

3500

CAHUENGA
BLVD

50,837 SF
5.9 Acres
AVAILABLE FOR LEASE



NEWMARK



Discover
exceptional
leasing
opportunities



3500

CAHUENGA BLVD

A versatile property ideally situated in the vibrant Universal City. This prime location offers a blend of office and potential retail spaces in one of Los Angeles' most dynamic corridors. With easy access to the 101 Freeway and proximity to Universal Studios, CityWalk, and the entertainment epicenter, your business will thrive in an area synonymous with creativity and innovation.

LEASING DETAILS

SIZE

50,837 SF

PRICE

Withheld

TERM

Negotiable

USE

**Office / Retail /
Industrial / Specialty**

LOT SIZE

204,296 SF | 5.9 Acres

YEAR BUILT

2005

ZONING

LAC2

PARKING
SPACES

700



DEMOGRAPHICS

3-MILE RADIUS

TOTAL BUSINESSES

13.6K

TOTAL EMPLOYEES

123K

TOTAL SALES

\$23.7B

UNEMPLOYMENT RATE

6.7%

DAYTIME POPULATION



TOTAL POPULATION

192,291



TOTAL DAYTIME
POPULATION

229,692



AVG NUMBER OF
EMPLOYEES

7.7



480.2 [▲]

TOTAL BUSINESS
PER SQ MI THIS IS
347.2% HIGHER
THAN LA COUNTY

ABOUT THE WORKFORCE



SERVICES

12.6%



TRADES/SKILLED
LABOR

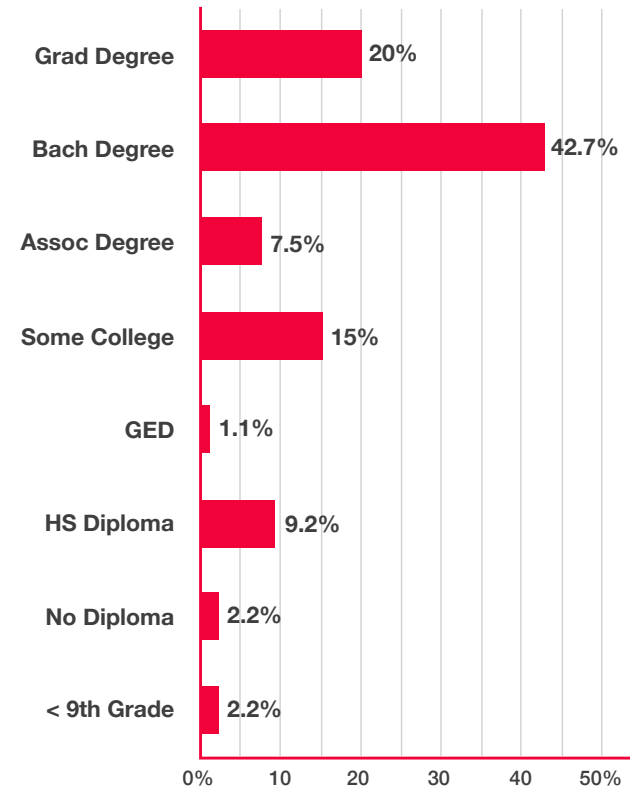
6.5%



OFFICE BASED

80.9%

EDUCATIONAL ATTAINMENT

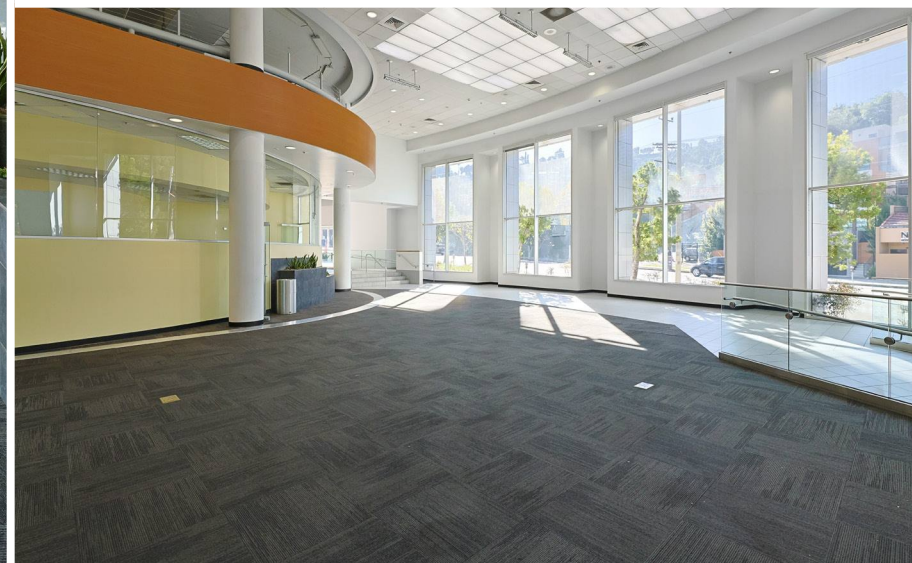


Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

PROPERTY // EXTERIOR

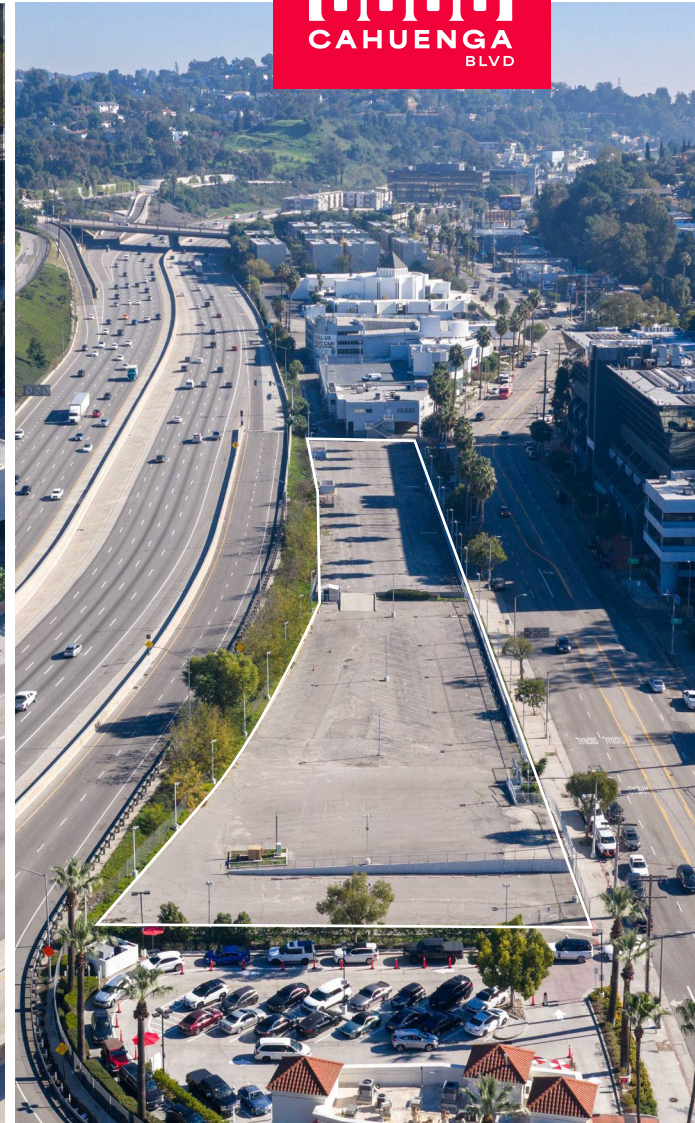


PROPERTY // MAIN LOBBY

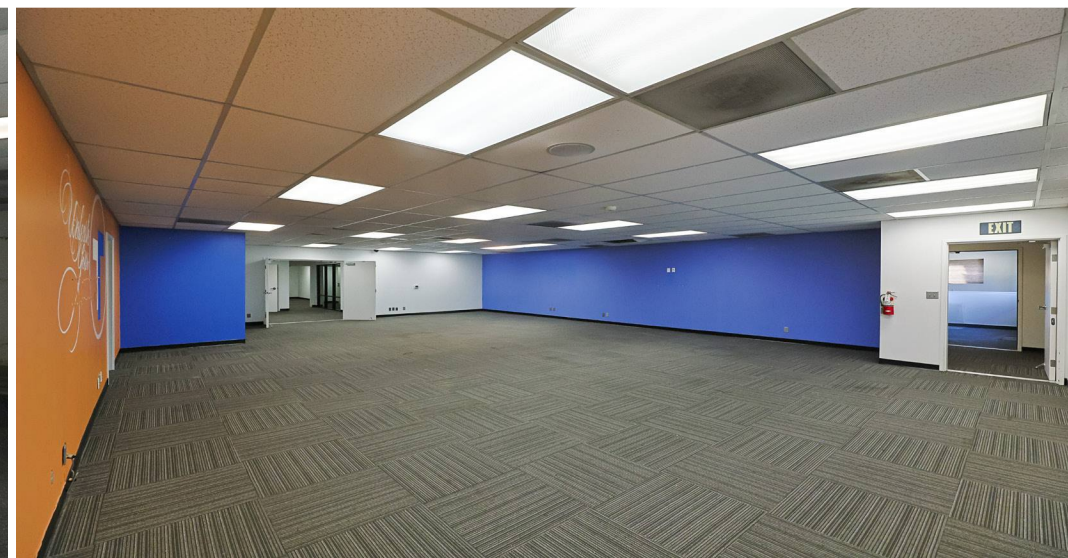


PROPERTY // PARKING LOT

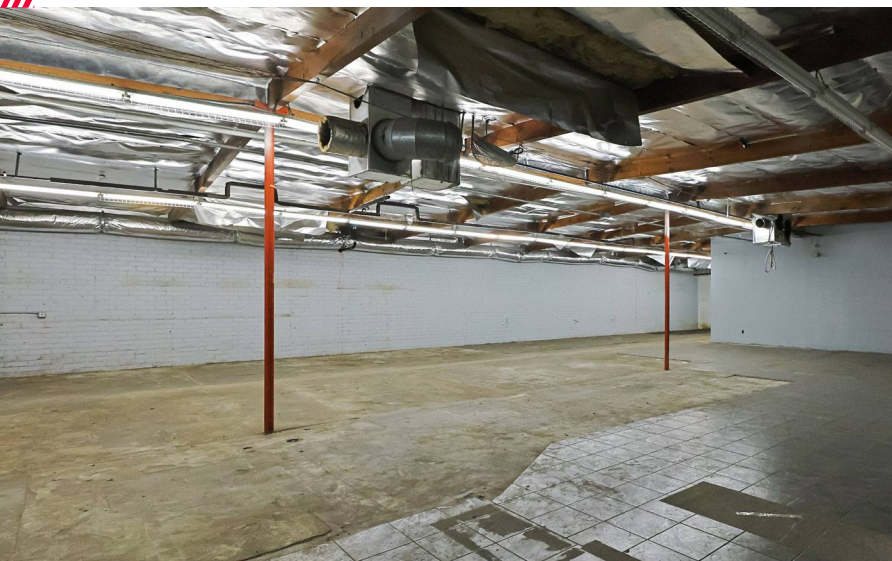
700 PARKING SPACES



PROPERTY // OFFICE SPACE



PROPERTY // INDUSTRIAL SPACE



3500
CAHUENGA
BLVD

SELL US
YOUR CAR!

#1 IN THE WORLD
UNIVERSAL CITY
#1 IN THE WORLD

**AMAZING
SIGNAGE
OPPORTUNITY**

101

Cars Per Day

230,000

Freeway
Frontage
1,508'

NEWMARK

3500 CAHUENGA BLVD

10



ENTERTAINMENT/ MEDIA COMPANIES

- 1 DG Entertainment
- 2 Abominable Pictures
- 3 Theatre West
- 4 Added Value Marketing
- 5 Moving Art Pictures
- 6 ShapeShifter Post
- 7 Atlas Digital
- 8 LA Studios
- 9 Digital Film Tree
- 10 KPFK 90.7 FM
- 11 Spitz Studio City
- 12 Media Storage Group
- 13 Del Oro Music
- 14 NBC Universal Building
- 15 Universal Studios
- 16 Universal CityWalk

OTHER

- 1 Sheraton Universal
- 2 Nissan
- 3 Hilton Los Angeles/Universal City
- 4 BMW
- 5 99 Cents Only Stores
- 6 Ralphs
- 7 Starbucks
- 8 Walgreens
- 9 Marshalls
- 10 Carter's

