

# EARL CARROLL THEATRE

6230 W Sunset Blvd, Hollywood, CA

Price: \$12,750,000



**Theater and Stage in an Unparalleled Location**  
*For Sale*



Jones Lang LaSalle  
Americas, Inc. ("JLL"), Real  
Estate License #01223413



# The Offering

JLL, as exclusive advisor, is excited to present an opportunity to lease or acquire a 100% fee simple interest in the historic **Earl Carroll Theatre**, located at 6230 Sunset Blvd in Hollywood (the “Property”). This 39,063 sq. ft. theater was built in 1938 and converted to a state-of-the art sound stage in 1997. This legendary Property, a treasure of Hollywood’s Golden Age, offers extraordinary potential for the future.

The Earl Carroll Theatre has been a crucial part of Hollywood’s entertainment landscape since its construction at the height of Hollywood’s Golden Age. At the time of its opening, the Los Angeles Times hailed the Moderne style building as the “first structure of its kind in the nation.” The glamorous Gordon B. Kaufmann-designed venue was a groundbreaking contributor to the rise of radio, television, and entertainment in Hollywood. Having served as a soundstage for popular shows, a live performance theater, and premiere entertainment destination, the Property boasts a unique legacy in television and the arts.

The exuberant and architecturally-distinct landmark Property offers a rare opportunity to activate one of the most iconic theater and stage buildings in the City and make a mark on history.

## PROPERTY OVERVIEW

Property Address	6230 W Sunset Blvd Los Angeles, CA 90028
Year Built	1938
Total Building Area	39,063 SF
Availability	100%
Land Area	31,864 SF (0.73 Acres)
Number Of Stories	3
Parking Spaces	70
Zoning	C4
Parcel Number	5546-025-034

Price: \$12,750,000  
(\$326 PRSF)

## SPACE DETAILS

Basement	8,960 RSF
1st Floor	23,134 RSF
2nd Floor	3,767 RSF
3rd Floor	3,202 RSF
Building Total Rentable Area	39,063 RSF

## CAPACITY DETAILS

Layout Type	Maximum Capacity
Seated Performances	1,200 seats
Dining Layout	540 occupants
Standing Audience	Up to 1,965 occupants*

*\*Note: Occupant loads higher than 1,440 may require a special event permit per use.*



Main Lobby



Sound Stage



Production Loading Area



Ticket Booth



# Investment Highlights



## HISTORIC ENTERTAINMENT LANDMARK

- Unique, irreplaceable building with a famous neon portrait on its facade
- Rich history of glamour, sensational entertainment, and exclusive upscale dining experiences
- Legendary past includes hosting Ray Charles, Tina Turner, The Doors, Grateful Dead, Bee Gees, Broadway productions, and Nickelodeon TV shows



## FULLY FUNCTIONAL SOUND STAGE

- Studio with 35’ ceiling height, along with support space including dressing rooms, greenrooms, hair and makeup wardrobe areas, production offices, storage, support and more
- Ability to control lighting, grip, and other ancillary services to drive profits



## IDEAL LOCATION NEAR STUDIO LOTS AND LOS ANGELES’ ENTERTAINMENT/MEDIA HUB

- Convenient access to/from Paramount Studios, Echelon Studios, Netflix, Sunset Bronson Studios, Universal Studios, and more
- Strong nearby tenant base includes Netflix, Disney, ABC, CBS, Technicolor, Fender, CNN, and Paramount



## PROXIMATE TO COMPLEMENTARY THEATRES, CONCERT HALLS, AND VENUES

- Nearby attractions include Hollywood Palladium, The Chinese Theatre, Hollywood Bowl, Dolby Theatre, El Capitan, Hollywood Palladium, and Pantages, Fonda Theater, and Netflix’ Egyptian Theater



## PREMIER LIVE/WORK/PLAY URBAN DESTINATION

- Walkable to Hollywood’s most sought-after eateries, hotels, and shopping destinations
- Convenient access to the 101 Freeway and two Metro Rail stops connecting Hollywood to Downtown LA, West LA, the San Gabriel Valley, and more
- Affluent and densely-populated surrounding neighborhoods (including the Hollywood Hills, West Hollywood, Los Feliz and Hancock Park) with attractive housing and mixed-use developments

