

OFFERING MEMORANDUM

PRESENTED BY LEE WEST LA

953 N COLE AVE
LOS ANGELES, CA 90038

TROPHY OWNER – USER BUILDING



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01 Executive Summary



PROPERTY SUMMARY

ADDRESS

953 N Cole Ave., Los Angeles, CA 90038

PRICE SUMMARY

\$ 3,080,000 (\$1,100 PSF)

LEASE RATE

\$15,000/MonthMG

BUILDING SIZE

2,800SF

PARKING

8 Cars

LAND SIZE

0.14 AC (6,308 SF)

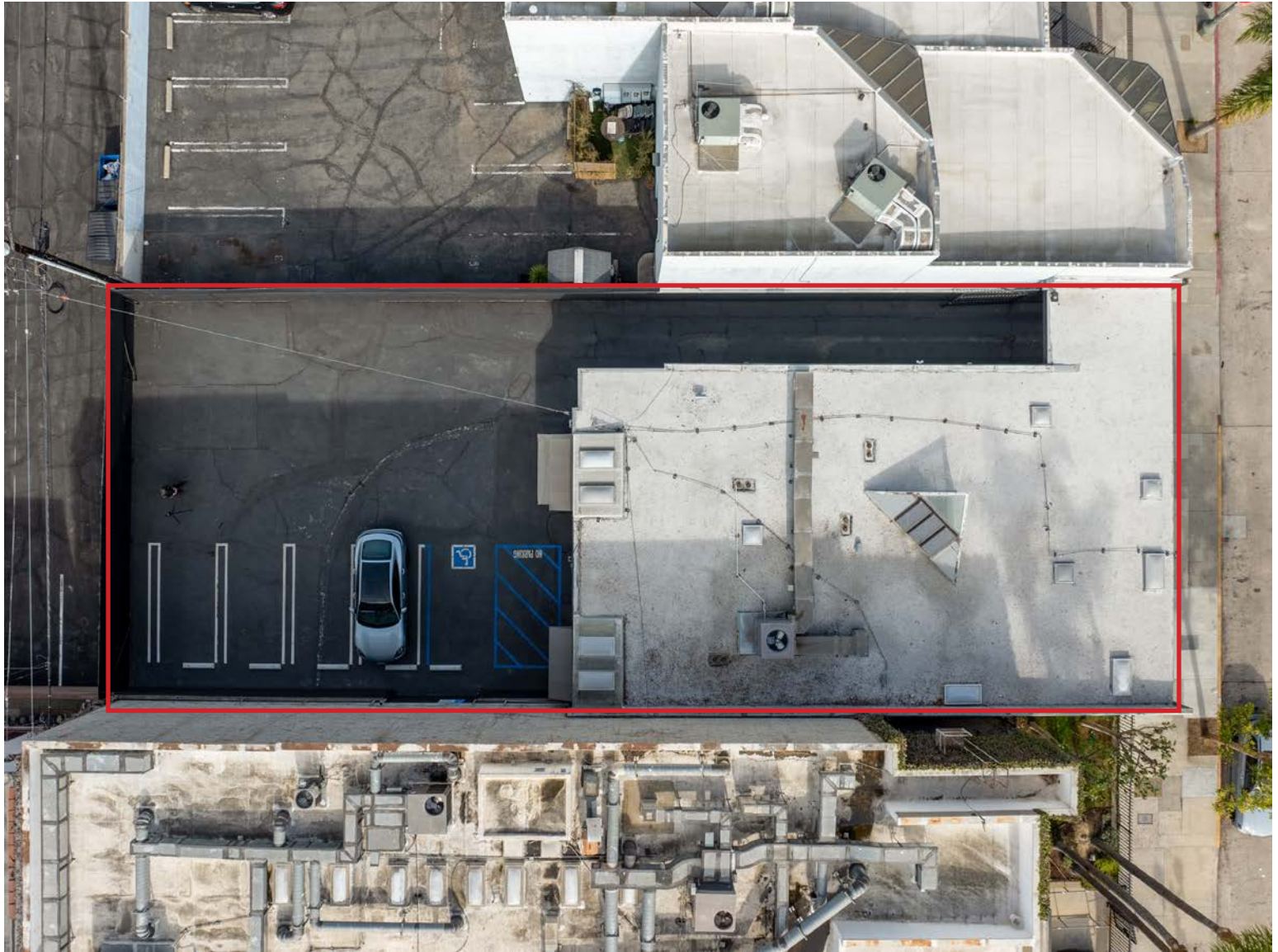
BUILT

1961

ZONING

[Q]M1-2D-SN

953 Cole Ave



02 Property Description

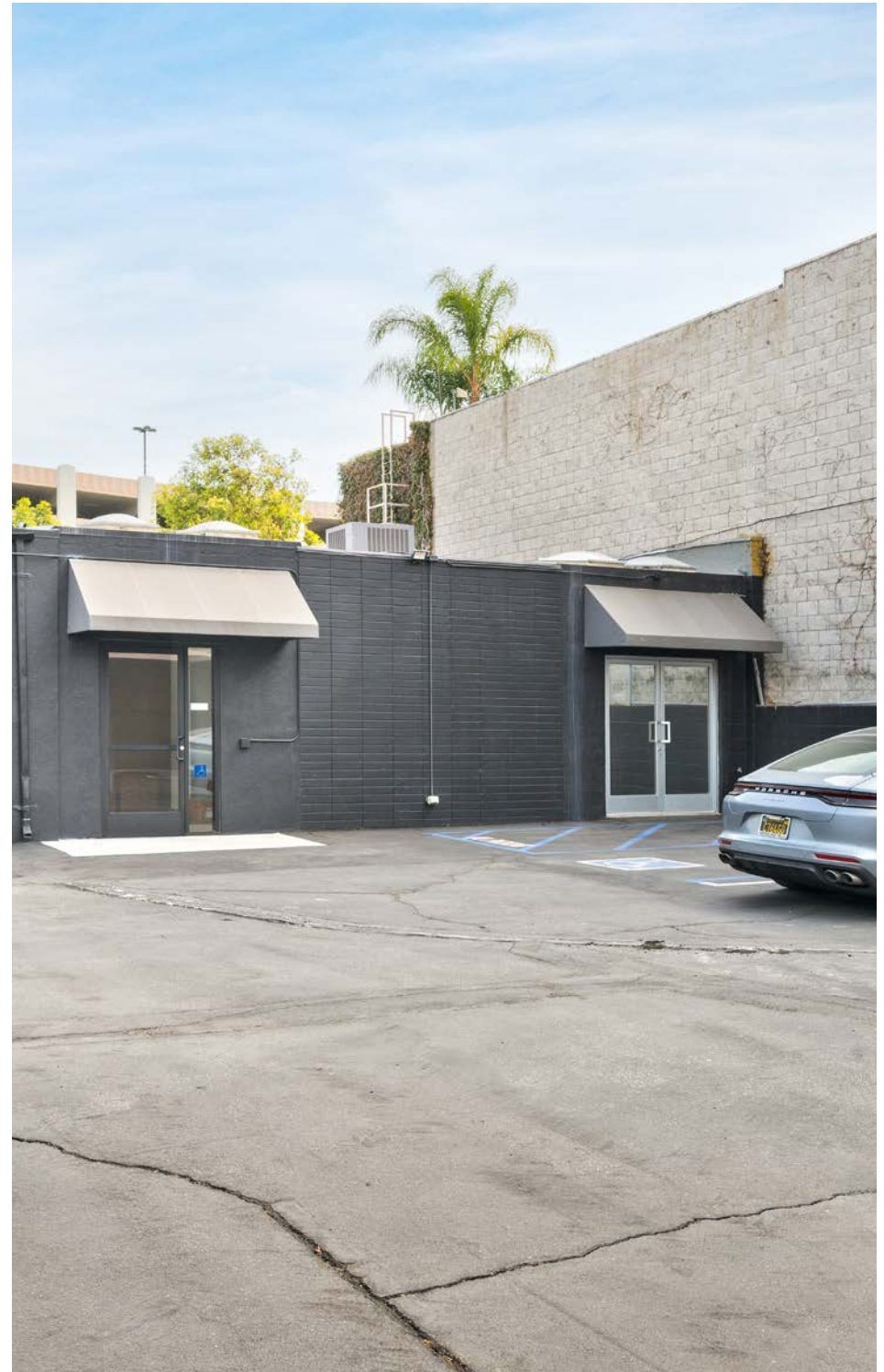
INVESTMENT HIGHLIGHTS

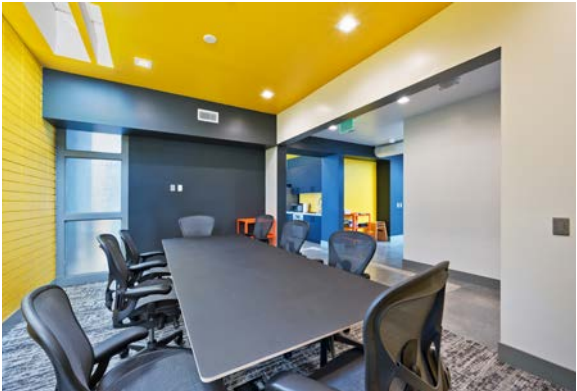
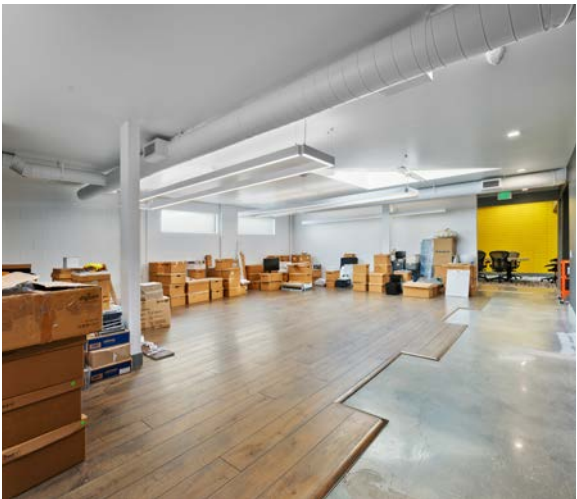
Tenant Spaces

- Owner- User Deal Delivered 100% Vacant
- Turnkey Creative Office Building
- Newly renovated interior, new flooring, new roof, multiple skylights throughout
- Flexible Floor Plan
- Gated Private Parking
- Hollywood Media District/ State Enterprise Zone, Opportunity Zone

Interior Detail

- Private Offices/Meeting Rooms
- Multiple Skylights
- Kitchenette
- Concrete Floors
- Recently Upgraded Restrooms



