



Occidental Studios

MAIN LOT



Longest Continuous Operating
Studio Lot in Los Angeles



201 N Occidental Blvd, Los Angeles, CA 90026

Jones Lang LaSalle Brokerage, Inc.
CA License #01856260



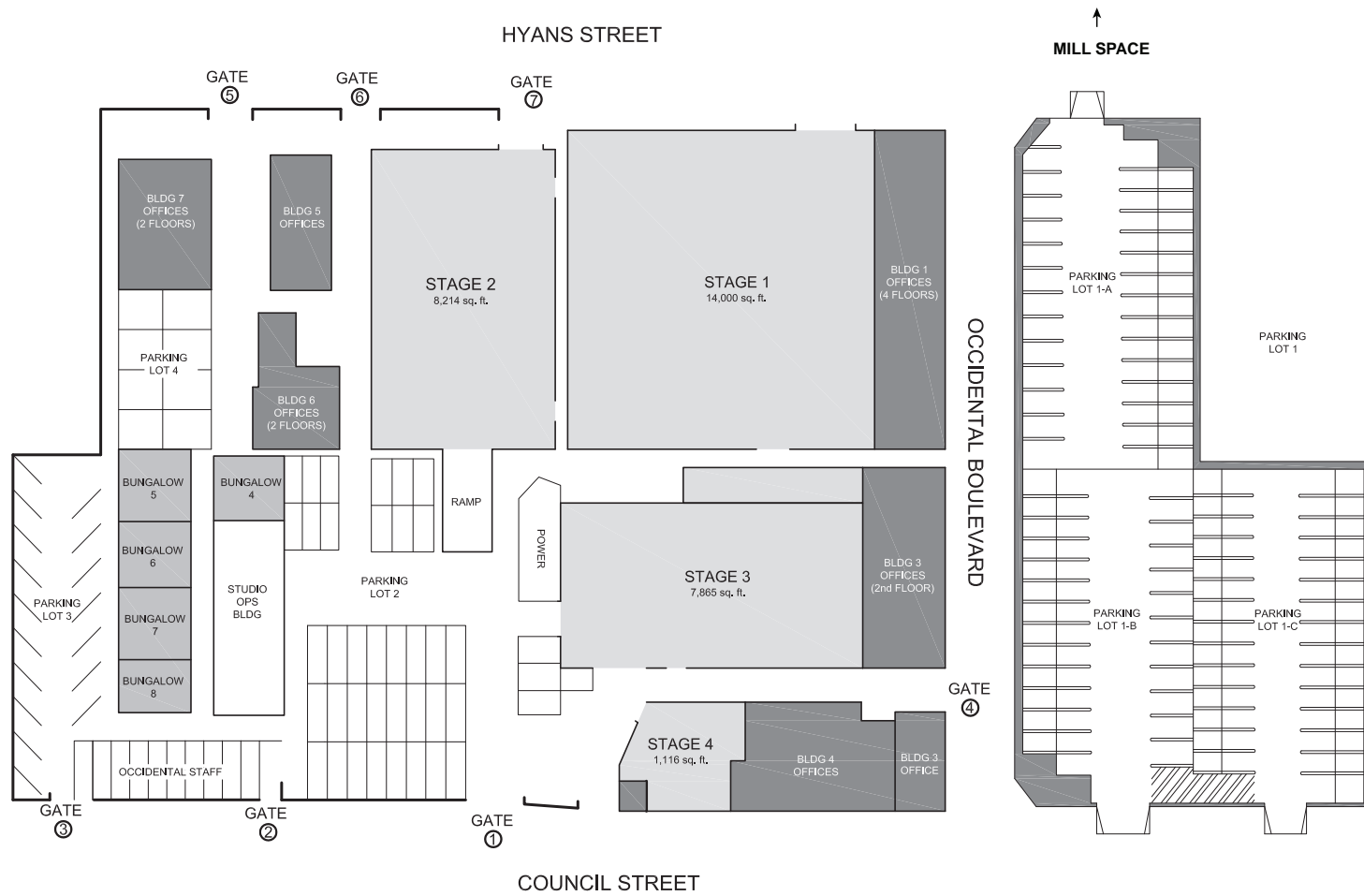
The Offering

JLL is pleased to exclusively present this incomparable opportunity to acquire or lease a fully operational legacy studio lot. Occidental Studios Main Lot (the "Property"), located at 201 N. Occidental Blvd., is the longest continuously running studio lot in Los Angeles. The site is comprised of over 69,000 square feet of buildings, including four soundstages and ample support space, on nearly 3 acres of land. Well positioned in the core area of the TMZ ("Thirty Mile Zone"), the Main Lot is at the center of destination neighborhoods HiFi, Echo Park and Silver Lake, and only 10-15 minutes from Hollywood and Burbank and 8 minutes from Downtown Los Angeles.

