

EXISTING RECORDING STUDIO

Only Known Opportunity in the County

13,801 RSF | AVAILABLE NOW

11021 Via Frontera, San Diego, CA 92127



Jones Lang LaSalle Brokerage, Inc. Real Estate License # 01856260

Built for your best performance

Three fully-equipped recording studios, each outfitted with professional-grade consoles, preamps, compressors, and instruments—ready to handle everything from podcast recordings to full music production. Exceptional rooms and top-tier equipment create a creative environment designed for serious audio work, where acoustics, technology, and workflow come together seamlessly. Whether you're launching a podcast network, producing albums, or running daily broadcasts, you'll have industry-standard tools at your fingertips and the flexibility to make the space your own.

STUDIO A

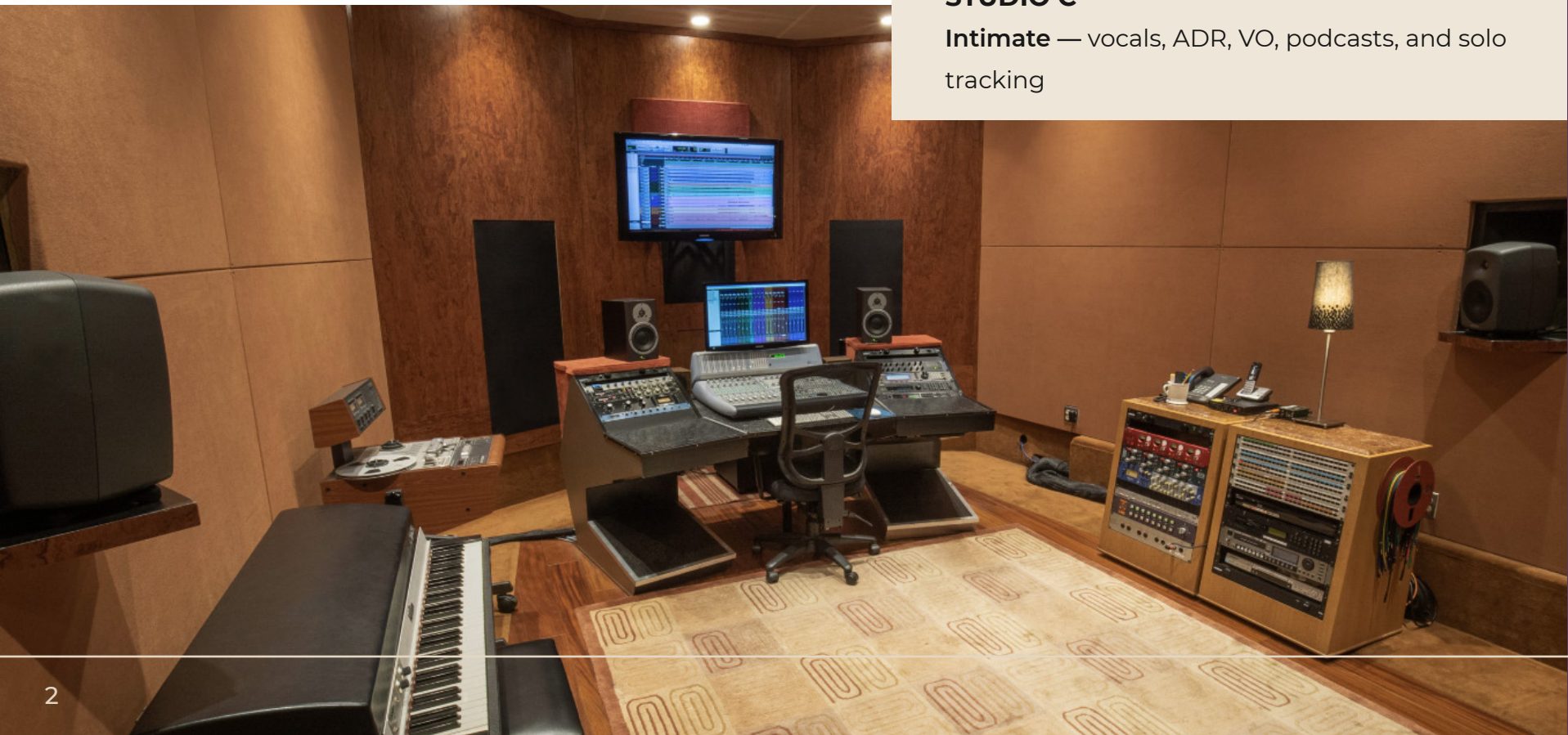
Flagship — largest tracking space in San Diego

