



Occidental Studios

201 N OCCIDENTAL BLVD | LOS ANGELES, CA 90026

MAIN LOT



Longest Continuous Operating Studio Lot in Los Angeles

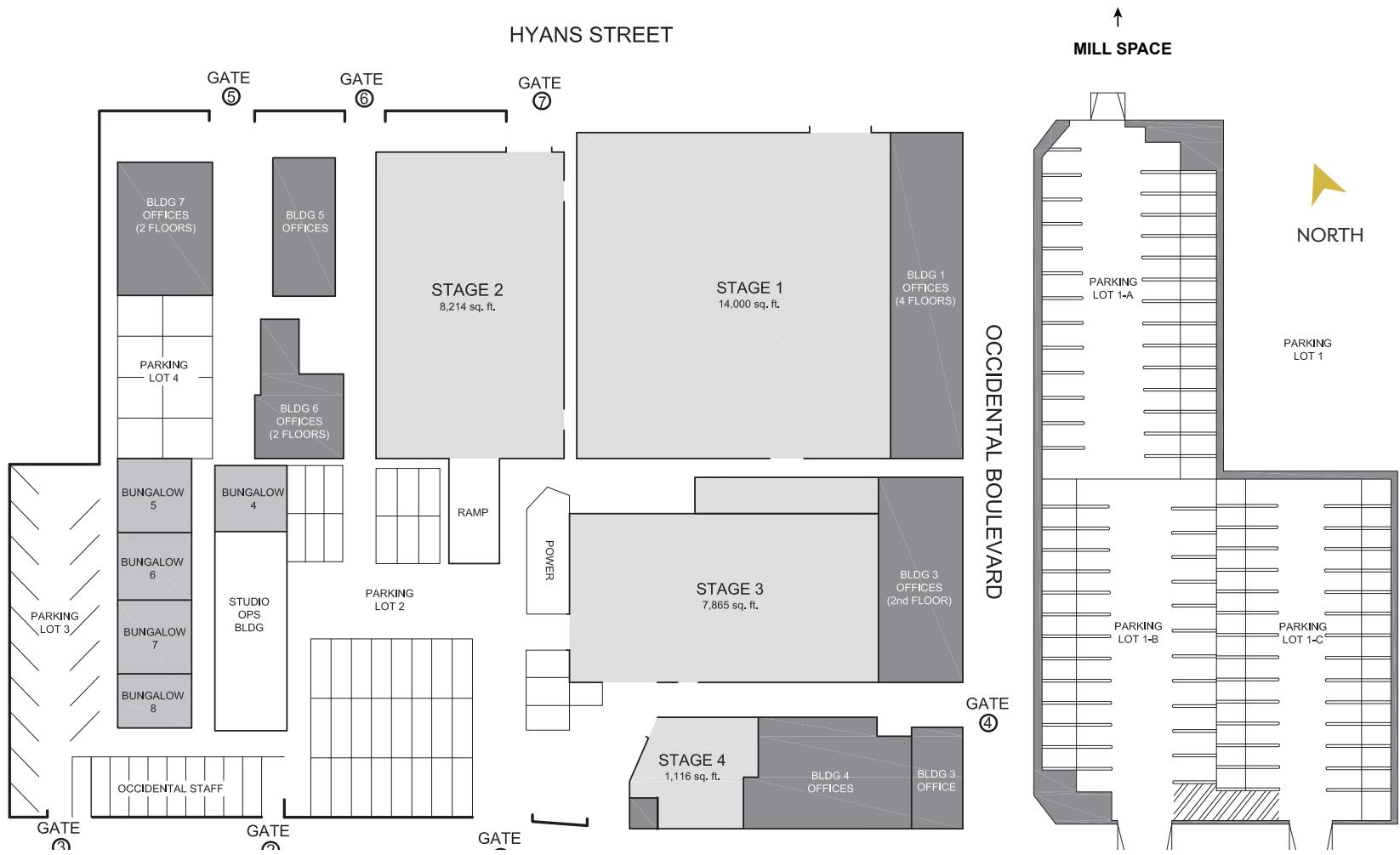
CBRE



The Offering

CBRE is pleased to exclusively present this incomparable opportunity to acquire or lease a fully operational legacy studio lot. Occidental Studios Main Lot (the “Property”), located at 201 N. Occidental Blvd., is the longest continuously running studio lot in Los Angeles. The site is comprised of over 69,000 square feet of buildings, including four soundstages and ample support space, on nearly 3 acres of land. Well positioned in the core area of the TMZ (“Thirty Mile Zone”), the Main Lot is at the center of destination neighborhoods HiFi, Echo Park and Silver Lake, and only 10-15 minutes from Hollywood and Burbank and 8 minutes from Downtown Los Angeles.