Summary

Property Address:	201 N. Occidental Blvd.
City:	Los Angeles, CA 90026
Year Built:	1913 - 2011
Total Building Area:	69,069 SF
Total Land Area:	125,747 SF (2.89 Acres)
APN:	5156-017-006, -007, -018, -023; 5156-022-017, 018, 030
Zoning:	LAC2, LAR3, LARD1.5
Use Code:	Motion Picture, Radio & Television Industry Studio
Parking:	212 Parking Spaces
Sale Pricing:	\$45,000,000 (\$652/SF)
Lease Rate:	\$3.75/SF/Month MG





The Site Plan

69,069 TOTAL SF

Stages (31,489 Total SF)

Stage 1	14,000 SF
Stage 2	8,214 SF
Stage 3	7,980 SF
Stage 4	1,295 SF

Mill Space (4,596 Total SF)

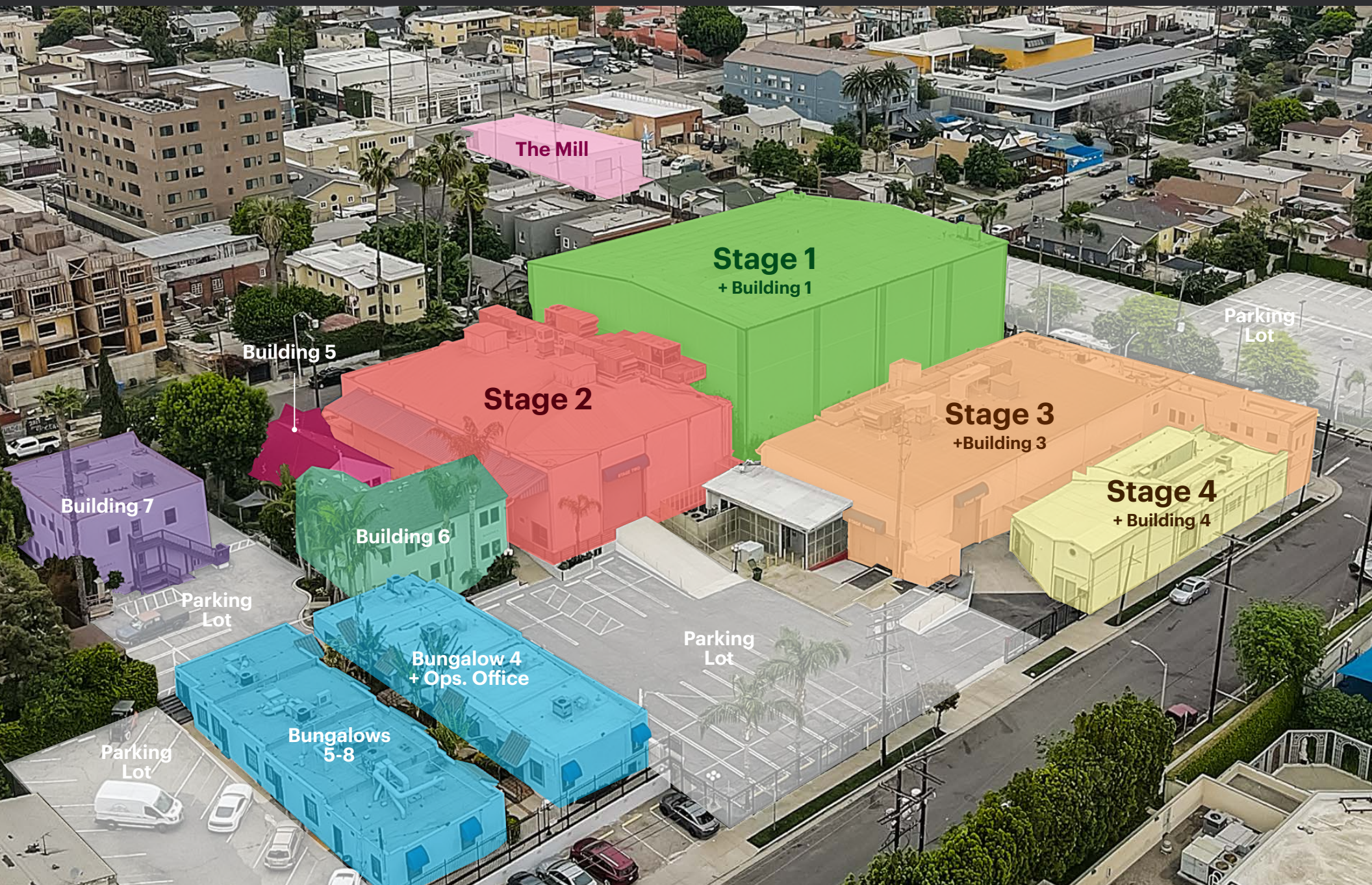
Warehouse	4,596 SF
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Support/Office (32,984 Total SF)

