



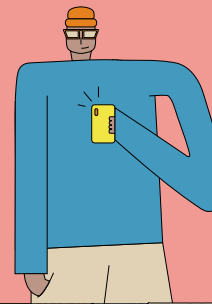
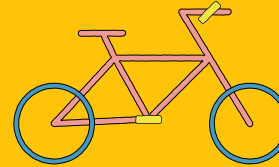
**verdugo  
plaza**

3342 VERDUGO ROAD LOS ANGELES, CALIFORNIA

**WE JUST LOVE  
THIS GREAT  
NEIGHBORHOOD.**

**verdugoplaza**

**SUNDAY  
FUNDAY**

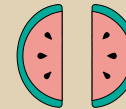


**FITNESS**



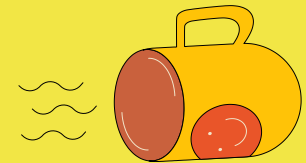
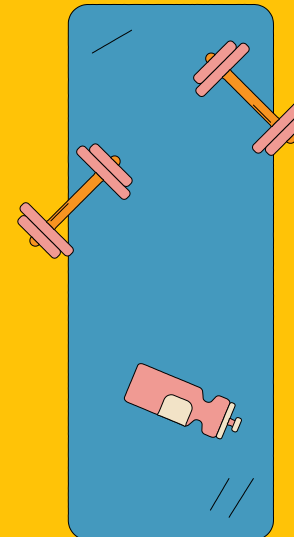
**BRUNCH**

**FOOD  
TRUCKS**



**DATE  
NIGHT**

**FESTIVALS**



**BREAKFAST**

GLASSELL PARK

**GOOD NEIGHBORS  
MAKE A COMMUNITY.**

Glassell Park is a great neighborhood and  
Verdugo Plaza is at the center of a great community!





## OUR NEIGHBORHOOD

Verdugo Plaza exists at the center of the phenomenal Glassell Park neighborhood. Historically, this great neighborhood has always been dense and vibrant, and for years many small to medium-sized local businesses have existed along Fletcher and San Fernando Boulevards. A recent wave of new and larger institutions have also joined the neighborhood, and the housing market has boomed over the last ten years.

### FOOD

- The Oinkster
- Habitat Coffee
- Eagle Rock Brewery
- La Colombe Frogtown Cafe & Roastery
- Frogtown Brewery
- Salazar
- Bon Vivant Market & Café
- All'Acqua
- Ramen of York by Silverlake Ramen
- Cafe de Leche
- Go Get Em Tiger
- Hippo
- Triple Beam Pizza
- Otoño
- Block Party Highland Park
- Donut Friend
- Walt's Barv
- Union Restaurant
- ROCKBIRD
- Porto's Bakery and Cafe
- Raffi's Place
- Intelligentsia Coffee Silver Lake
- Coffeebar

- Freedman's
- Sawyer
- Cosa Buona
- Starbucks Reserve
- Chipotle Mexican Grill
- Elf Cafe
- Woodcat Coffee Bar
- Little Dom's
- All Time
- Alcove
- Spitfire Girl
- Chego
- Majordomo

- Oriel Chinatown
- Howlin' Ray's
- Hop Li Seafood Restaurant
- Yang Chow Restaurant
- Solarc Brewing
- Bar Bandini
- Bub & Grandma's
- Holdaak
- Checker Hall
- Verdugo Bar
- Permanent Records
- Erewhon

### SERVICES

- WagVille
- Spoke Bicycle Cafe
- Wax Paper
- Ways & Means
- Individual Medley
- Treehaus
- Potted
- Cookbook Market-Highland Park
- Mr. Holmes Bakehouse
- Sunbeam Vintage
- Dotter
- Leanna Lin's Wonderland
- Transport
- Native Boutique
- Vroman's Bookstore
- The Paseo
- Old Pasadena
- The Americana at Brand
- A.P.C.
- Mohawk General Store
- Undefeated Silver Lake
- Mollusk Surf Shop
- Trader Joe's
- P.F. Candle Co.
- The Ampal Creative
- Mohawk Bend
- Grand Central Market
- Lodge Room
- The Plus Bus
- Blind Barber
- Proper Barber Shop
- Bob Baker Marionette
- Theater





