

FOR SALE

±4,638 Square Feet of Recording / Post Production Studios
Excellent Owner User Opportunity



A DIVISION OF



2050 GRANVILLE AVE
LOS ANGELES, CA 90025

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EXECUTIVE SUMMARY

ASKING PRICE:	\$4,000,000
PRICE / SF (BLDG):	\$862.44 / SF
BLDG SF:	±4,638 SF
PARCEL SF:	±6,640 SF
PROPERTY TYPE:	Recording / Post Productions Studios / Office
APN:	4262-032-003
PARKING SPACES:	7 Spaces
ZONING:	NI (EC) Hybrid Industrial
YEAR BUILT:	1951
# OF FLOORS:	One
CROSS STREETS:	Mississippi and La Grange Avenues
WALK SCORE:	93 (Walker's Paradise)
TOC OVERLAY:	Tier 3
PLAN AREA:	Exposition Corridor Transit Neighborhood Plan

PROPERTY HIGHLIGHTS

2050 Granville Ave, also known as AIX Studios, is a free standing ±4,638 square foot building on a ±6,640 square foot lot in West Los Angeles located near the intersection of Bundy and Olympic Blvd.

It houses three independent and distinct areas containing high-end recording and post-production studios as well as machine rooms, offices, kitchens, bathrooms, and lobby areas. The rear area also features a roll up door and ±1,000 sq ft of bonus additional space on the second floor which is currently used for storage. There are seven parking spaces with additional street and paid off-site parking available nearby.

The studios were designed by award-winning studio architects Russ Berger and Peter Grueneisen. Constructed by Jack Vad of Pirate Audio, the Middle studio was featured on the cover of Mix magazine in April of 2011. **The studio improvements alone cost ±\$1.65 Million dollars.**

Current monthly revenues are around \$21,000 and expenses (utilities, taxes, insurance, and repairs) are approximately \$5000 per month.

Suite	Square Feet	Lease Start	Lease End	Current Rent / SF	Current Monthly Rent	Current Utilities	Proforma Rent/ SF (NNN)	Proforma Nets	Proforma Monthly Rent	TI Costs
Front Studio	1,200	7/1/2020	7/1/2021	\$4.58	\$5,500	NNN	\$5.50	\$1.00	\$7,800.00	\$150,000
Middle Studio	1,000	5/1/2018	4/30/2021	\$5.50	\$5,525	Gross	\$5.50	\$1.00	\$6,500.00	\$1,000,000
Rear Studio	2,400	3/1/2016	3/7/2021	\$4.06	\$9,750	Gross	\$5.50	\$1.00	\$15,600.00	\$500,000

Total Rentable SF 4,600

Total Gross SF 4,600

Current Monthly: \$20,775

Current Annual: \$249,300

Proforma Monthly: \$29,900

Proforma Annual: \$358,800

FRONT STUDIOS

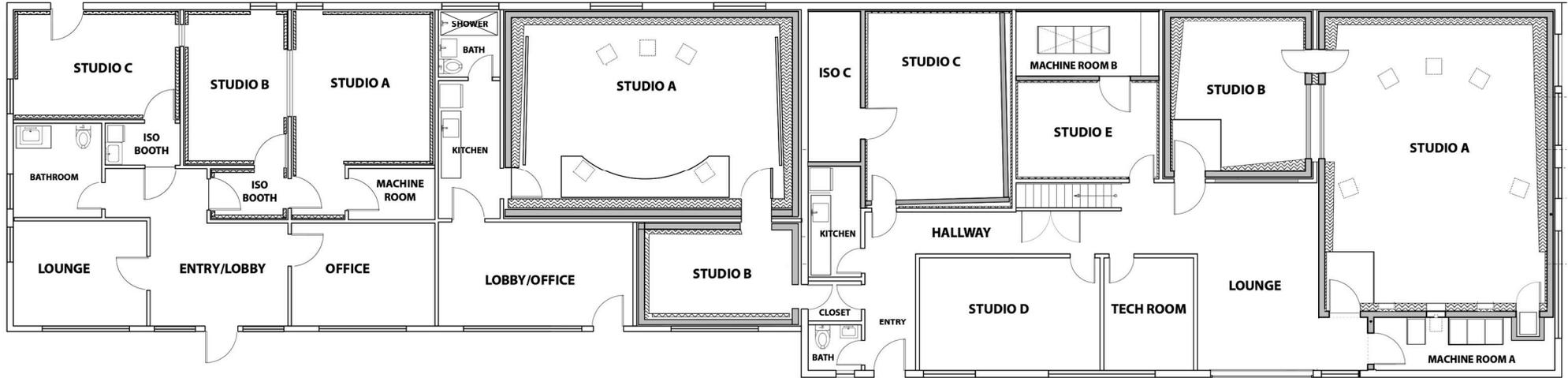
Studio A, B & C have double sound-proof walls, sound-proof studio windows, fabric system walls, extensive wiring, and interconnecting panels, patch bay wiring, raised hardwood floors, dedicated HVAC, and double hung sound proof doors.
(Cost of construction approx. **\$150,000**)