STUDIO B

Versatile — mixing, mastering, vocals, and VO

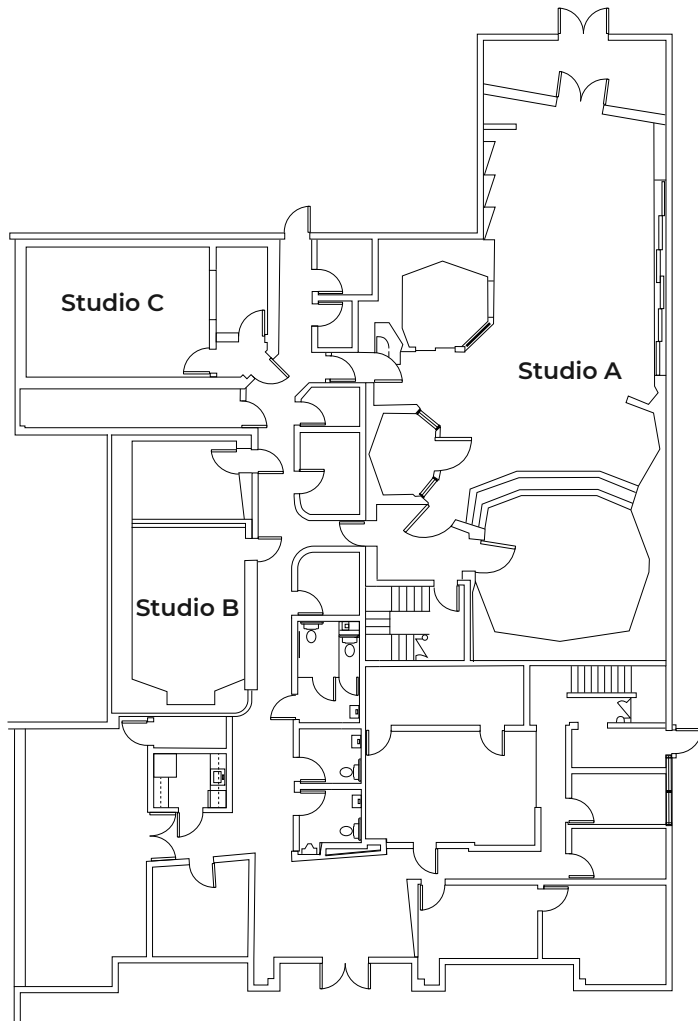
STUDIO C

Intimate — vocals, ADR, VO, podcasts, and solo tracking

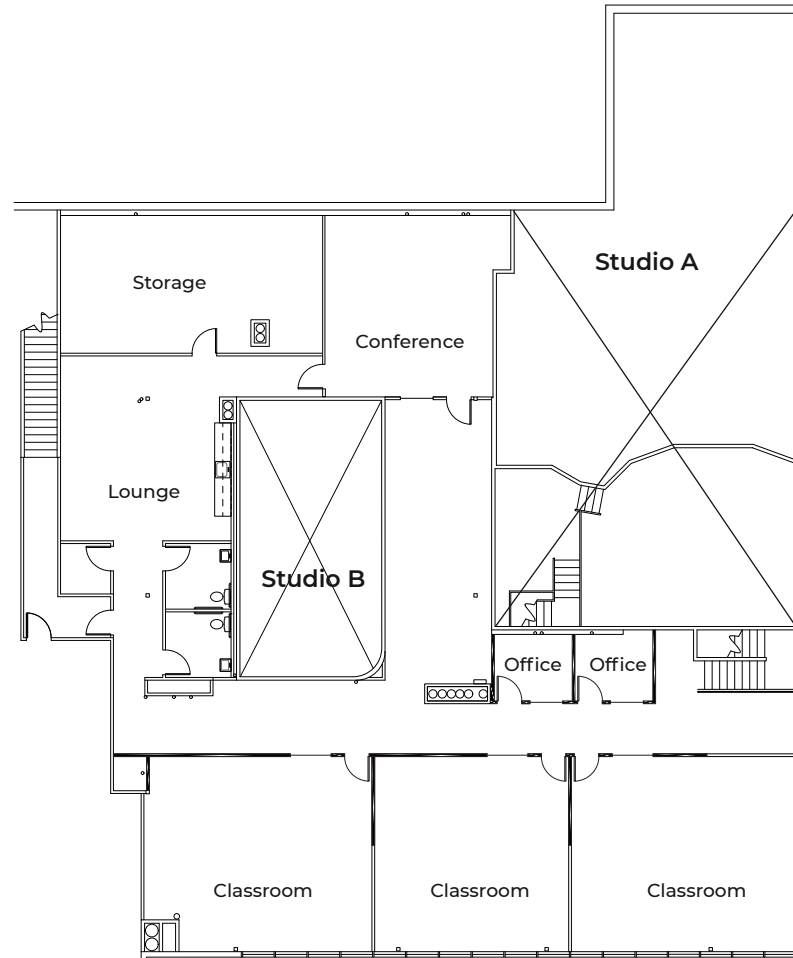


Floor plans

First floor



Second floor



Studio A

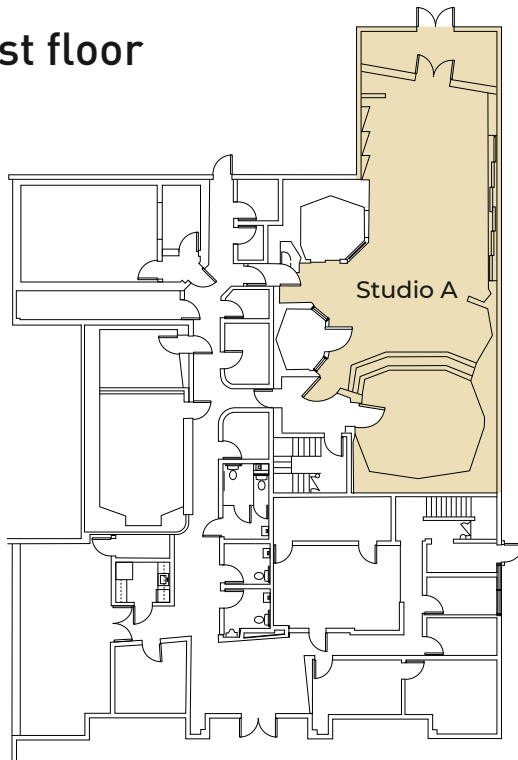
8,148 RSF