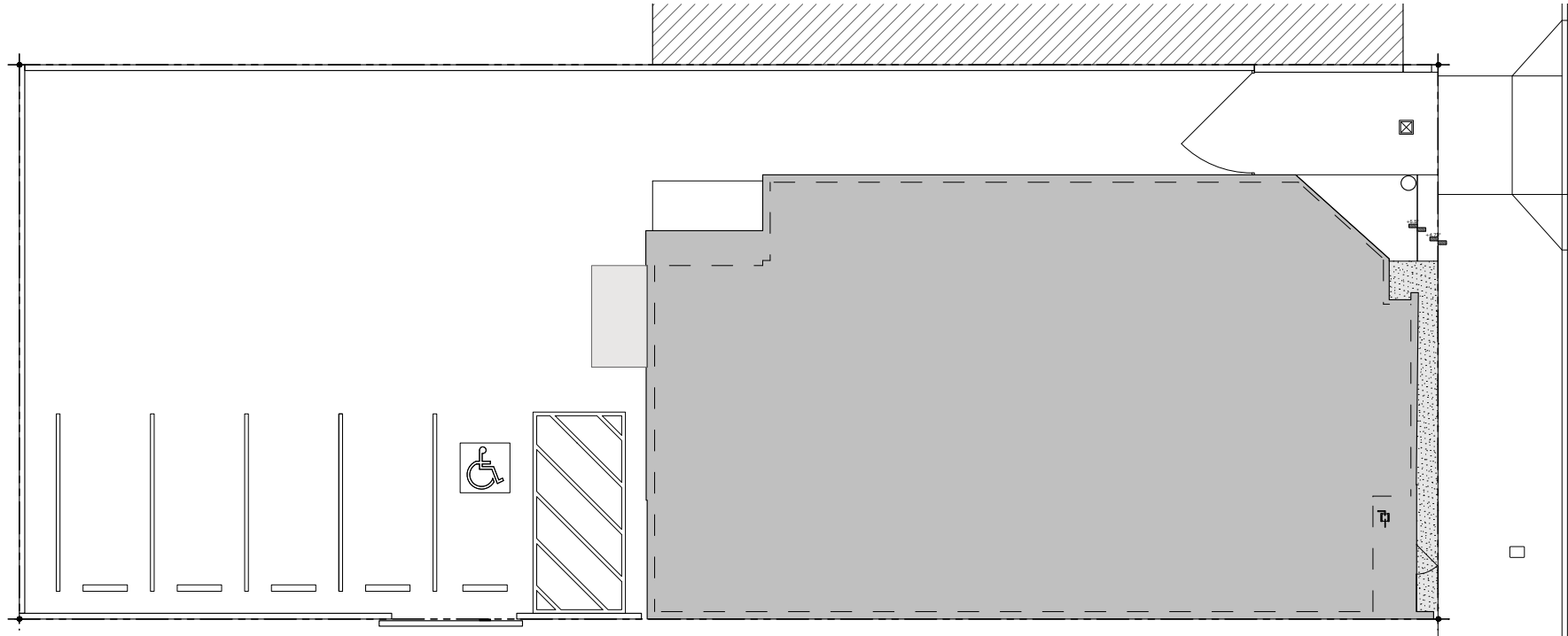


FLOOR PLAN

2,800 SF



SITE PLAN



03 Market Overview

HOLLYWOOD OVERVIEW

Hollywood, a neighborhood in Los Angeles, California, serves as the epicenter of the American film and television industry. With its rich history dating back to the early 20th century, it has evolved into a global symbol of glamour and creativity. The iconic Hollywood Sign, the bustling Walk of Fame, and numerous studios like Warner Bros. and Universal Pictures highlight its significance.

Home to major film festivals, award shows like the Oscars, and an array of production companies, Hollywood continually shapes global entertainment trends. The area attracts aspiring actors, directors, and writers, fostering a vibrant creative community. Beyond film, Hollywood influences music, fashion, and media, cementing its status as a cultural powerhouse.



Adjacent Development

ECHELON AT 6311 ROMAINE

A reimagined environment blending sound stage and production facilities create the ultimate studio lot. On the Northern block, the original art-deco façade will enclose a lively studio environment with a full array of onsite amenities. On the Southern block, a six-story creative office building will sit among several soundstages and a basecamp.