Property Address	201 N. Occidental Blvd.
City	Los Angeles, CA 90026
Year Built	1913 - 2011
Total Building Area	69,069 SF
Total Land Area	125,747 SF (2.89 Acres)
APN	5156-017-006, -007, -018, -023; 5156-022-017, 018, 030
Zoning	LAC2, LAR3, LARD1.5
Use Code	Motion Picture, Radio & Television Industry Studio
Parking	212 Parking Spaces
Sale Pricing	\$45,000,000 (\$652/SF)
Lease Rate	\$3.75/SF/Month MG



The Site Plan

69,069 TOTAL SF

Stages (31,489 Total SF)

Stage 1	14,000 SF
Stage 2	8,214 SF
Stage 3	7,980 SF
Stage 4	1,295 SF

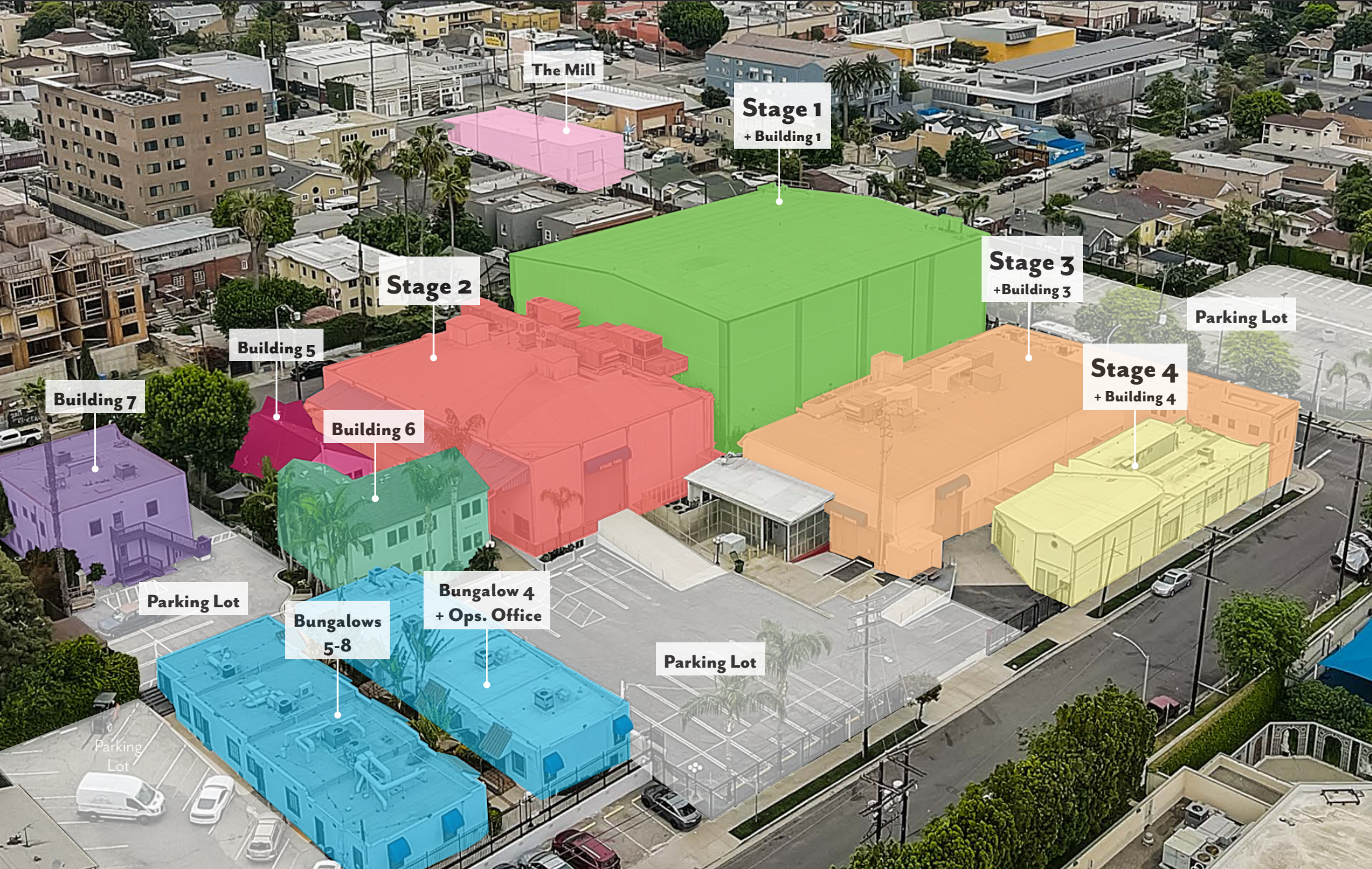
Mill Space (4,596 Total SF)

