

5.0% CAP LEASED COMMERCIAL INVESTMENT



Prime Hollywood Media District Location



807/809-815-817-821 N CAHUENGA BLVD & 814 COLE AVE, LOS ANGELES, CA 90038

807/809-815-817-821 N CAHUENGA BLVD
814 COLE AVE
LOS ANGELES, CA 90038

Property Details

807/809 N Cahuenga Blvd	Commercial Building
Building Area:	10,500± Sq.Ft.
Construction:	Brick
Land Area:	12,125± Sq.Ft.
Zoning:	LAM2
APN:	5533-028-017

815-817 N Cahuenga Blvd	Commercial Building
Building Area:	3,908± Sq.Ft.
Construction:	Mixed
Land Area:	6,003± Sq.Ft.
Zoning:	LAMR1
APN:	5533-028-011

821 N Cahuenga Blvd	Parking Lot
Land Area:	5,800± Sq.Ft.
Zoning:	LAMR1
APN:	5533-028-012

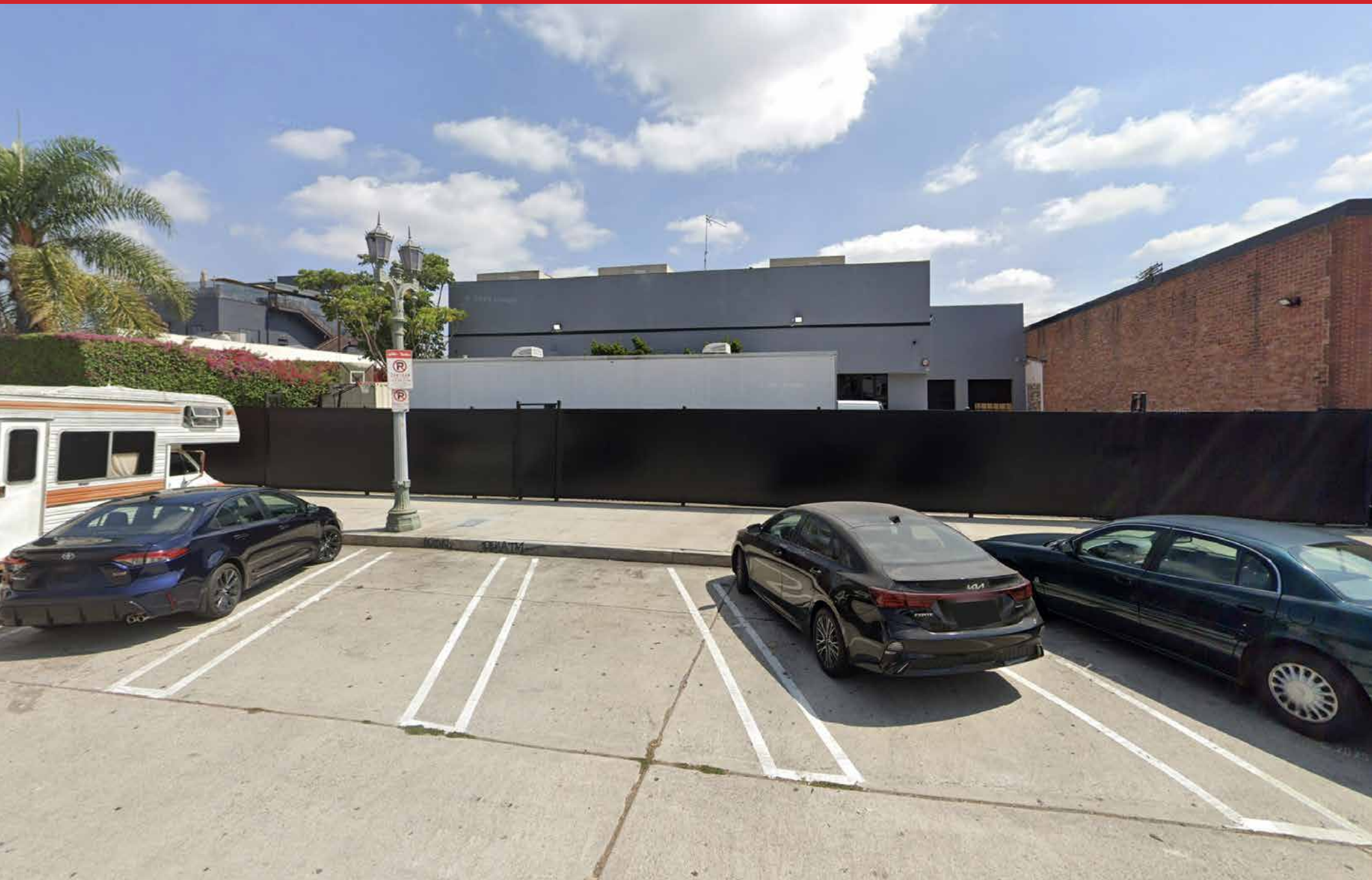
814 Cole Ave	Commercial Building
Building Area:	7,300± Sq.Ft.
Construction:	Concrete Block
Land Area:	12,625± Sq.Ft.
Zoning:	LAM2
APN:	5533-028-005

