

# FOR SALE

1444 N HIGHLAND / 1441 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 property just south of Sunset Blvd. on McCadden Place.

Built in 1927, 1441 N McCadden (aka 1444 N. Highland) 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.

## OFFERING SUMMARY

**11,202 SF**

Total building size

**\$3,350,000**

Asking price

**5,872 SF**

Land

**\$299/SF**

Price/SF of building

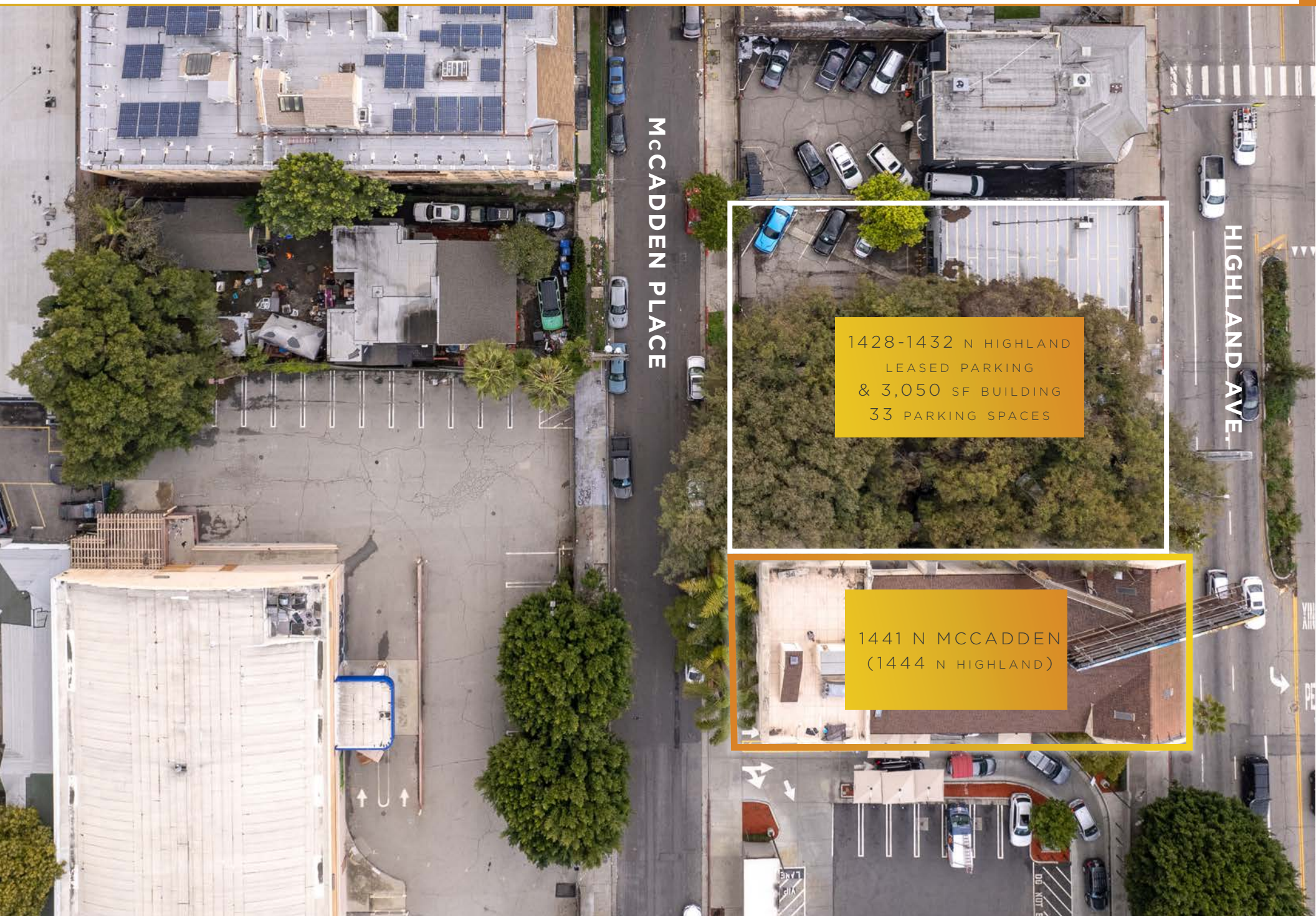


HIGHLAND AVE.