Warehouse	4,596 SF
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Support/Office (32,984 Total SF)

Stage 1 Office	8,757 SF	Stage 3 Office	2,982 SF
1st & 2nd Floor	5,119 SF	Stage 4	629 SF
3rd & 4th Floor	3,638 SF	Conference Room	517 SF
Building 3	3,893 SF	Hair & Makeup	112 SF
Building 4	2,485 SF	Bungalows 1-3	1,944 SF
Building 5	1,963 SF	Each Ops. Office	650 SF
Building 6	3,140 SF	Bungalows 4-8	3,417 SF
Building 7	3,774 SF	Each Ops. Office	650 SF

Aerial View



Stage Photos & Breakdown



Stage 1

Square Footage 14,000 SF
Dimensions 125' x 111' x 54'
Height 45' to Grid
Power 7200 AMPS



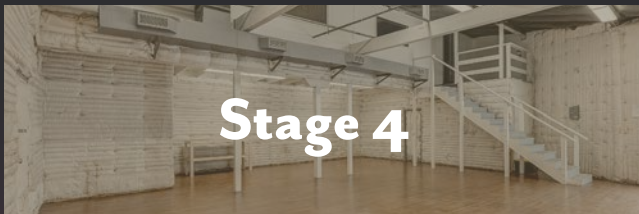
Stage 2

Square Footage 8,214 SF
Dimensions 111 x 74 x 26'
Height 23' to Grid
Power 3600 AMPS



Stage 3

Square Footage 7,980 SF
Dimensions 130' x 63' x 19'
Height 19' to Grid
Power 3600 AMPS



Stage 4

Square Footage 1,295 SF
Dimensions 36' x 31' x 14'
Height 14' to Grid
Power 1200 AMPS



Stage 1



14,000 SF

Square Footage

125' x 111' x 54'