**verdugo plaza**

# OPPORTUNITIES

## KEY

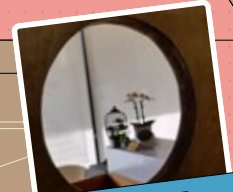
-  **SPACE AVAILABLE**
-  **69 PARKING SPACES**

**3342**  
**VERDUGO RD**

±9,000 SF Divisible



**THE JUICY LEAF**



**NECTAR CARE  
ACUPUNCTURE & HERBS**



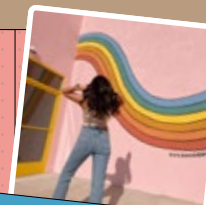
**PACIFIC MARTIAL ART**



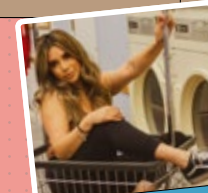
**LEMON POPPY KITCHEN**



**MINIBOP MUSIC**



**GREGGA L.A. HAIR SALON**



**VERDUGO COIN LAUNDRY**

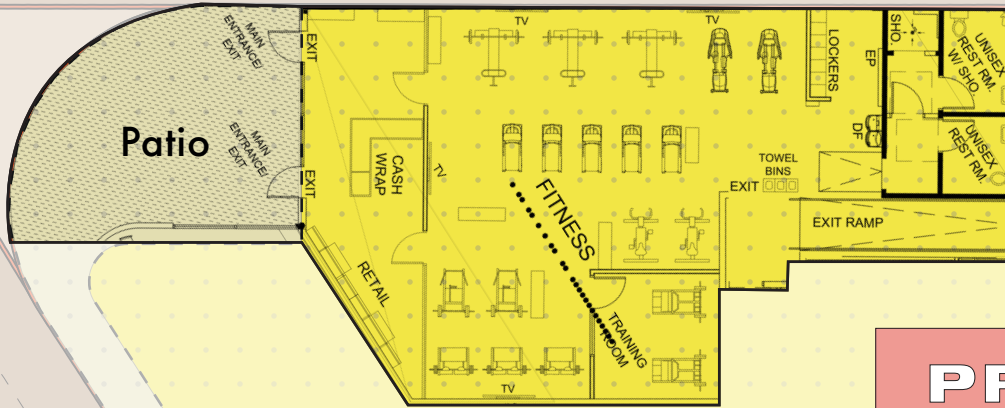


Arthur Street

STOP

Patio

Verdugo Road



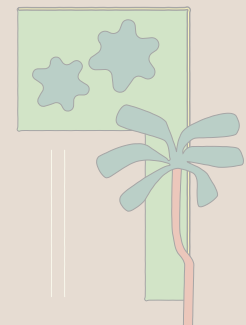
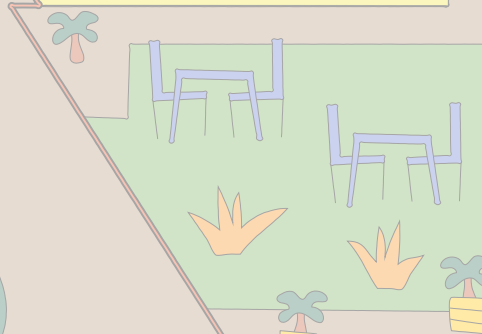
## PROPOSED FITNESS OR RETAIL

