

FOR SALE

1441 & 1428 N MCCADDEN PLACE / LOS ANGELES / CA 90028



AUTHENTIC. INSPIRING. HOLLYWOOD.

JLL is pleased to announce this opportunity for an owner/user or investor to acquire this iconic portfolio just south of Sunset Blvd. on McCadden Place.

This incredible portfolio includes two properties: 1441 N McCadden (aka 1444 N. Highland) and 1428 N McCadden. Built in 1927, 1441 N McCadden was originally a Knights of Columbus Lodge & Clubhouse and includes a gorgeous open space with soaring ceilings and striking wood beams. It also features a newly renovated photo studio space and legendary recording studio, where Jimi Hendrix, the Doors, and Frank Zappa recorded some of their most noted work. 1428 N McCadden is comprised of two charming bungalows on a RD1.5 zoned lot.

OFFERING SUMMARY

14,465 SF

Total building size

\$6,645,000

Asking price for portfolio

13,014 SF

Land

\$459/SF

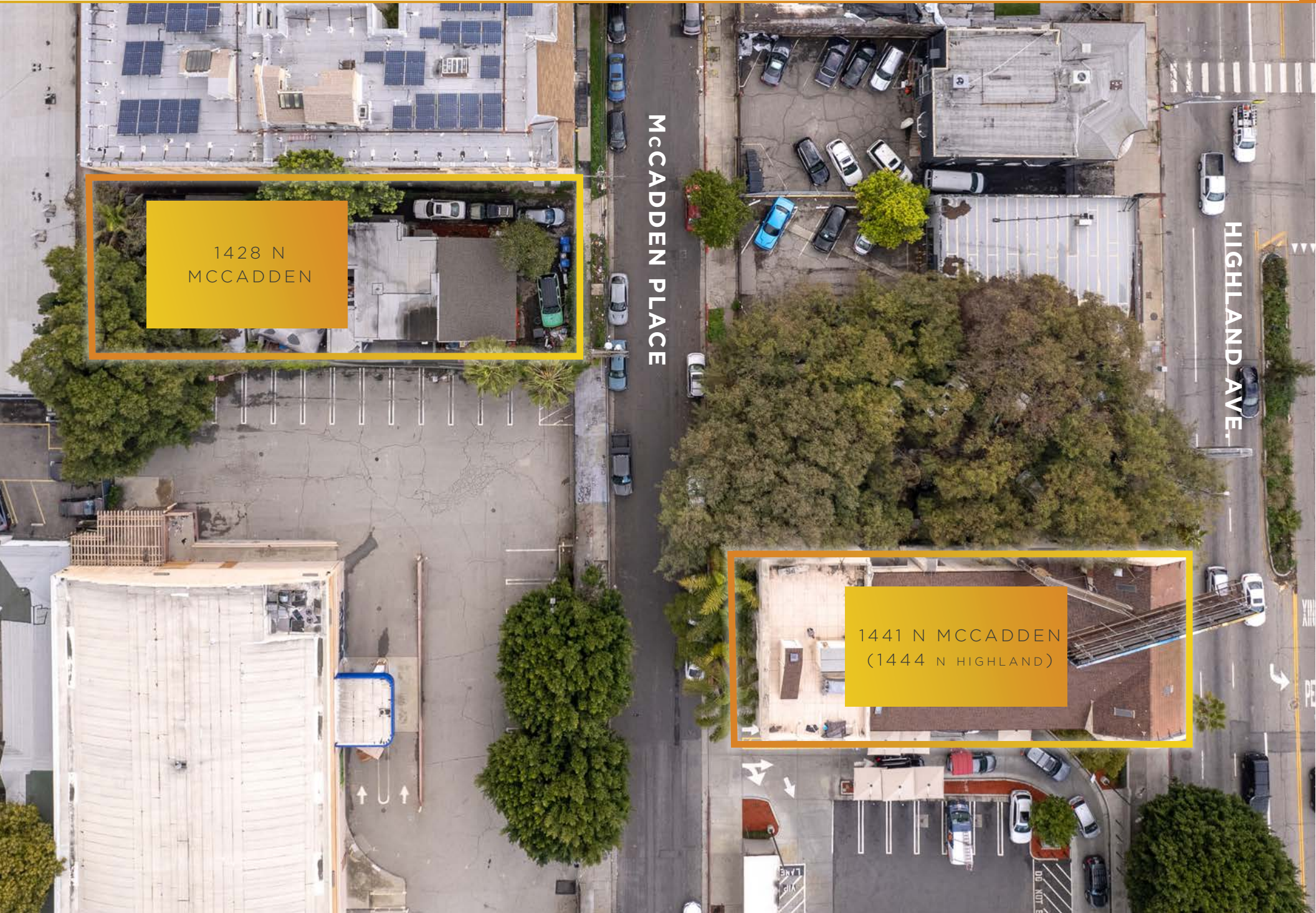
Blended price

HIGHLAND AVE.

MCCADDEN PLACE

1428 N
MCCADDEN

1441 N MCCADDEN
(1444 N HIGHLAND)





1441 N McCadden Pl.

(1444 N. Highland)