Property Highlights

- Prime Hollywood Media District commercial purchase opportunity
- ±21,708 SF of buildings on ±36,553 SF of land
- 100% leased investment with actual 5.0% cap rate
- Three of the parcels, 5533-028-011,012,017, are located on the west side of Cahuenga Blvd, and one parcel, 5533-028-005, is located on the east side of Cole Ave
- 200' frontage on Cahuenga Blvd and 100' frontage on Cole Ave
- Adjacent to The Living Room, Milk, Red Digital Cinema/ RSH Studios, and Netflix FYSEE Vine Studios
- 3 blocks south of Santa Monica Blvd, 1 block north of Melrose Ave, 8 blocks east of Highland Ave, and 2 blocks west of Vine St
- The site is just blocks from Paramount Studios and the Wilshire Country Club

Asking Price: \$22,000,000
(\$1,013 Per SF Building Value)

814 COLE AVE



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807/809 N CAHUENGA BLVD



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815-817 N CAHUENGA BLVD



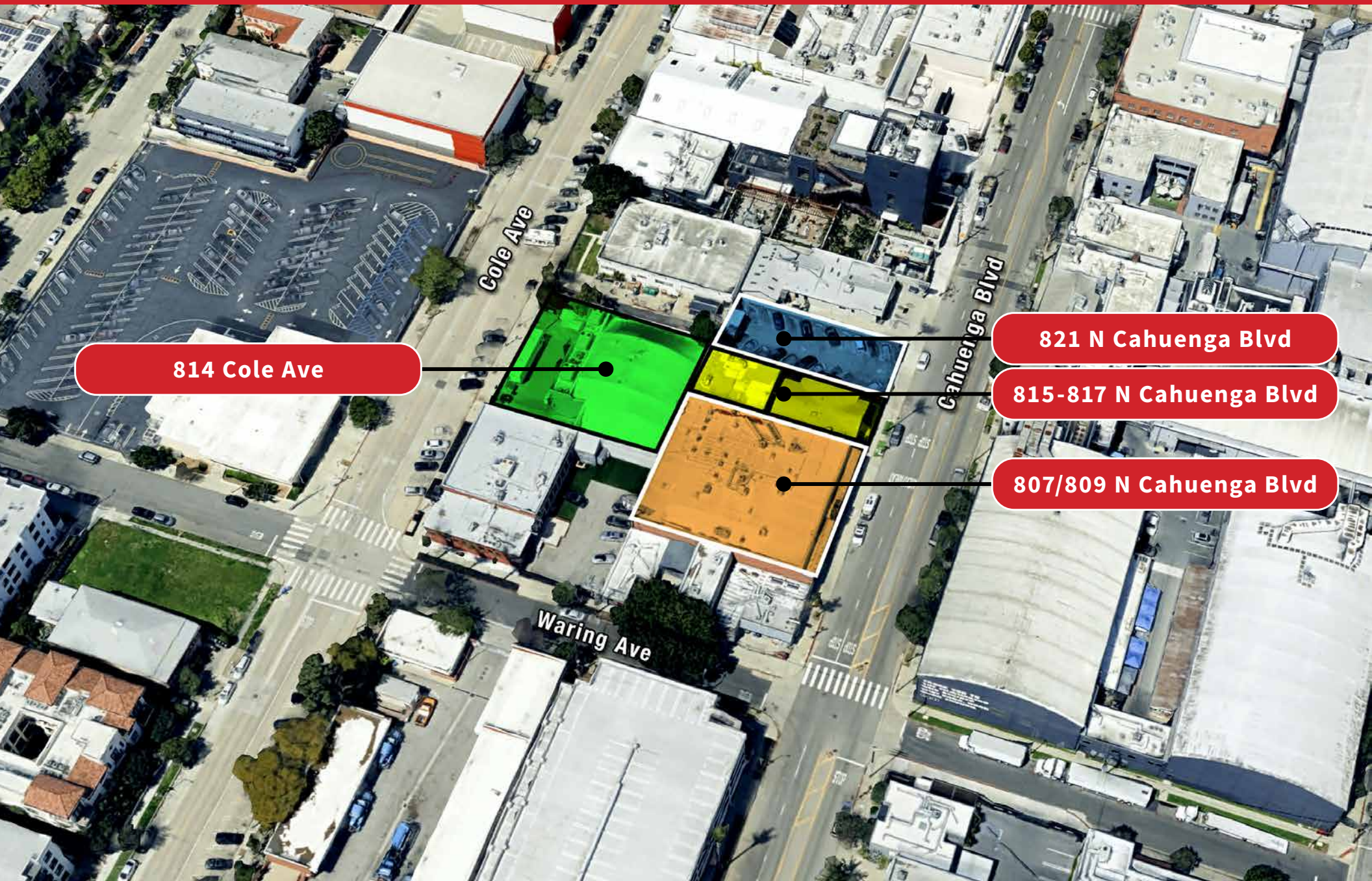
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821 N CAHUENGA BLVD



