



Studio City

CA 91604

Brand New State of the Art Recording Studio

PARTNERSCRE
COMPASS COMMERCIAL



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Property Overview

Studio City

CA 91604



The Offering

Tujunga Studios is a two story leading edge Creative Office building in the heart of Studio City.

With approximately 8,646 rentable square feet, an additional 2,000 sq ft mezzanine can easily be added simply by adding stairs, bringing the total square footage to over 10,000 square feet.

Within the last year, owner spared no expense as he built out the space to match his upscale design and taste.

Alongside one side of the building, is approximately 7,000 square feet of open floor with private offices lining the rear, as well as a conference room and additional private executive offices on the second floor, complete with an executive restroom and shower.

As the producing hand of famous artists such as Marshmello, Alesso, 808 Mafia and many more, the owner spent over \$400,000 in capital improvements to build out a podcast studio and separate recording studio lined with state of the art equipment.

Offices and studio space are separated by electronic locked doors which require key cards, allowing future employees to dictate access.

Customized track lighting and surround sound are installed throughout the building.

With parking in the front and gated, this unique office building is unlike anything on the market and is perfect for the right owner user to come in and be operational from day 1.

A list of full audio equipment is available to be provided to buyer and can be negotiated into the purchase price.

Highlights

- Brand New State of the Art Recording Studio
- Podcast Studio
- Creative Office Space