MIDDLE STUDIO

This studio was featured on the cover of the industry standard MIX magazine and cost almost **\$1,000,000**. Designed by Russ Berger and built by Pirate Audio, it features a floating concrete floor, custom electrical, fabric system walls with designer fabric, hardwood etc.

REAR STUDIO

The REAR STUDIO is the largest space containing 5 production studios including a THX certified film post production room used for music recording, movie dubbing, voice overs, and mixing in stereo and surround. It has double wall construction, floated floors, isolated power, dedicated grounding, fabric walls, double glass sound proof windows, sky lights and doors, HVAC, and dedicated wiring panels to two machine rooms. It was designed by Peter Grueneisen of Non-Zero Architecture.
(Cost of construction approx. **\$500,000**)



LEGEND

(E) WALL TO REMAIN	
NEW WALLS	
ACOUSTIC TREATMENT	

There is also another 1000 sq feet of second story storage in the Rear Studios portion of the building.

There is a 146" acoustically transparent retractable perforated screen, JVC RS-60 4K projector, JBL THX speakers, TMH Sub-woofer, Crown THX amplification, Bryston amplification, Room Tuning EQ, Euphonix System 5 Digital Console, Microphones, and more could be included in the sale of the building.

AIX STUDIOS

March 10, 2021 version 1.0.0



REAR Studio A – Control Room

This control room is 27' x 23' x 12' – a very large control room! It features a JVC-RS6000 HD projector, Stewart Filmscreen 146" retractable screen, THX Certified 5.1 Surround Sound system, and adjacent iso booth. Equipped to mix and master in both stereo and surround, Studio A is perfect for music recording and post production sound for film, television, and the web.



MIDDLE Studio A – Control Room

Studio C, a Russ Berger design, was featured on the cover of Mix magazine in April of 2011. It is 18' x 12' x 8' and includes an HD projector, Stewart Filmscreen 85" retractable screen, PMC 5.1 Surround Sound system, and adjacent iso/project studio. Ready for both stereo and surround, Studio C sounds and looks great.



FRONT Studio A – Control Room

Studio A is a small control room used to record and master music. The new room consists of the main control room, an adjacent machine room, small vocal/iso booth, and adjacent live room. There are wiring panels to all of the rooms. Wiring for surround sound exists in this control room. A large triple pane, sound proof window provides a view into the live room.



MIDDLE Studio B – Iso Booth/Studio

Behind a heavy soundproof door is the iso booth for the Studio A. This room is also equipped to handle small project, mixing, and even mastering. There is a storage closet, window, and access to the Rear Studio.



FRONT Studio B – Live Room

Situated between the Front Studio A and C is a live room large enough to accommodate a small rhythm section. There are soundproof windows to both of the adjacent control rooms and ties lines to the iso booth.