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AERIAL PHOTO



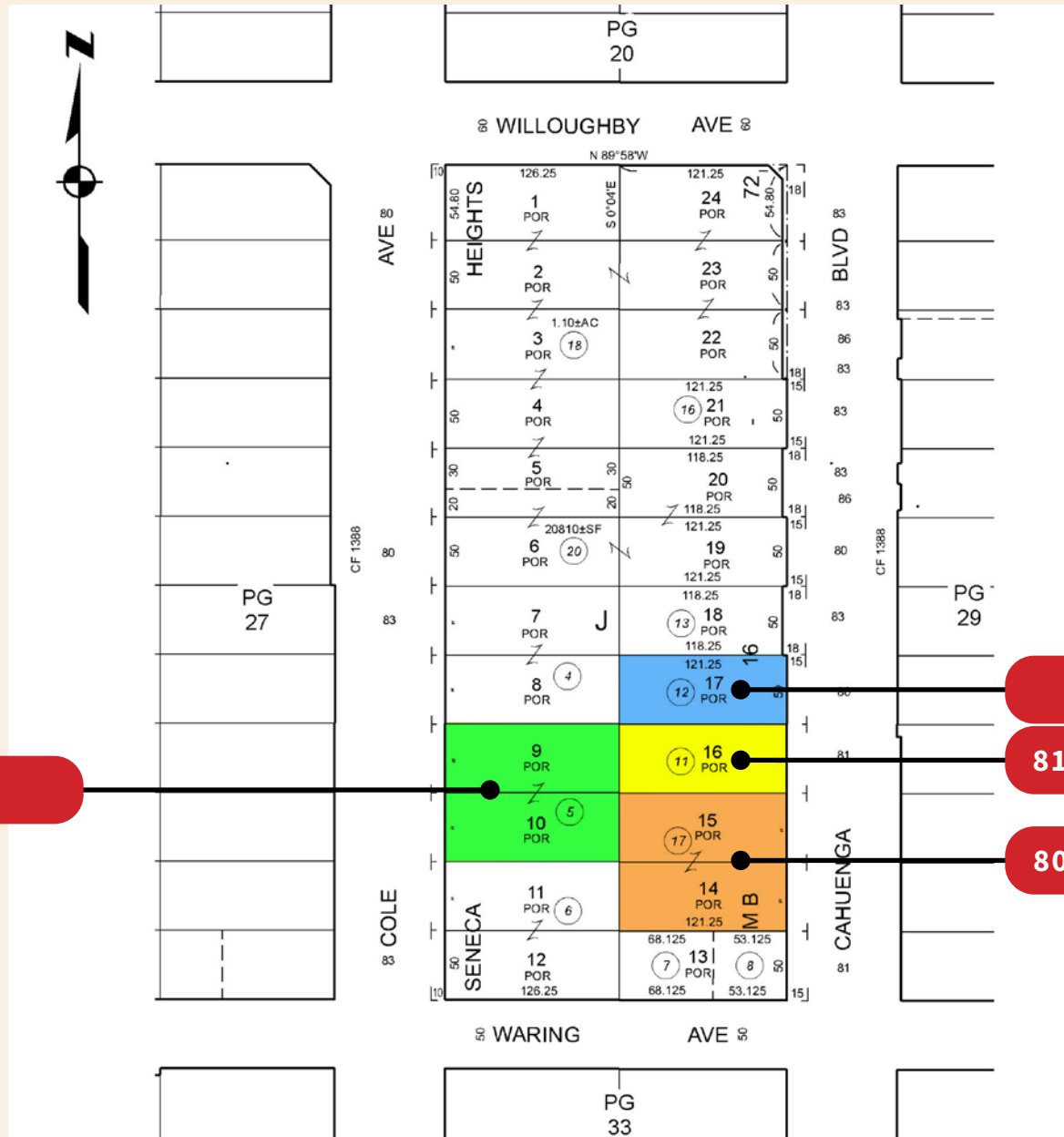
814 Cole Ave