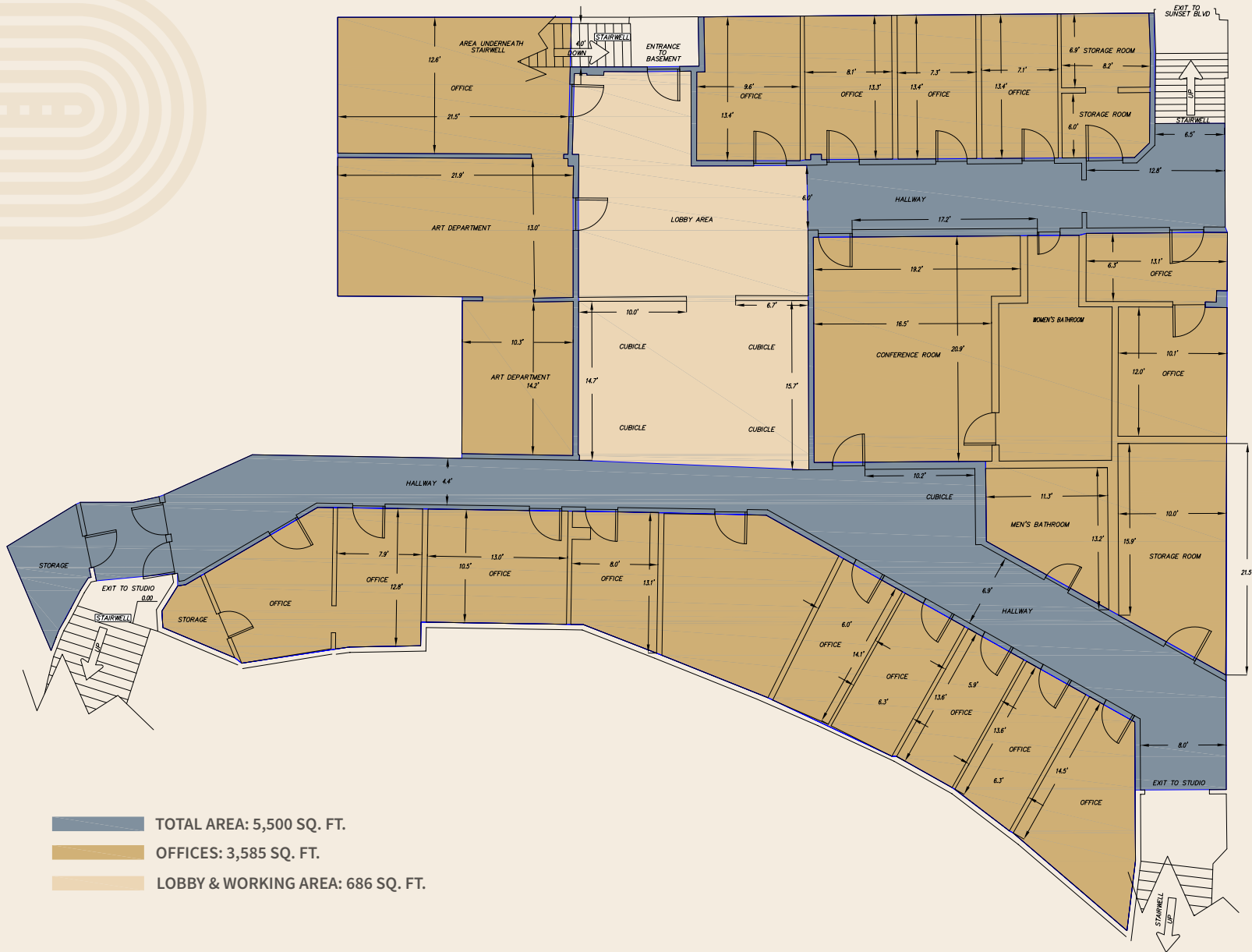




# Floor Plans

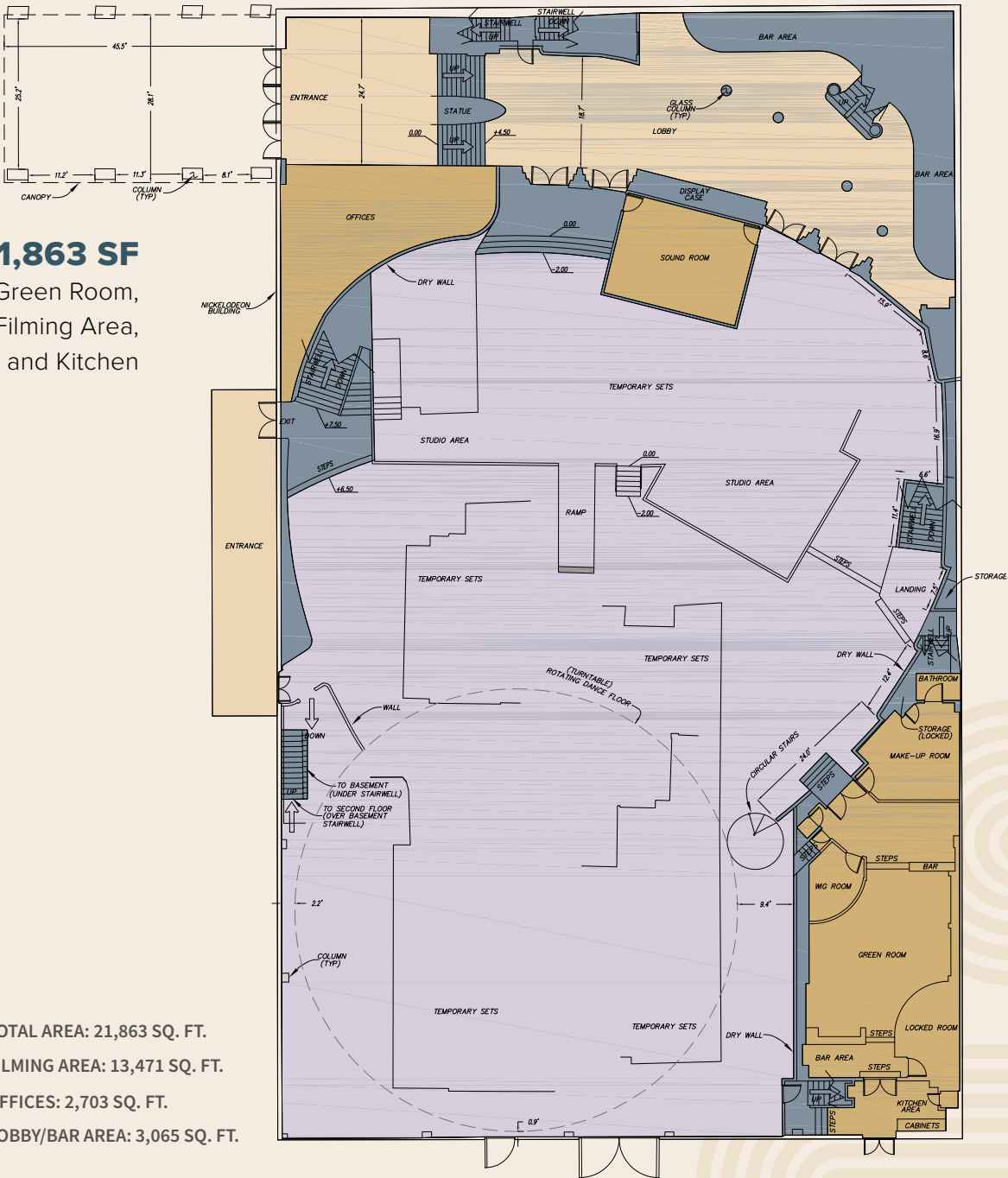
## BASEMENT: 5,690 SF

Back Offices, Restrooms, and Storage



## 1ST FLOOR: 21,863 SF

Lobby, Bar, Sound Room, Green Room, Offices, 13.5K SF Filming Area, Restrooms, and Kitchen