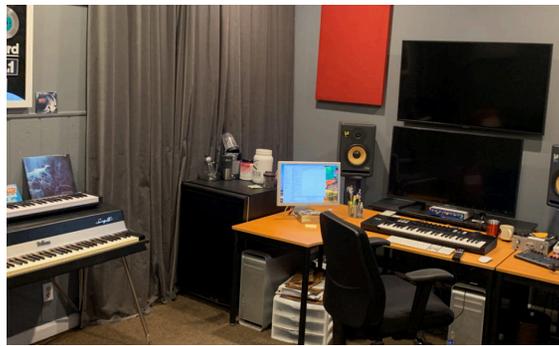
FRONT Studio C – Control Room

Studio C in the Front area of the AIX Studios building is a small control/writing room with access to a small iso booth and live room.



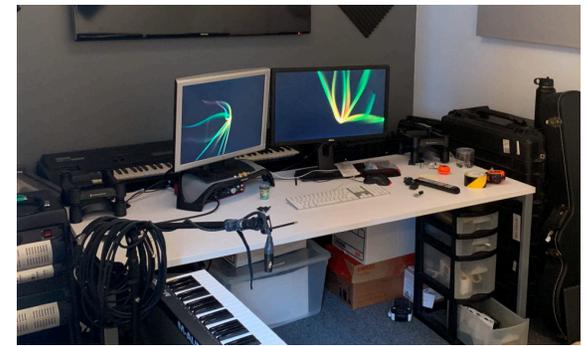
REAR Studio C – Control Room

A small record/mix room with its own iso booth, The Rear Studio C is a stand-alone creative space with double wall construction and a double sound door and independent HVAC.



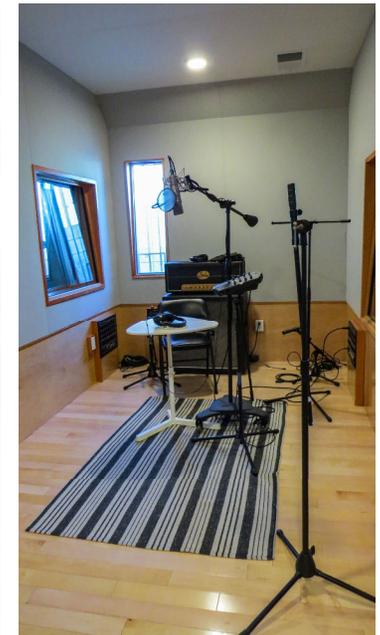
REAR Studio D – Writing/Office Room

This studio lacks double wall construction but it is isolated from the other rooms in the complex. There are no adjacent studios. It is useful as a writing room.



REAR Studio E – Sound Design

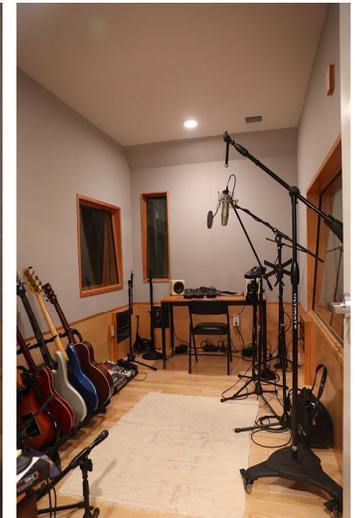
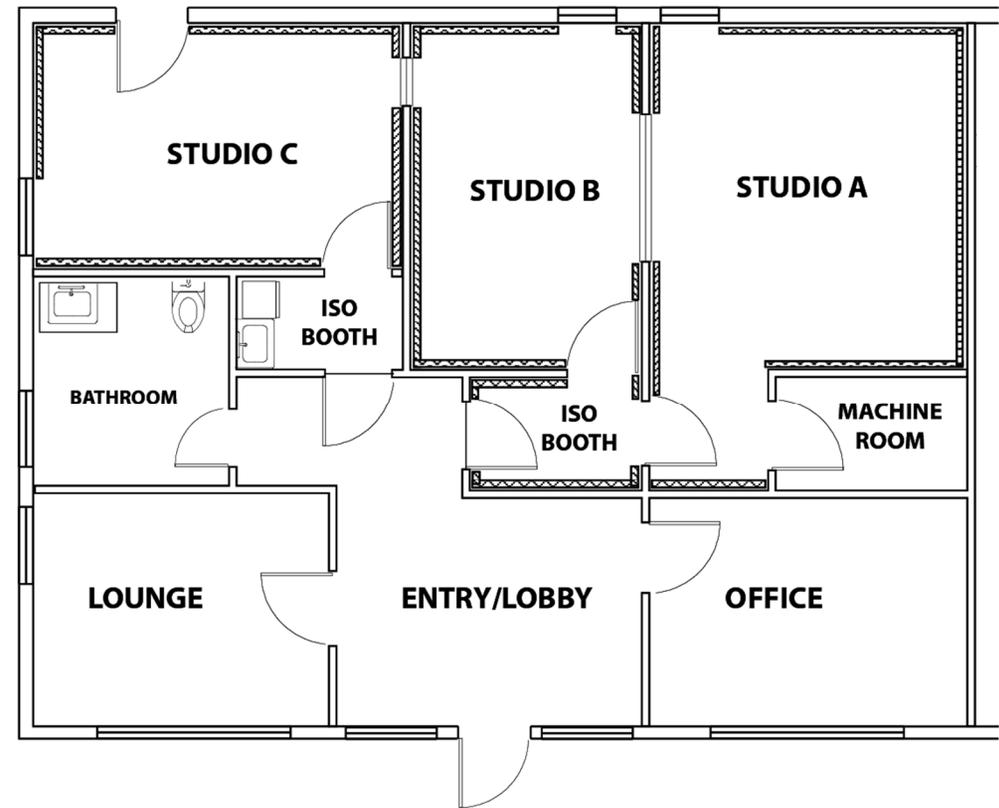
Rear Studio E is used for sound design and dialog editing. It is the smallest studio in the complex but is wired into the machine room and all other studios.



