

3119 GLENDALE BLVD  
LOS ANGELES, CA 90039

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA



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**TWO-UNIT RETAIL BUILDING  
FOR SALE IN ATWATER VILLAGE**



# PROPERTY SUMMARY & HIGHLIGHTS

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Asking Price: \$1,900,000

CAP Rate: 5.37%

Total Building SF: ±1,565 SF

Zoning: C4-1XL-RIO-POD

Parking Ratio: 3.45/1,000

Year Built: 1947

## PROPERTY HIGHLIGHTS

NNN Investment Sale Leaseback or Owner User Opportunity

**Seller has operated their Dental Practice at this location for 20+ years and are willing to Leaseback, terms negotiable.**

**Seller is willing to sell to an Owner-user.**

**Sweet Secret Los Angeles has a lease until March 31st, 2027, plus a five (5) year option to renew.**

On-site and street parking for customers and employees.

High-visibility Signage Opportunity on Glendale Blvd.



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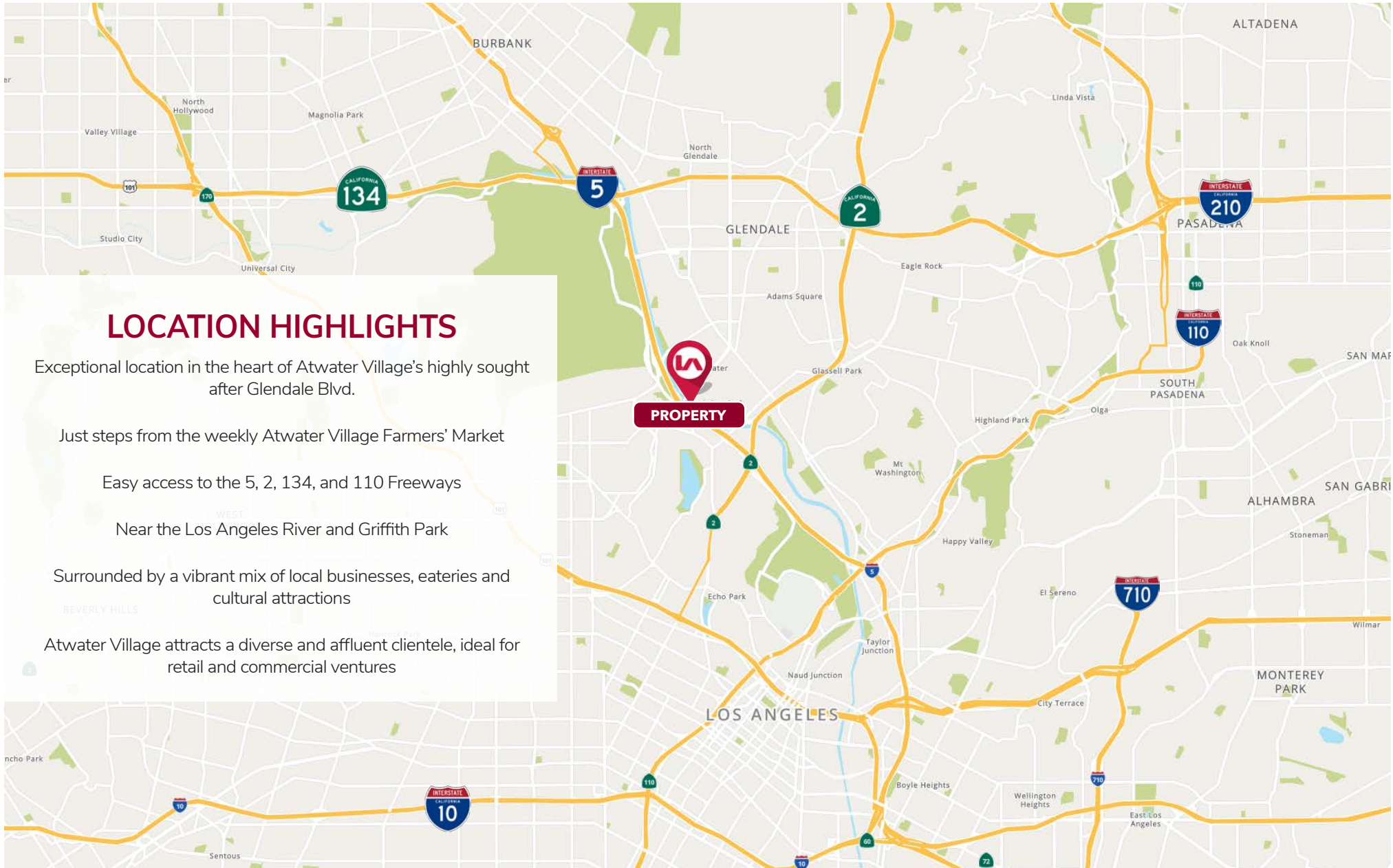
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1055 E Colorado Blvd, Ste 330, Pasadena, CA