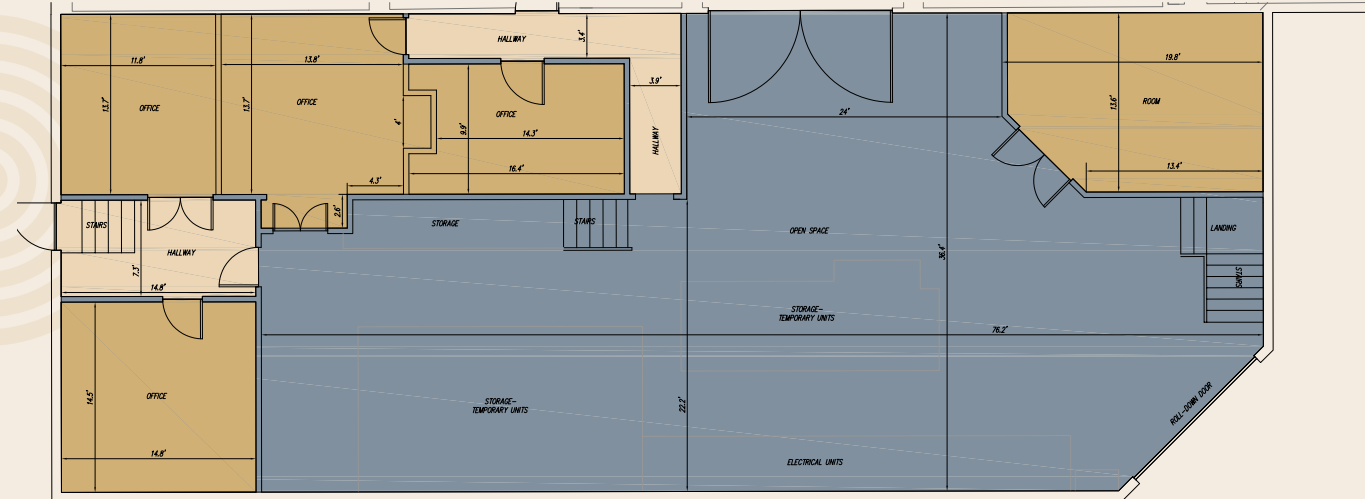




# Floor Plans

**1ST FLOOR: 3,270 SF**

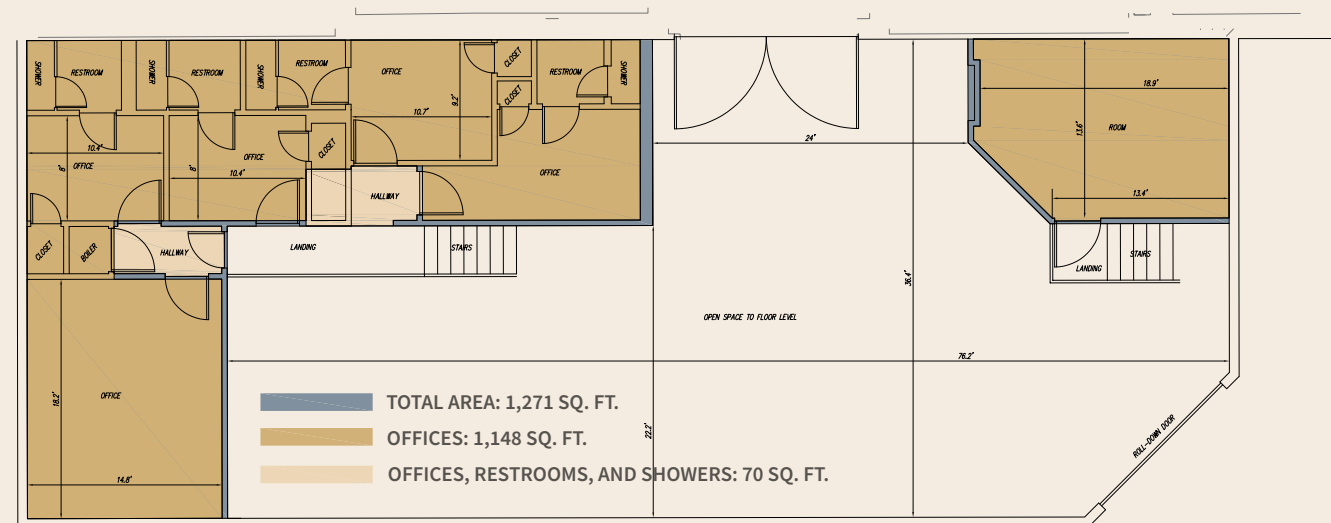
## Offices and Storage



- TOTAL AREA: 3,270 SQ. FT.
- OFFICES: 1,005 SQ. FT.
- OFFICES AND STORAGE: 686 SQ. FT.