SOCIAL (DINING & GYM)

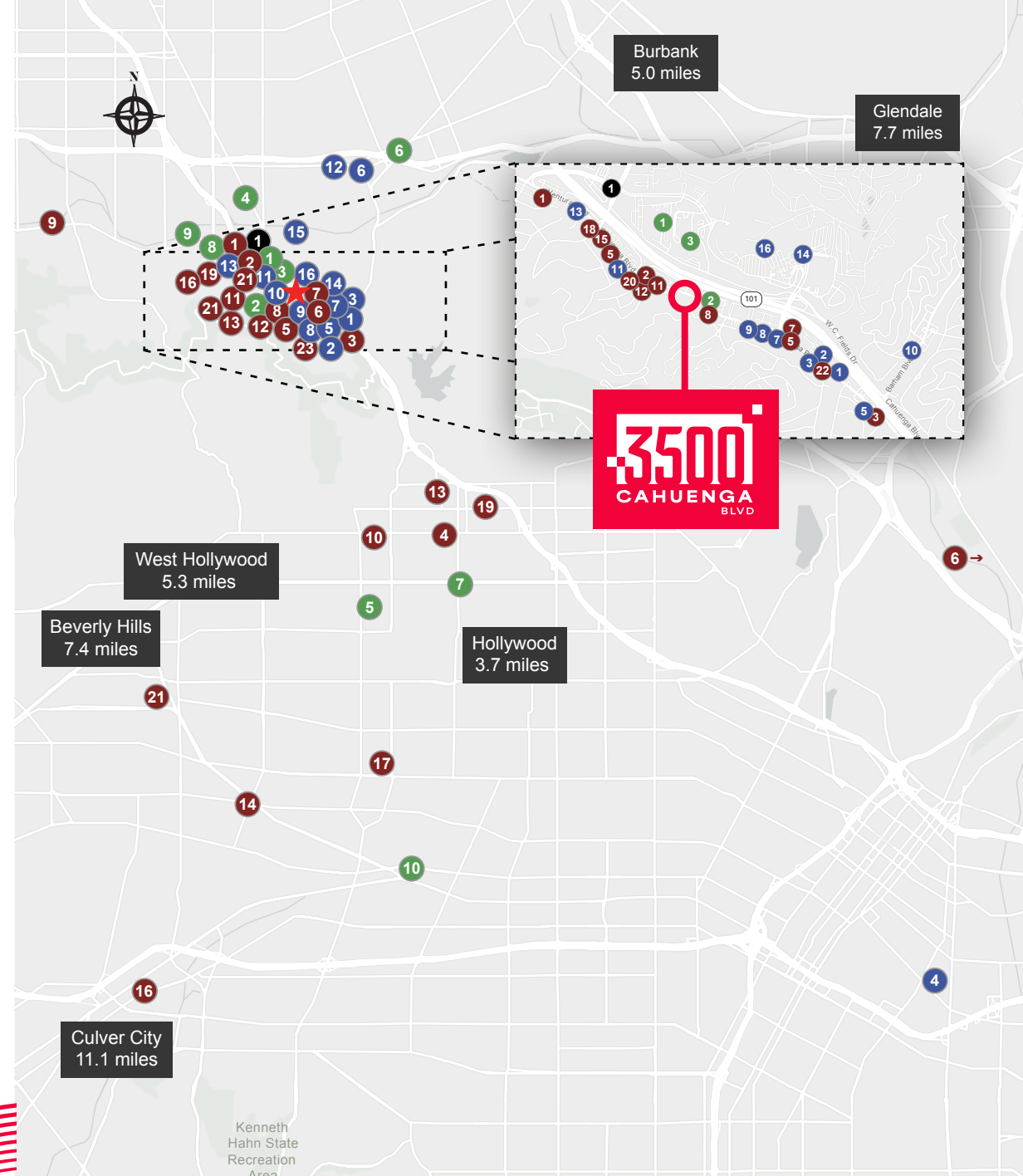
- 1 SunCafe Organic
- 2 Poquito Mas
- 3 Tokyo Cube
- 4 Veggie Grill- Hollywood DOME
- 5 Mercado Hollywood
- 6 GC Marketplace Restaurant
- 7 LA Fitness
- 8 Joe's Falafel
- 9 Peet's Coffee
- 10 In 'N Out
- 11 Miceli's
- 12 Good Neighbor
- 13 Panda Express
- 14 Carl's Jr
- 15 The Baked Potato
- 16 The Salsa Bar
- 17 Fatburger
- 18 Fernanda's NY Pizza
- 19 Subway
- 20 Spitz- Studio City
- 21 The Coffee Bean & Tea Leaf
- 22 General Admission Kitchen + Bar