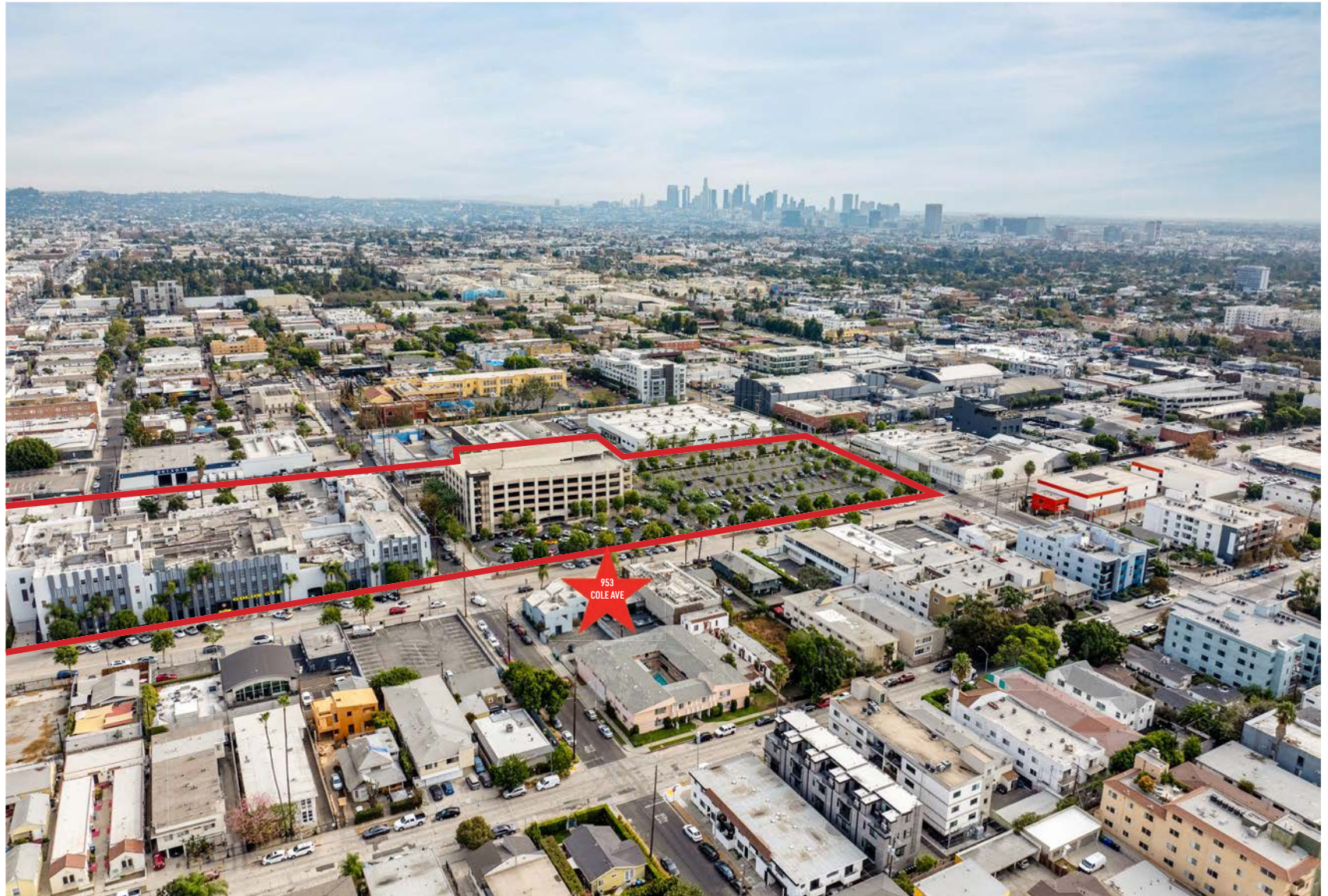
- +/- 700,000 RSF studio lot inclusive of creative space and production studios
- Four soundstages flanking an extensive basecamp
- Ample outdoor terraces with unobstructed views of the Hollywood Hills
- Build-to-suit inspiring environments, production space, and private rooftop workspace penthouses

[Echelon Studios Website](#)



Adjacent Development

ECHELON AT 6311 ROMAINE





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