At a Glance

\$9,500,000

Price

12,382 sq ft

Lot Size

Creative Office + Recording Studio

Building Type

2

Number of Stories

8,646 sq ft

Building Square Footage

C2

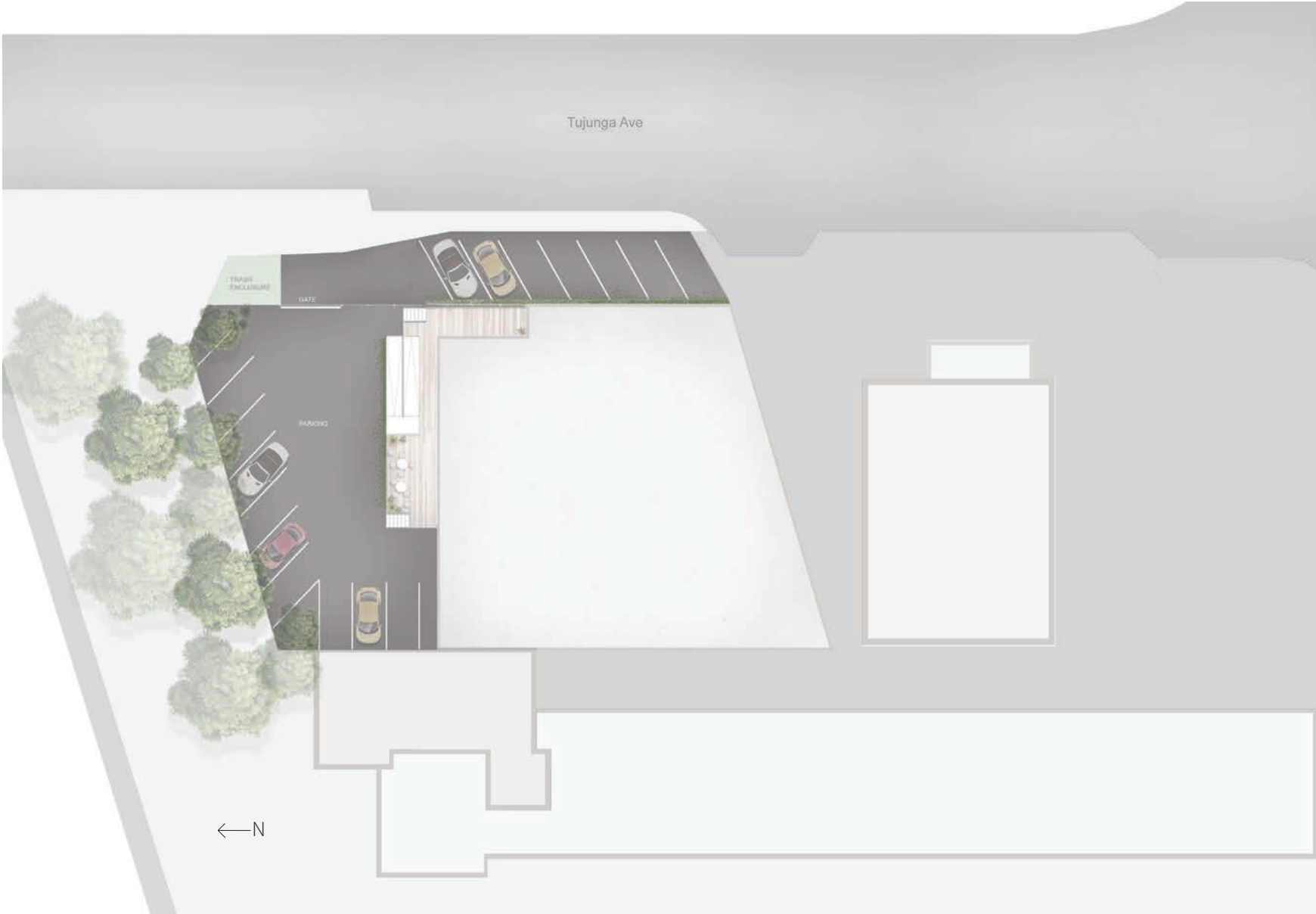
Zoning

15

Number of Parking

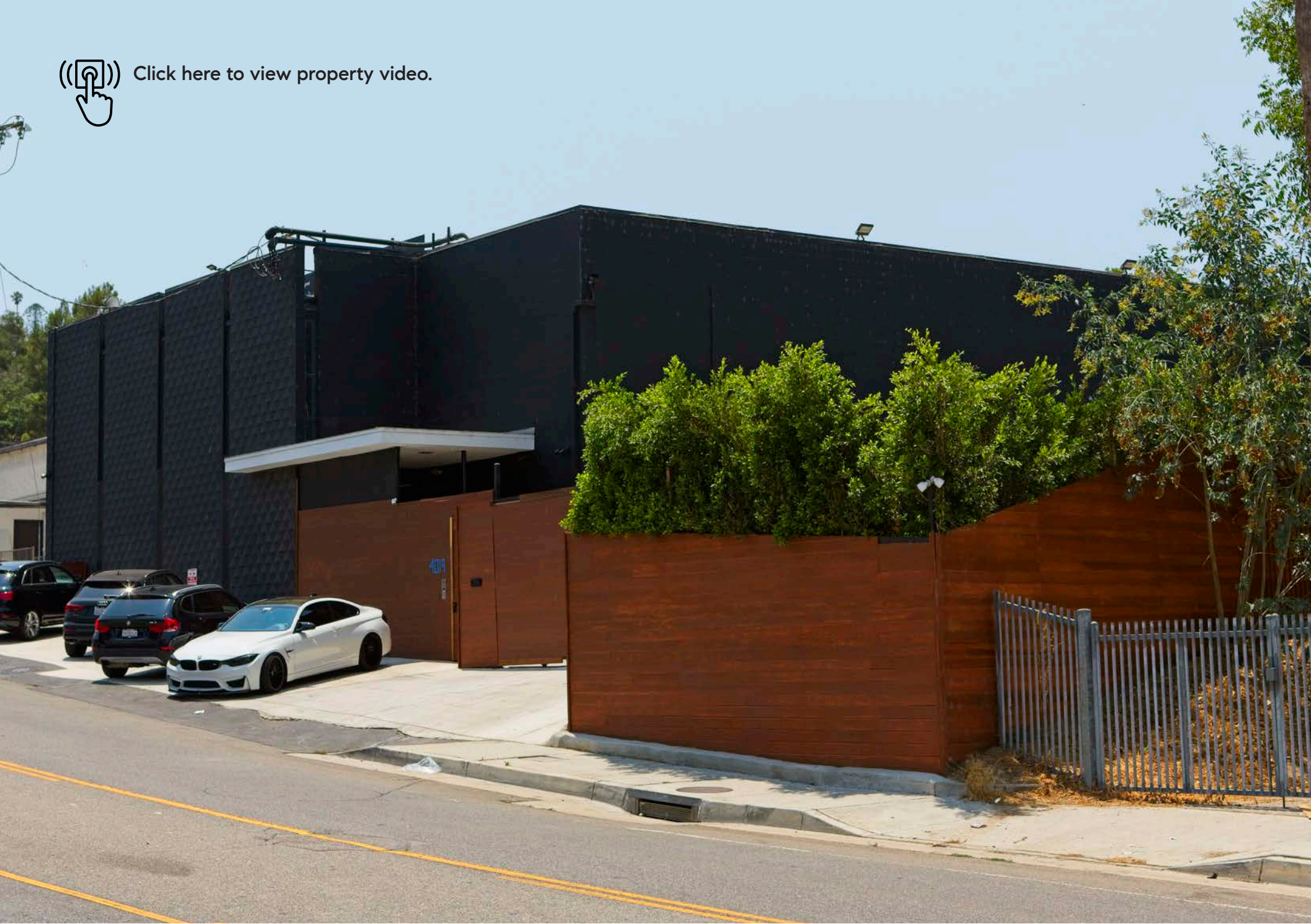


Site Plan





Click here to view property video.