FRONT STUDIO

±1,200 SF of custom designed and constructed studios with two control rooms flanking a central, shared small live room. There are two additional offices, a lobby area, kitchen, and bath.

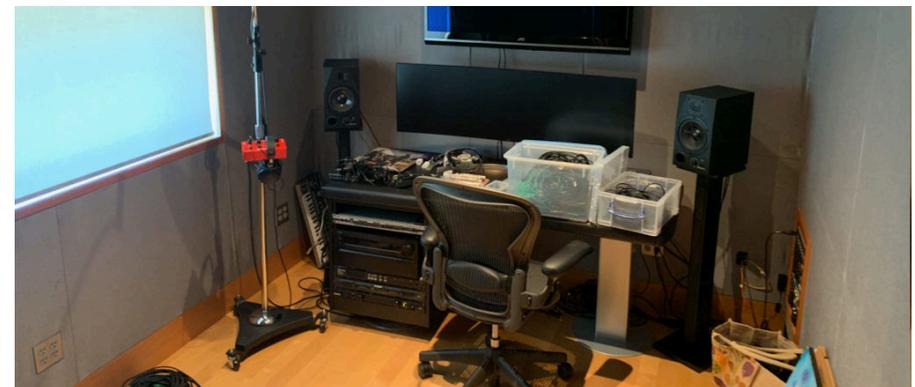
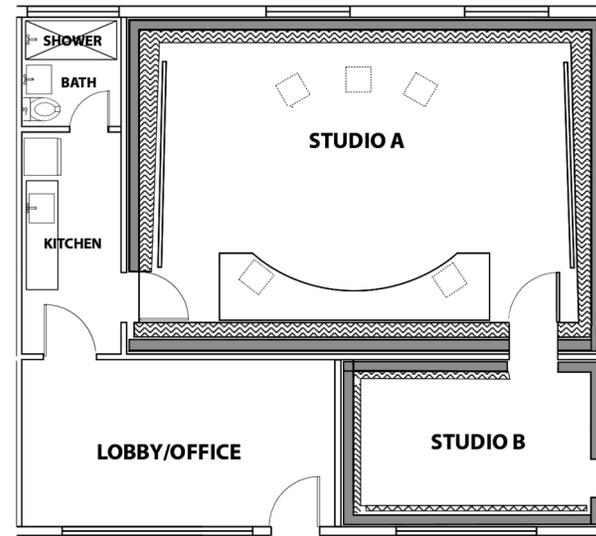
Front Studio A, B & C have double soundproof walls, soundproof studio windows, fabric system walls, extensive wiring and interconnecting panels, patch-bay wiring, raised hardwood floors, dedicated HVAC, and double-hung, soundproof doors. Tenant Improvement costs were about \$150,000.