### HIGHLIGHTS

±2,000 SF

EXCLUSIVE OUTDOOR AREA

RETAIL OR POTENTIAL FITNESS  
SIMILAR TO PROPOSED PLAN



Arthur Street

STOP

Patio

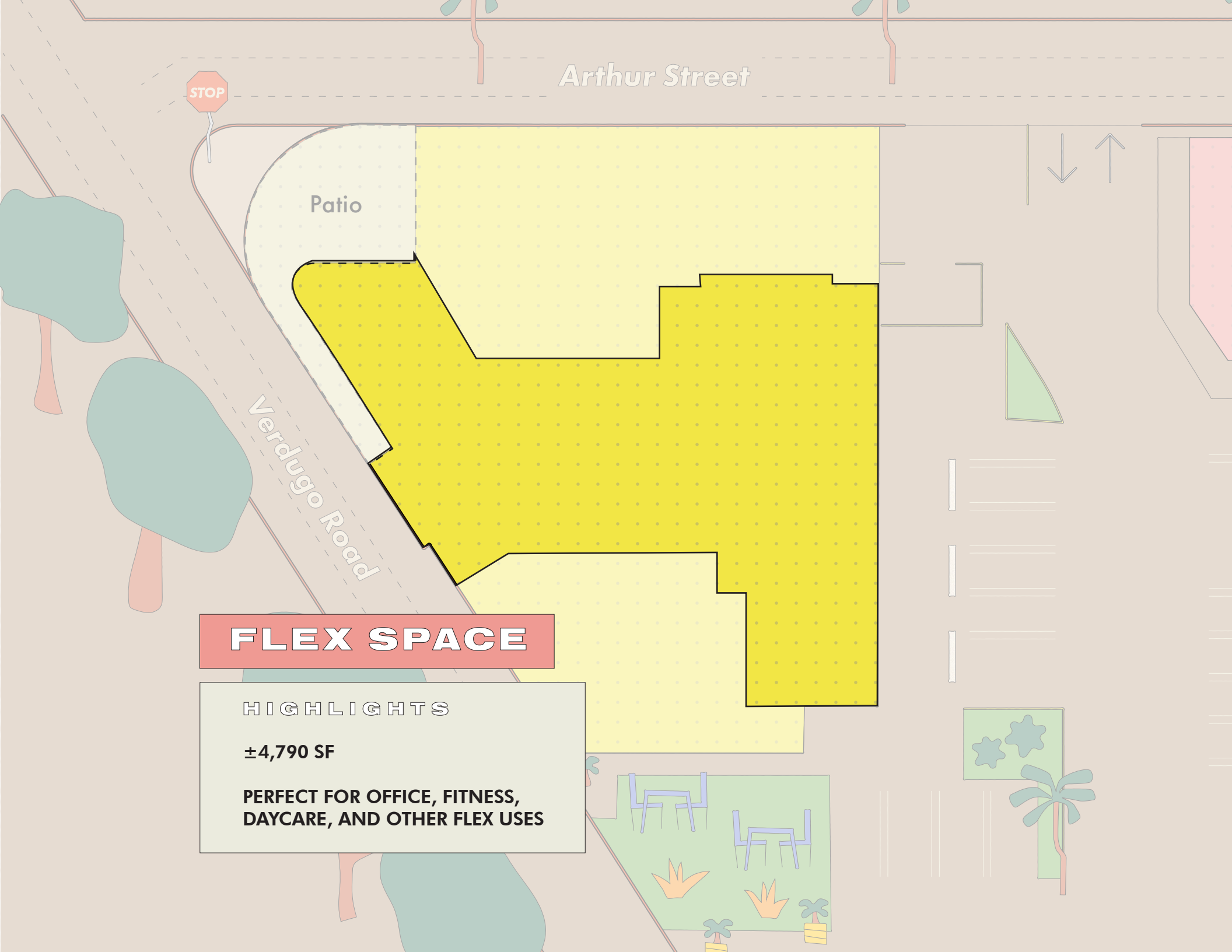
Verdugo Road

## FLEX SPACE

### HIGHLIGHTS

±4,790 SF

**PERFECT FOR OFFICE, FITNESS,  
DAYCARE, AND OTHER FLEX USES**



Arthur Street

STOP

Patio

# PROPOSED QUICK SERVICE RESTAURANT

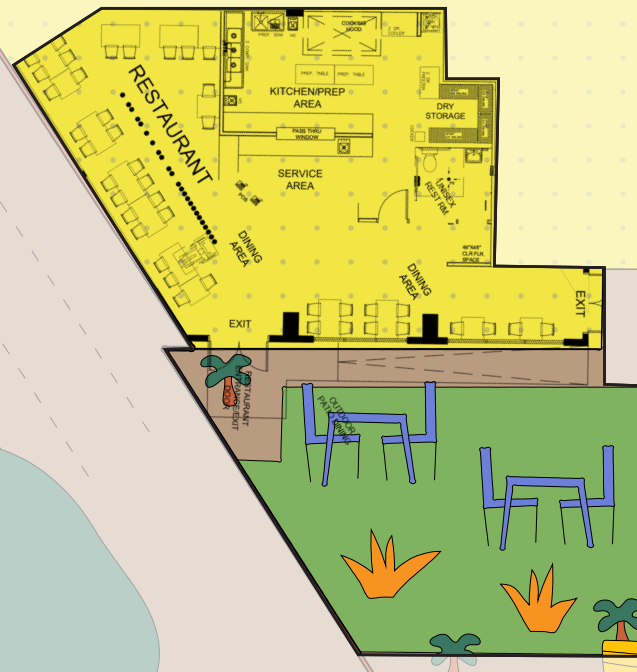
## HIGHLIGHTS

±1,487 SF

EXCLUSIVE OUTDOOR AREA

PARTIAL BUILD-TO-SUIT AVAILABLE  
contact broker for details

Verdugo Road







**verdugo  
plaza**

# TRANSIT TIMES

## 5 MINUTES:

Highland Park  
Eagle Rock  
Echo Park

## 10 MINUTES:

Pasadena  
Silver Lake  
Downtown  
Glendale

## 20 MINUTES:

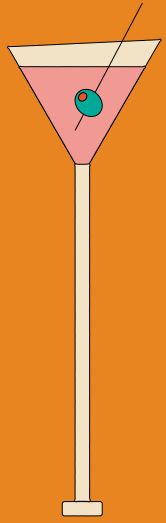
Hollywood  
Koreatown  
San Fernando Valley  
Culver City



