

FOR SALE
2826
E 1ST ST

LOS ANGELES • CA 90033

Downtown LA



±10,000 SQ. FT. SOUND STAGES & RECORDING STUDIO
MARY PICKFORD STUDIOS. ONE OF A KIND BOYLE HEIGHTS GEM!

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PRICING SUMMARY:
SALE PRICE ► \$3,695,000

- EXISTING HIGH-END CREATIVE SOUND STAGES AND RECORDING STUDIOS
- APPROXIMATELY 10,000 SQ. FT. BUILDINGS
- APPROXIMATELY 14,620 SQ.FT. LAND
- 3 SOUND STAGES
- 2 RECORDING STUDIOS WITH CONTROL ROOMS
- 2ND FLOOR VIP RESIDENCE LOFT WITH KITCHEN & SHOWERS
- BOW TRUSS BEAMS
- INSULATED SOUND WALLS
- PRIVATE, GATED AND SECURED PARKING AND YARD AREA FOR AT APPROX. 11 VEHICLES (BUYER TO VERIFY)

Tenant should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Tenant's product weight and product types and use, etc. Tenant should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Tenant in order for Tenant to occupy all areas of the building legally. Lee & Associates-Commerce Inc. strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Tenant to obtain any required use permits and business licenses prior to waiver of Tenant contingencies and have their Attorney review any Purchase Contract prior to execution.

Jim Halferty

Principal | LIC NO 01212024

jhalferty@lee-associates.com
323.767.2113

Jake Potter

LIC NO 02225727

jpotter@lee-associates.com
323.767.2058

Mike D. Smith

Principal | LIC NO 00978736

mdsmith@lee-associates.com
323.767.2109

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRIME MIXED-USE OPPORTUNITY IN BOYLE HEIGHTS – 2826 E 1ST STREET, LOS ANGELES



Discover this versatile **±10,000 SF** building on an approximately **±14,620 SF** parcel, perfectly positioned in the heart of Boyle Heights. This rare property combines industrial functionality with creative live/work potential, offering abundant possibilities for businesses, creative studios, offices, or hybrid uses.

FIRST FLOOR STUDIOS AND SOUND STAGES



The main level consists of 3 built-out sound stages and two enclosed recording studios with isolated control rooms. High end finishes are found throughout the property, with open ceilings for an airy, creative atmosphere, with two restrooms.

RECENT COMPREHENSIVE RENOVATIONS

The current owner invested heavily in modern upgrades, including:

- High amp electrical systems
- Structural reinforcements
- Updated sewer, plumbing, and water lines

The property boasts a newer roof, HVAC, CAT 6 wiring and upgraded sprinkler system. In the parking and yard area, there is a beautiful loading dock for up to 4 trucks, and utility hookups (sewer, water, and electrical) for up to two RVs.