BUILDING SIZE	±11,202 SF
	- MAIN SPACE: ±7,202 SF (TO BE DELIVERED VACANT)
	- PHOTO STUDIO: ±2,000 SF (VACANT)
	- RECORDING STUDIO: ±2,000 SF (LEASED THROUGH 6/2024)
	- BILLBOARD SIGNAGE (LEASED THROUGH 11/29)
LAND SIZE	0.13 ACRES (5,872 SF)
YEAR BUILT	1927
ZONING	C2 -1-SN
APN	5547-021-002

1428 N McCadden Pl.

BUILDING SIZE	±3,263 SF
	TWO BUNGALOWS WITH 6 BEDROOMS + 6 BATHROOMS
LAND SIZE	0.16 ACRES (7,143 SF)
YEAR BUILT	1910
ZONING	RD 1.5-1XL
APN	5547-022-007

14,465 SF

Total building size

\$6,645,000 (\$459/SF)

Total asking price for the portfolio

PORTFOLIO HIGHLIGHTS



- Incredible Hollywood location
- Walk Score of 96 = A Walker's Paradise
- Thousands of units of new housing within a 1 mile radius
- Steps away from Ovation, the Dolby Theater/Academy Awards, El Capitan Theater/Jimmy Kimmel Show, Netflix's Egyptian Theater, Crossroads of the World, CMTY Culture Project, Musso & Frank Grill & two of the hottest microdistricts in the country, Sycamore District and the Vinyl District.
- Stunning architectural features, natural light, high ceilings, showcase space

