OFFERING MEMORANDUM

3032–3034 GLENDALE BOULEVARD

ATWATER VILLAGE
LOS ANGELES, CA 90039

VIEW 3D TOUR ↗

OPEN PHOTO GALLERY ↗

DAVID SAMUELS
Keller Williams World Class



$1,695,000

6 STUDIOS | ±1,800 SF BUILDING

An individual space for every creative voice.

A creative address. A flexible next chapter.

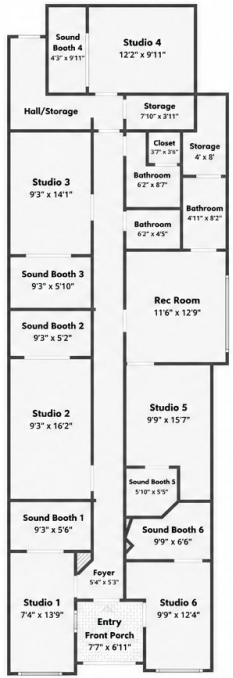
Six individual recording studios branch from a central corridor connecting Glendale Boulevard to the rear alley. The configuration provides separation for independent audio work within one building.

Each studio has one sound booth, and three include editing suites, according to the seller. The supplied MLS also identifies an additional private office with an en-suite bathroom and three bathrooms in total, including one full bath.

ASKING PRICE	$1,695,000
BUILDING AREA	±1,800 SF · estimated
LOT AREA	±1,900 SF · public records
YEAR BUILT	1944
ZONING	LAC1.5 · supplied MLS
APN	5437-018-005
CONFIGURATION	6 studios / 6 booths
EQUIPMENT	Recording equipment excluded

Measurements, zoning and permitted configuration require independent verification.

One corridor. Six individual studios.



Floor 1

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.

FRONT TO REAR

Left side

Studio 1 → Studio 2 → Studio 3 → Studio 4

Right side

Studio 6 → Studio 5 → Rec Room → bathroom and storage areas

Studio pages repeat this actual floorplan. A red dot marks the featured studio; front entry is at the bottom.

OPEN FULL-SIZE FLOORPLAN ↗

Studio 1



Main studio / production workspace. Recording equipment excluded.



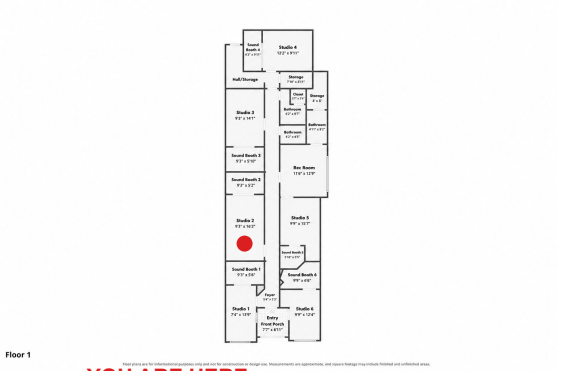


Sound booth

Studio 2



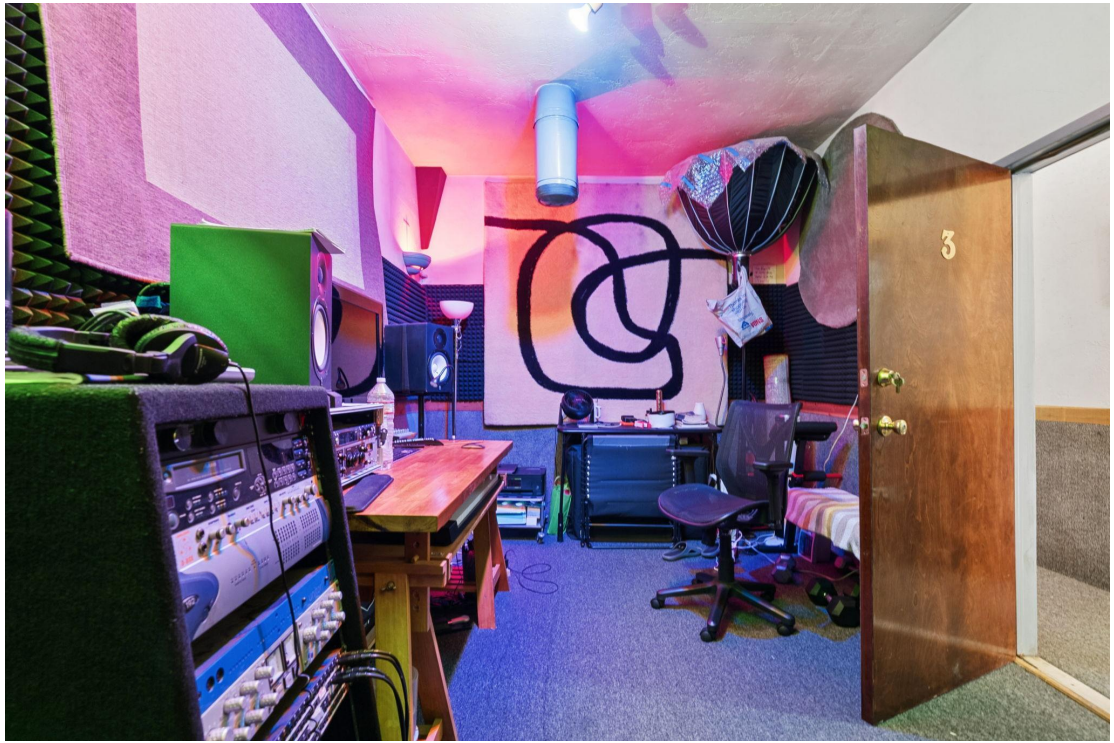
Main studio / production workspace. Recording equipment excluded.