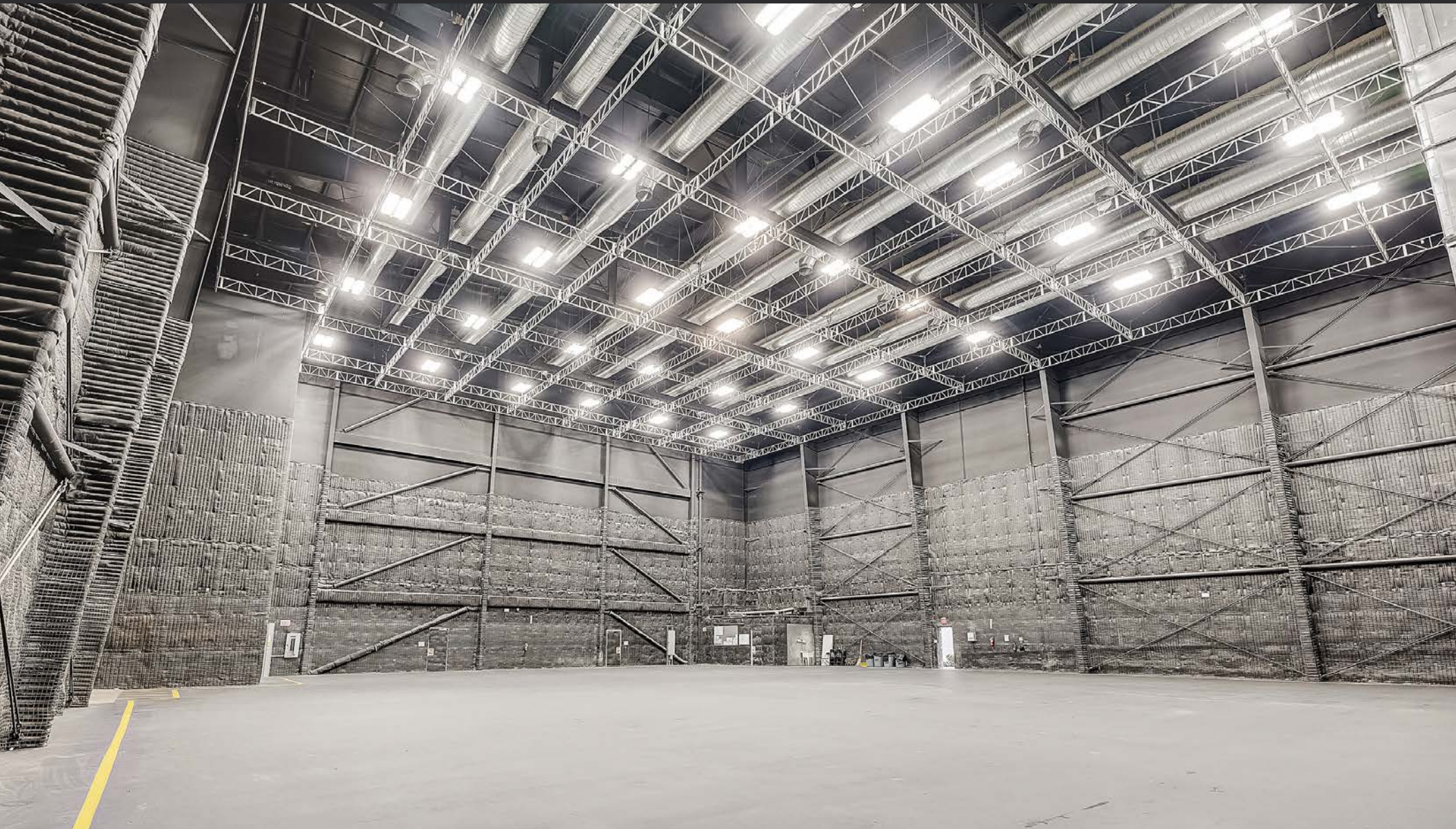
Dimensions

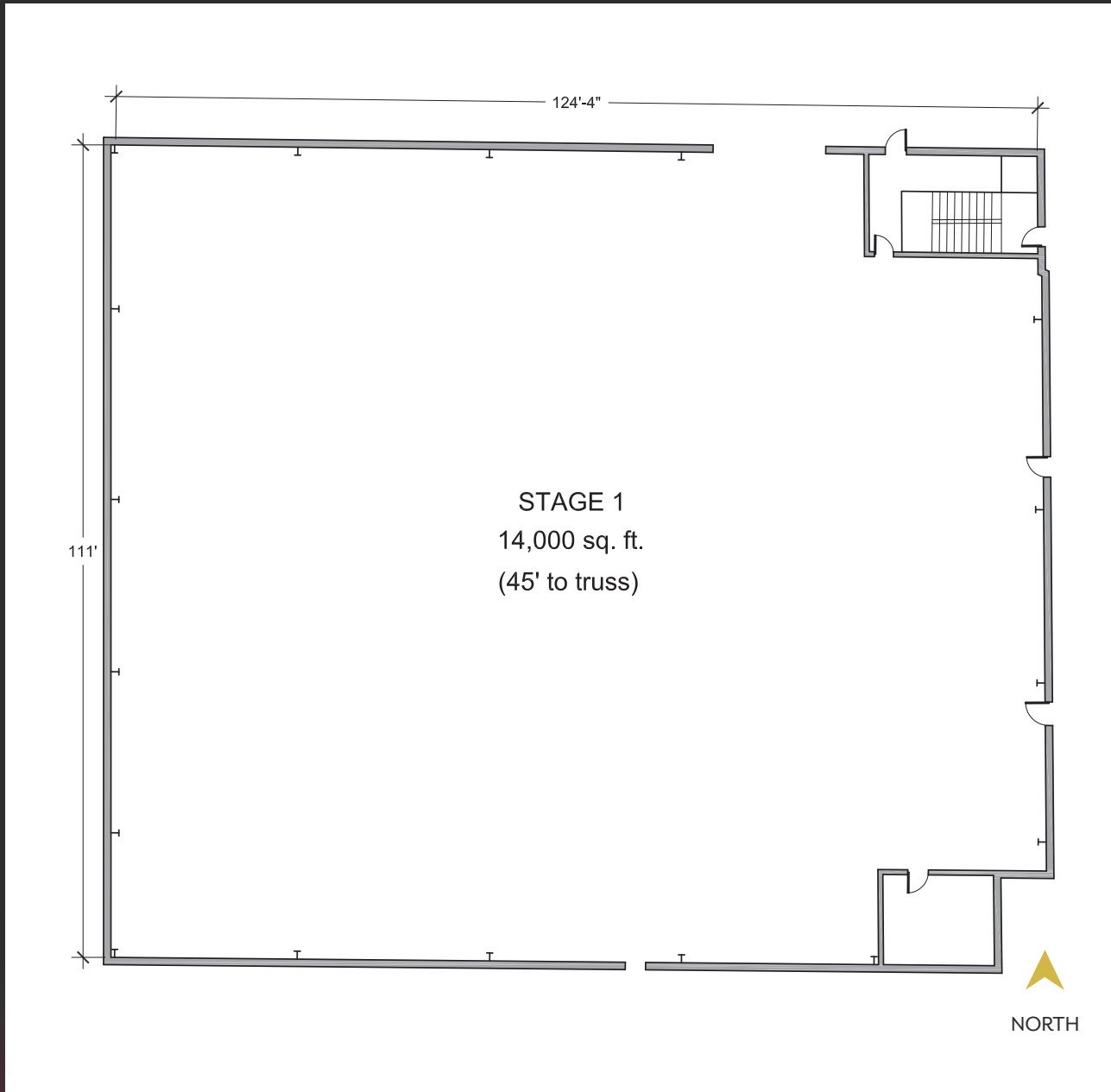
45' Height

Height to Grid

7200

AMPS





14,000 SF

Square Footage

125' x 111' x 54'

Dimensions

45' Height

Height to Grid

7200

AMPS

Stage 2



8,214 SF

Square Footage

111' x 74' x 26'

