



verdugo
plaza

3342 VERDUGO ROAD LOS ANGELES, CALIFORNIA

WE JUST LOVE
THIS GREAT
NEIGHBORHOOD.

verdugoplaza

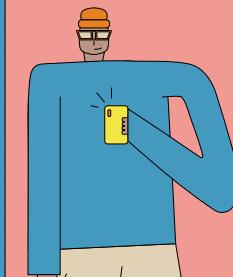
SUNDAY
FUNDAY



FOOD
TRUCKS



FITNESS



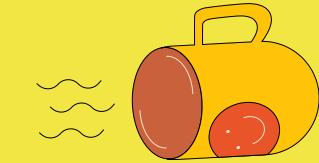
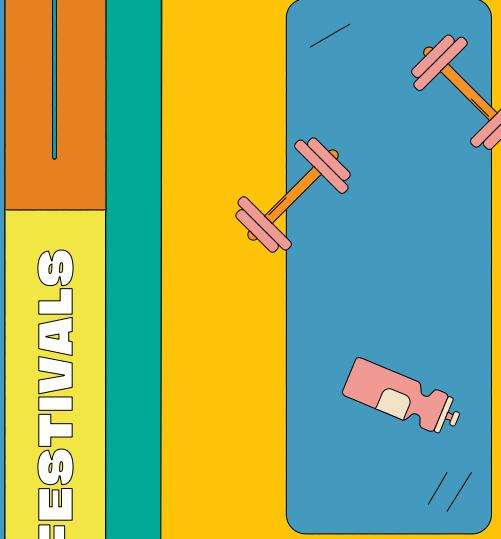
THANK YOU
THANK YOU
THANK YOU
THANK YOU