**2ND FLOOR: 1,271 SF**

## Offices, Restrooms, and Showers



TOTAL AREA: 1,271 SQ. FT.	20' 0"
OFFICES: 1,148 SQ. FT.	
OFFICES, RESTROOMS, AND SHOWERS: 70 SQ. FT.	



**2ND FLOOR: 3,767 SF**

## Offices, Dressing Rooms, Restrooms, and Storage

- TOTAL AREA: 3,767 SQ. FT.
- OFFICES/RESTROOM: 3,005 SQ. FT.
- HALLWAY: 365 SQ. FT.



### 3RD FLOOR: 3,202 SF

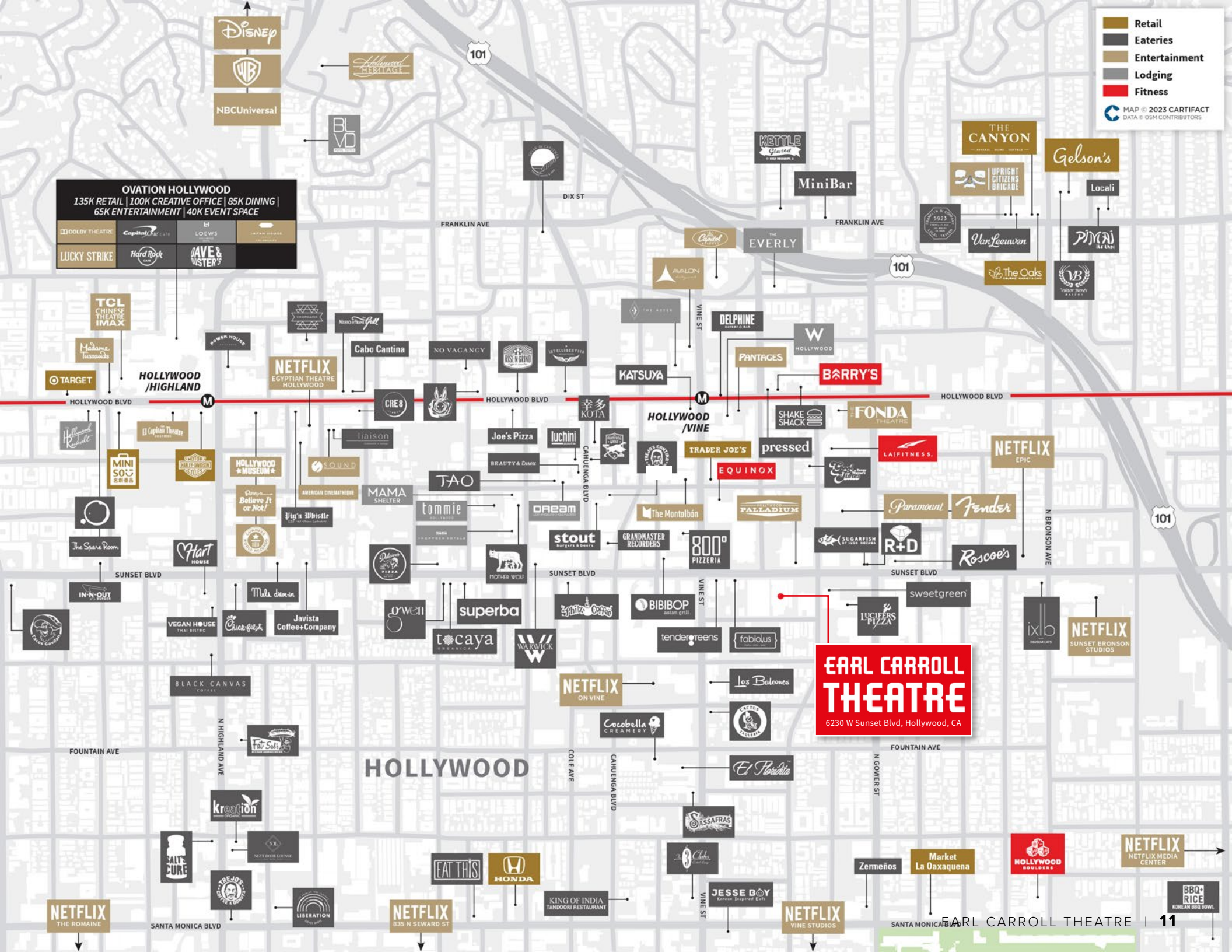
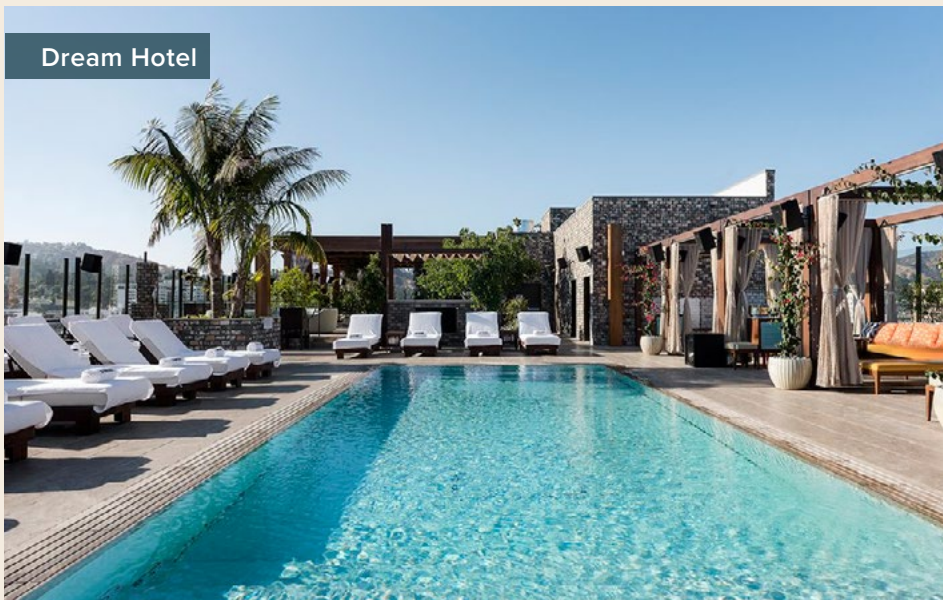
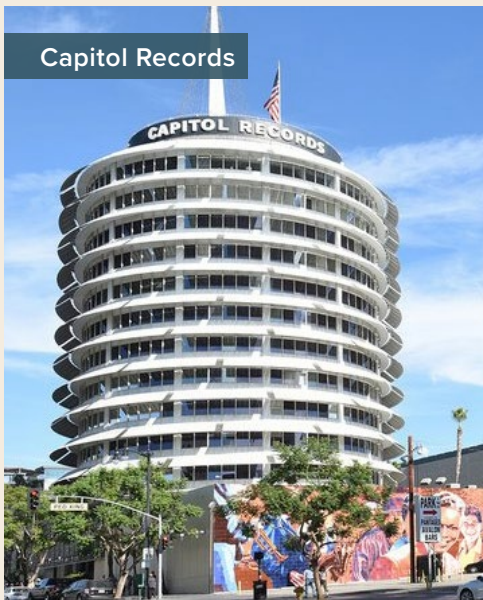
## Editing Bays, Dressing Rooms, Restrooms, and Storage