SECOND-LEVEL LIVE/WORK SPACE



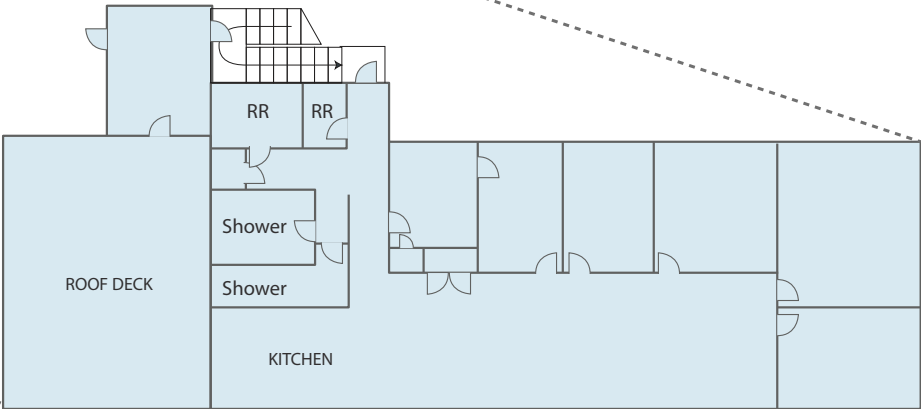
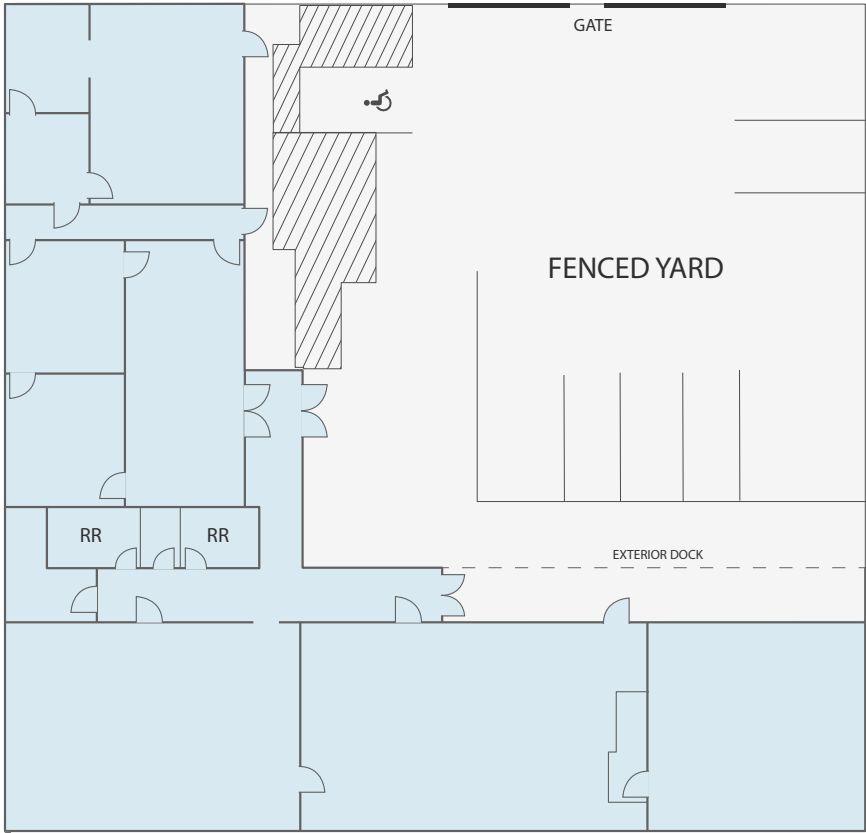
The upper level features approximately ±2,500 SF of thoughtfully designed live/work area, complete with six private rooms/offices, two restrooms, two showers, and a newly built, fully equipped kitchen. Step out onto a spacious ±750 SF exterior deck—ideal for entertaining, lunch area or outdoor events.

SECURE, PRIVATE, AND CONVENIENT SETTING

Enter through a secure automatic front gate to enjoy a secluded, private feel once inside. The property is directly adjacent to a public school, contributing to a particularly safe and secure environment. Late-night operations and noise are well-suited here. This Boyle Heights gem is situated in a vibrant, growing neighborhood and offers tremendous value for an owner-user or investor seeking a turnkey, multi-purpose property. Don't miss this unique opportunity!