Spacious live room originally designed for orchestras, equally suited for big drum sounds, live band tracking, or video/livestream. Two iso booths included.

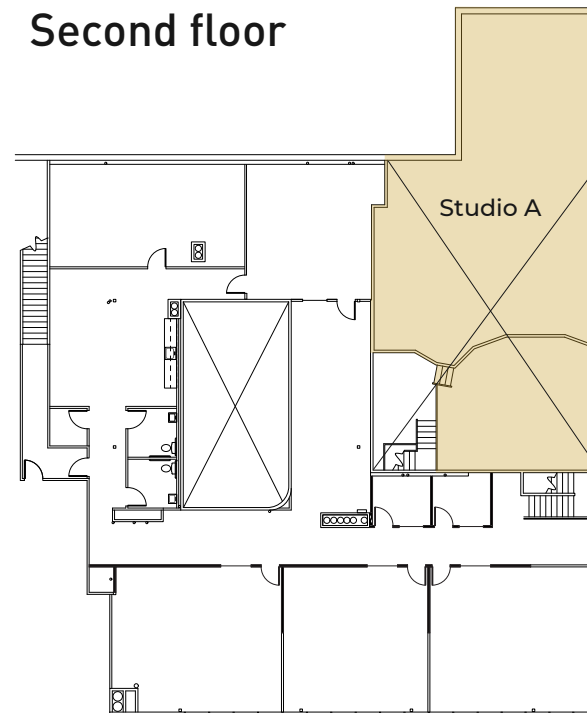
- SSL 4064 E/G — vintage 64-channel console
- Yamaha C7 Concert Grand Piano
- Neve 33114 (pair) + Pultec EQP-1A (pair)
- Two iso booths