Dimensions

23' Height

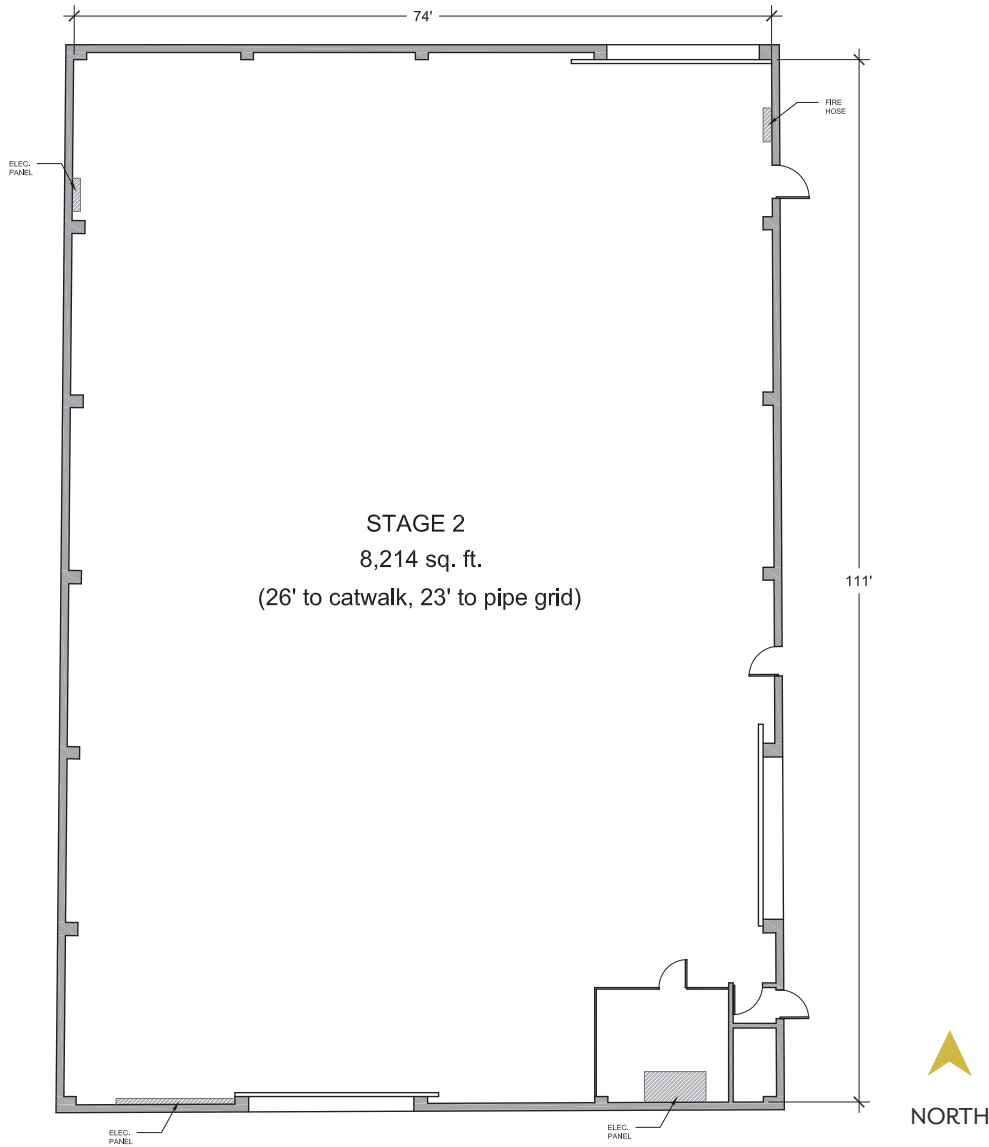
Height to Grid

3600

AMPS



Stage 2



8,214 SF

Square Footage

111' x 74' x 26'

Dimensions

23' Height

Height to Grid

3600

AMPS

Stage 3



7,980 SF

Square Footage

130' x 63' x 19'

Dimensions

19' Height

Height to Grid

3600

AMPS



Stage 3



7,980 SF

Square Footage

130' x 63' x 19'

Dimensions

19' Height

Height to Grid

3600

AMPS



Stage 4



1,295 SF

Square Footage

36' x 31' x 14'