1st Street



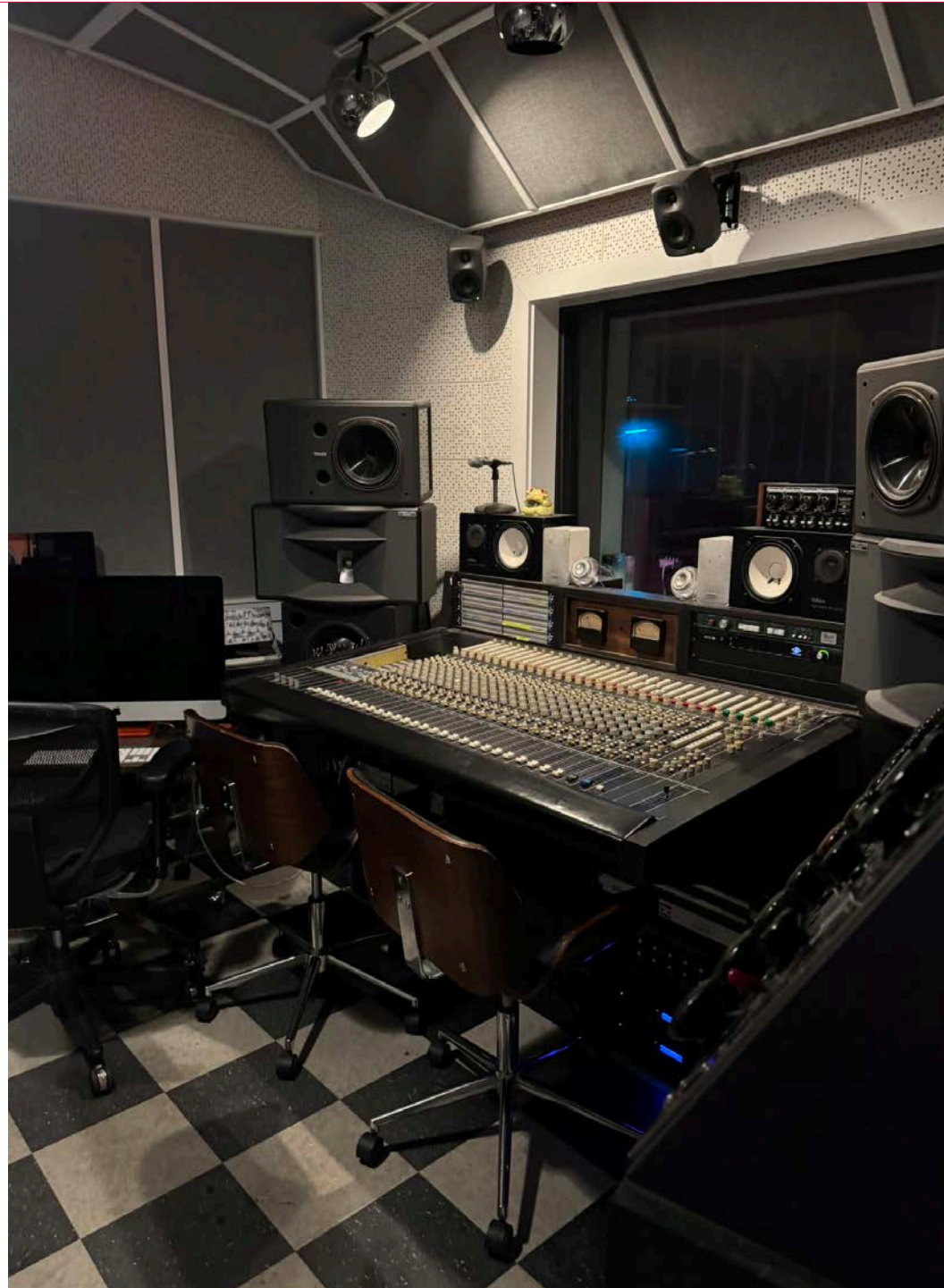
2ND FLOOR

NOTE: Drawing not to scale. All measurements and sizes are approximate and must be verified by tenant.