BRUNCH

DATE
NIGHT



FESTIVALS



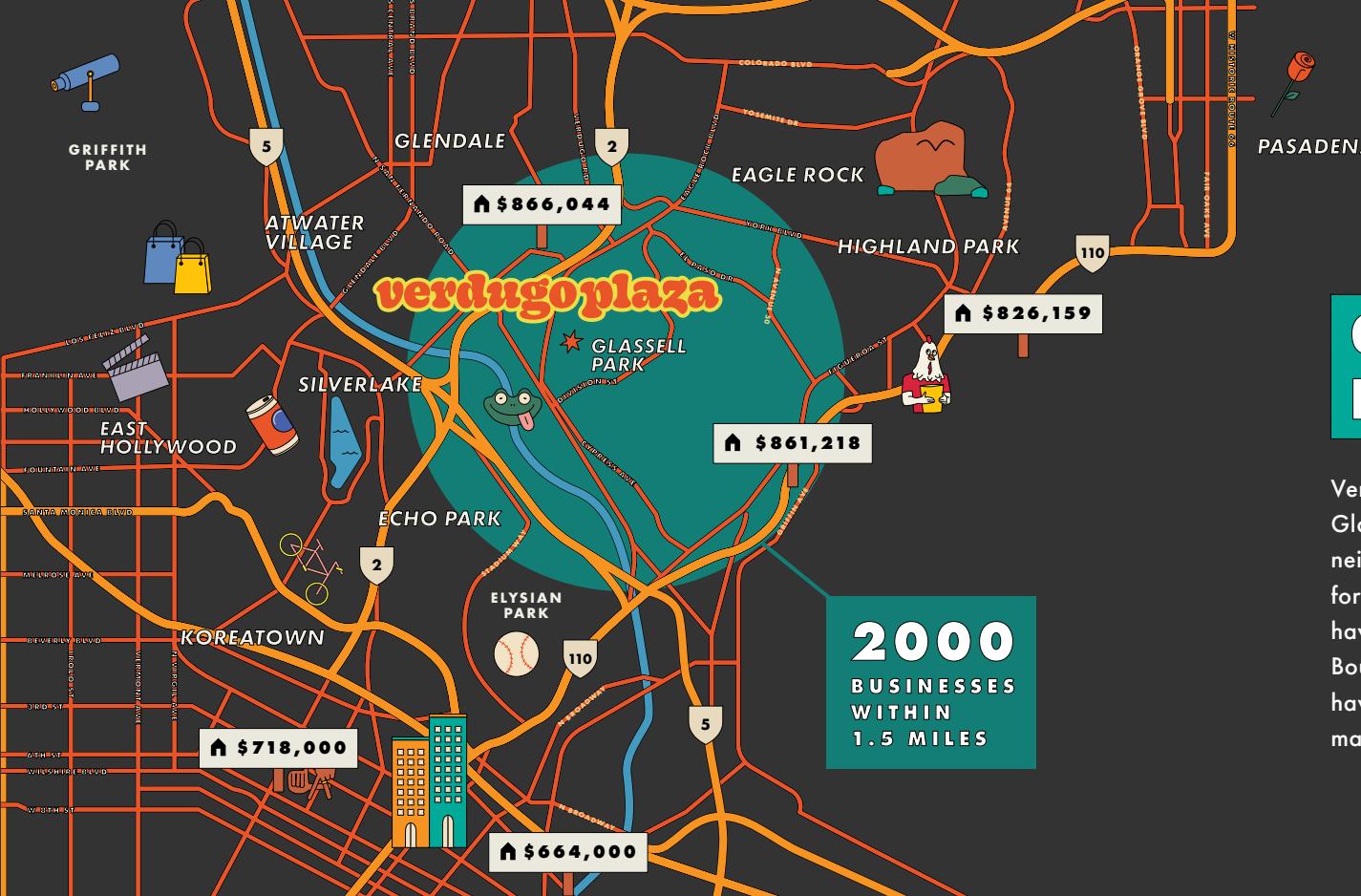
BREAKFAST

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

SERVICES

- 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
- Oriel Chinatown
- 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



