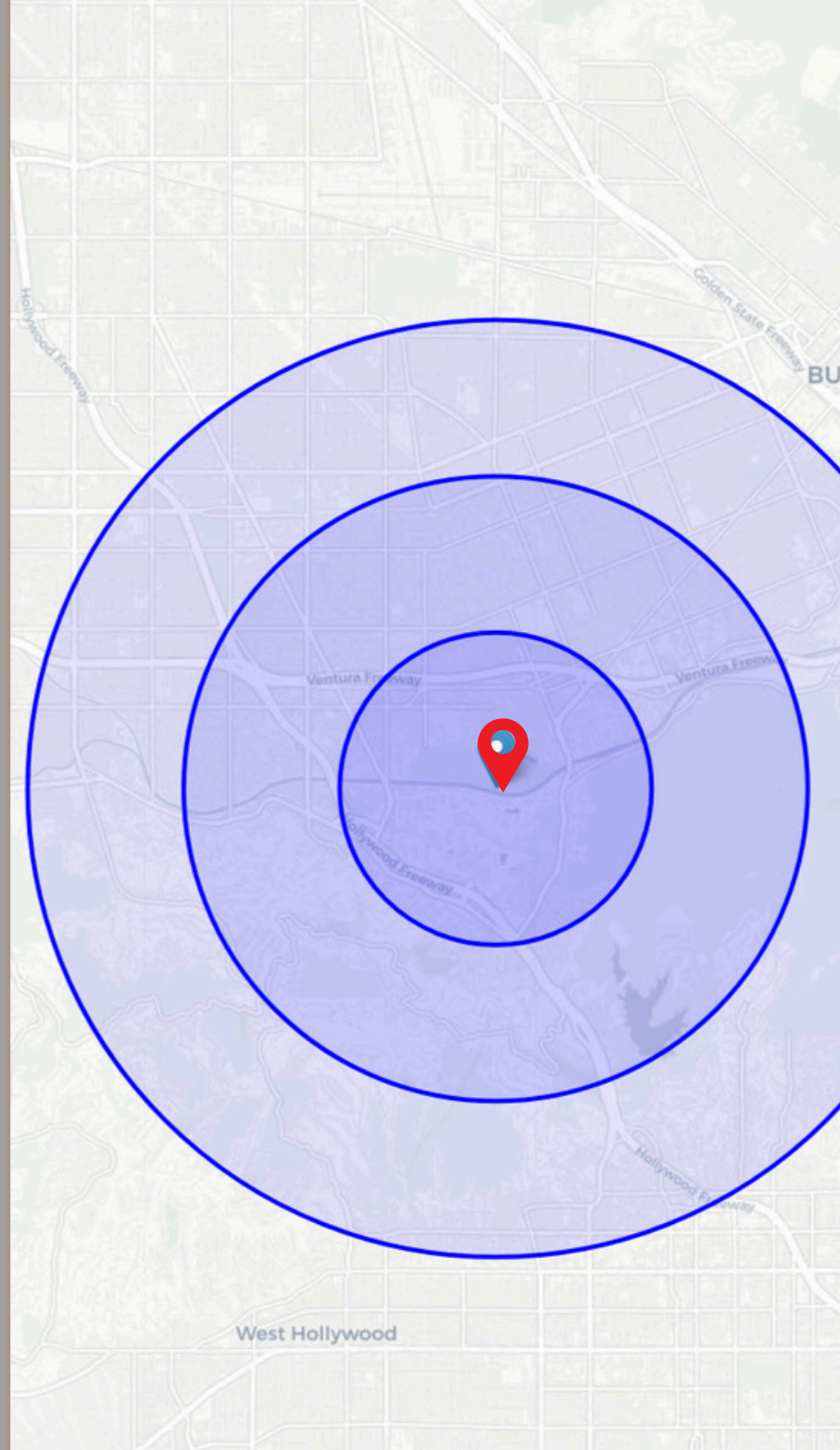
Universal City, home to the world-renowned Universal Studios Hollywood and Universal CityWalk, serves as a focal point of the area, attracting millions of visitors annually while fostering a thriving local economy. The surrounding Cahuenga Pass neighborhood offers a more tranquil, residential appeal, 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.



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	7,115	51,316	201,842
MEDIAN AGE	41.4	40.8	39.5
AVERAGE HH INCOME	\$156,558	\$128,098	\$107,695
MEDIAN HH INCOME	\$114,999	\$94,623	\$77,291
TOTAL HOUSEHOLD	3,780	26,702	105,115



This map provides a comprehensive overview of Los Angeles and its surrounding regions. Key areas and landmarks include:

- North Hollywood:** Warner Bros. Studio Tour Hollywood, Disney Studios, Burbank Studios, and the Los Angeles Zoo & Botanical Gardens.
- Studio City:** NBC Studios, Universal Studios Hollywood, and the Hollywood & Universal CityWalk.
- Hollywood:** Hollywood Bowl, Capitol Records, Pantages Theatre, Hollywood Palladium, and the Los Angeles Visitor Information Center at Hollywood & Highland.
- West Hollywood:** The Original Farmers Market, The Grove, and the Wilshire Boulevard.
- Beverly Hills:** The Rodeo Drive, the Beverly Center, and the Annenberg Space for Photography.
- Downtown/LA Metro:** The Los Angeles Visitor Information Center Downtown, the Grand Park, and the Angel City Brewery.

The map also shows major highways such as I-5, I-10, and I-210, as well as various museums and cultural institutions like the Griffith Observatory, the Los Angeles Music Center, and the Los Angeles Music Center.



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