- TOTAL AREA: 3,202 SQ. FT.
- OFFICES/RESTROOMS: 2,064 SQ. FT.
- HALLWAY: 1,016 SQ. FT.



# An Incredibly Walkable Location

A main-and-main location, Earl Carroll Theatre boasts a 98 Walk Score and has popular destinations including Katsuya, Equinox Hollywood, W Hotel, The Aster, and the Hollywood/Vine Metro Station within a 1 block radius.





# The Destination Everyone Is Talking About

Hollywood is a world-famous, larger-than-life symbol of the entertainment and arts industry and a can't miss tourist attraction. People come from near and far to Hollywood to experience the magic of cinema, catch a glimpse of celebrities, and seek their own fame and fortune in the City of Possibility.



“A neighborhood for LA’s next generation of artists, entrepreneurs and professions seeking an immersive, eclectic environment in which to live, work and create.”

### ARCHITECTURAL DIGEST

“Hollywood’s Vinyl District Is A New Hub of Design and Culinary Creativity”



“Vinyl District in the heart of Hollywood is undergoing a welcome revival”

### Business Traveler

“As Hollywood rises once again, its Vinyl District... is a hub of chic restaurants and hotels, vintage record stores... It’s the perfect trifecta of past and present coming together to define a future.”



Mother Wolf



Godfrey Hotel



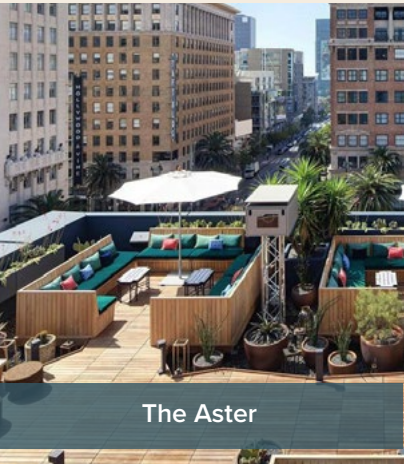
Grandmaster Recorders



Hollywood Farmers Market



Superba



The Aster



Musso and Franks



Hollywood Bowl



L'Antica Pizzeria Da Michele



### 5 MINUTE WALK

- Superba Food + Bread
- Tocaya
- Mother Wolf
- Grandmaster Recorders
- L'Antica Pizzeria da Michele
- The Aster
- Tommie Hollywood
- Ka'Teen
- Thompson Hollywood
- Beauty and Essex
- Godfrey Hotel
- The Highlight Room
- Mama Shelter
- Equinox
- Hollywood Farmer's Market
- Tender Greens
- Sugarfish
- Rubies + Diamonds
- Sweetgreen
- Gwen
- Intelligencia
- Philz Coffee
- Hotel Cafe

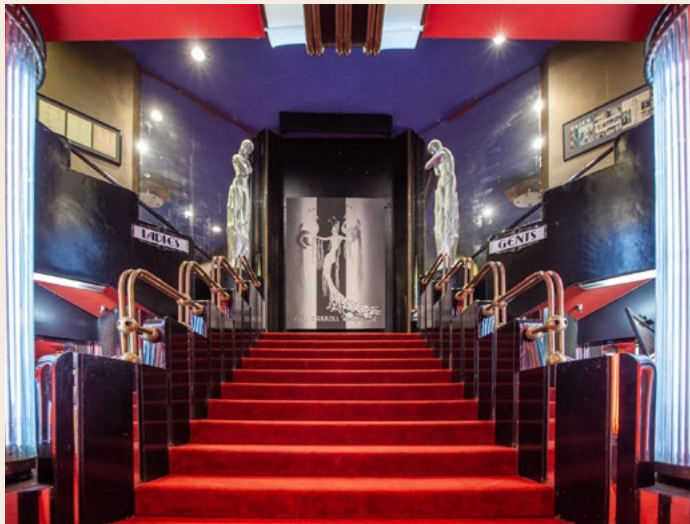
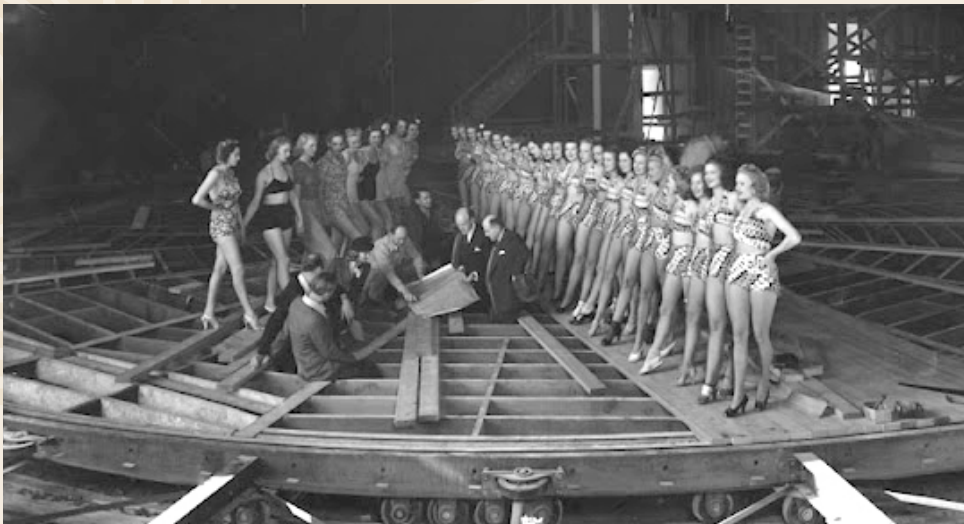