verdugoplaza

OPPORTUNITIES

KEY

SPACE AVAILABLE

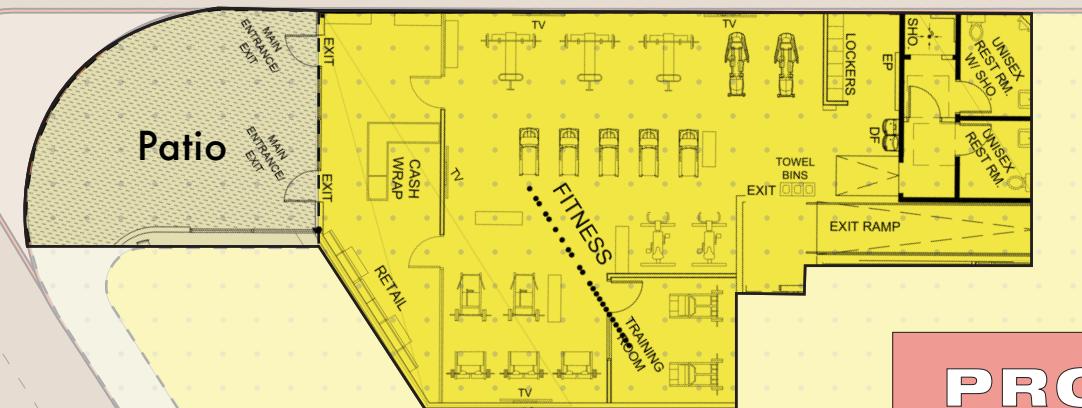
69 PARKING SPACES

3342
VERDUGO RD

±9,000 SF Divisible



Arthur Street



PROPOSED FITNESS OR RETAIL

HIGHLIGHTS

±2,000 SF

EXCLUSIVE OUTDOOR AREA

RETAIL OR POTENTIAL FITNESS
SIMILAR TO PROPOSED PLAN

Arthur Street

STOP

Patio

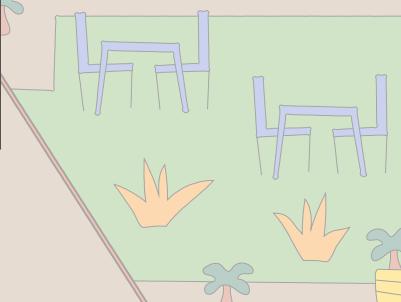
Verdugo Road

FLEX SPACE

HIGHLIGHTS

$\pm 4,790$ SF

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



Arthur Street

STOP

Patio

Verdugo Road

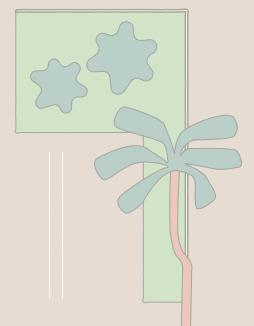
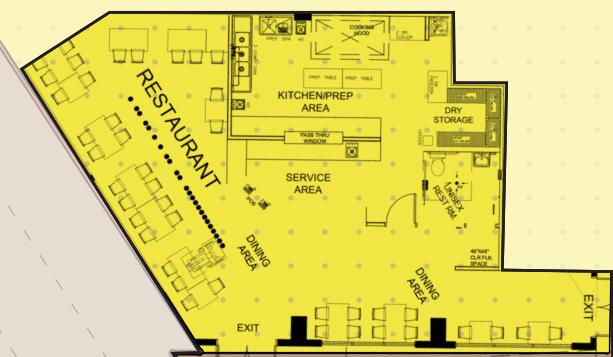
PROPOSED QUICK SERVICE RESTAURANT

HIGHLIGHTS

±1,487 SF

EXCLUSIVE OUTDOOR AREA

PARTIAL BUILD-TO-SUIT AVAILABLE
contact broker for details





verdugo plaza

TRANSIT TIMES

5 MINUTES:

Highland Park
Eagle Rock
Echo Park

10 MINUTES:

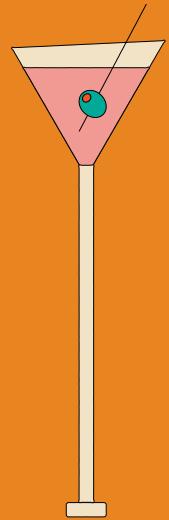
Pasadena
Silver Lake
Downtown
Glendale

20 MINUTES:

Hollywood
Koreatown
San Fernando Valley
Culver City



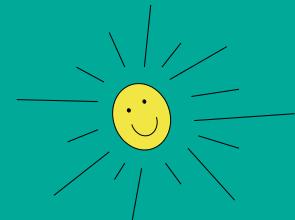
Glassell Park is geographically situated at the intersection of several of the fastest growing communities in Los Angeles. Positioned perfectly, Verdugo Plaza is surrounded by other great neighborhoods such as Silver Lake, Los Feliz, Echo Park, Atwater Village, Eagle Rock, Highland Park, Frogtown, and 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.



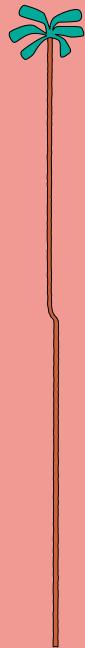
**ART &
MUSIC**



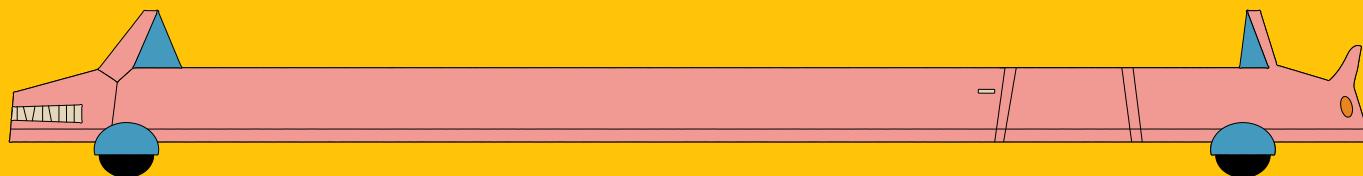
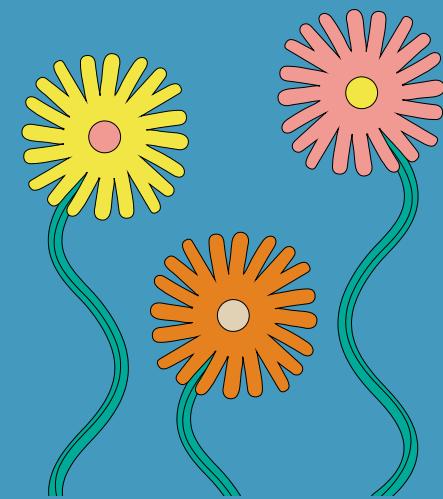
DINE AL FRESCO