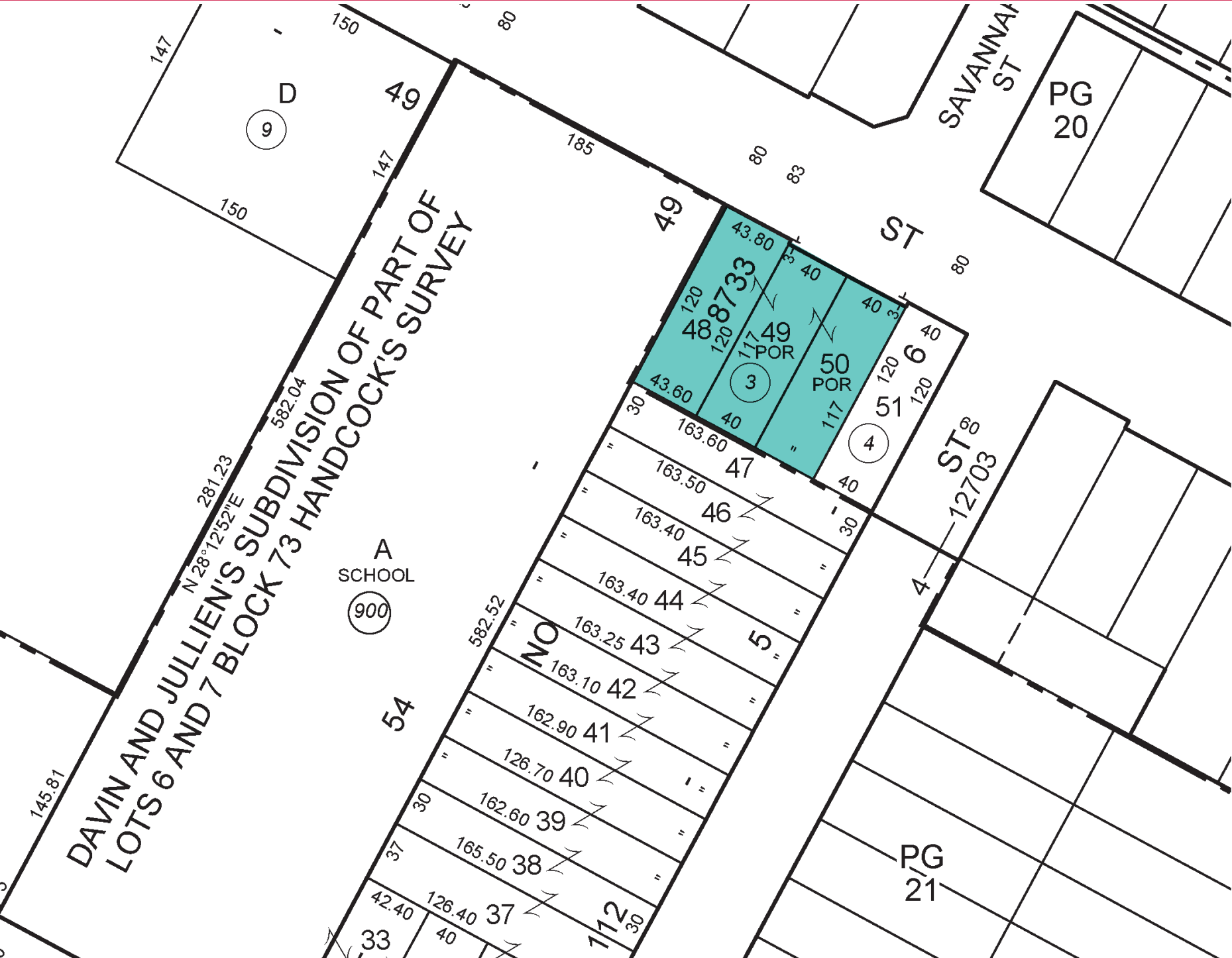


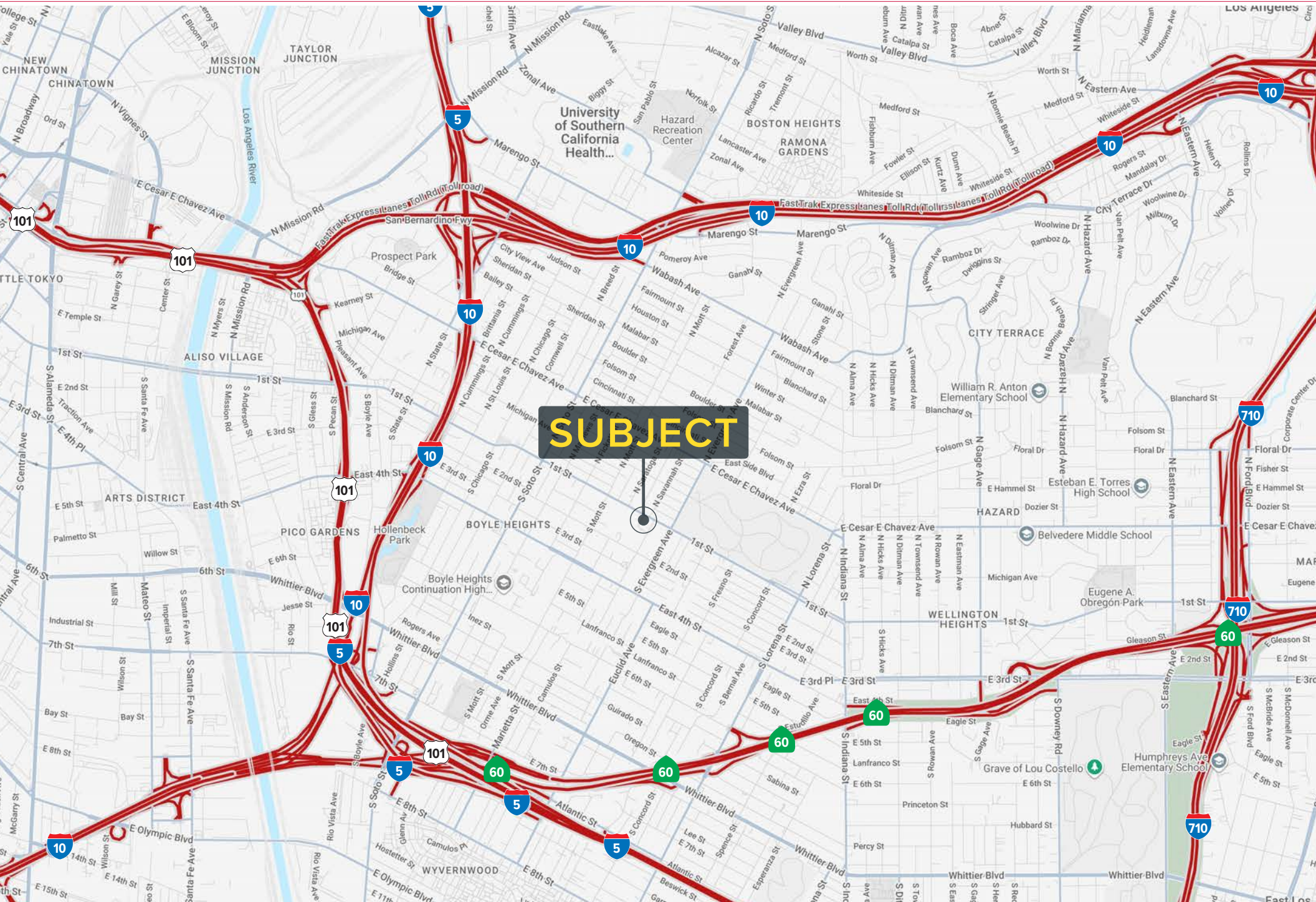