MIDDLE STUDIO

±1,000 SF state-of-the-art Russ Berger-designed studio with iso booth, kitchen, full bath, and lobby. Tenant improvements without equipment cost approximately \$1 million dollars.

This studio was featured on the cover of the industry standard MIX magazine and cost almost \$1,000,000. Designed by Russ Berger and built by Pirate Audio, it features a floating concrete floor, custom electrical, fabric system walls with designer fabric, hardwood etc.



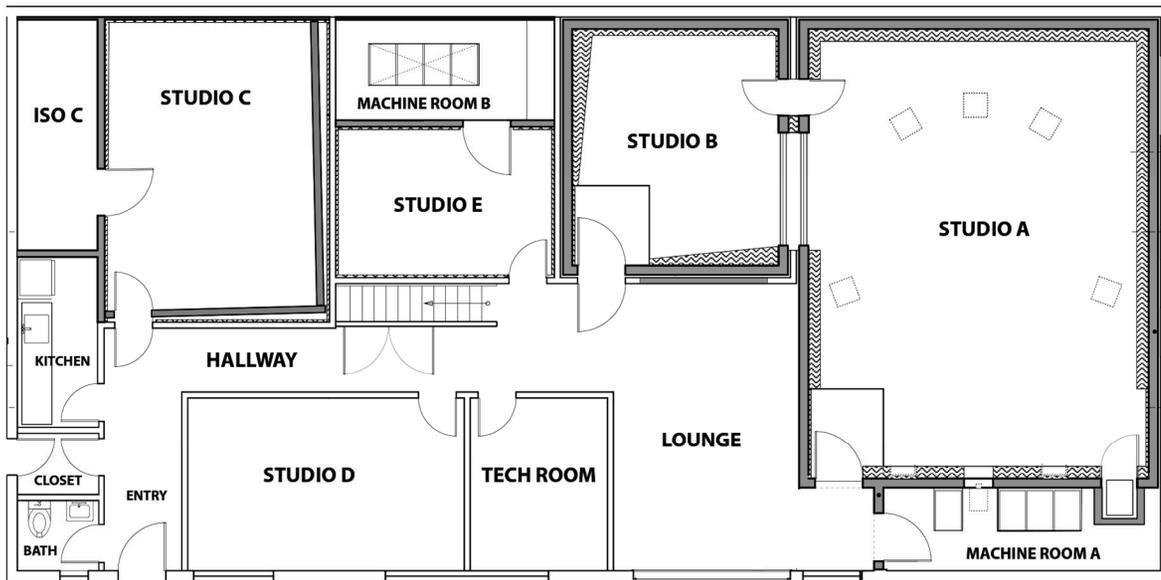
REAR STUDIO

±2,400 SF custom-designed and constructed studios with a large control room set up for mixing film, music, and surround projects. The main room has a 4K projector, retractable 146" perforated screen, theater speakers, studio monitors, adjacent machine room, iso booth with sky lights.

There is an additional smaller mix room, multiple production rooms, lobby, kitchen, bath, and Roll-up door. The cost of the tenant improvements for all studios was over \$500,000.