KIDS ACTIVITIES



**COFFEE
BREAK**





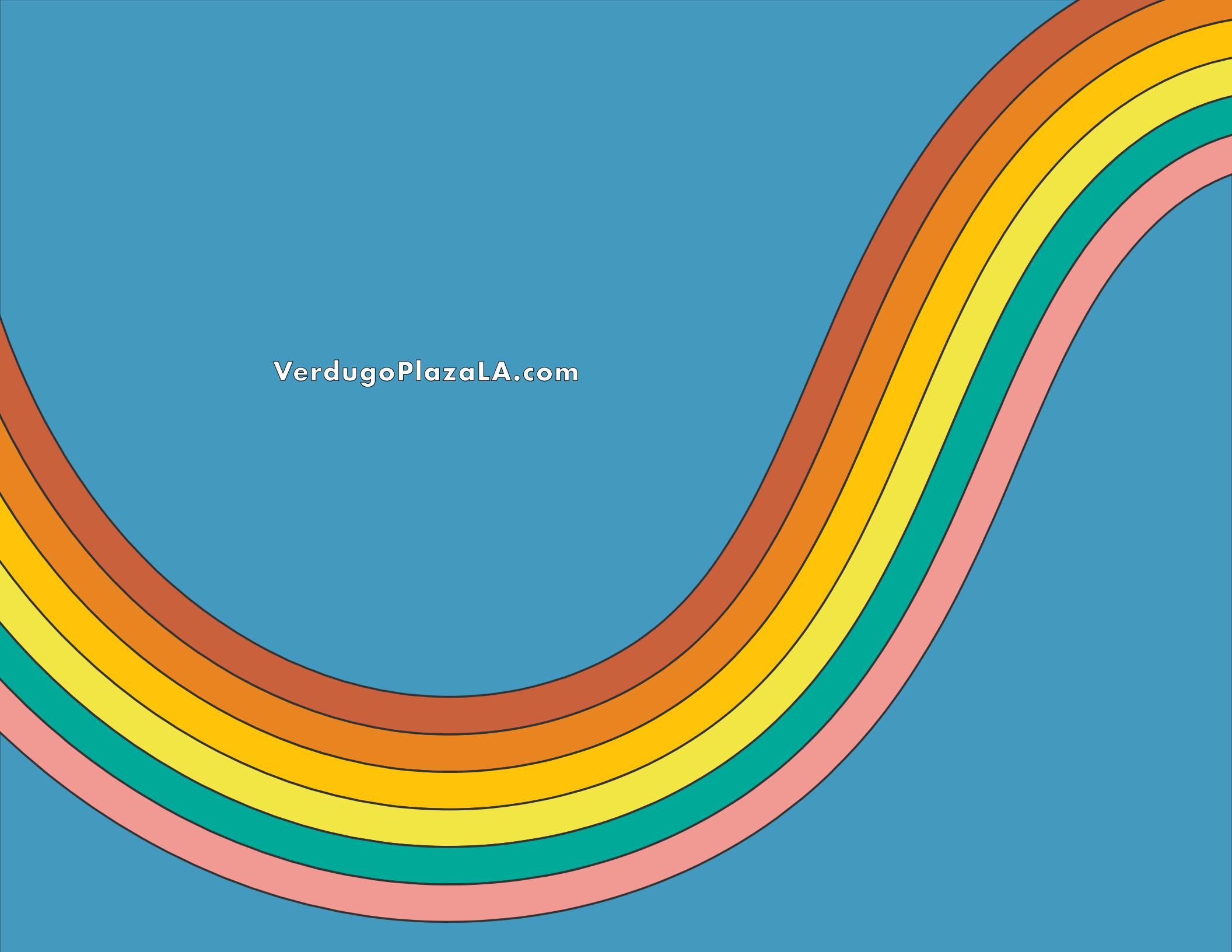
FOR RESTAURANT & RETAIL INQUIRIES:

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