

CBRE

ADAPTABLE SPACES. EXCEPTIONAL OPPORTUNITY.

CREATIVE SPACE AVAILABLE FOR LEASE



3191
CASITAS AVE
LOS ANGELES, CA

PROPERTY HIGHLIGHTS

NINE SPACES. LIMITLESS POSSIBILITIES.

- Suites available from ± 800 SF - $\pm 2,000$ SF
- Building SF: $\pm 41,664$ SF ($\pm 13,125$ Leasable SF)
- Land SF: $\pm 59,422$ SF
- Flexible buildout design customizable for a variety of uses
- On-site design consultant for expert guidance to bring your ideas to life
- High foot traffic area benefiting from exceptional visibility and exposure
- Close proximity to local amenities for ample dining and retail options
- Surrounded by prime residential areas



PROPERTY
HIGHLIGHTS

AVAILABILITY
SUMMARY

INSIDE
LOOK

AREA
OVERVIEW



AVAILABILITY SUMMARY

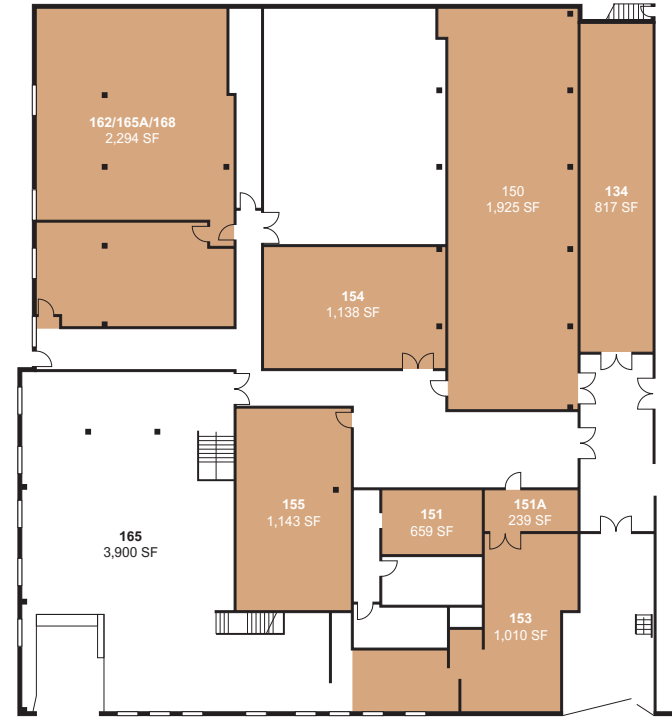
MADE TO
FIT YOU.

POTENTIAL USES

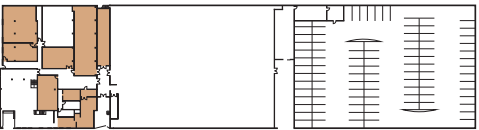
- | | |
|---------------------|--|
| Studio Workspace | Recreational Facility (Open or Closed) |
| Showroom | Farming |
| Lab/Research Center | Nursery |
| Offices/Coworking | Bank |
| Printing/Publishing | Restaurant/Café |
| | Corporate Headquarters |

ZONING: MR-1-1-RIO

- MR1: Restricted Industrial Zone
- Any specified use under section A.2, first permitted in the CM Zone
- Any use permitted in C2 Commercial Zone