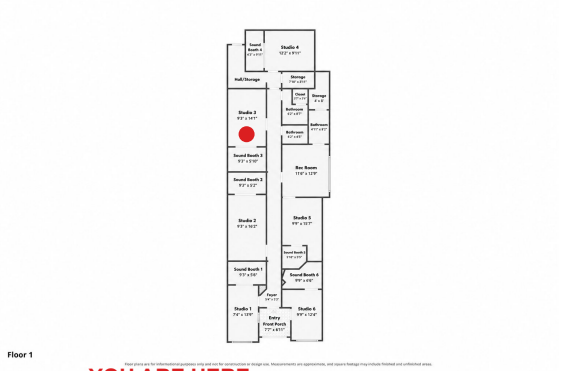


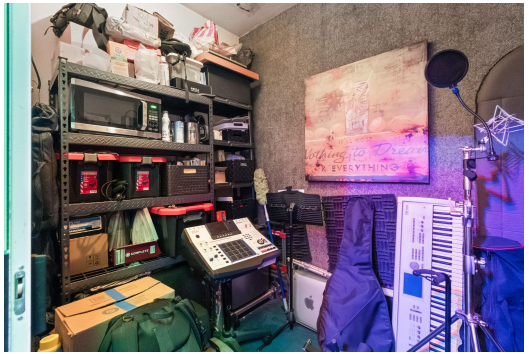
Sound booth

Studio 3



Main studio / production workspace. Recording equipment excluded.



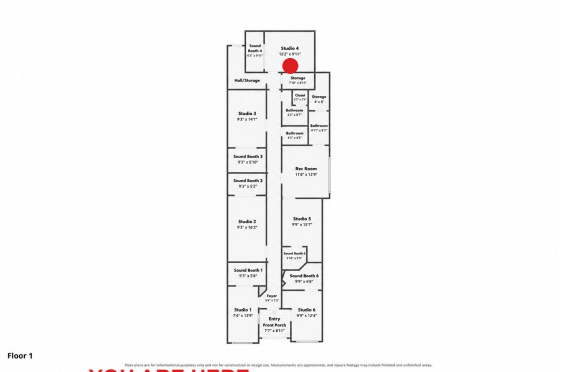


Sound booth / current storage use

Studio 4



Main studio / production workspace. Recording equipment excluded.



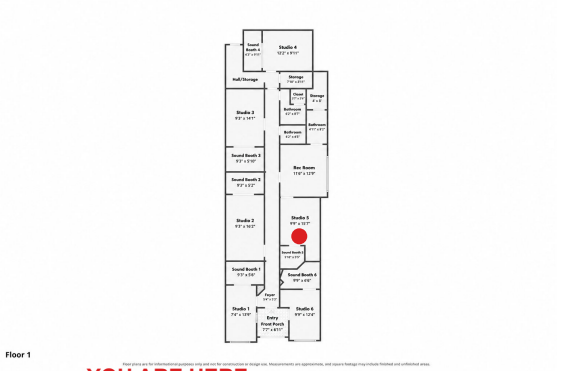


Sound booth

Studio 5



Main studio / production workspace. Recording equipment excluded.