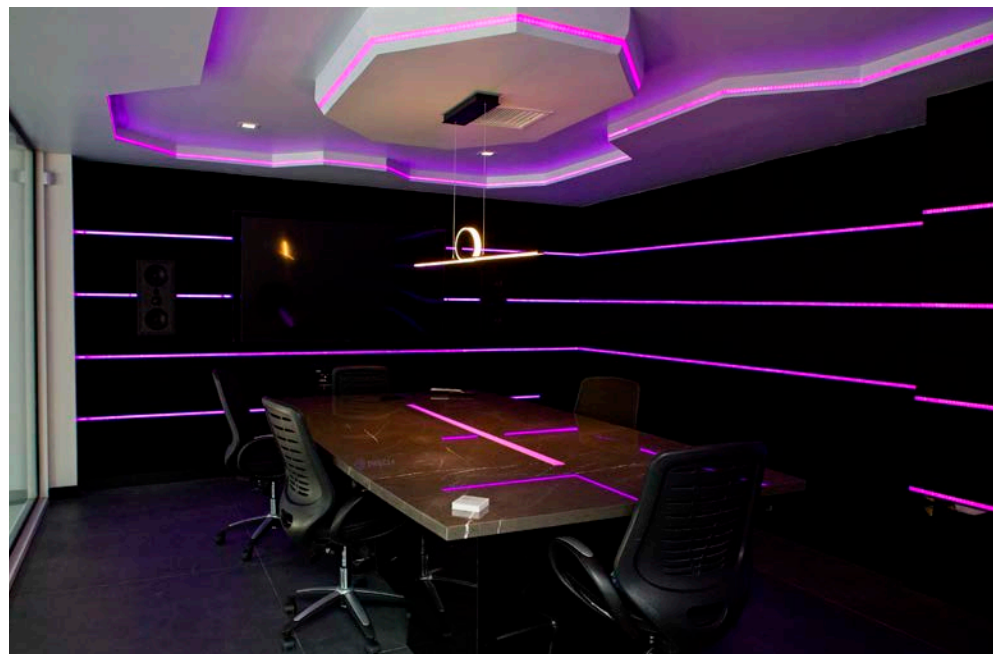
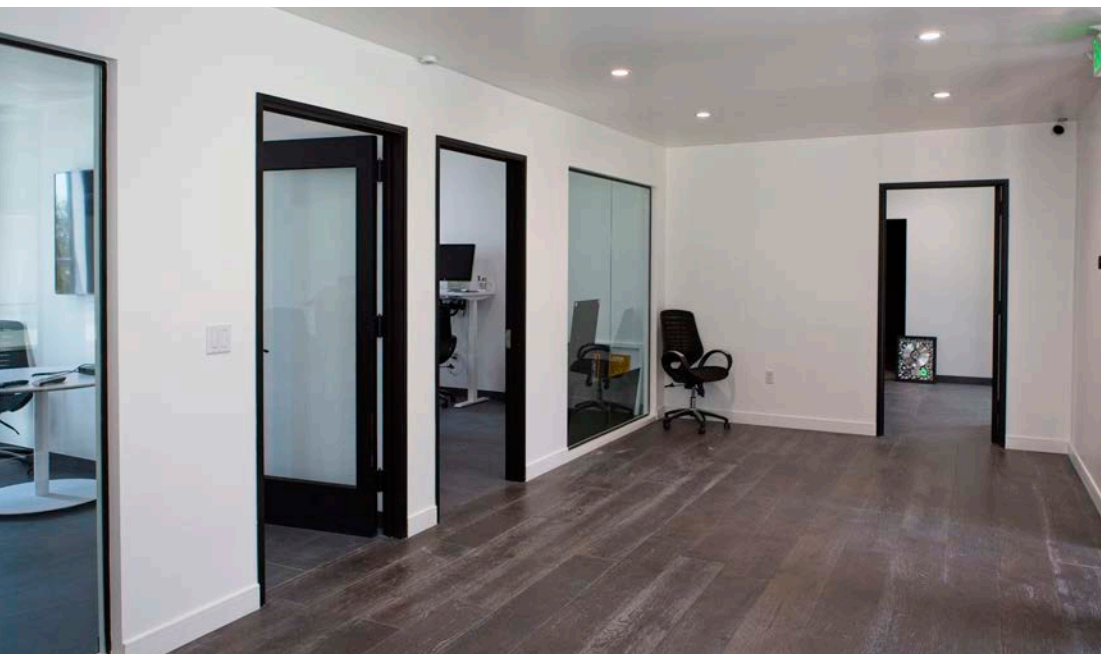




