

THE LOCAL

IN ATWATER

JOIN PHILZ COFFEE, YUNOMI HANDROLL, NOVA'S GRILL,
VILLA'S TACOS & BEN'S BAGELS
IN THE GROWING ATWATER VILLAGE SCENE

Retail and Office Space Available for Lease
±1,105 SF Retail Available / ±1,536 SF Office Available



3250 Glendale Blvd.
Los Angeles, CA

CBRE

See the Possibilities at The Local in Atwater



Since 1950, this property has been home to a financial institution that has stood the test of time for 73 years. Situated at a signalized intersection with traffic counts of 42,548 ADT, this property is a prime location with excellent access and visibility.

Highlights

- **Asking Price:**
\$8.00/PSF/MO/NNN – Retail Space
\$5.00/PSF/MO/NNN – Office Space
- ±1,105 SF Retail Space Available
- ±1,536 SF Office Space on Second Level
- Freestanding Bow Truss Building
- Building to be Renovated
- Prominent Signage on all Four Sides of Building
- (36) On-Site Parking Spaces with Additional (40) Spaces in Public Lot
- Steps Away from Popular Weekly Atwater Village Farmers' Market
- Signalized Corner Location
- At the Center of Atwater's Restaurant Row along Glendale Blvd.
- Walk Score of 92/100
- Ideal for Restaurant, Retail, Office, Medical and Fitness Uses

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A Look Inside

Potential New Users Include:



Restaurant: Fine Dining, Café, Bakery



Retail: Single-Occupancy, Pop-Up Shops



Office: Creative Agency, Coworking



Medical: Medical Clinic, Pharmacy



Fitness: Gym, Pilates, Yoga, Dance Studio

Glendale Blvd.



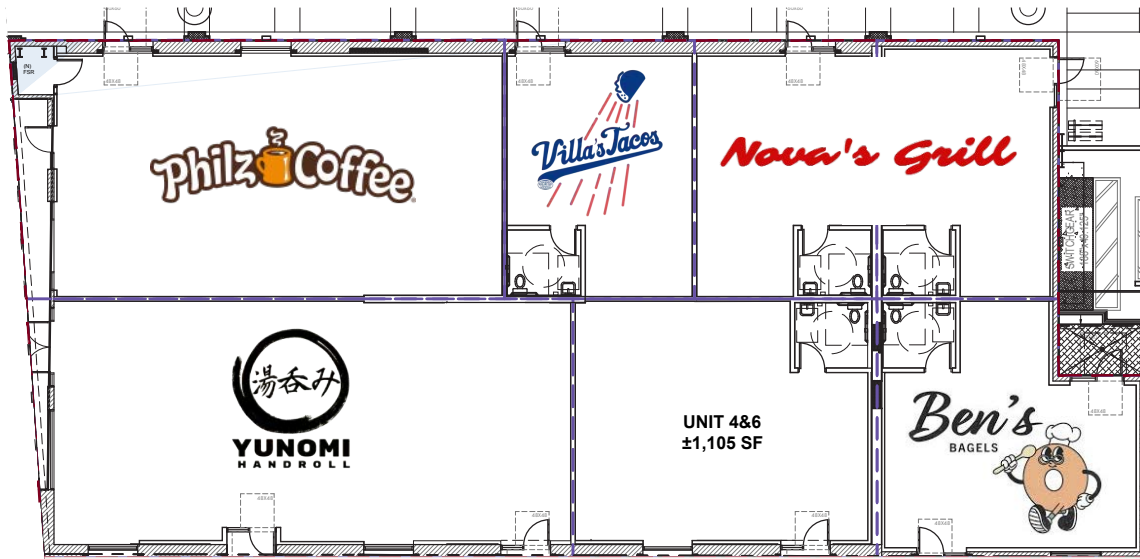
Signalized Intersection

Classic Bow-Truss 17' Clear Span

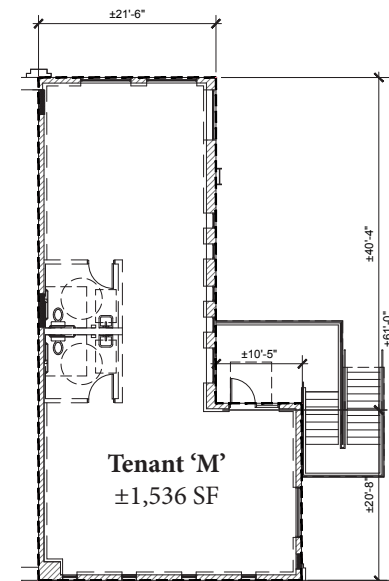
Larga Ave.

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Floor Plan



Proposed LOD First Floor



Proposed LOD Second Floor

Elevation Plans

Concept West

Glendale Blvd.



Concept South

Larga Ave.



Concept East



Concept North



THE LOCAL IN ATWATER

Atwater Village: A Hidden Gem with a Mix of Old and New

Atwater Village is a vibrant neighborhood located in the City of Los Angeles, bordered by the notable and gentrified communities of Los Feliz and Silver Lake. The area is home to an eclectic mix of historic landmarks, modern shops and trendy cafes. With easy access to both the 5 and 2 Freeways, the subject property is perfectly situated for those who want to be in the heart of the action. Glendale Blvd. is quickly transforming into a trendy, pedestrian-oriented retail and restaurant destination.



Every Sunday Rain or Shine:
Farmers' Market brings foot traffic to area adjacent to space.



Discover Something New:
Eclectic shops sell everything from home décor to books and vinyl.



Foodie Destination:
Atwater Village has been praised as a go-to destination for food lovers by several media outlets, including LA Times, Discover LA and Eater LA.

Amenity Map



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