

THE LOCAL

IN ATWATER

Join Philz Coffee in the Growing Atwater Village Scene
Retail and Office Space Available for Lease | Divisible ± 660 SF - $\pm 7,493$ SF

3250 Glendale Boulevard
Los Angeles, CA



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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: \$5.00-\$8.00 PSF/MO/NNN
- ±660 – ±7,493 SF 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
- (41) 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, Fast Food, Café, Bakery



Retail: Single-Occupancy, Pop-Up Shops



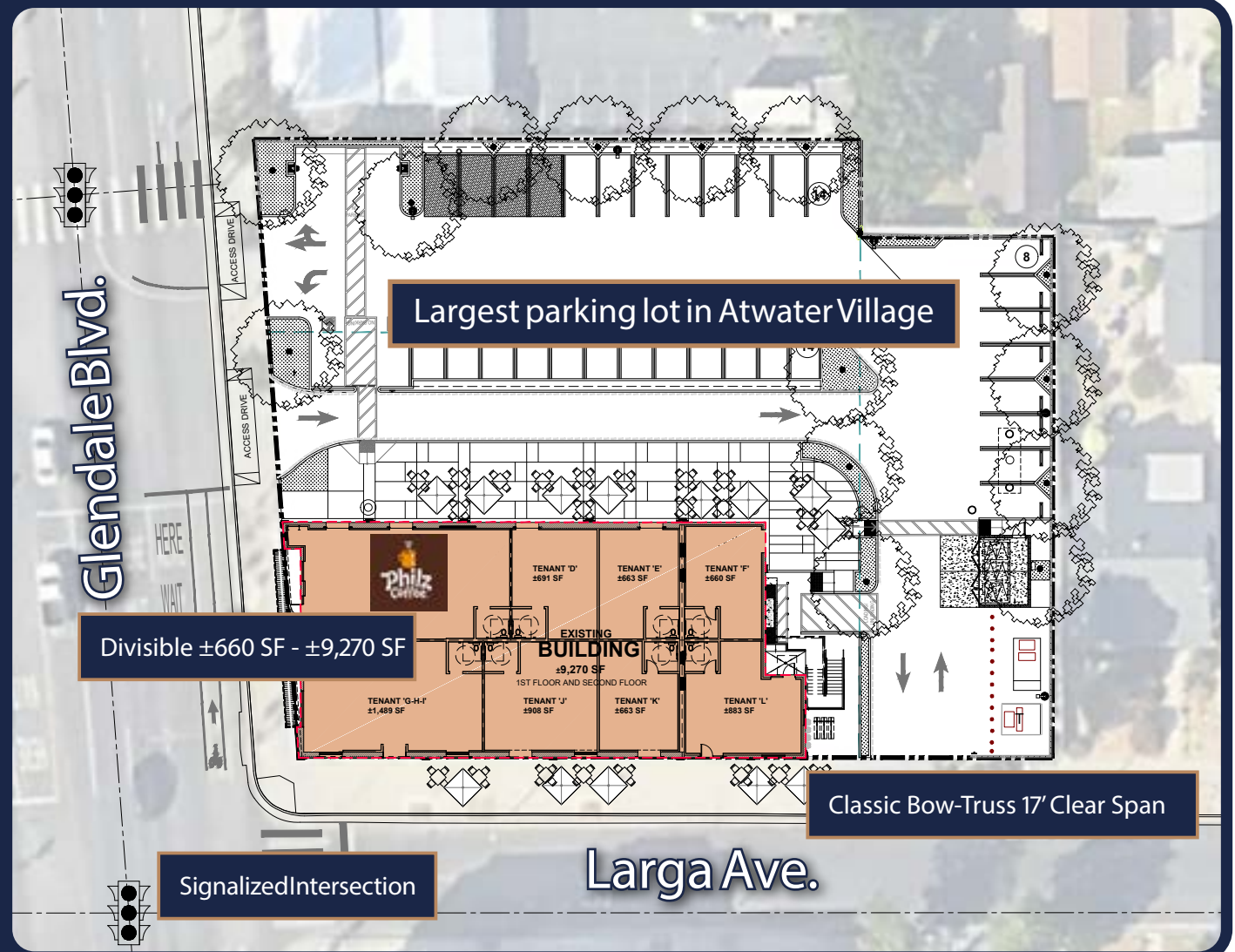
Office: Creative Agency, Coworking



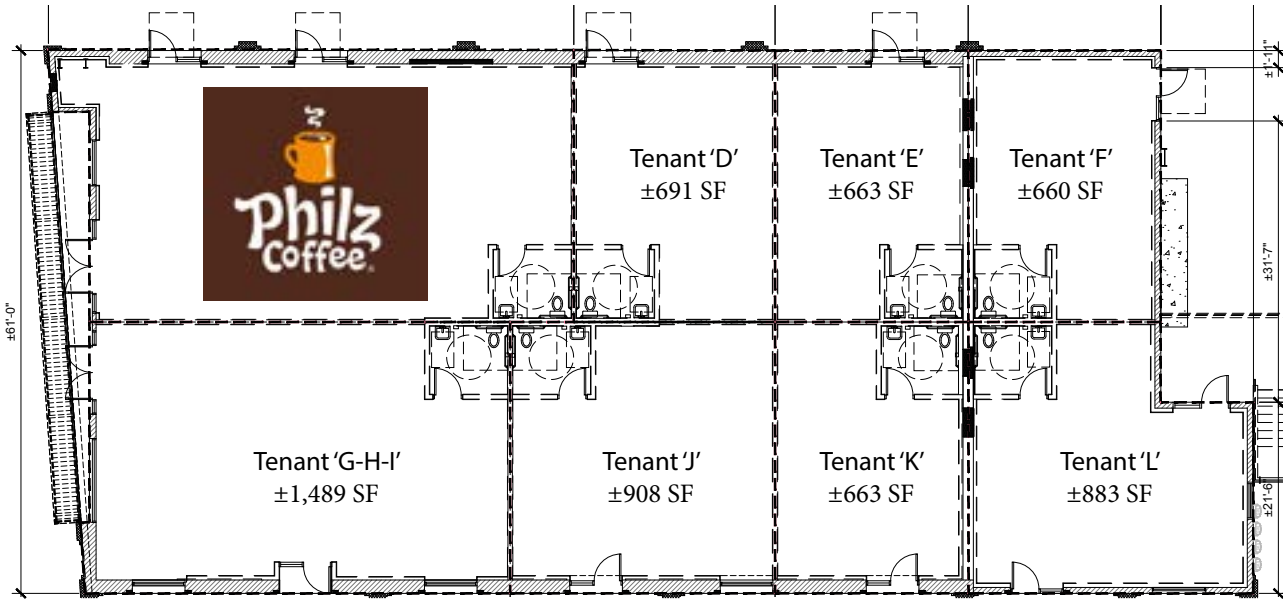
Medical: Medical Clinic, Pharmacy



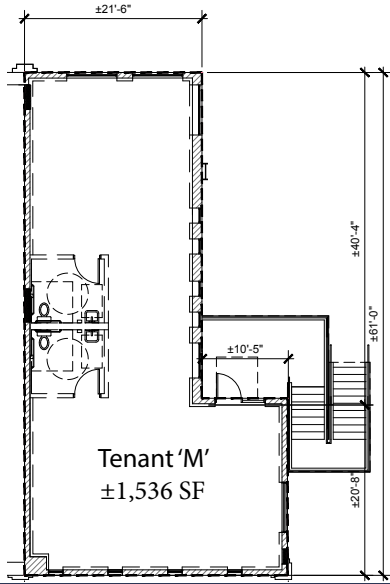
Fitness: Gym, Pilates, Yoga, Dance Studio



Floor Plan



Proposed LOD First Floor



Proposed LOD Second Floor

Elevation Plans

Concept West
Glendale Blvd.



Concept South
Larga Ave.



Concept East



Concept North



Amenities Map



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

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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.



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



DISCOVER SOMETHING NEW

Eclectic shops sell everything from home décor to books and vinyl



EVERY SUNDAY RAIN OR SHINE:

Farmer's Market brings foot traffic to area adjacent to space

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For more information, contact:

Geoff Martin

Senior Vice President
Lic. 01180819
+1 818 502 6739
geoff.martin@cbre.com

Ryan Burnett

First Vice President
Lic. 01481691
+1 818 502 6791
ryan.burnett@cbre.com

Brian Yoshimura

Associate
Lic. 01967227
+1 818 502 6736
brian.yoshimura@cbre.com

Artak Dovlatyan

President
Lic. 01250473
+1 818 546 1212
artak@specializedrealty.com



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