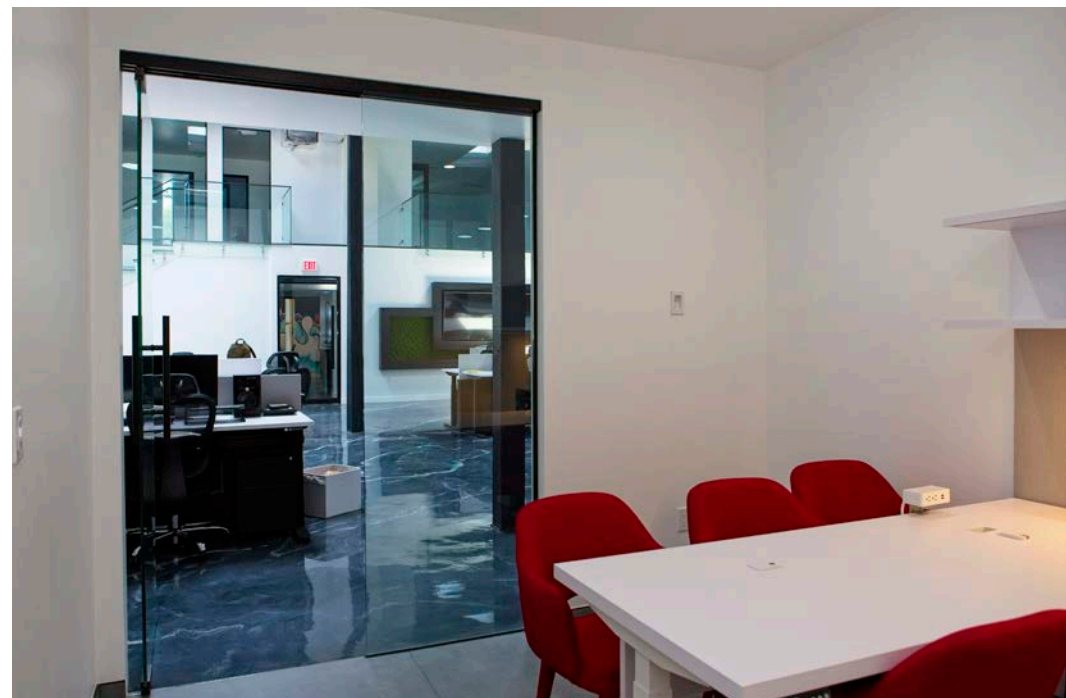
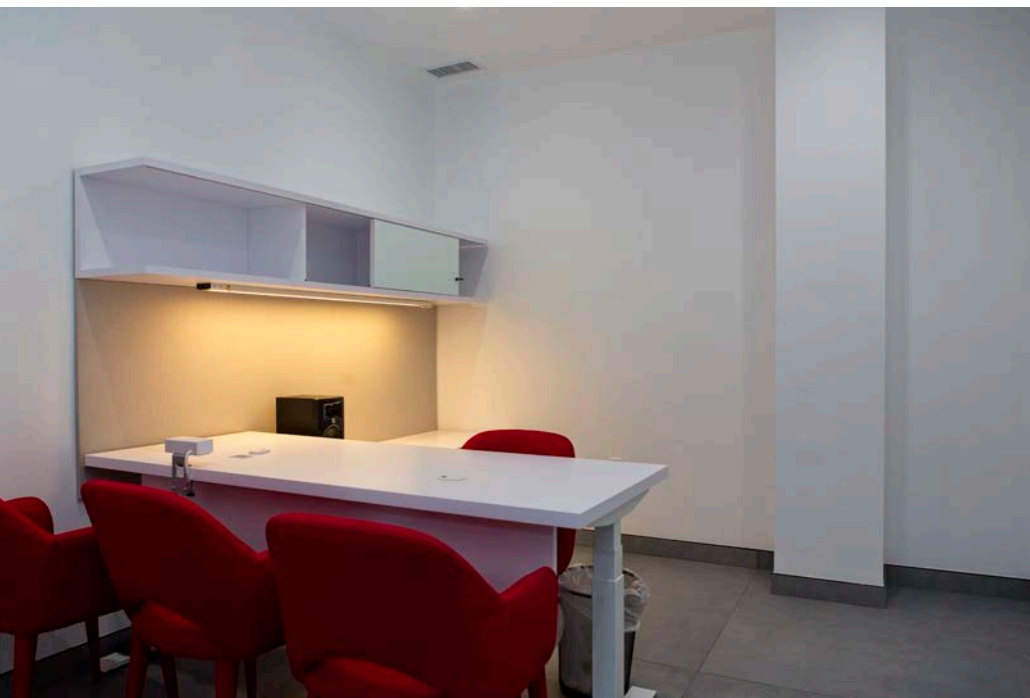