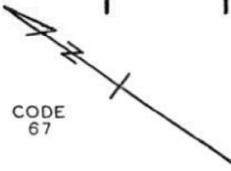
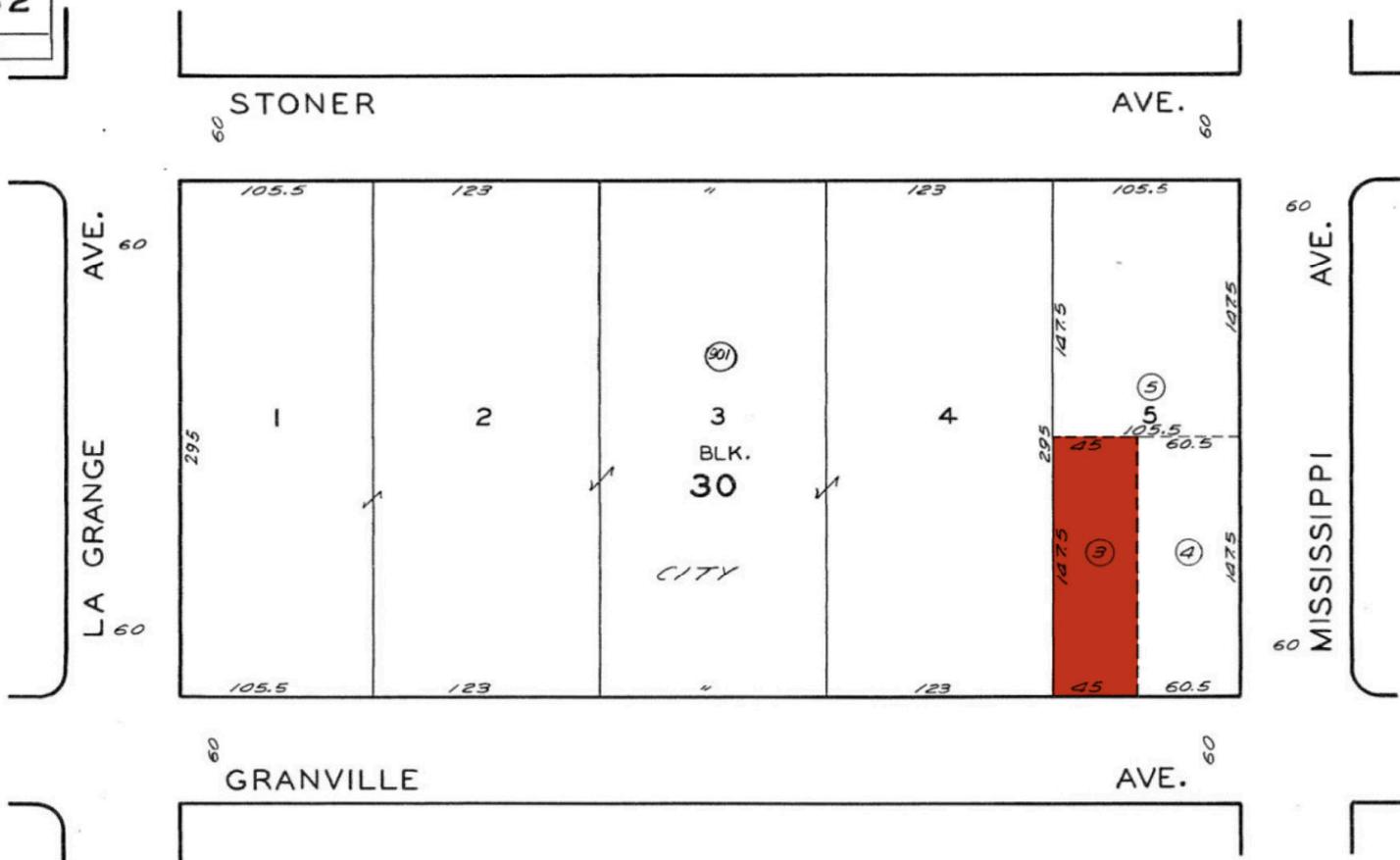
This space contains five production spaces including a THX certified film post-production room used for music recording, movie dubbing, voice overs, and mixing in stereo and surround. It has double walls, floating floors, isolated power, dedicated grounding, fabric walls, double-glass soundproof windows and doors, and dedicated wiring panels. It was designed by Peter Grueneisen of Non-Zero Architecture.

The 146" acoustically transparent retractable screen, JVC RS-60 4K projector, JBL THX speakers, TMH subwoofer, Crown THX amplification, Bryston amplification, room tuning EQ Euphonix System 5 digital Console, microphones and more could be included in the sale of the building.