3191 CASITAS AVE - FLOOR PLAN



PROPERTY
HIGHLIGHTS

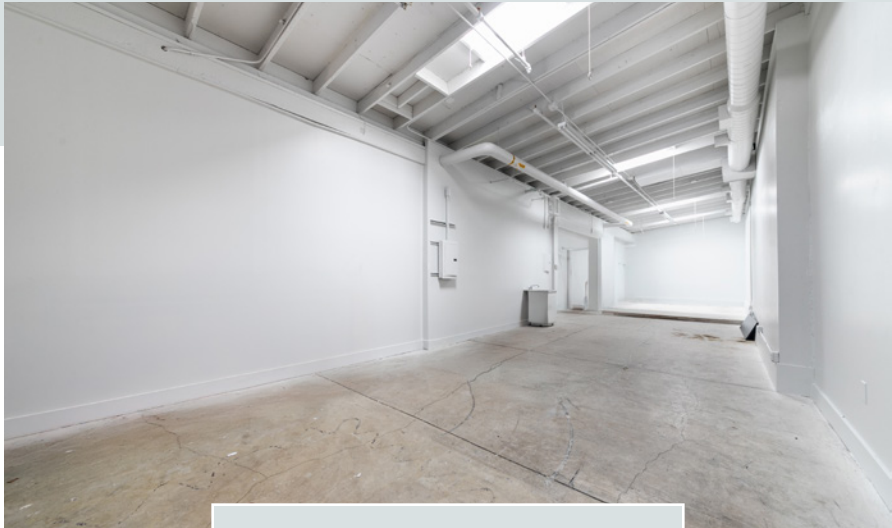
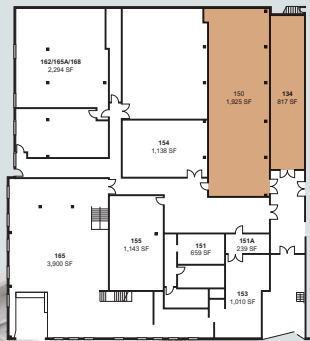
AVAILABILITY
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INSIDE
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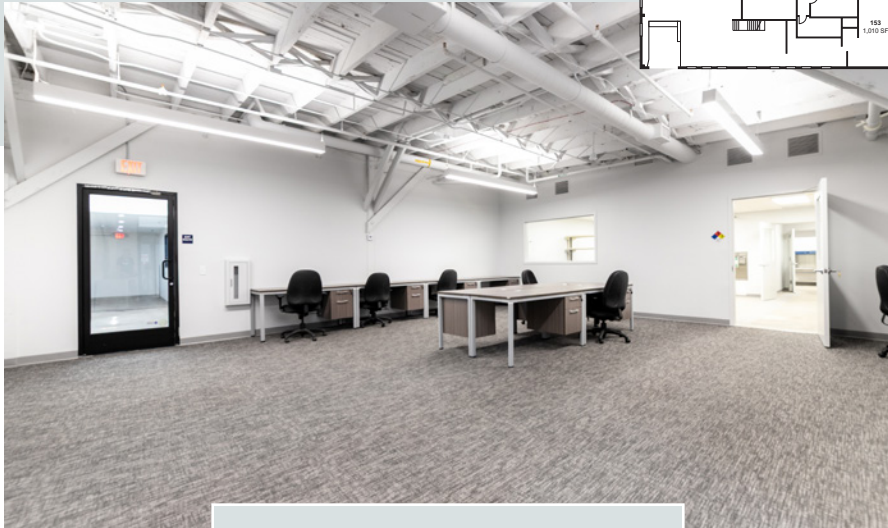
AREA
OVERVIEW

INSIDE LOOK

GALLERY



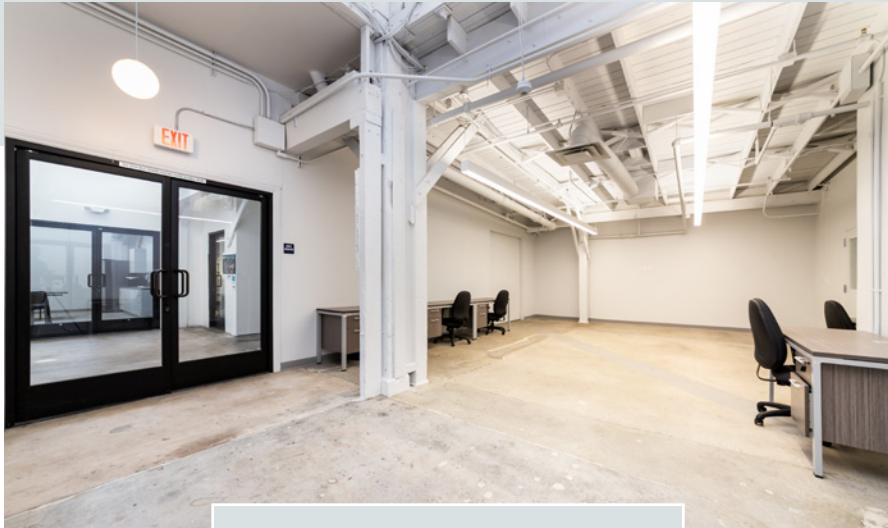
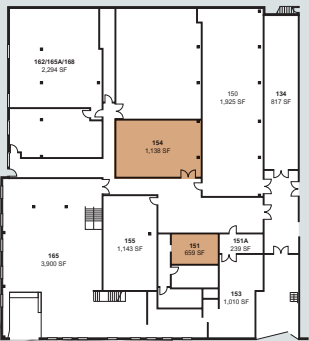
▲ Suite 134 | 817 SF ▼