Dimensions

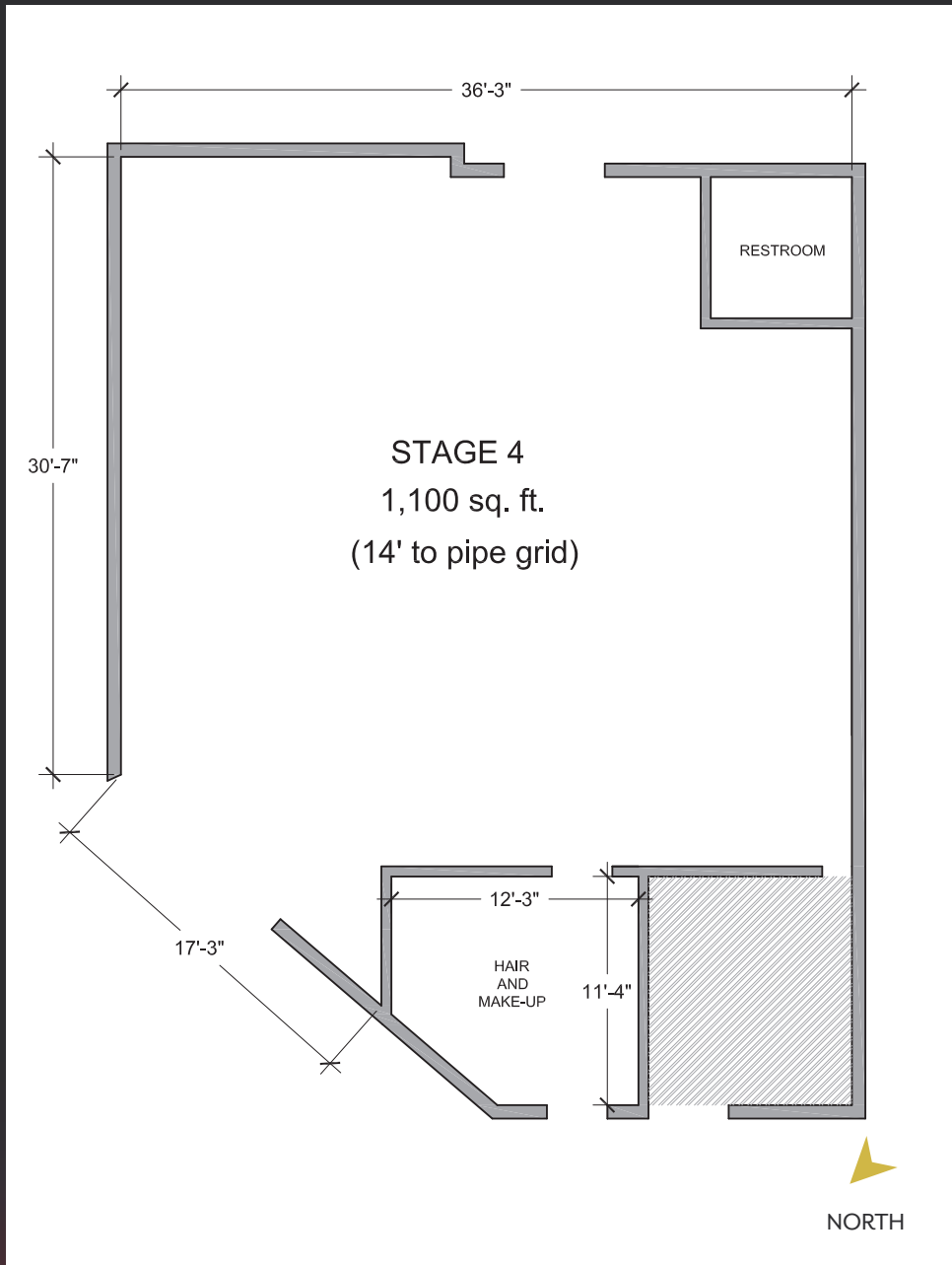
14' Height

Height to Grid

1200

AMPS





1,295 SF

Square Footage

36' x 31' x 14'

Dimensions

14' Height

Height to Grid

1200

AMPS

Get a Glimpse



Occidental Studios Main Lot Photos

Get a Glimpse



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Studio History



History

Occidental Studios has long been a destination for the entertainment industry since it was built in 1913, proudly standing as the longest running continuous studio lot in Los Angeles. Silent film star and studio mogul Mary Pickford got her start here, and even lived in a house once located on the lot. Her fellow screen legends Charlie Chaplin and Douglas Fairbanks were also known to film at this storied location.

Today, The Main Lot continues to be a favored location for the entertainment industry with frequent clients including Disney, Paramount, Fox, NBC, and Netflix.

Clients



Shows Filmed Here





60 Studios
Within 5 Miles

Studio Proximity



Netflix



Paramount Pictures Studio



Warner Bros. Studio

Drive Times

- Burbank** 15 Minutes
- Hollywood** 10 Minutes
- Downtown L.A.** 8 Minutes
- Silver Lake** 5 Minutes
- Echo Park** 3 Minutes
- Rideback Ranch** 3 Minutes



Neighborhood

Area Description

Occidental Studios is located at the center of the hottest destination neighborhoods in Los Angeles including Silver Lake, Echo Park, and Historic Filipinotown, aka “HiFi.” Now a popular haven for content creators, including headquarters for Ava Duverney’s Array Now, Blumhouse Productions, and Rideback Ranch, HiFi has been recognized as one of the “coolest neighborhoods in the world” by Timeout Magazine and as “L.A.’s Next Great Dining Destination” by Food and Wine Magazine.