# LOCATION HIGHLIGHTS

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## LOCATION HIGHLIGHTS

Exceptional location in the heart of Atwater Village's highly sought after Glendale Blvd.

Just steps from the weekly Atwater Village Farmers' Market

Easy access to the 5, 2, 134, and 110 Freeways

Near the Los Angeles River and Griffith Park

Surrounded by a vibrant mix of local businesses, eateries and cultural attractions

Atwater Village attracts a diverse and affluent clientele, ideal for retail and commercial ventures



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## DISCOVER THE VIBRANT ATWATER VILLAGE SCENE

Atwater Village is a dynamic and eclectic neighborhood that offers a perfect blend of urban charm and community spirit. Known for its tree-lined streets and unique architecture, Atwater Village is a haven for creatives, food enthusiasts, and culture seekers. The area boasts a wide array of independent boutiques, trendy cafes, and popular restaurants that cater to a diverse and sophisticated crowd. With its thriving arts scene, local farmers' markets, and community events, Atwater Village provides an ideal environment for businesses to thrive. Its strategic location near major attractions and the scenic Los Angeles River makes it a desirable destination for both locals and visitors. Investing in property here means becoming part of a vibrant and growing community that values innovation, diversity, and quality of life.



# EXTERIOR PHOTO

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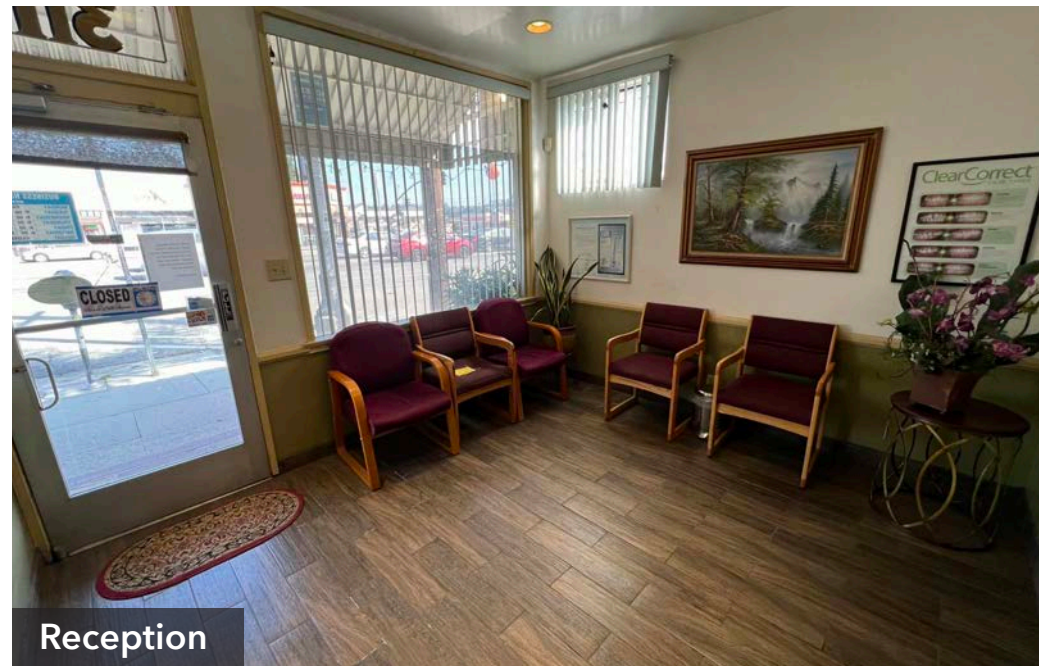
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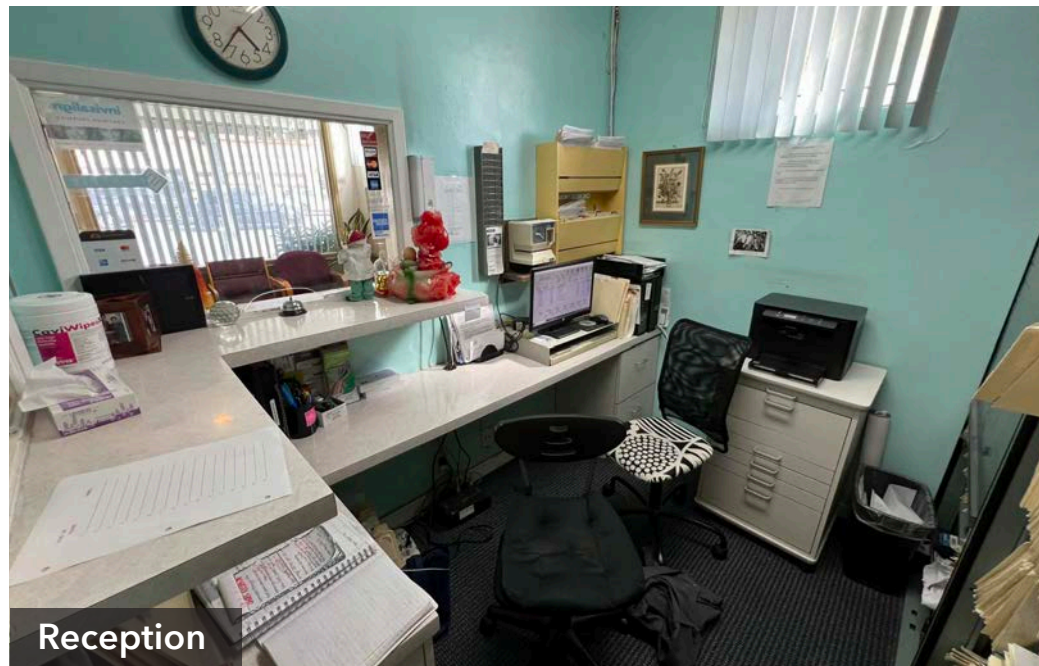




