

FOR SALE

1741 N CHEROKEE AVE. / LOS ANGELES / CA 90028



AUTHENTIC. INSPIRING. HOLLYWOOD.

WATCH THE VIDEO

JLL is pleased to announce this opportunity for an owner/user or investor to acquire this iconic property on Cherokee Avenue, located just one block from the world-famous Hollywood Walk of Fame.

Built in 2012, the property is a single-story 6,743 SF office building on a large 18,000 SF lot. Designed by the renowned architects Gruen Associates, 1741 N Cherokee boasts up to 18' ceiling heights with multiple offices and a large training room. It also features a spacious 7,000 SF landscaped outdoor green space.





CONVENIENT



5 MINUTE WALK

- | | | | |
|---------------------|-----------------------|----------------------|----------------------------------|
| ■ Mama Shelter | ■ Equinox | ■ Egyptian Theater | ■ Hollywood Farmers Market |
| ■ Trader Joe's | ■ Stout | ■ El Capitan Theater | ■ Grandmaster Recorders |
| ■ Trejos Tacos | ■ Musso & Frank Grill | ■ Capitol Records | ■ Dream Hotel/The Highlight Room |
| ■ Groundwork Coffee | ■ The Palladium | ■ Thompson Hotel | ■ Ovation (Hollywood & Highland) |
| ■ Tender Greens | ■ Metro Red Line | ■ Tommie Hotel | |
| ■ Veggie Grill | ■ Tao | ■ Motherwolf | |



5-10 MINUTE DRIVE

- | | | |
|-----------------------|-----------------------------|-------------------------|
| ■ Tocaya | ■ Melrose Shopping District | ■ The Sycamore District |
| ■ Sweetgreen | ■ L&E Oyster Bar | - Just One Eye |
| ■ Sugarfish | ■ Paramount Studios | - Tartine |
| ■ The Roosevelt Hotel | ■ Tartine | - Gigi's |
| ■ Hollywood Bowl | ■ Magari | - Sightglass Coffee |
| ■ Netflix | ■ Fender | - Heimat |
| | | - Mr. T's |

- 1741 N Cherokee is proximate to Musso & Frank, Capitol Records, Crossroads of the World, Netflix' Egyptian Theater, the Dolby Theatre/Academy Awards, and one of the hottest corridors in the country - Hollywood's Vinyl District



HOLLYWOOD BOWL

GRIFFITH OBSERVATORY

TAO
LOS ANGELES

PANTAGES

DREAM
HOTELS

MAMA
SHELTER

Capital

COLUMBIA SQUARE
LIVING

OVIATION
HOLLYWOOD

1741 N.
CHEROKEE
AVE.

W
HOTELS

TCL
CHINESE THEATRE
IMAX

NETFLIX

The Hollywood
Roosevelt

MUSEUM OF FRANK
ZAPPA

CNN

15

GENERAMA

SQUAREFISH
EXPERIENCE

THE
CAPITOL THEATRE

VAN
GOGH
EXPERIENCE

sweetgreen

sunset
bronson
STUDIOS

101





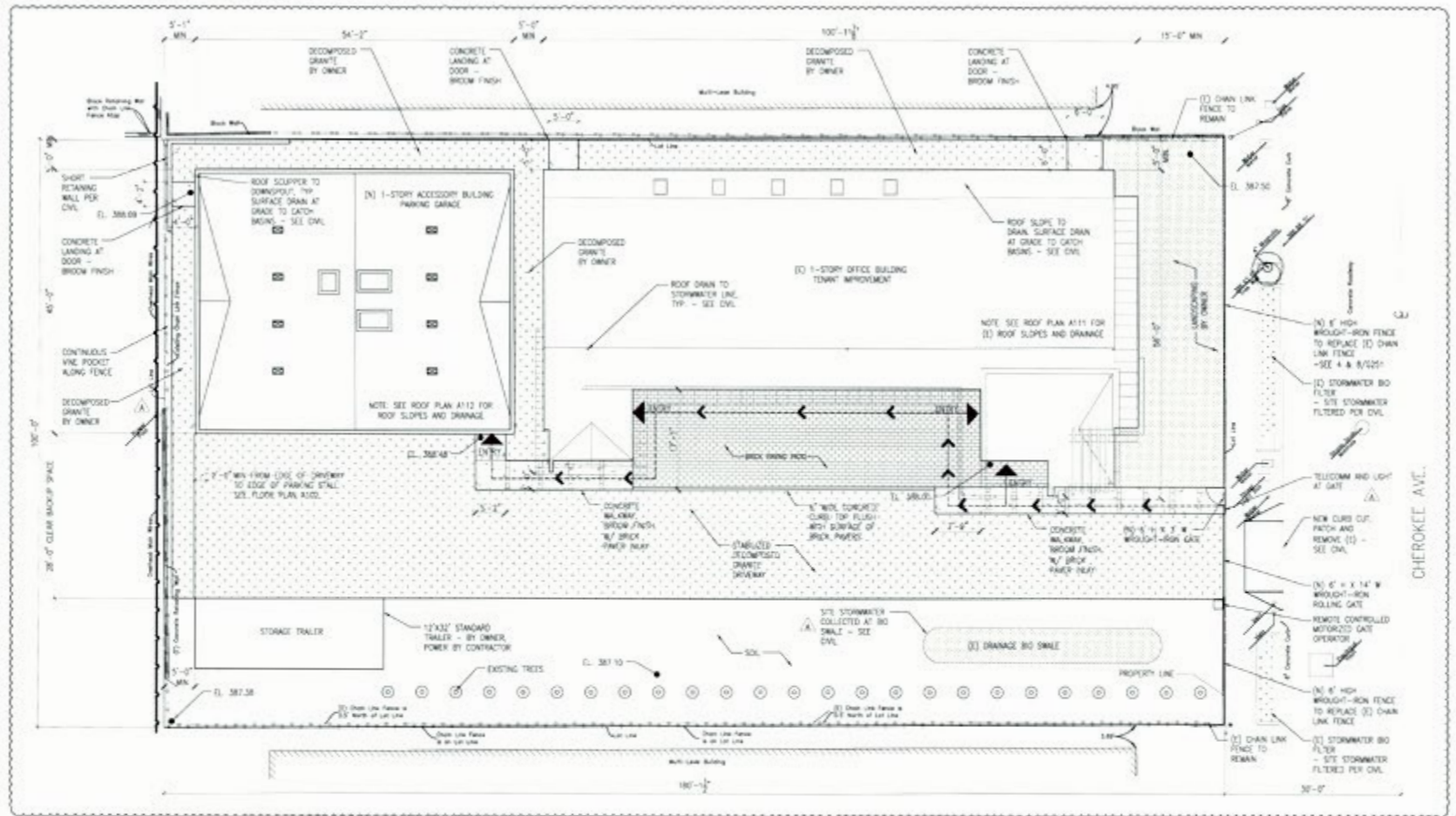
1741 N. Cherokee Ave.