METRO STATION

- 1 Metro Station Universal Studios

LOCATION HIGHLIGHTS

- + Steps from Universal City/ Studio City Red Line station for seamless commuting.
- + Surrounded by premier dining, shopping, and entertainment at Universal CityWalk and Hollywood hotspots.
- + Minutes to major studios including Universal, Warner Bros., and Disney.
- + Quick freeway access via 101, 134, and 170 – connecting you to Burbank, Downtown LA, and beyond.



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CAHUENGA

BLVD

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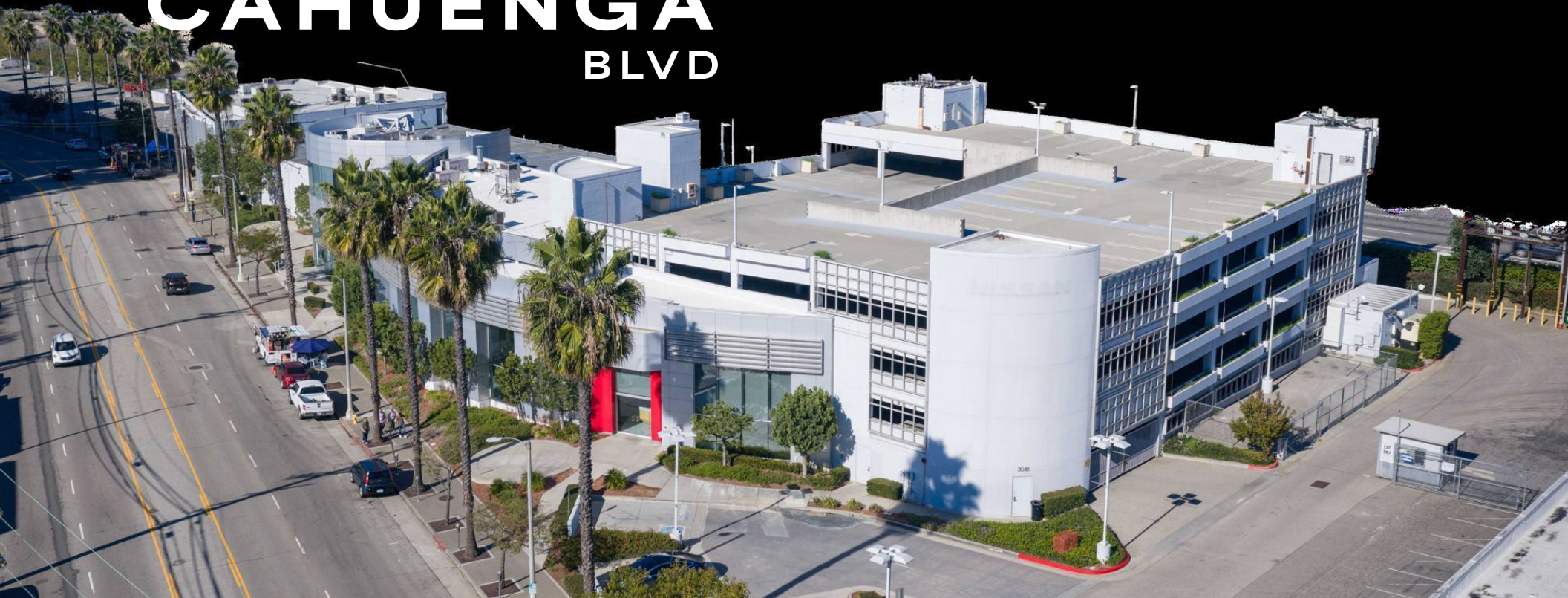
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