### 5-10 MINUTE DRIVE

- Hollywood Bowl
- Musso + Franks
- Runyon Canyon
- Sunset Studios (Gower, Bronson + Las Palmas)
- Paramount Studios
- Egyptian Theater
- The Sycamore District
- Sightglass Coffee
- Tartine
- Mizlala
- Supervinyl
- Just One Eye
- Heimat



# The Rich History of Earl Carroll Theatre



## 1938-1998

- Opened in 1938 as a dinner theatre and supper club that can accommodate up to 1,000 guests per night.
- Designed by Gordon Kaufmann, a famous architect who also designed the Hollywood Palladium.
- Considered the first structure of its kind in the nation with its extensive use of neon lighting on the exterior of the building and innovative stage machinery, including a massive (70 foot) revolving stage.
- Hosted countless shows and featured in movies and television shows.

## 1998-2016

- Leased to Nickelodeon from the late 1990s to 2016 as their West Coast live production headquarter.

## 2016

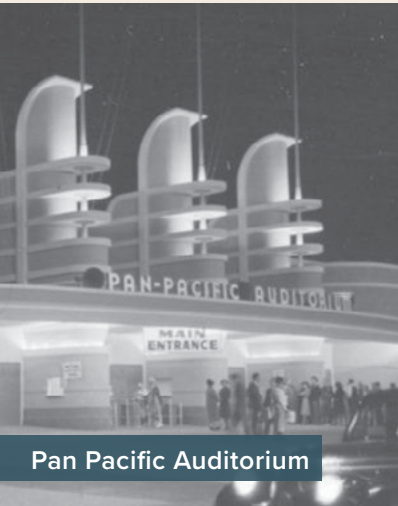
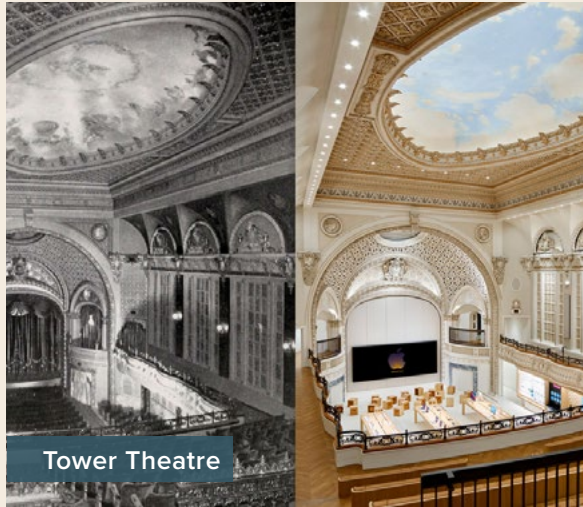
- Designated a Historic-Cultural Monument in December 2016.

## PRESENT

- Historic preservation and restoration underway.
- Spectra company, the largest specialty historic restoration and construction company on the West Coast, has been engaged to bring back Earl Carroll's glory.
- \$1.2M spent to date and \$625K worth of remaining restoration work.



# Strategic Location



## PREMIER ENTERTAINMENT TENANCY

Hollywood has long been the global home to the TV and Film industry. The rise of Netflix and other content providers has resulted in the majority of Los Angeles' real estate absorption over the last few years.

**HOLLYWOOD**

NETFLIX, Paramount, SHOWTIME, abc

**CULVER CITY**

amazon, SONY, HBOmax

**BURBANK**

The Walt Disney Studios, Warner Bros. Discovery, NBCUniversal, THE BURBANK STUDIOS

**A MARKET WITH EXCELLENT MOMENTUM**

- Studios & Media as the Tenant Growth Leader
- Excellent Demographics & Labor Force Concentration of Creative Talent
- Projected Outperformance in High Quality Assets with Historical Differentiation



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