

INDU  
STRY

CREATIVE OFFICE/RETAIL  
BLDG SF ±2,118 RSF  
LAND SF 2,614 SF

3063  
LOS FELIZ BLVD  
ATWATER VILLAGE

FOR SALE

INDUSTRYPARTNERS.COM  
310 395 5151  
CA BRE No. 01900833

CARLE PIEROSE  
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CA BRE No. 01464318

**BUILDING SF**

±2,118 RSF

**LAND SF**

±2,614 SF

**PRICE**

\$1,095,000

**BUILT**

1931

**ZONING**

C4

**PARKING**

Approx. 3 in rear gated lot

Rare small freestanding owner/  
user opportunity delivered vacant.

**FEATURES**

Original brick construction from 1931

Perfect owner/user or investment,  
with high upside potential

Highly visible property with  
approximately 36,000 cars passing by  
daily on average

Central Atwater Village location,  
adjacent to Los Feliz, Silver Lake,  
Frogtown, Glassel Park and Glendale,

Easy access to the 5 Freeway,  
connecting to DTLA to the south, and  
Glendale / Burbank to the North

Very walkable street, with abundant  
amenities within walking distance

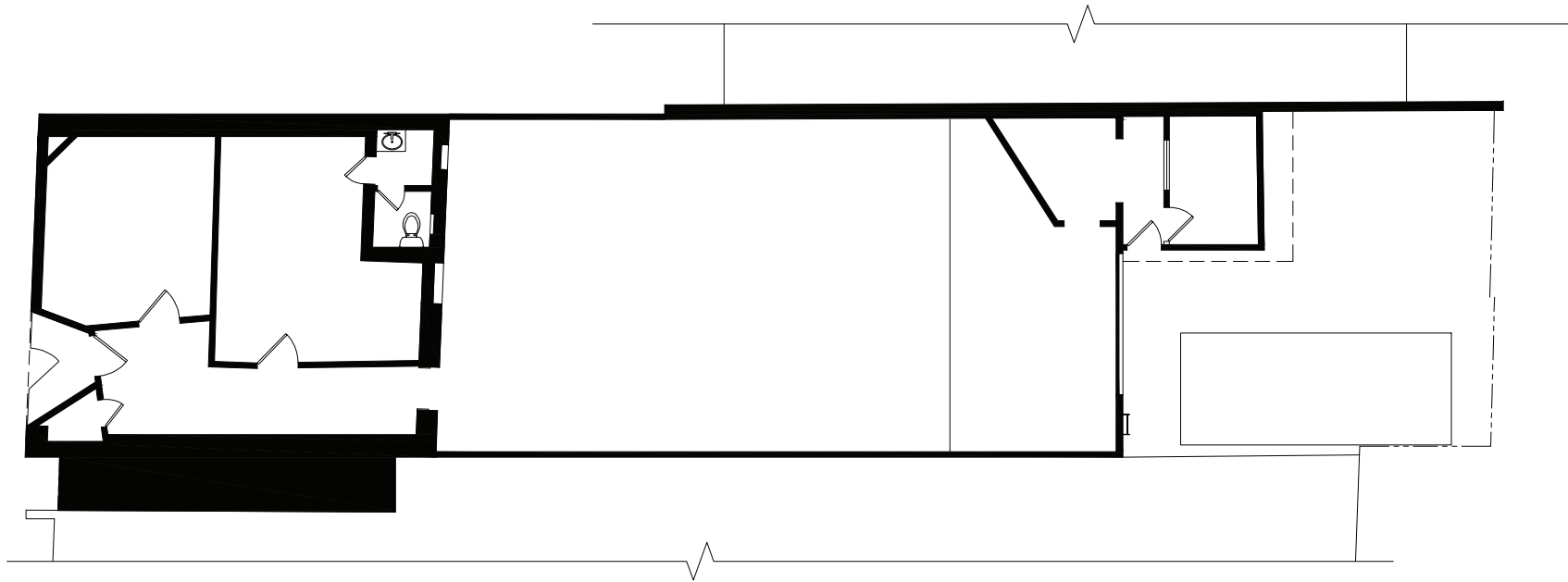
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**GROUND FLOOR**  
BUILDING SF ±2,118 RSF  
LAND SF 2,614 SF

LOS FELIZ BLVD



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary.  
Workstations not included.

About the neighborhood

Atwater Village: A vibrant neighborhood in Los Angeles, situated along the scenic Los Angeles River. Known for its tree-lined streets, diverse culinary scene, and thriving arts community, Atwater Village offers a unique blend of urban energy and suburban charm. Explore trendy cafes, artisanal shops, and cultural venues, or enjoy outdoor activities like walking along the river or hiking in nearby Griffith Park. With its convenient location and welcoming atmosphere, Atwater Village is the perfect place to live, work, and play in LA.

LESS THAN A MINUTE FROM THE 5 FWY  
4-MIN DRIVE TO 10 FWY  
96/100 WALKSCORE

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