Stage 1 Office	8,757 SF	Stage 3 Office	2,982 SF
1st & 2nd Floor	5,119 SF	Stage 4	629 SF
3rd & 4th Floor	3,638 SF	Conference Room	517 SF
Building 3	3,893 SF	Hair & Makeup	112 SF
Building 4	2,485 SF	Bungalows 1-3	1,944 SF
Building 5	1,963 SF	Each Ops. Office	650 SF
Building 6	3,140 SF	Bungalows 4-8	3,417 SF
Building 7	3,774 SF	Each Ops. Office	650 SF



Aerial View





Stage Photos & Breakdown



Stage 1

Square Footage	14,000 SF
Dimensions	125' x 111' x 54'
Height	45' to Grid
Power	7200 AMPS



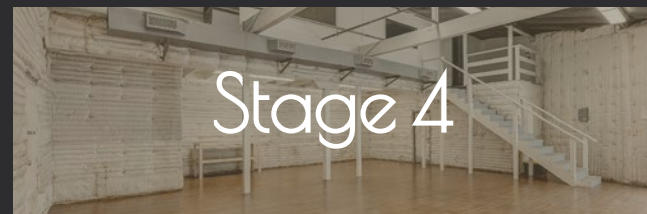
Stage 2

Square Footage	8,214 SF
Dimensions	111 x 74 x 26'
Height	23' to Grid
Power	3600 AMPS



Stage 3

Square Footage	7,980 SF
Dimensions	130' x 63' x 19'
Height	19' to Grid
Power	3600 AMPS



Stage 4

Square Footage	1,295 SF
Dimensions	36' x 31' x 14'
Height	14' to Grid
Power	1200 AMPS