821 N Cahuenga Blvd

815-817 N Cahuenga Blvd

807/809 N Cahuenga Blvd

PLAT MAP



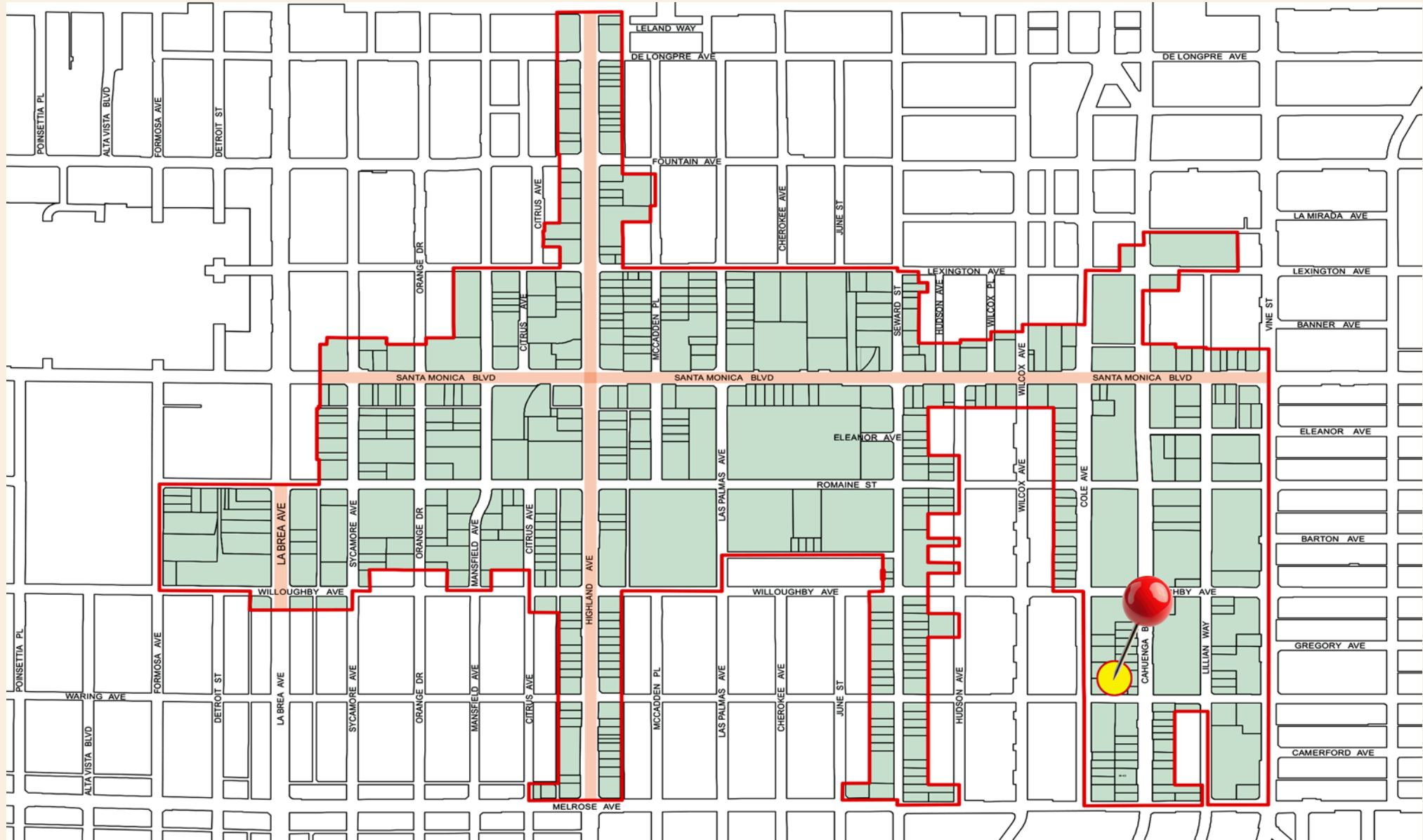