First floor



Second floor



Studio B

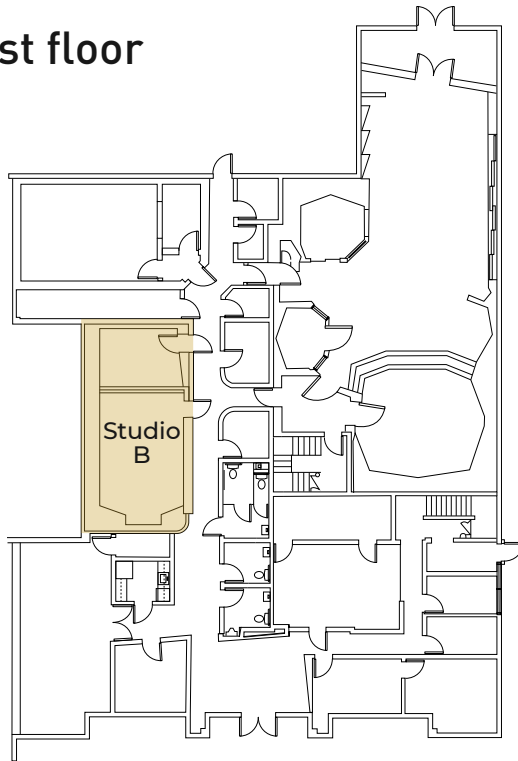
5,653 RSF

Ideal for mixing, mastering, and vocal/instrument/VO recording. Iso booth large enough for drums, intimate enough for audiobook work.

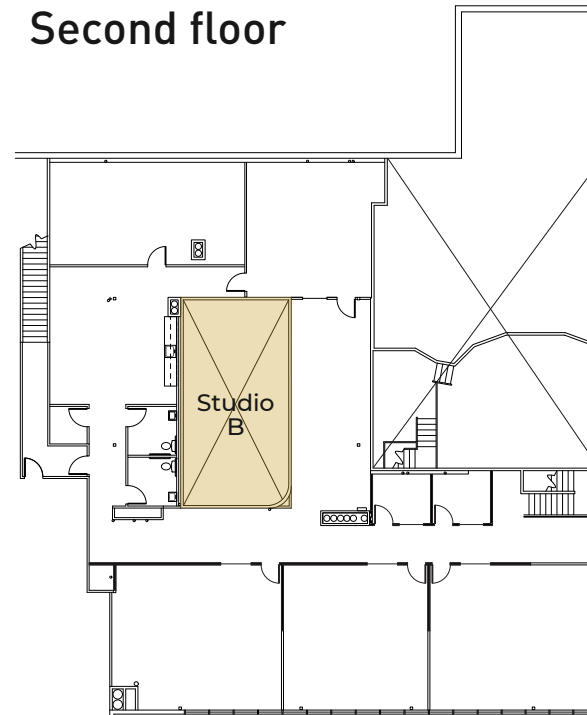
- Digidesign 8-Channel D-Command Custom Desk
- SSL XLogic G Series Stereo Compressor
- Dangerous two-bus summing
- Genelec 1031/JBL LSR 28P monitoring