Stage 1

14,000 SF
Square Footage

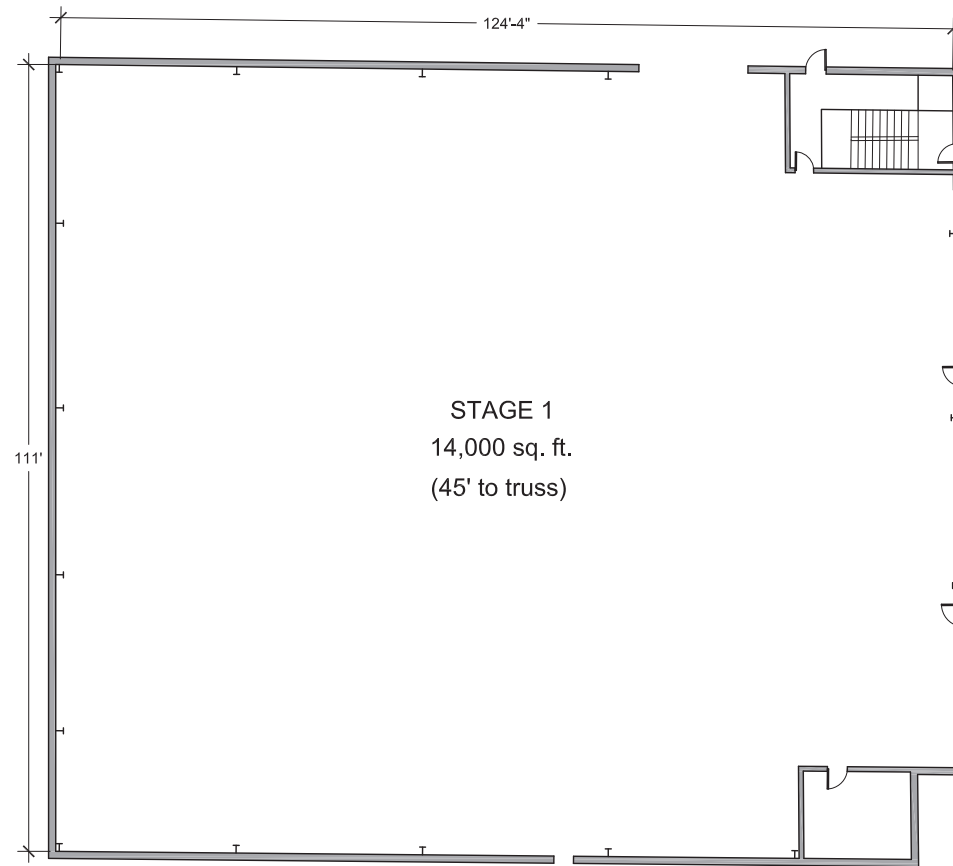
125' x 111' x 54'
Dimensions

45' Height
Height to Grid

7200
AMPS



Stage 1



14,000 SF
Square Footage

125' x 111' x 54'
Dimensions

45' Height
Height to Grid

7200
AMPS



Stage 2

8,214 SF
Square Footage

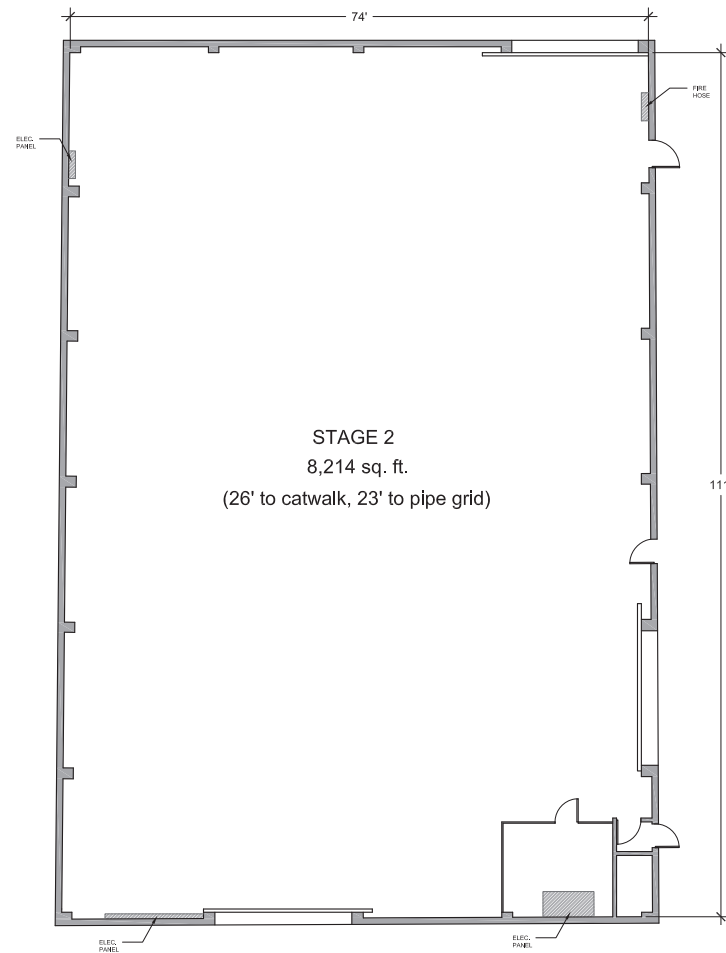
111' x 74' x 26'
Dimensions

23' Height
Height to Grid

3600
AMPS



Stage 2



8,214 SF
Square Footage

111' x 74' x 26'
Dimensions

23' Height
Height to Grid

3600
AMPS



7,980 SF
Square Footage

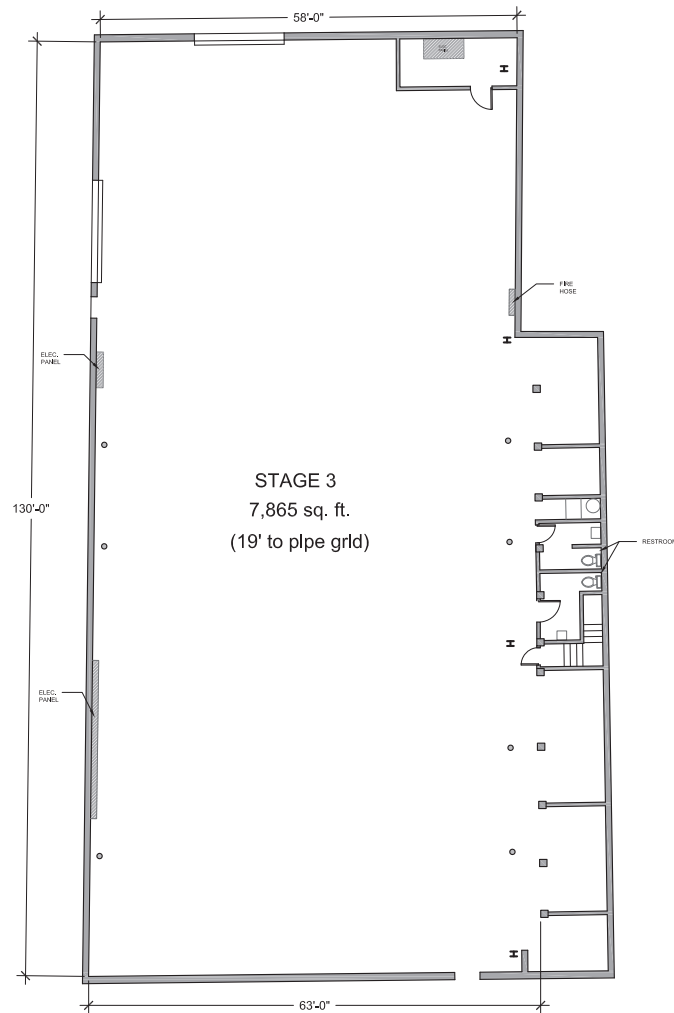
130' x 63' x 19'
Dimensions

19' Height
Height to Grid

3600
AMPS



Stage 3



7,980 SF
Square Footage

130' x 63' x 19'
Dimensions

19' Height
Height to Grid

3600
AMPS



Stage 4

1,295 SF
Square Footage

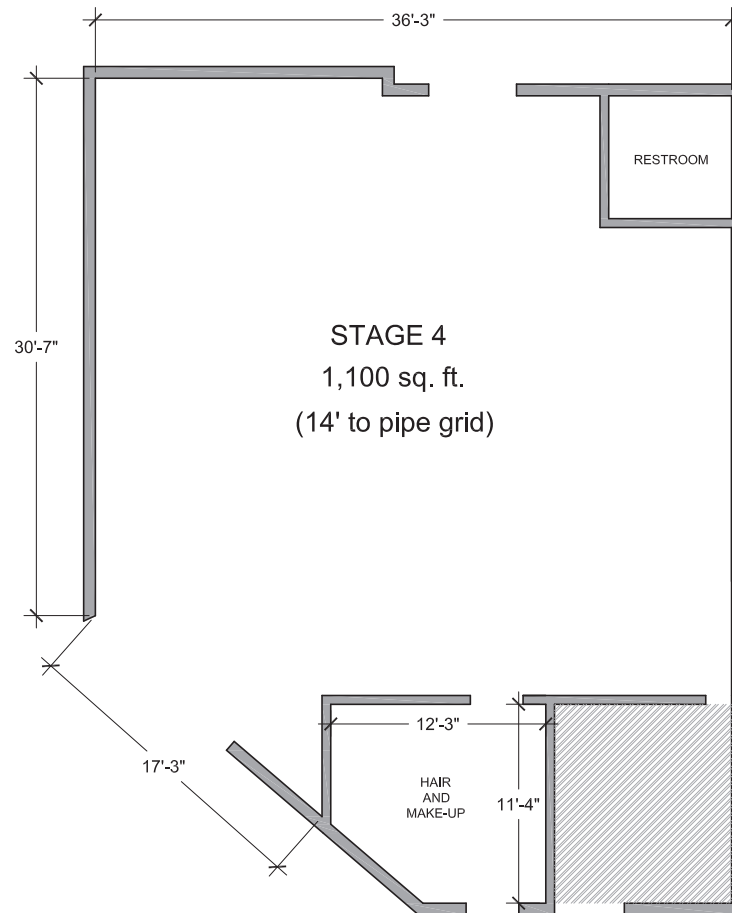
36' x 31' x 14'
Dimensions

14' Height
Height to Grid

1200
AMPS