▲ Suite 150 | 1,925 SF ▼

INSIDE LOOK

GALLERY



▲ Suite 151 | 659 SF ▼



▲ Suite 154 | 1,138 SF ▼



PROPERTY HIGHLIGHTS

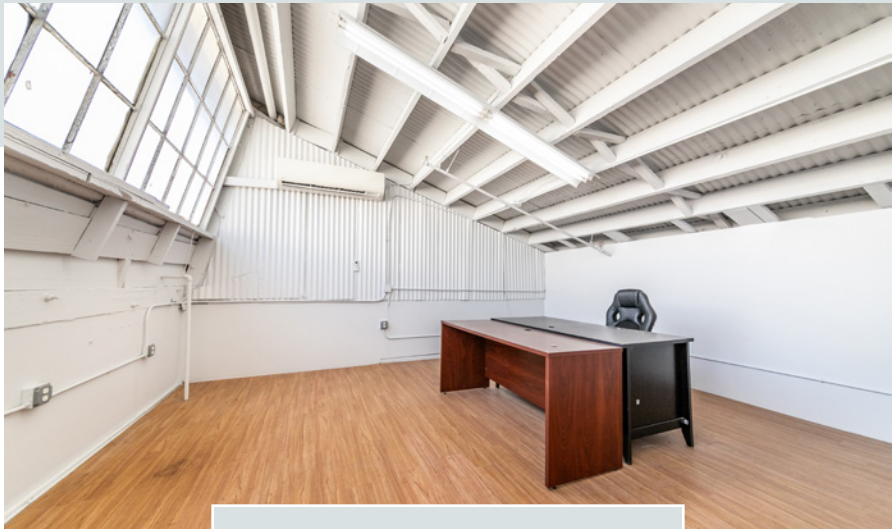
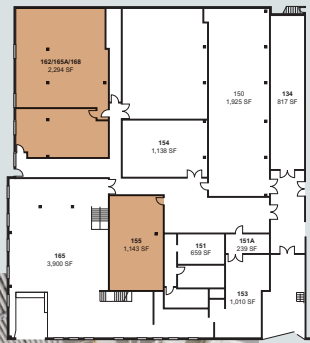
AVAILABILITY SUMMARY