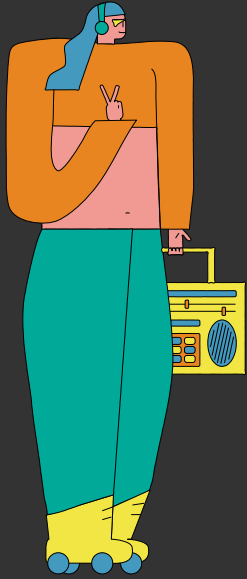
## IN THE AREA

(NE) **LA**

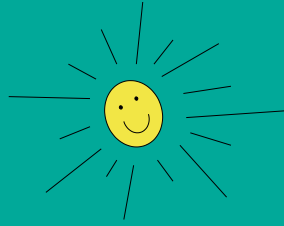
Glassell Park is geographically situated at the intersection of several of the fastest growing communities in Los Angeles. Positioned perfectly, Verdugo Plaza is surrounded by other great neighborhoods such as Silver Lake, Los Feliz, Echo Park, Atwater Village, Eagle Rock, Highland Park, Frogtown, and Mount Washington. These long-established neighborhoods have seen a tremendous influx of LA's young families, professionals, and creatives. Verdugo Plaza is the only center of its kind in the neighborhood of Glassell Park.



**ART &  
MUSIC**

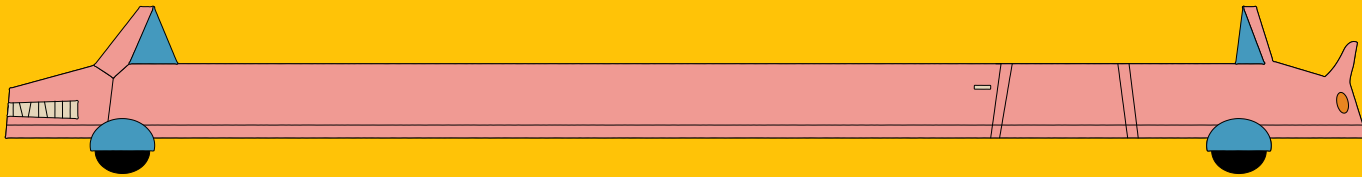
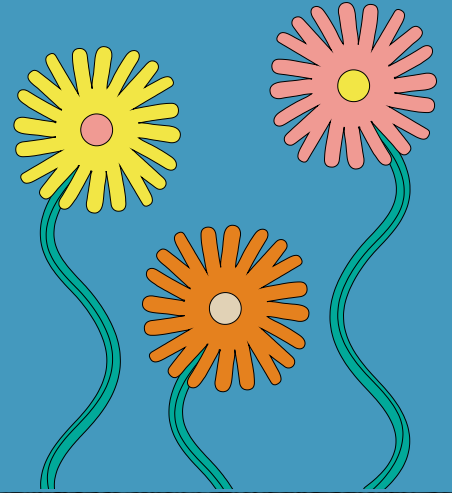
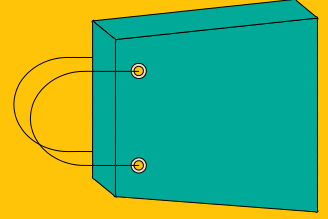
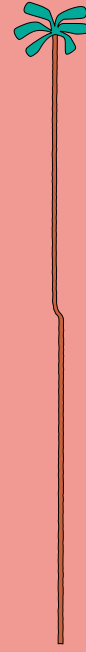