Stage 4



1,295 SF
Square Footage

36' x 31' x 14'
Dimensions

14' Height
Height to Grid

1200
AMPS



Get a
Glimpse



Occidental Studios
Main Lot Photos



Get a
Glimpse



Occidental Studios
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Studio History

Clients



Shows Filmed Here



History

Occidental Studios has long been a destination for the entertainment industry since it was built in 1913, proudly standing as the longest running continuous studio lot in Los Angeles. Silent film star and studio mogul Mary Pickford got her start here, and even lived in a house once located on the lot. Her fellow screen legends Charlie Chaplin and Douglas Fairbanks were also known to film at this storied location.

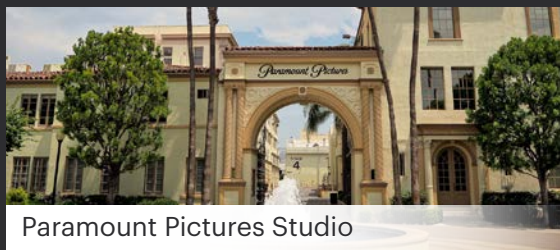
Today, The Main Lot continues to be a favored location for the entertainment industry with frequent clients including Disney, Paramount, Fox, NBC, and Netflix.



Studio Proximity



Netflix



Paramount Pictures Studio



Warner Bros. Studio

Drive Times

Burbank	15 Minutes
Hollywood	10 Minutes
Downtown L.A.	8 Minutes
Silver Lake	5 Minutes
Echo Park	3 Minutes
Rideback Ranch	3 Minutes





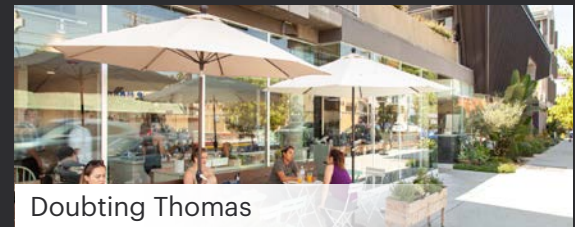
Neighborhood

Area Description

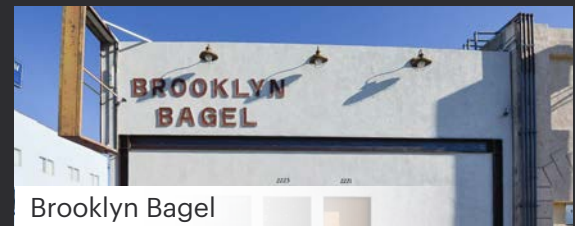
Occidental Studios is located at the center of the hottest destination neighborhoods in Los Angeles including Silver Lake, Echo Park, and Historic Filipinotown, aka "HiFi." Now a popular haven for content creators, including headquarters for Ava Duverney's *Array* Now, Blumhouse Productions, and Rideback Ranch, HiFi has been recognized as one of the "coolest neighborhoods in the world" by *Timeout Magazine* and as "L.A.'s Next Great Dining Destination" by *Food and Wine Magazine*.