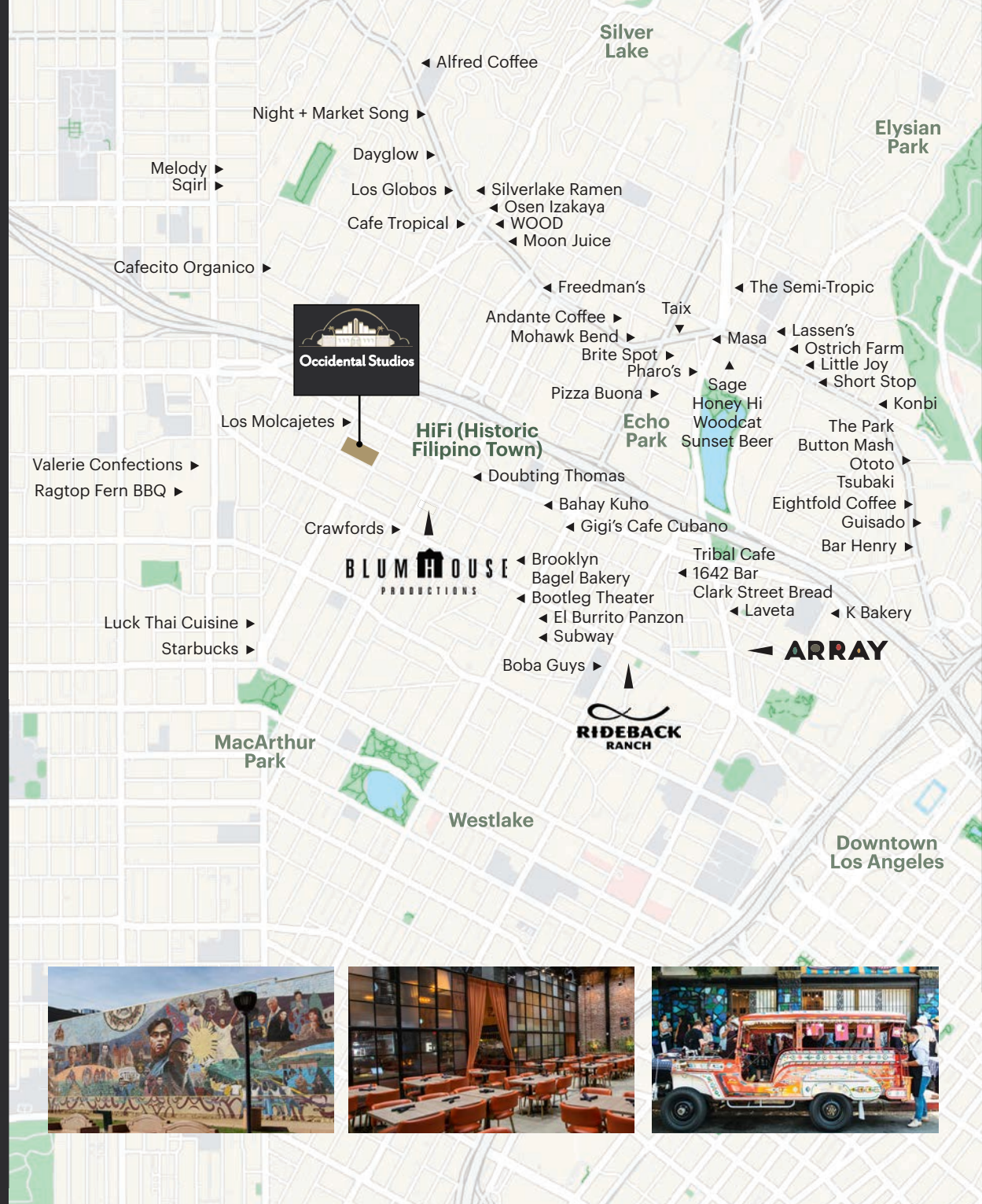
Rideback Ranch



Doubting Thomas



Brooklyn Bagel



Occidental Studios

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Occidental Studios is a Division of Occidental Entertainment Group Holdings, Inc., and separately operates ten additional stages at various locations beyond the four offered on its Main Lot. It also owns a Lighting & Grip Division and Prop Division with large inventories, which are all separate from this Offering.

Get in Contact

For more information:

Nicole Mihalka
Senior Vice President
Lic. 01322414
nicole.mihalka@cbre.com
+1 323 788 3969

Carl Muhlstein
Muhlstein CRE
Lic. 00595250
carl@muhlsteincre.com
+1 213-407-5000

CBRE

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