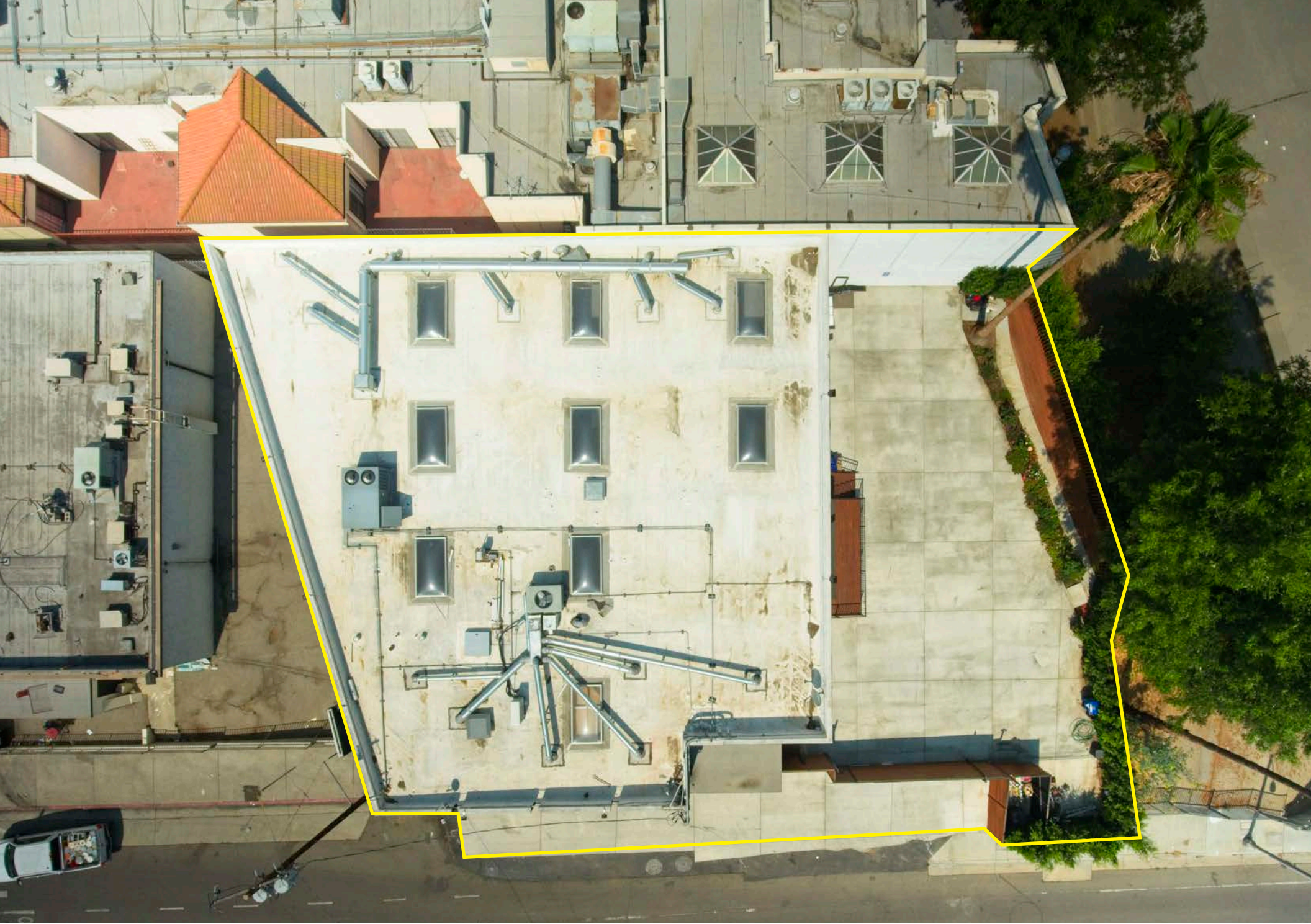


