1428-1432 N HIGHLAND  
LEASED PARKING  
& 3,050 SF BUILDING  
33 PARKING SPACES

1441 N MCCADDEN  
(1444 N HIGHLAND)

MCCADDEN PLACE







# PROPERTY DETAILS

## 1441 MCCADDEN / 1444 N HIGHLAND (FEE OWNED)

<b>BUILDING SIZE</b>	±11,202 SF
	- MAIN SPACE: ±7,202 SF (VACANT)
	- PHOTO STUDIO: ±2,000 SF (VACANT)
	- RECORDING STUDIO: ±2,000 SF (TO BE DELIVERED VACANT)
	- BILLBOARD SIGNAGE (LEASED THROUGH 11/29 AT \$2,500/MO)
<b>LAND SIZE</b>	0.13 ACRES (5,872 SF)
<b>YEAR BUILT</b>	1927
<b>ZONING</b>	C2 -1-SN
<b>APN</b>	5547-021-002

## 1428 N HIGHLAND (LEASED)

<b>BUILDING SIZE</b>	±3,050 SF
<b>APN</b>	5547-021-004
<b>PARKING</b>	33 SPACES*

\*PARKING IS LOCATED DIRECTLY NEXT TO THE BUILDING THROUGH A LEASE WITH A SEPARATE PROPERTY OWNER. THE LEASE INCLUDES A 3,050 SF BUILDING WHICH CAN BE DELIVERED VACANT.

<b>11,202 SF</b>	<b>\$3,350,000 (\$299/SF)</b>
Total building size	Asking price

# PROPERTY HIGHLIGHTS



- Incredible Hollywood location
- Walk Score of 96 = A Walker's Paradise
- NEW: 33 Parking spaces included with lease of neighboring property
- 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





# PHOTO STUDIO **SPACE**

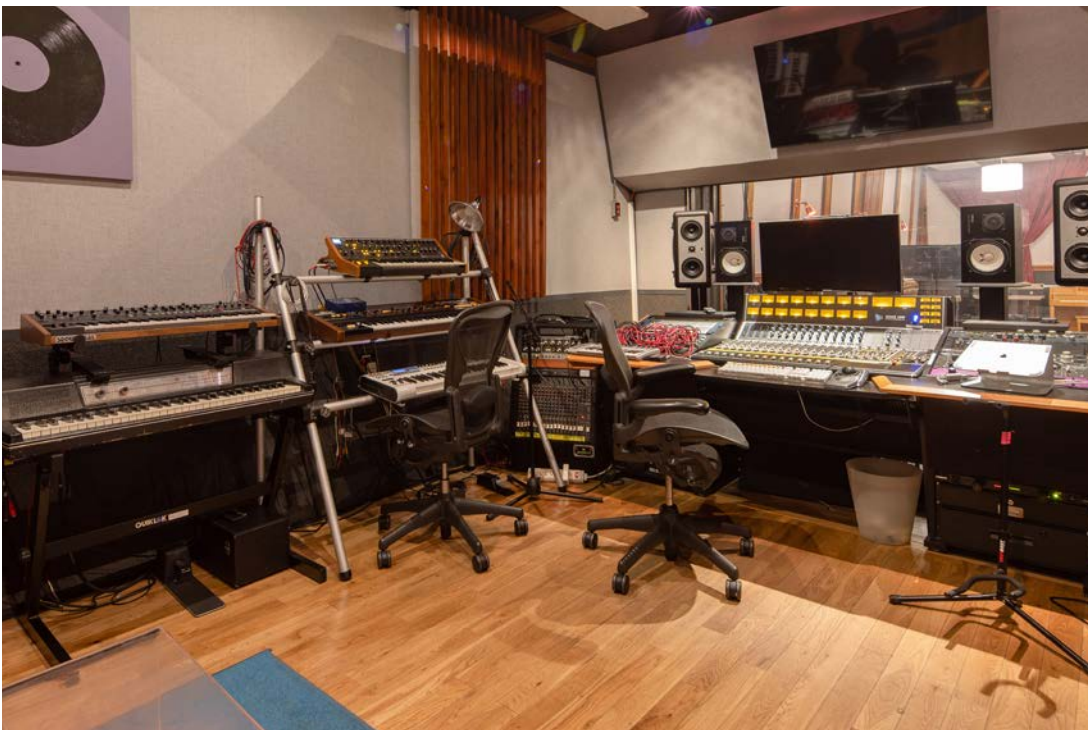




# RECORDING STUDIO **SPACE**







# 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  
Reservoir

TAO  
LOS ANGELES

W

El Capitan Theatre

MAMA  
SHELTER

COLUMBIA SQUARE  
LIVING

NeueHouse

VIACOM

NETFLIX

1441 & 1428 N  
McCADDEN

CNN

SUGARFISH  
BY TONY GODFREY

sunset  
bronson  
STUDIOS

SALT  
CURRY

Van  
Gogh  
EXPERIENCE

MOTHER'S  
MARKET & KITCHEN

SHOWTIME

BuzzFeed

204

ticketmaster

ASTONISH

Jeffrey  
Deitch

RAO'S

Van  
Gogh  
EXPERIENCE

Milk

Paramount

TARTINE

SMUGGLER

M

SMUGGLER

RED  
STUDIOS

101







# 1444 N Highland / 1441 N McCadden Pl.

## TEAM

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