First floor



Second floor



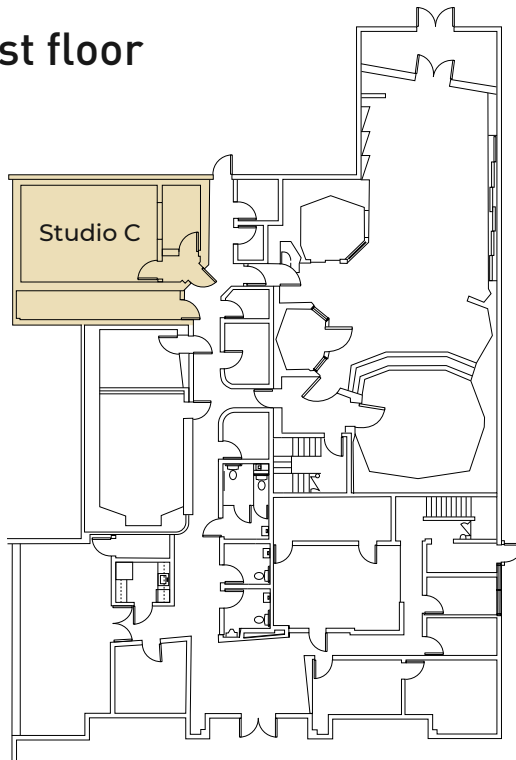
Studio C

Ideal for vocals, ADR, voiceover, audiobooks, podcasts, and solo instrumental recording. Comfortable iso booth and acoustically pristine control room.

- Digidesign 8-Channel D-Command, Argosy Custom Desk
- Dynaudio BM5A Surround w/ Sub
- Full Pro Tools 12 HD rig, HD I/O (16 in/out)



First floor



Equipped for any project

Studio A

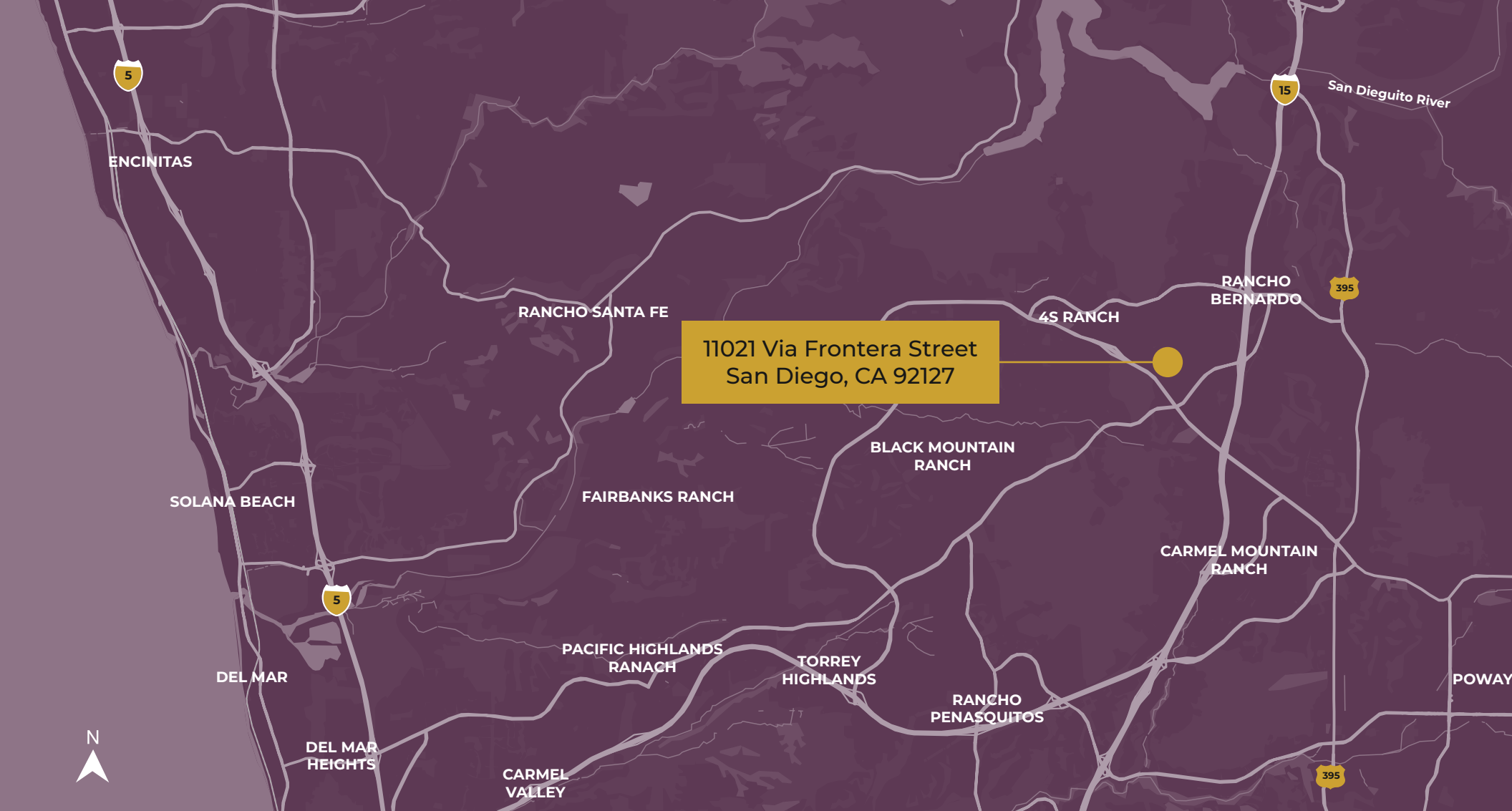
CATEGORY	GEAR
Console	SSL 4064 E/G (64 channels)
Monitors	Meyer X10 Mains, Meyer Outboard EQ/Crossover, Yamaha NS10, Genelec 1031A, Dynaudio BM5a, Aviom Cue System
Preamps	Vintech X81 (pair), Millennia HV-3D (8ch), Neve 33114 (pair), Chandler GERM500 MkI, BAE 1122, Coil Audio CA70 (2x)/CA286 (2x)
EQs	Pultec EQP-1A (pair), Manley Massive Passive, APL5500 Stereo EQ
Compressors/Limiters	UA LISA (pair), UA 1176, Urei 176, LA-2A, Manley Variable Mu, DBX 160 VU, Empirical Labs Distressor EL8-X (pair), and EL8 (pair)
Effects	Lexicon 480L w/ LAR, Lexicon PCM80
Computer	Apple 2021 M1 Mac Mini, Pro Tools 2021 HD w/ HDX Card & Sync HD, 2x Antelope Orion HD (64 in/out)
Plug-ins	UAD, Soundtoys, iZotope, Eventide, McDSP, Melodvne, Autotune
Instruments	Yamaha C7 Concert Grand Piano, Hammond A100 w/ Leslie, Fender Rhodes MkI