1441 N McCADDEN



PHOTO STUDIO **SPACE**



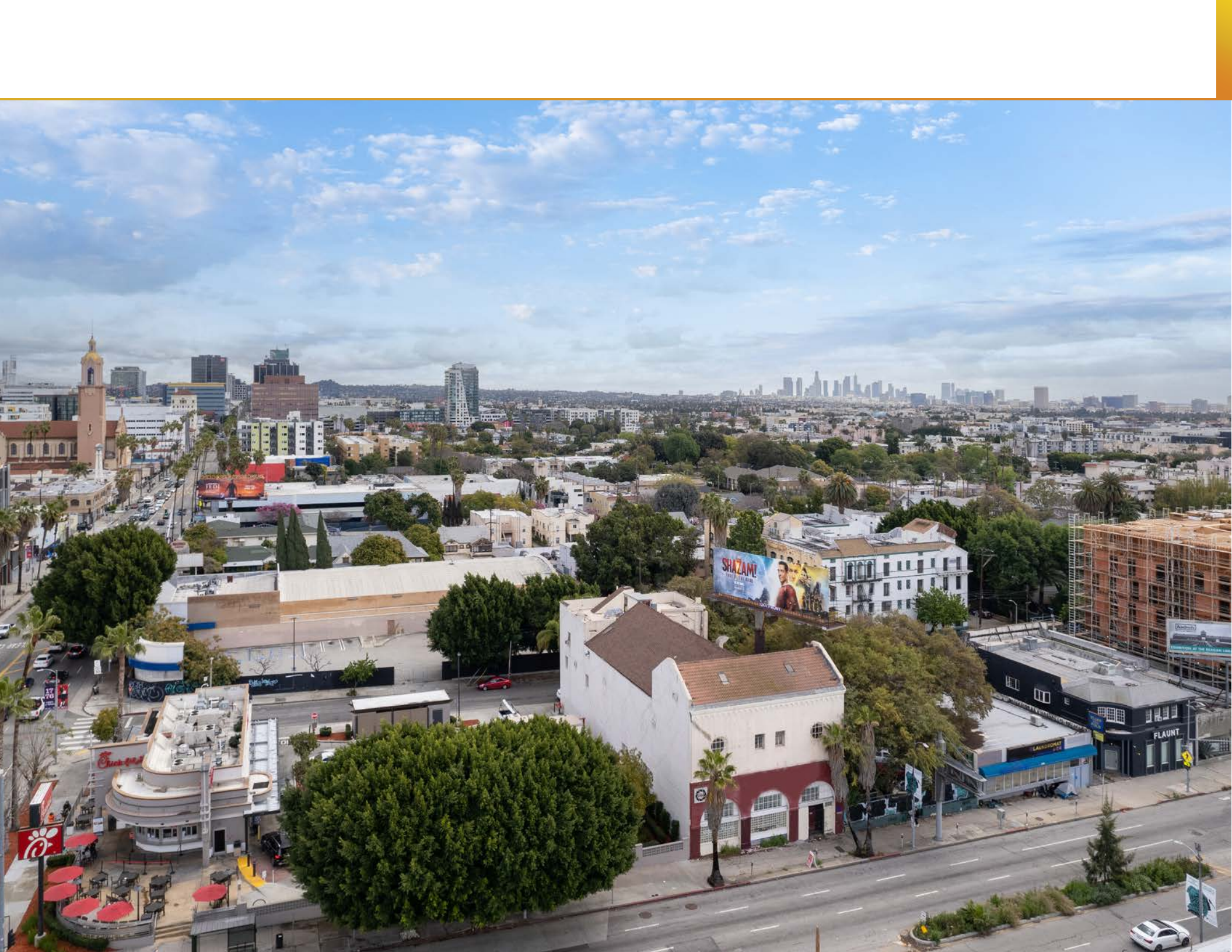
RECORDING STUDIO **SPACE**





1428 N McCADDEN

























CONVENIENT



5-10 MINUTE WALK

 Mama Shelter	 Equinox	 Tao	 Dream Hotel/The Highlight Room
 Groundwork Coffee	 Stout	 Thompson Hotel	 Ovation (Hollywood & Highland)
 Tender Greens	 Mother's Market	 Tommie Hotel	- Loew's Hotel
 Veggie Grill	 Musso & Frank Grill	 Motherwolf	- Dolby Theater
 Metro Red Line	 Egyptian Theater	 Hollywood Farmers Market	- Sephora
 Roosevelt Hotel	 El Capitan Theater	 Grandmaster Recorders	- Lucky Strike



5-10 MINUTE DRIVE

 Tocaya	 Melrose Shopping District	 The Sycamore District	 Capitol Records
 Sweetgreen	 L&E Oyster Bar	- Just One Eye	 W Hotel Hollywood
 Sugarfish	 Paramount Studios	- Tartine	 Aster Hotel
 Jeffrey Deitch Gallery	 Tartine	- Gigi's	 Mozza
 Hollywood Bowl	 Magari	- Sightglass Coffee	 Chateau Marmont
 Netflix	 Fender	- Heimat	
		- Mr. T's	
		- Sirius XM	



Ovation
HOLLYWOOD

PANTAGES

MUSSO & FRANK
The Grill

Capitol

勝 KATSUYA

TCL
CHINESE THEATRE
IMAX

DREAM
HOTELS

W
HOTELS

Hollywood
Roosevelt

TAO
LOS ANGELES

W
HOTELS

El Capitan Theatre

MAMA
SHELTER

COLUMBIA SQUARE
LIVING

1441 & 1428 N
McCADDEN

CNN

NeueHouse

VIACOM

NETFLIX

sunset
branson
STUDIOS

SALT
CURRY

Van
Gogh
EXHIBITION SPACE

MOTHER'S
MARKET & KITCHEN

SUGARFISH
BY TONY GOSWAMI

SHOWTIME

BuzzFeed

204

RAO'S

Van
Gogh
EXHIBITION SPACE

ticketmaster

ASTONISH

Jeffrey
Deitch

TARTINE

SMUGGLER

M

SMUGGLER

Milk

Paramount

RED
STUDIOS

101

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TEAM

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