BUILDING SIZE	6,743 SF single story
LAND SIZE	18,000 SF total on two parcels
YEAR BUILT	Built in 2012, designed by Gruen Associates
ZONING	(Q) R5-2
APN	5547-009-015, 5547-009-014
PRICING	\$4,995,000 (\$741/SF)
PARKING	Parking for up to 18 cars onsite

- Iconic Hollywood location, with a walkscore of 98 = A Walker's Paradise
- Sustainable building features include: roof solar panels (17kw system) - greatly reducing costs for electrical usage, storm-water capture systems, drought resistant landscaping and EV Chargers
- Modern architecture and lush outdoor areas, flexible open space with 14'-18' ceilings, multiple offices/meeting rooms and five (5) ADA restrooms
- In addition to the modern interior spaces, there is 7,000 SF of beautifully landscaped outdoor "green" space
- LADOT public parking lot across the street with 386 spaces (open 24 hours; monthly permits are available)

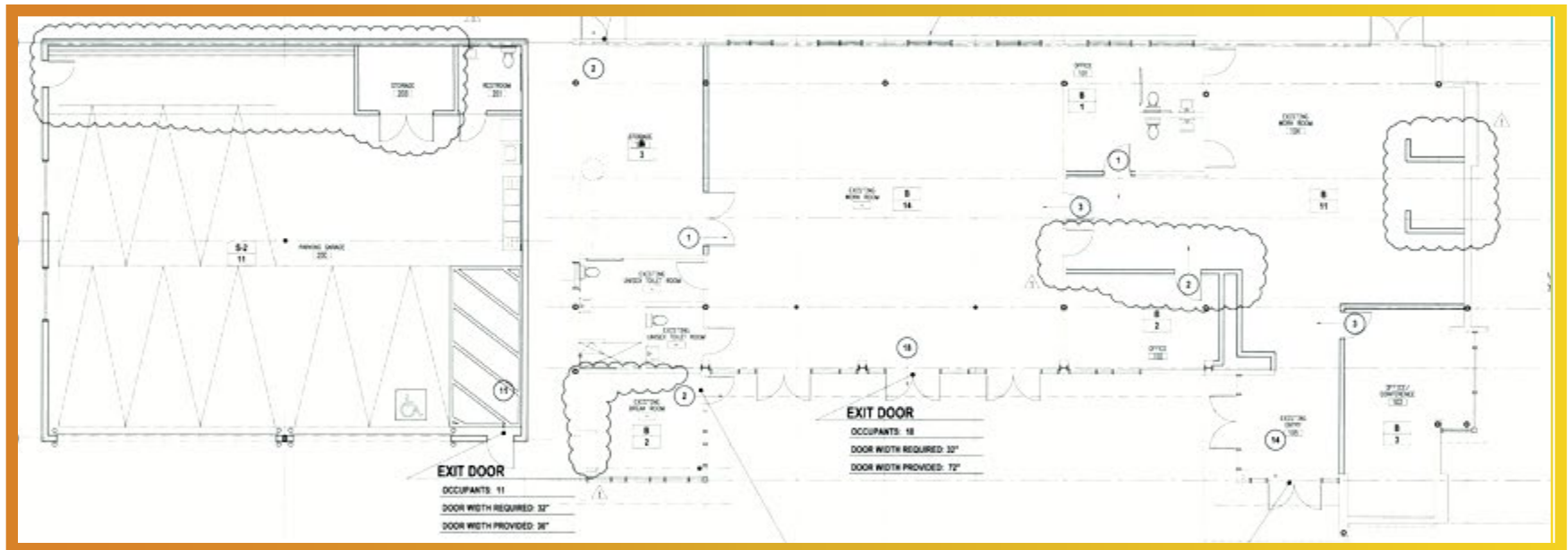


SITE PLAN



Building: 6,743 SF
Land: 18,000 SF

FLOOR PLAN





WATCH THE VIDEO

1741 N. Cherokee Avenue

TEAM



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