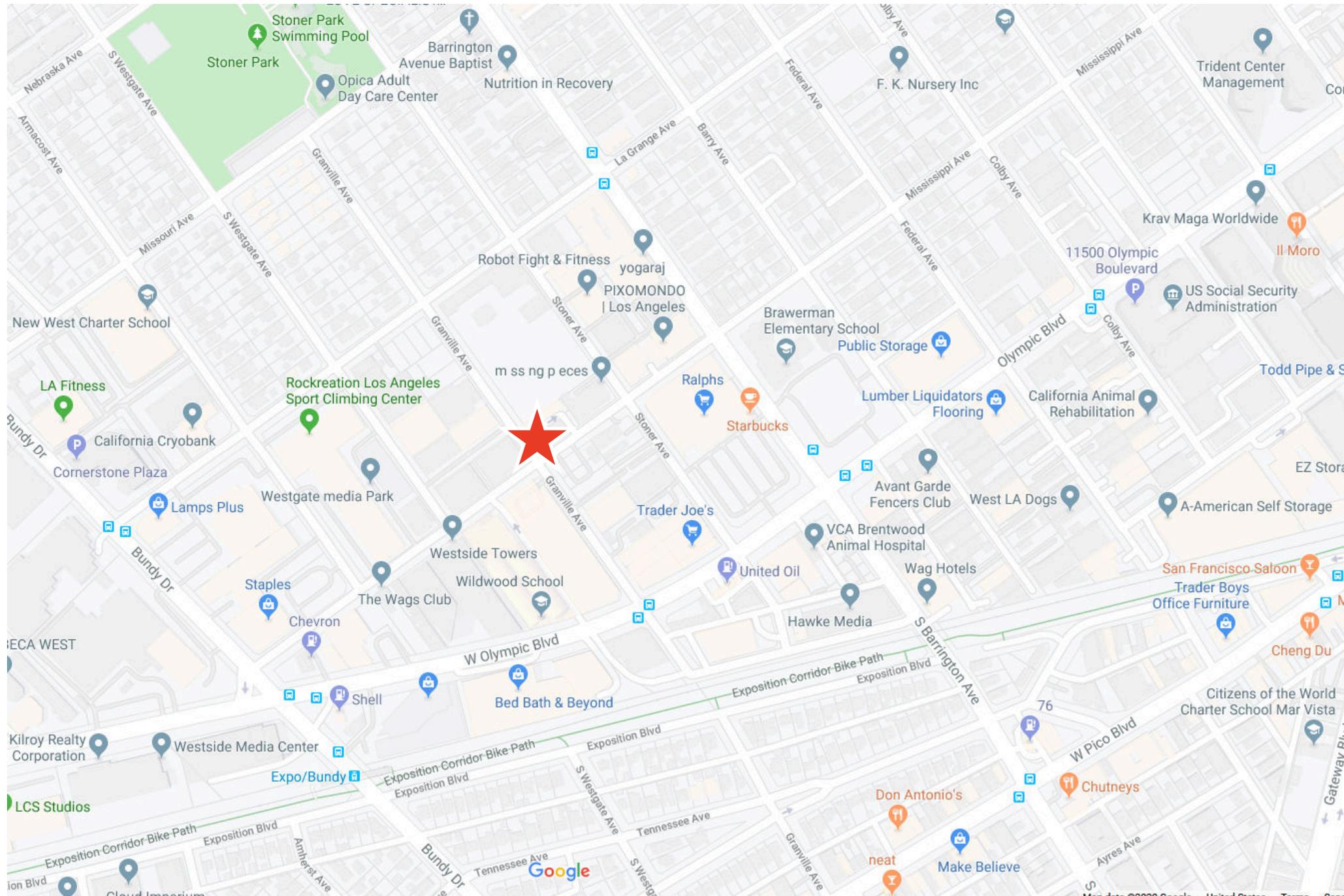
4262 | 32
SCALE 1" = 60'

8-28-57
2-11-69



FOR PREV. ASSMT. SEE: 1703 - 32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



A DIVISION OF
LEE & ASSOCIATES

LOCATION MAP



STONER AVE

MISSISSIPPI AVE

GRANVILLE AVE



A DIVISION OF



AERIAL MAP