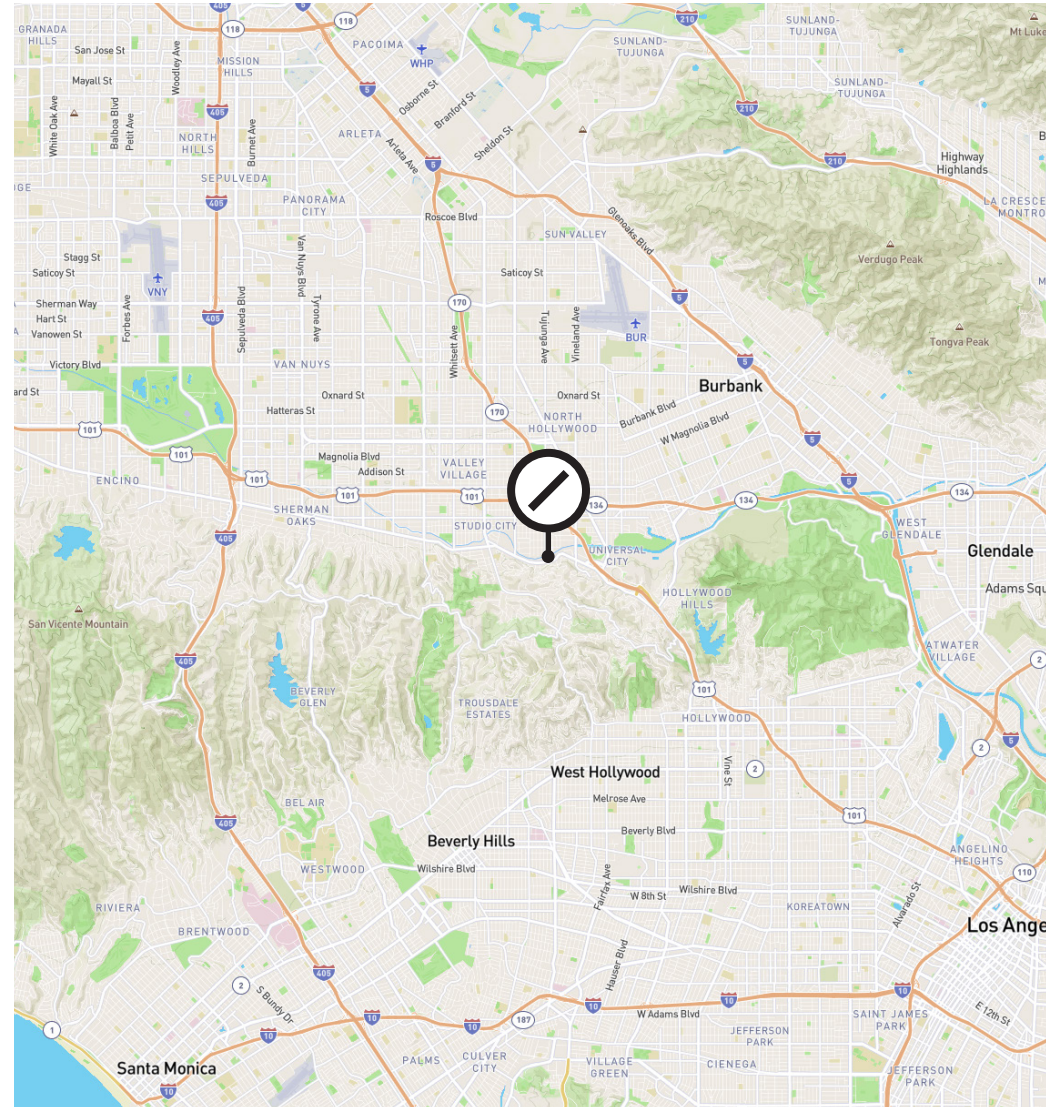
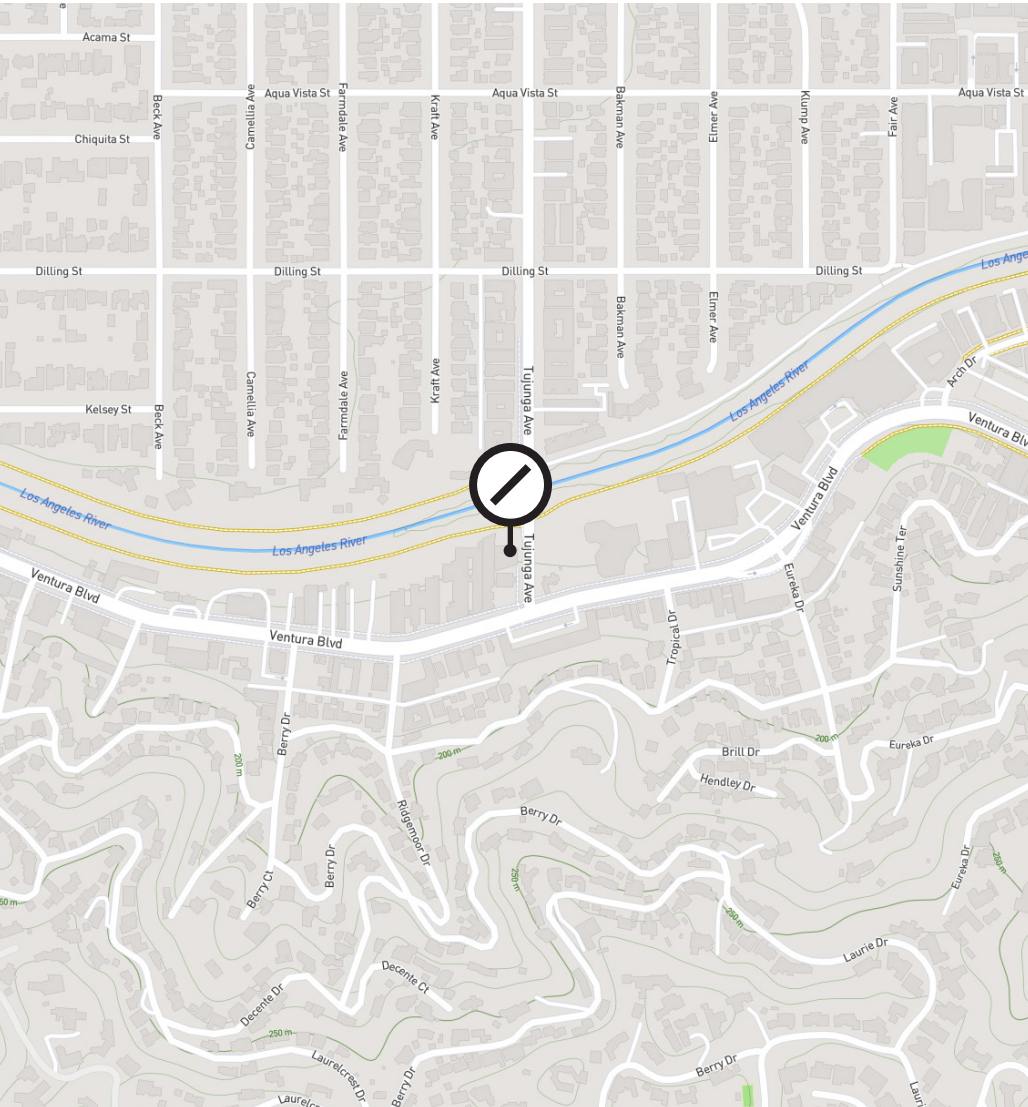


