

3655 Cahuenga Blvd W.

LOS ANGELES, CA 90068

AVAILABLE FOR SALE & LEASE



OFFERING MEMORANDUM



CITYSTREET
COMMERCIAL

Property Overview



CityStreet Commercial proudly presents a rare opportunity to acquire a high-profile corner property at **3655 Cahuenga Blvd W.** in Universal City. Strategically located at a signalized intersection with nearly 100 feet of frontage, the site experiences an average of 25,000 vehicles per day, offering exceptional exposure in one of Los Angeles' most heavily trafficked commuter corridors. Adding to its visibility, the property features an on-site billboard, providing valuable advertising revenue and a built-in branding opportunity for future operators or tenants. Just minutes from Hollywood's core, the property is surrounded by major studios including Universal, Warner Bros., Disney Studios, and CBS Radford, as well as nearby landmarks like the Hollywood Bowl and the Universal City Walk.

Miceli's Universal City location has been serving guests since 1980, making it a beloved part of the Los Angeles dining scene for over 40 years. This family-owned Italian restaurant is renowned for its singing servers, live piano music, and classic Italian dishes, offering a unique and entertaining dining experience. With its strong legacy, prime location, and built-in billboard presence, 3655 Cahuenga Blvd W presents a one-of-a-kind opportunity for hospitality, dining, nightlife, or experiential retail in one of LA's most energetic and culturally rich corridors.

Area Highlights



CityStreet Commercial presents **3655 Cahuenga Blvd W.**, home of the iconic Miceli's Restaurant. This highly visible location benefits from steady foot and vehicle traffic near Universal Studios and the Hollywood Bowl. Just minutes from top Ventura Boulevard dining destinations like Firefly, In-N-Out Burger, Sushi Katsu-Ya, Mercado, Granville, Asanebo, and Laurel Tavern, the property offers prime brand exposure. Surrounded by affluent neighborhoods such as the Hollywood Hills, Studio City, and Toluca Lake, it's ideal for a full-service restaurant, a cocktail lounge, or a unique hospitality concept.

Deal Points

- + **Asking Price: \$4,190,000.00**
- + Asking Rent: Inquire with Broker
- + TI Allowance for Qualified Tenants
- + Building Size: Appx 6,190 SF
- + Land Size: Appx 11,806 SF
- + APN: 2425-005-040
- + Billboard Generates Appx \$39,600.00/Yr
Lease Expires 11/02/2025
- + "Grandfathered" Type-47 Liquor License
with No Operating Restrictions
- + Zoning: LAC2
- + Easy Access to Transit & the 101 FWY



Aerial Photo



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Area Map



UNIVERSAL STUDIOS HOLLYWOOD

BUCA DI BEPPO

UNIVERSAL CITYWALK HOLLYWOOD

CITY STREET COMMERCIAL

IN-N-OUT BURGER

JOES FALAFEL

LA FITNESS

CAHUENGA BLVD

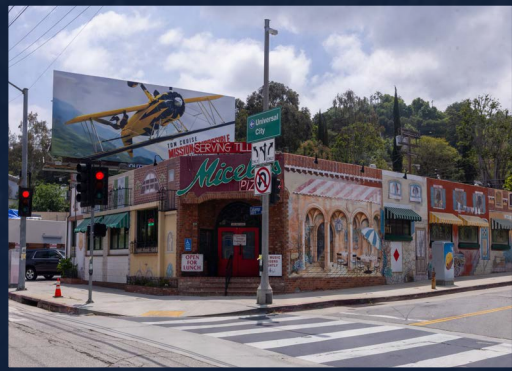
UNIVERSAL STUDIO BLVD

MERCADO HOLLYWOOD

LIFT SOCIETY

SWEET LILY BAKERY

3655 Cahuenga Blvd W.





Welcome to the Neighborhood

Located between the vibrant energy of Hollywood Boulevard and the creative hub of Universal City, this area offers seamless access to one of Los Angeles' most dynamic corridors. Just minutes from iconic attractions like Universal Studios Hollywood, Universal CityWalk, and the Hollywood Bowl, the neighborhood attracts a steady stream of visitors, locals, and industry professionals. Universal City is home to world-class entertainment and shopping, while nearby Studio City features trendy restaurants, boutique shopping, and a charming residential community. The area benefits from high foot traffic, excellent connectivity to major freeways, and close proximity to public transit. With its unbeatable location at the intersection of entertainment and everyday life, this is one of L.A.'s most evolving and sought-after destinations. Most sought-after and rapidly evolving destinations.

Property Photos



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Universal City **Demographics**




Total Population


Median Age


Total Spending on
Restaurants


Average Household
Income

	1 Mile	2 Miles	3 Miles
Total Population	13,068	62,540	196,063
Median Age	40.1	40.6	39.8
Total Spending on Restaurants	\$66.6 M	\$297.2 M	\$544 M
Average Household Income	\$134,276	\$130,456	\$115,938



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