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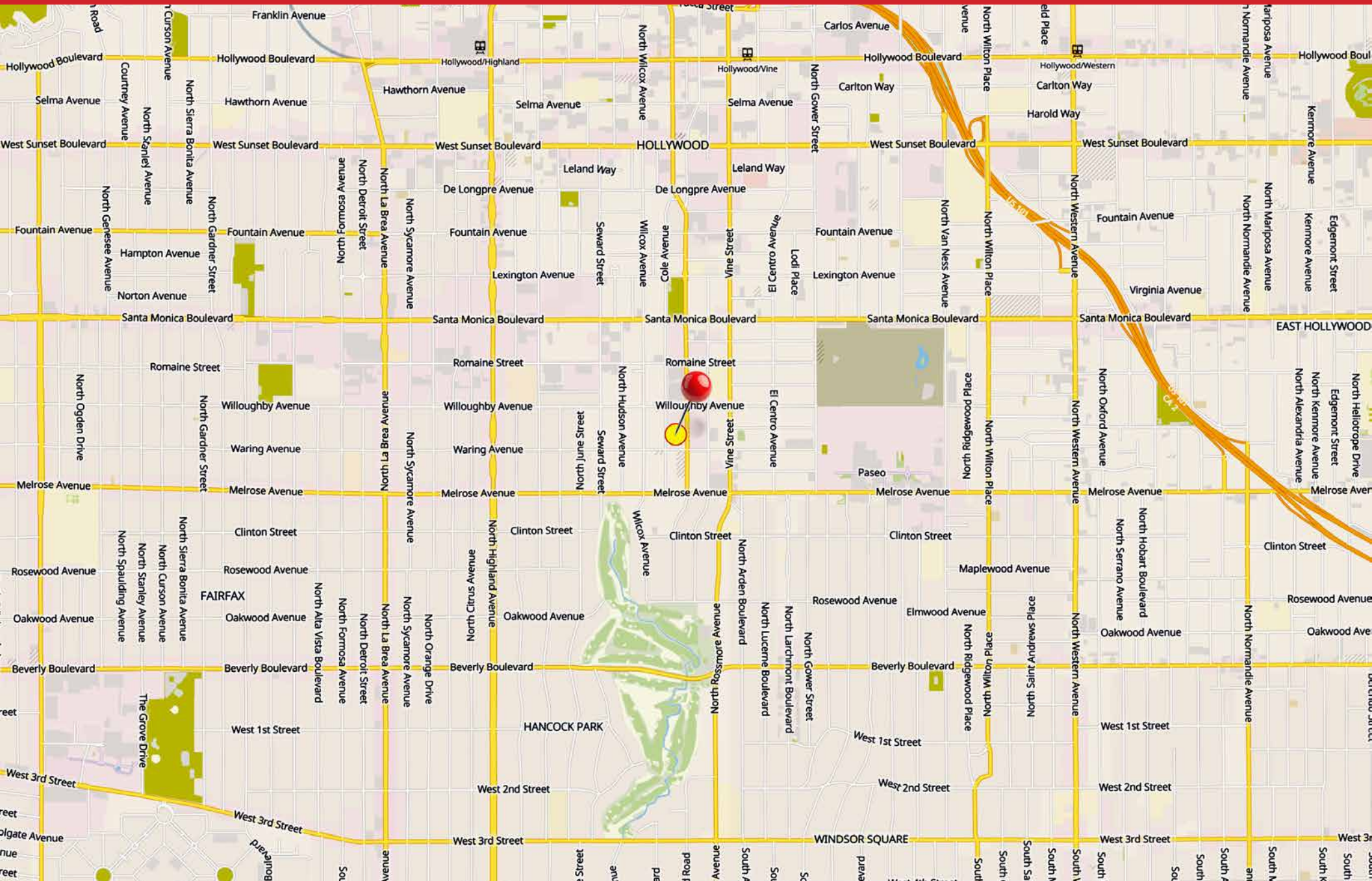
815-817 N Cahuenga Blvd

