

FOR LEASE IN THE HOLLYWOOD VINYL DISTRICT

Iconic Nightlife & Dining Destination



1518 CAHUENGA BOULEVARD, LOS ANGELES, CA 90028



PROPERTY DETAILS

Historic Grandmaster Recorders



1518 CAHUENGA BOULEVARD, LOS ANGELES, CA 90028

2ND GEN. SPACES

USE:	FLOOR:	SIZE (SF):
Lounge	1	±1,900
Restaurant	1	±5,500
Rooftop Bar	3	±6,800
TOTAL:		±14,200

- ▶ Entire building may be leased to a single operator or multiple tenants.
- ▶ Floorplans available upon request.

ASKING RENT

Contact broker for details

AVAILABLE

Immediately

FEATURES

Legacy & Modern Design



Exceptionally designed, turnkey restaurant, lounge, and rooftop bar space available within the iconic Grandmaster Recorders Building.

Includes fixtures, furniture, and equipment

Located in the heart of Hollywood's vibrant Vinyl District, the property is surrounded by marquee destinations including Mother Wolf, Tao, Dream Hotel, The Godfrey Hotel, W Hotel, Iki Nori, Iki Ramen, Jemma Hollywood, the Hollywood Palladium, and the Hollywood Pantages Theatre.

Previously a renowned recording studio, the building hosted legendary artists including Neil Young, Ringo Starr, Billy Idol, Red Hot Chili Peppers, Mötley Crüe, and Stevie Wonder, among many others. Today, this historic venue is poised for its next act.

The prior tenant was approved for a full-line alcohol license with service permitted between 11:00 AM and 1:00 AM.



Dining Room



Rooftop Bar



Lounge



Cahuenga Blvd.

TRADE AREA

Looking Northwest



TRADE AREA

Looking Northeast



1518 CAHUENGA BOULEVARD, LOS ANGELES, CA 90028

Looking Southwest





▾ HOLLYWOOD

Trade Area

- TAO
- DREAM HOTEL
- DESERT 5 SPOT
- MOTHER WOLF
- BLUE NOTE
- RECORD PARLOUR
- HOTEL CAFE
- BAR LIS
- MES AMI
- WARWICK
- ST. FELIX
- ELBOW ROOM



1518 CAHUENGA BOULEVARD, LOS ANGELES, CA 90028

Demographics



1518 CAHUENGA BOULEVARD, LOS ANGELES, CA 90028

	1 Mile	2 Miles	3 Miles
POPULATION			
2025 Estimated Population	66,684	191,954	386,934
2030 Projected Population	67,877	190,319	378,558
2020 Census Population	59,762	181,900	372,283
2010 Census Population	54,076	175,549	363,440
Projected Annual Growth 2025 to 2030	0.4%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2025	1.6%	0.6%	0.4%
2025 Median Age	35.9	37.8	38.0
HOUSEHOLDS			
2025 Estimated Households	35,584	95,113	188,094
2030 Projected Households	37,645	97,437	190,202
2020 Census Households	31,548	89,530	179,760
2010 Census Households	27,750	83,260	169,239
Projected Annual Growth 2025 to 2030	1.2%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	1.9%	0.9%	0.7%
RACE & ETHNICITY			
2025 Estimated White	47.8%	50.0%	45.9%
2025 Estimated Black or African American	9.1%	6.7%	6.4%
2025 Estimated Asian or Pacific Islander	11.5%	13.3%	18.9%
2025 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.1%
2025 Estimated Other Races	30.4%	28.8%	27.7%
2025 Estimated Hispanic	35.2%	33.9%	32.9%
INCOME			
2025 Estimated Average Household Income	\$103,930	\$127,033	\$134,918
2025 Estimated Median Household Income	\$76,259	\$85,366	\$90,483
2025 Estimated Per Capita Income	\$56,141	\$63,422	\$65,911
EDUCATION			
2025 Estimated High School Graduate	15.7%	15.0%	14.2%
2025 Estimated Some College	16.4%	16.4%	15.4%
2025 Estimated Associates Degree Only	6.5%	6.0%	5.9%
2025 Estimated Bachelors Degree Only	36.3%	34.1%	34.9%
2025 Estimated Graduate Degree	14.3%	15.9%	17.1%
BUSINESS			
2025 Estimated Total Businesses	4,765	11,590	25,600
2025 Estimated Total Employees	42,648	78,016	165,216
2025 Estimated Employee Population per Business	9.0	6.7	6.5
2025 Estimated Residential Population per Business	14.0	16.6	15.1

Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Monica Su

Monica.Su@kwprealestate.com
310-887-3570
DRE #02238341

Jaysen Chiaramonte

Jaysen.Chiaramonte@kwprealestate.com
310-887-3492
DRE #02145586