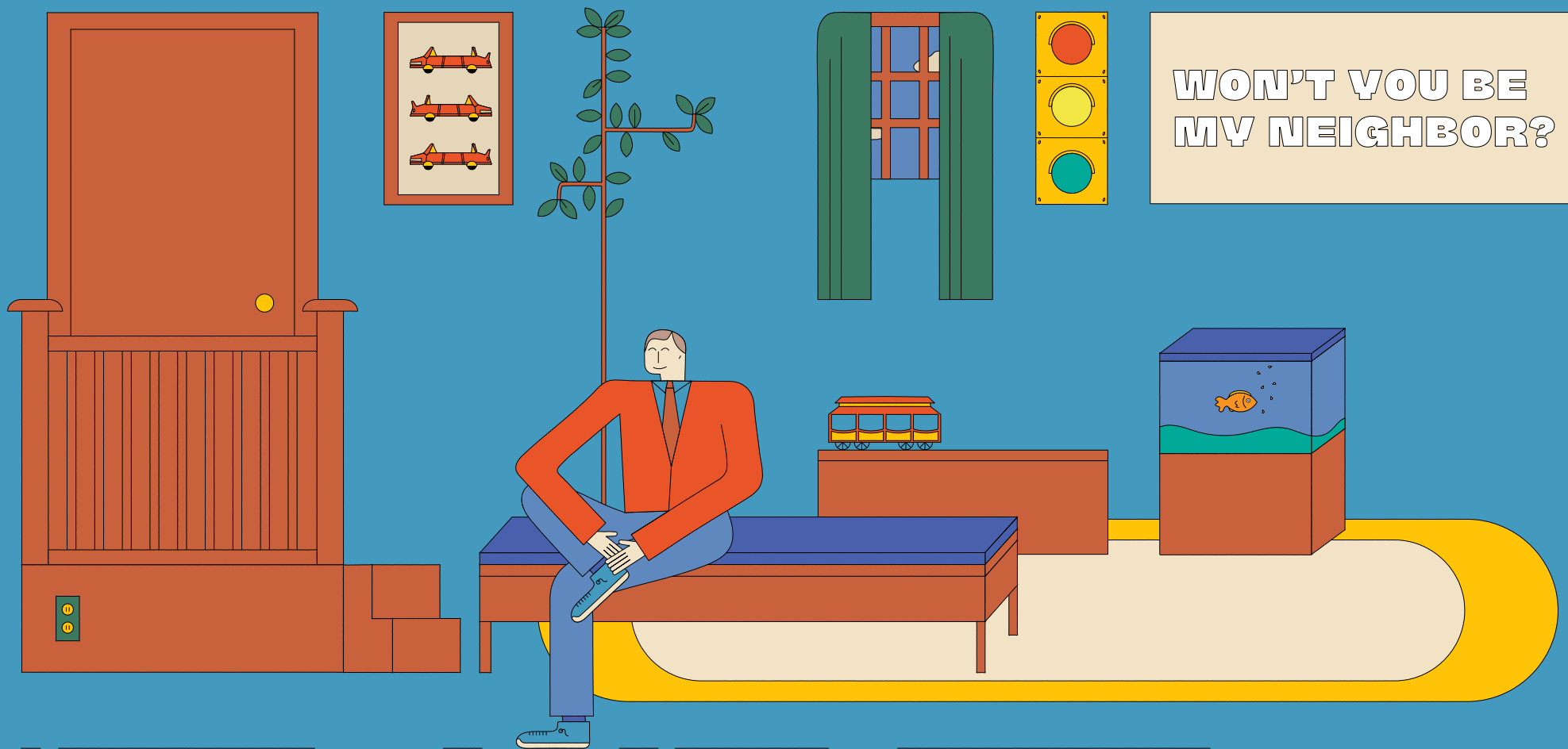
**DINE AL FRESCO**



**KIDS ACTIVITIES**

**COFFEE  
BREAK**





FOR RESTAURANT & RETAIL INQUIRIES:

VerdugoPlazaLA.com  
Hello@VerdugoLAPlaza.com

Zachary Card  
zachary.card@cbre.com  
310-497-5218  
Lic. 01717802

Erik Krasney  
erik.krasney@cbre.com  
323-270-1920  
Lic. 01970585

**verdugoplaza**



[VerdugoPlazaLA.com](http://VerdugoPlazaLA.com)