807/809 N Cahuenga Blvd

HOLLYWOOD MEDIA DISTRICT



AREA MAP



CURRENT COMPARABLE BUILDING SALE VALUES

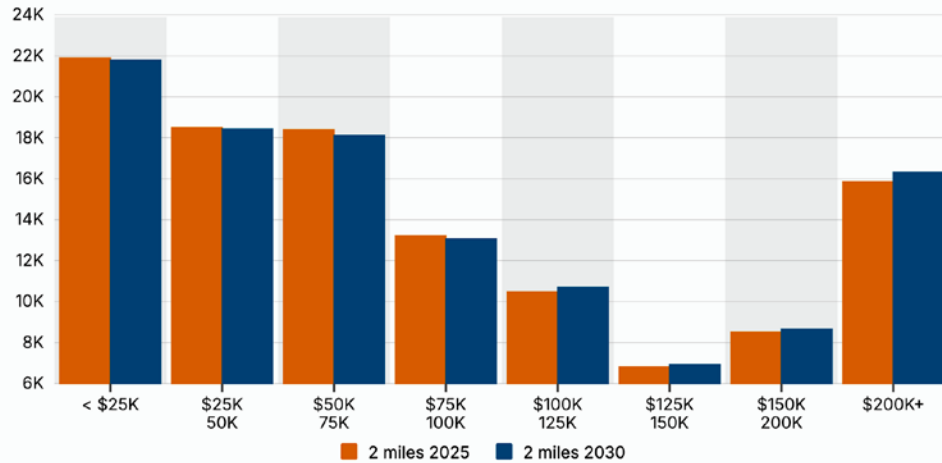
	Address	City	ZIP Code	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	1035 N Orange Dr	Los Angeles	90038	Industrial	6,720	13,504	09/26/2025	\$7,175,000	\$1067.71
	905 Cole Ave	Hollywood	90038	Office	5,000	6,098	08/21/2025	\$3,565,000	\$713.00
	6314 La Mirada Ave	Los Angeles	90038	Industrial	14,916	31,654	05/01/2025	\$15,950,000	\$1069.32
	747 Seward St	Los Angeles	90038	Office	3,539	6,534	11/01/2024	\$3,250,000	\$918.34
	1210-1212 N La Brea Ave	West Hollywood	90038	Office	5,069	8,276	07/26/2024	\$4,581,500	\$903.83
	726 N Cahuenga Blvd	Los Angeles	90038	Office	3,600	5,767	07/03/2024	\$3,050,000	\$847.22
	706 N Citrus Ave	Los Angeles	90038	Office	6,000	3,485	03/29/2024	\$6,600,000	\$1100.00
Average Building Price Per Sq.Ft.:									\$945.63
807-817 N Cahuenga Blvd & 814 Cole Ave Sale Value (Based on a Total of 21,708 SF Building Area)									\$20,527,760

CURRENT COMPARABLE LAND SALE VALUES

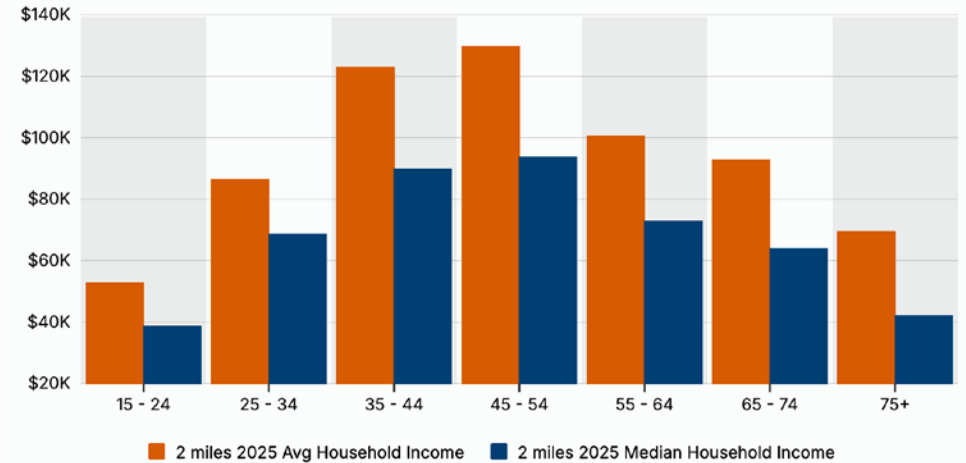
	Address	City	ZIP Code	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	1248 N Cherokee Ave	Los Angeles	90038	Land		10,240	03/10/2025	\$2,587,000	\$252.64
	949-959 Hudson Ave	Los Angeles	90038	Land		41,462	03/05/2025	\$10,443,776	\$251.89
	6219 Banner Ave	Los Angeles	90038	Land		13,761	06/21/2024	\$3,325,000	\$241.62
	5837 Willoughby Ave	Los Angeles	90038	Land		6,498	06/06/2024	\$1,300,000	\$200.06
Average Land Price Per Sq.Ft.:									\$236.55
821 N Cahuenga Blvd Sale Value (Based on 5,800 SF Land Area)									\$1,372,006