Sound booth

Studio 6



Main studio / production workspace. Recording equipment excluded.





Studio interior / booth access

Space between sessions.





YOU ARE HERE

REC ROOM

Labeled “Rec Room” in the supplied files and revised plan. Shared circulation links the studios with bathroom, storage and rear-access areas.

Bathrooms



Bathroom · orange walls / pedestal sink



Bathroom · blue-tile counter

Three bathrooms in total, including one full bath, per supplied MLS. Photo labels describe visible features; match individual rooms during the property tour.

Bathroom & shower detail



Bathroom · white walls



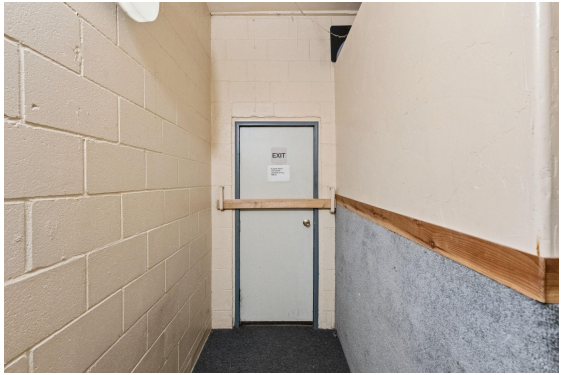
Shower · tiled enclosure

Photographs show existing conditions. Bathroom configuration and permitted status are subject to buyer verification.

A second point of access.



Rear exterior / alley-facing elevation



REAR EXIT

Rear elevation facing the alley, with an interior view of the exit approach. The supplied listing describes a through-hall connecting the boulevard to the rear alley.

Designed for focused audio work.

ACOUSTIC SEPARATION

Seller reports isolated studio walls insulated with R-13 material. Acoustic performance has not been independently tested.

SIMULTANEOUS SESSIONS

Seller reports multiple sessions can run at once when no full bands are playing. Intended for solo work and moderate-volume audio.

BUILDING-WIDE AIR CONDITIONING

One central HVAC system serves the building. Vents can be closed in individual studios; systems are not independent.

RECENT MAINTENANCE

Seller reports roof resealing in 2025 and HVAC replacement approximately six years before this November 2026 update. Confirm records and condition.

Potential applications: solo recording, podcasts, voice-over, audiobook narration, dialogue editing, mixing, mastering, sound design and audio postproduction. Suitability and approvals must be verified.

A purchase built around your plans.

CURRENT OCCUPANCY

The studios are rented to family friends and musicians at nominal rates. These arrangements do not establish market rents or stabilized investment performance. No income projections, NOI or cap rate are represented.

SELLER'S PROPOSED TRANSITION

Upon acceptance of an acceptable offer, the seller intends to give occupants 45 days' notice to vacate. Review executed agreements, notice requirements and possession terms. This plan does not guarantee vacant delivery by a particular date.

EQUIPMENT EXCLUDED

No recording equipment is included. Equipment shown in photos and the tour illustrates current use. Specify any other included fixtures or furnishings in the purchase agreement.

Atwater Village. Northeast Los Angeles.



VIEW 3D TOUR ↗

OPEN PHOTO GALLERY ↗

GLENDALE BOULEVARD

A neighborhood commercial corridor with restaurants, cafés, shops and local businesses nearby. The supplied listing describes convenient connections to the Los Angeles River, Griffith Park, Silver Lake, Los Feliz, Glendale and Downtown Los Angeles, with I-5 and State Route 2 nearby.

DAVID SAMUELS

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Information & verification

SOURCE & SCOPE

Prepared from agent-supplied MLS information, photographs, the revised floorplan and seller updates provided in November 2026. Information is not independently verified and may change. This memorandum is not a warranty, appraisal, financial forecast or binding offer.

BUYER REVIEW

Independently verify title, APN, boundaries, measurements, zoning, permitted uses and configuration, permits, legal occupancy, accessibility, environmental and building condition, acoustic performance, utilities, parking, roof and HVAC condition, equipment exclusions and occupancy agreements. Potential alternative uses require applicable approvals.

Floorplan and red-dot locators are for orientation only. Dimensions and dot positions are approximate. They are not surveys, construction drawings or proof of permitted use.