Studio B

CATEGORY	GEAR
Console	Digidesign and-Channel D-Command Custom Desk
Monitors	Genelec 1031, JBL LSR 28P, Yamaha NS10
Preamps	Focusrite Red 1 (4ch), Focusrite 428 (1ch), Vintech 473 (4ch)
Summing	Dangerous 2-Bus
Compressors/Limiters	SSL XLogic G Series Stereo Compressor, Empirical Labs Distressor EL8-X (pair), Orban 412A
Effects	Eventide_UltraHarmonizer DSP 4000, Lexicon 300
EQs	Manley Pultec EQP1AS Tube Stereo EQ
Computer	Apple 2012 Mac Pro Tower (2.66GHZ, 32GB, 6-core), Pro Tools 12 HD w/ HD Native Card & Sync HD, Antelope Orion HD (32 in/out)
Plug-ins	UAD, Soundtoys, iZotope, Eventide, McDSP, Waves, Melodvne, Autotune
Misc	Telos 1 Phone Patch Hybrid, Telos Zephyr VISDN, Tascam CP-401, Samsung BDP-3600, Studej A807 1/4" Tape Machine

Studio C

CATEGORY	GEAR
Console	Digidesign 8-Channel D-Command, Argosy Custom Desk
Monitors	Dynaudio BM5A (Surround) w/ Sub, Genelec 1031A
Computer	Apple 2012 Mac Pro Tower (2.66GHZ, 32GB, 6-core), Pro Tools 12 HD w/HD Native Card, Sync HD, HD I/O (16 in/out)
Plug-ins	UAD, Soundtoys, iZotope, Eventide, McDSP, Waves, Melodyne, Autotune
Preamps	Focusrite Red 7, Universal Audio 6176, Presonus MP20 (2ch), Avalon VT 737-sp (pair)
Misc	Telos Zephyr VISDN, Telos 1 Phone Patch Hybrid



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