NEIGHBORHOOD DEMOGRAPHICS

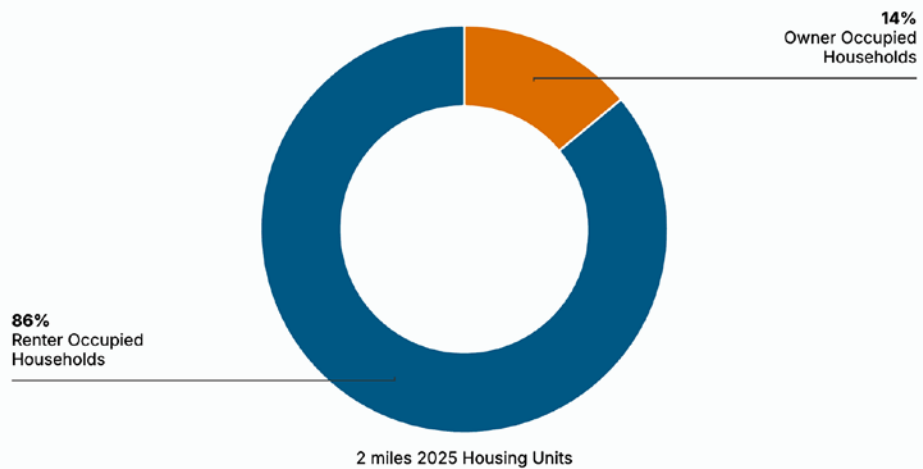
Households By Income



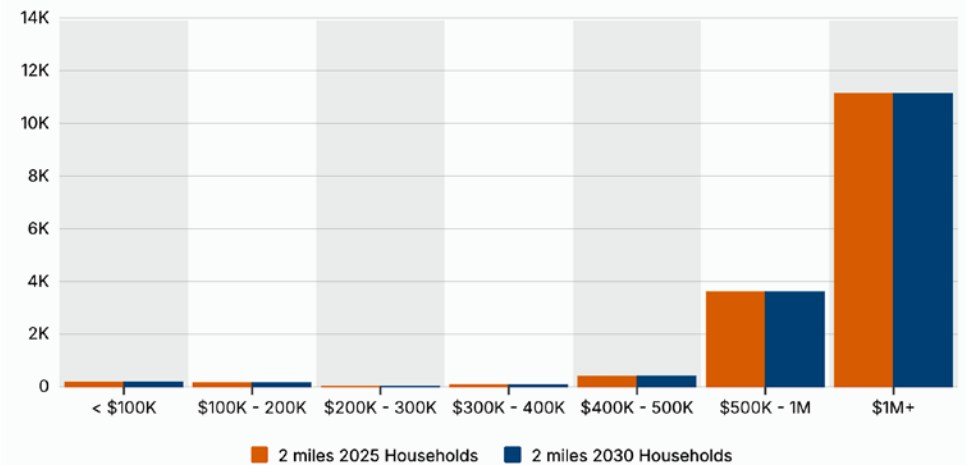
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

807/809-815-817-821 N CAHUENGA BLVD & 814 COLE AVE

HOLLYWOOD COMMERCIAL PROPERTY

±21,708 SF of Buildings on ±36,553 SF of Land

5.0% Cap Investment Opportunity

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