Ventura Blvd

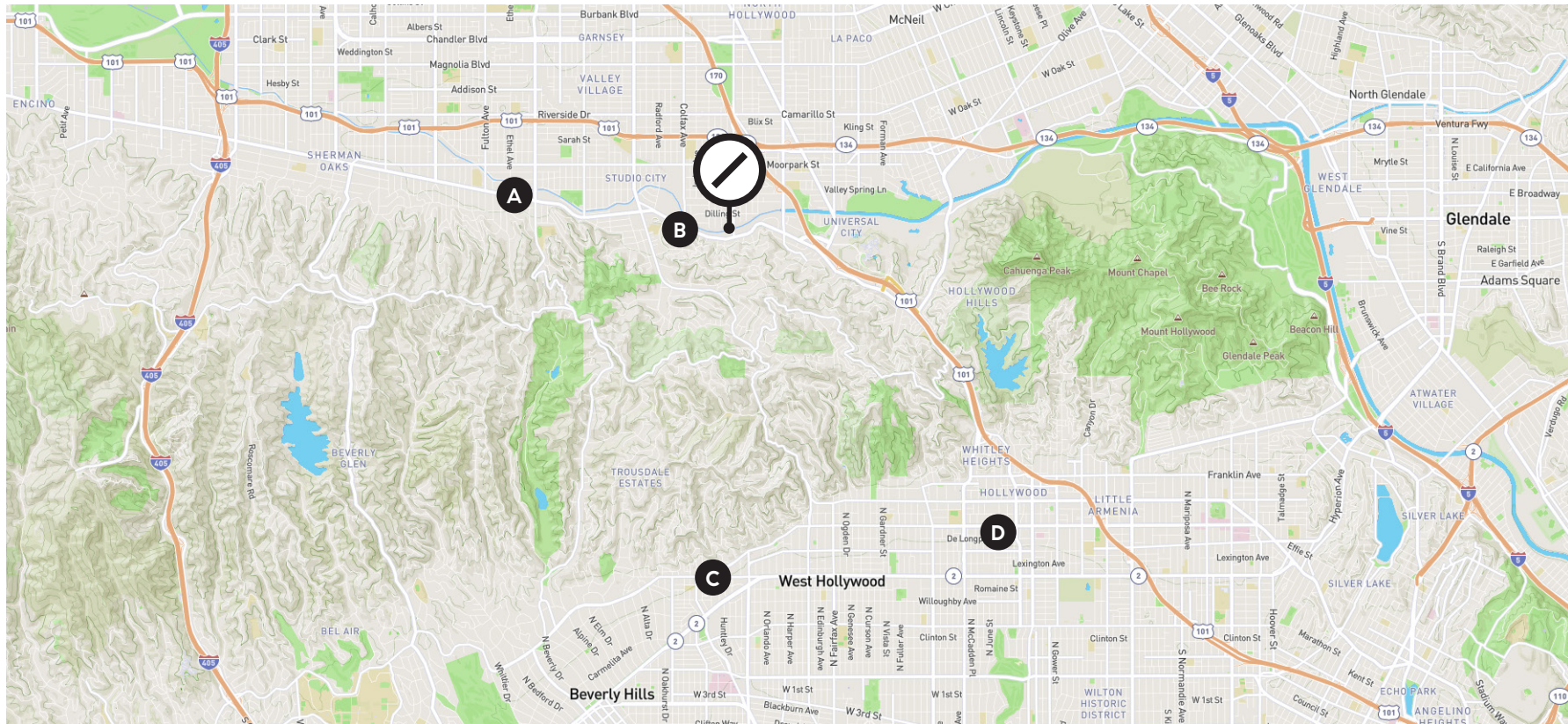
Tujunga Ave

Studio City

Location Maps



Sales Comps



Address	Sales Price	Rentable Sq Ft	Price/ Sq Ft	COE
A 13059 Ventura Blvd, Studio City, CA 91604	\$5,000,000	4,168	\$1,199.62	1/1/21
B 11724 Ventura Blvd, Studio City, CA 91604	\$5,100,000	6,035	\$845.07	11/1/20
C 8756 Holloway Dr, West Hollywood, CA 90069	\$4,500,000	3,099	\$1,452.08	3/1/21
D 6422 Selma Ave, Los Angeles, CA 90028	\$9,000,000	6,609	\$1,361.78	11/1/18
Sales Averages	\$5,900,000	4,978	\$1,214.64	
Subject	\$8,750,000	8,646	\$1,012.03	
Subject (Unpermitted)	\$8,750,000	10,000	\$875.00	

4019 Tujunga Avenue

Area Overview



Studio City, CA

Located just 12 miles northeast of downtown Los Angeles, California, Studio City is a densely populated

neighborhood known for having the most recognizable film industry in the world. It is the home of many of the largest motion picture studios in the United States. Top employers in the area include Kaiser Permanente, Paramount Pictures, Universal Studios, Netflix, The Prospect Studios, CBS, Nielsen Entertainment, Live Nation, Technicolor, and Capitol Records. Studio City is a lively, affluent city: an ideal blend of California's natural landscape, residential neighborhoods, and bustling urban areas. With an

incredible location, Studio City is just seven miles north of Beverly Hills, six miles northeast of Hollywood, and offers a quick commute to popular attractions like Venice Beach, the Santa Monica Pier, and the Los Angeles International Airport, all under 30 miles from town. Studio City is conveniently located directly west of Universal Studios, a huge attraction to the area that brings in visitors and residents alike. As a community that was born out of the entertainment industry, Studio City is regarded as the "Jewel of the Valley," attracting actors, musicians, and writers and serving as a hub of the San Fernando Valley and a gateway to the Westside and Hollywood.





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