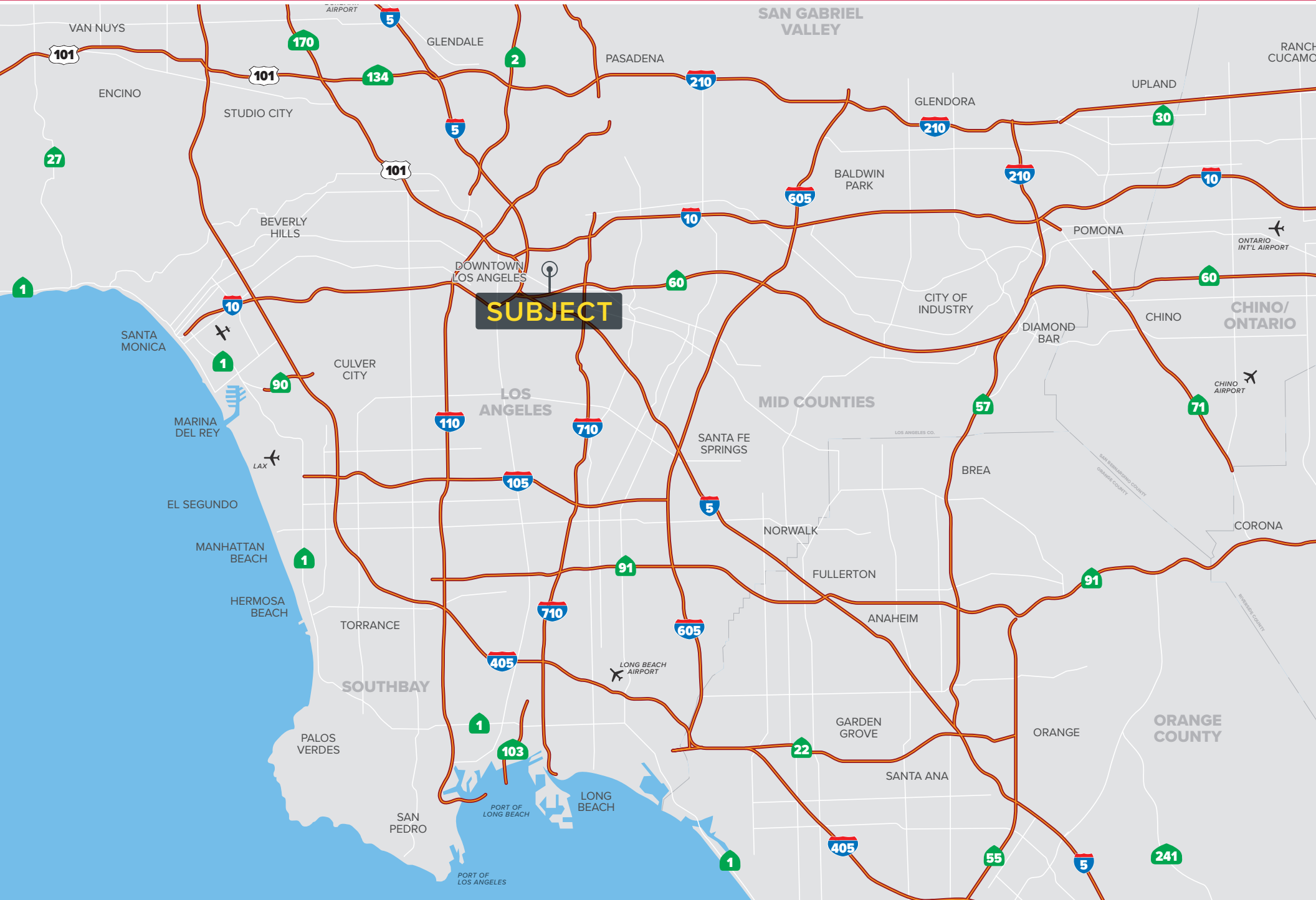












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