INSIDE LOOK

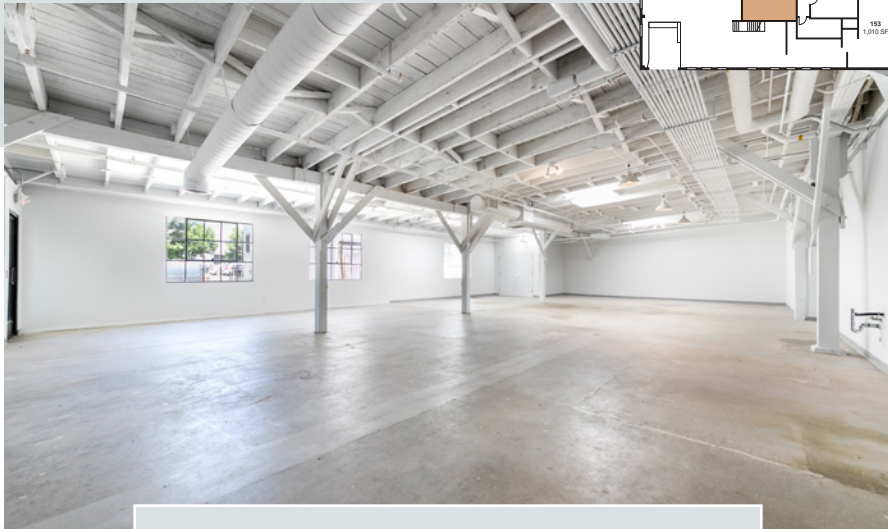
AREA OVERVIEW

INSIDE LOOK

GALLERY



▲ Suite 155 | 1,143 SF ▼

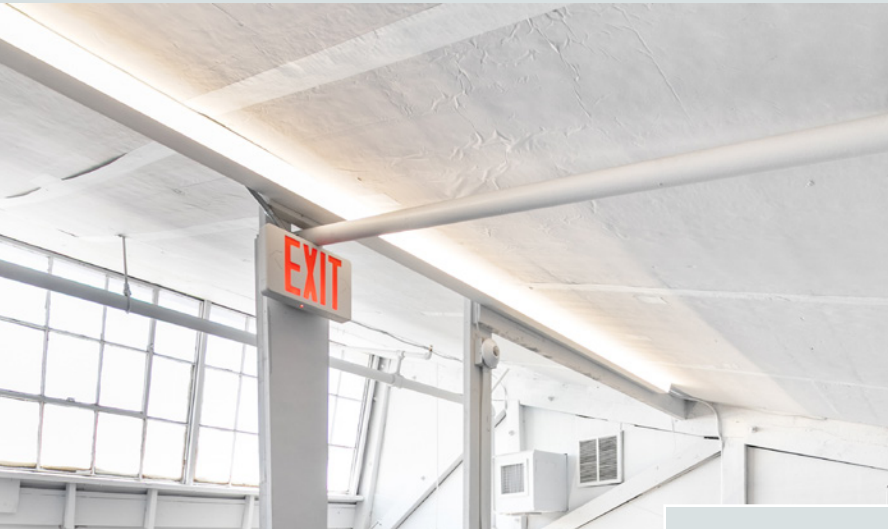


▲ Suite 162/165A/168 | 2,294 SF ▼

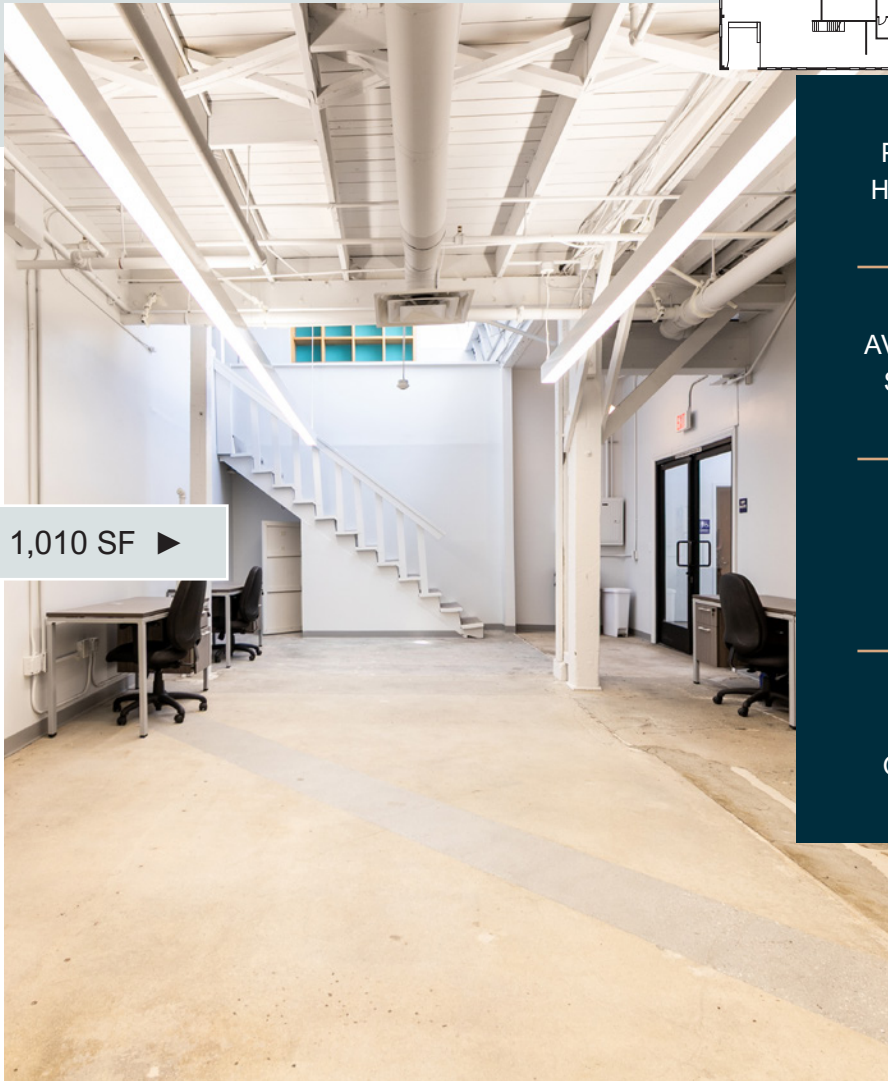


INSIDE LOOK

GALLERY



◀ Suite 153 | 1,010 SF ▶

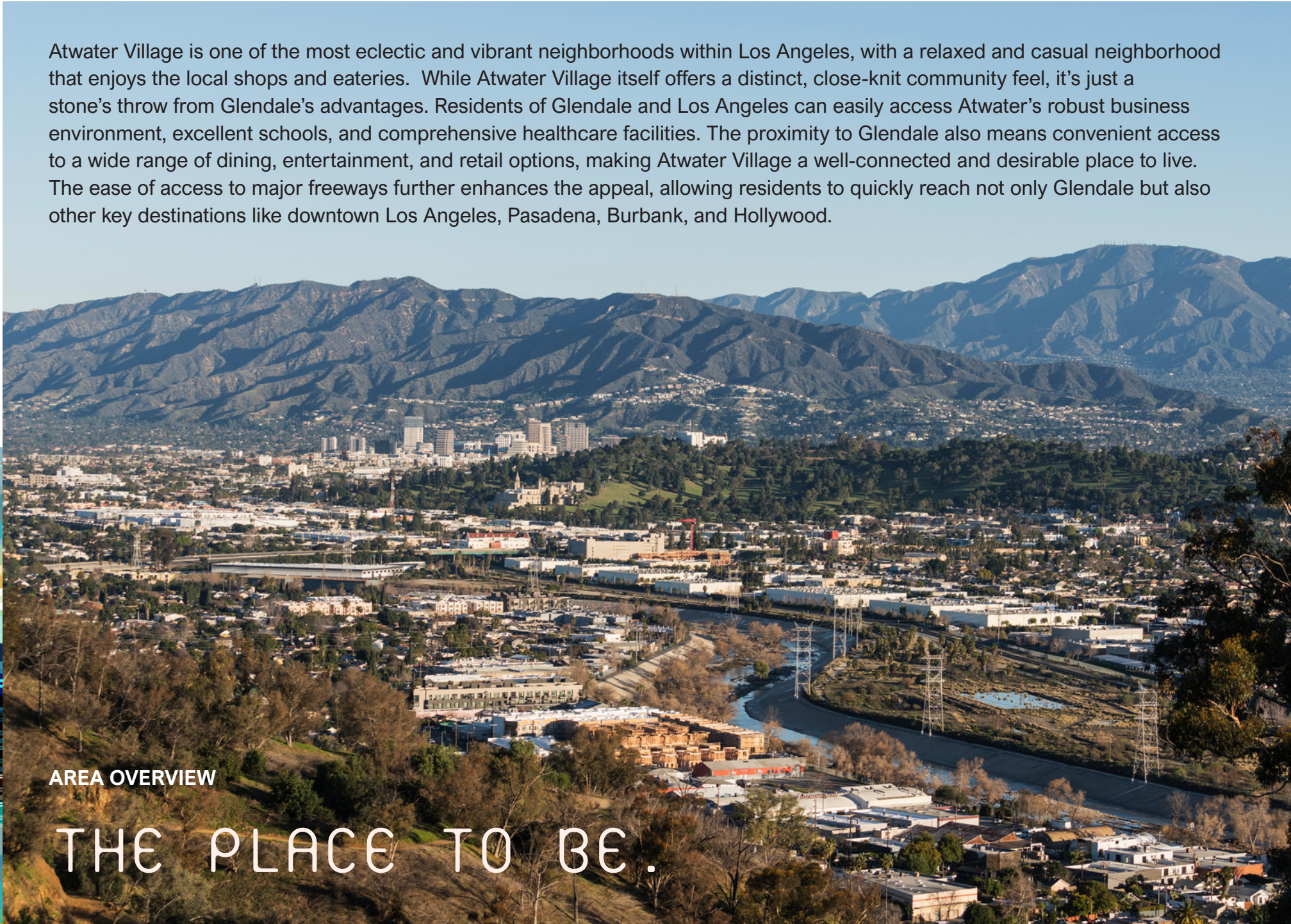


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Atwater Village is one of the most eclectic and vibrant neighborhoods within Los Angeles, with a relaxed and casual neighborhood that enjoys the local shops and eateries. While Atwater Village itself offers a distinct, close-knit community feel, it's just a stone's throw from Glendale's advantages. Residents of Glendale and Los Angeles can easily access Atwater's robust business environment, excellent schools, and comprehensive healthcare facilities. The proximity to Glendale also means convenient access to a wide range of dining, entertainment, and retail options, making Atwater Village a well-connected and desirable place to live. The ease of access to major freeways further enhances the appeal, allowing residents to quickly reach not only Glendale but also other key destinations like downtown Los Angeles, Pasadena, Burbank, and Hollywood.

AREA OVERVIEW

THE PLACE TO BE.



DEMOGRAPHICS



POPULATION

1 MILE
24,911

3 MILES
280,095

5 MILES
875,241



AVERAGE HOUSEHOLD INCOME

1 MILE
\$140,603

3 MILES
\$131,593

5 MILES
\$112,823

OWNER OCCUPIED HOUSING UNITS

1 MILE
3,435

3 MILES
35,101

5 MILES
82,491

PROPERTY HIGHLIGHTS

AVAILABILITY SUMMARY

INSIDE LOOK

AREA OVERVIEW



CLICK HERE FOR MORE DEMOGRAPHICS

YOUR VISION.
OUR CANVAS.



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CASITAS^{AVE}
LOS ANGELES, CA

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