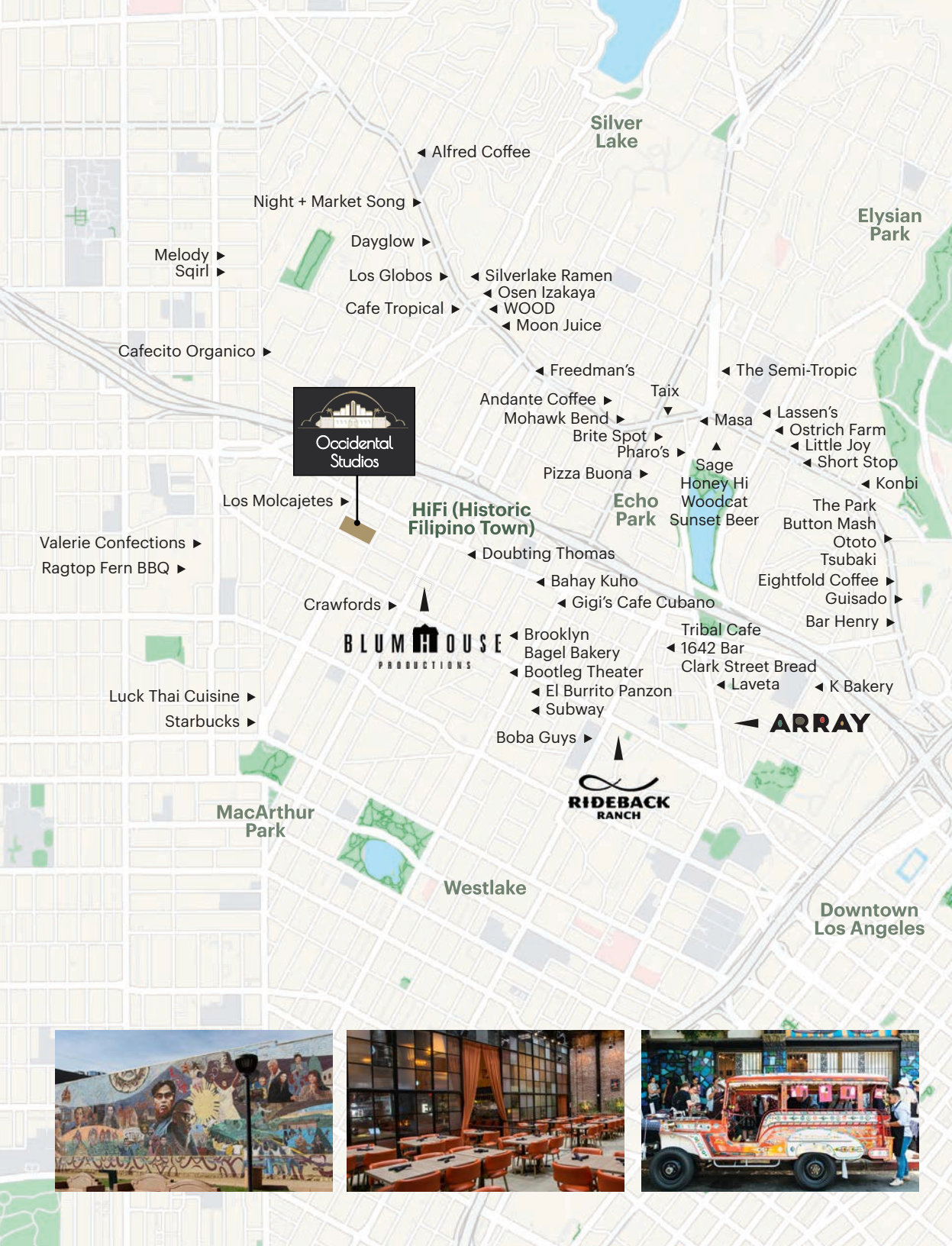
Rideback Ranch



Doubting Thomas



Brooklyn Bagel



Occidental Studios

201 N Occidental Blvd, Los Angeles, CA 90026



Occidental Studios is a Division of Occidental Entertainment Group Holdings, Inc., and separately operates ten additional stages at various locations beyond the four offered on its Main Lot. It also owns a Lighting & Grip Division and Prop Division with large inventories, which are all separate from this Offering.

Get in Contact



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