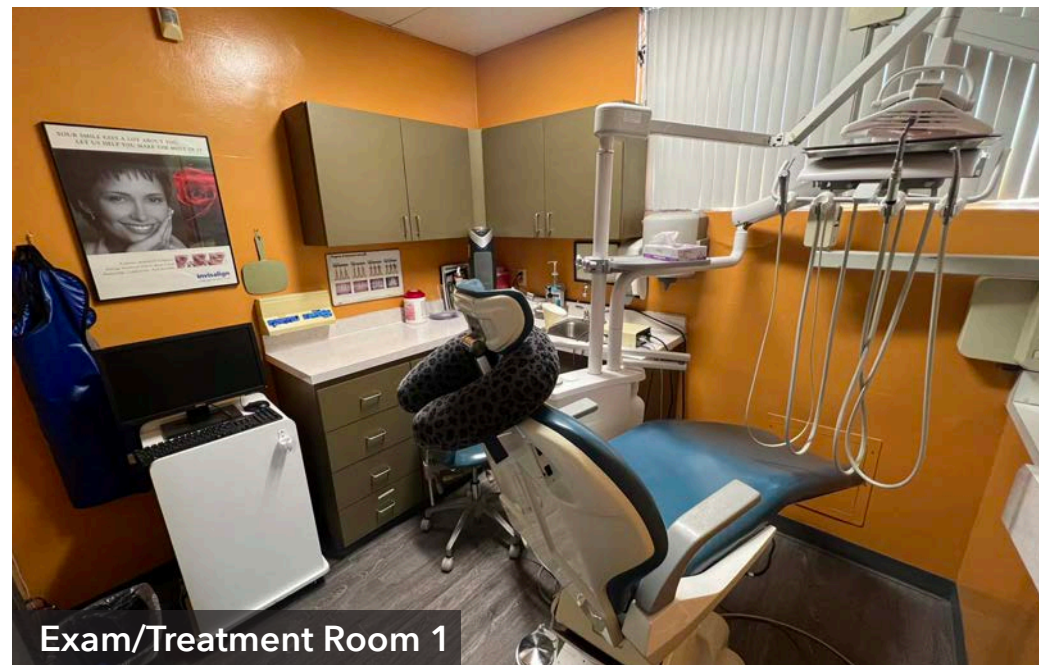




Reception



Reception



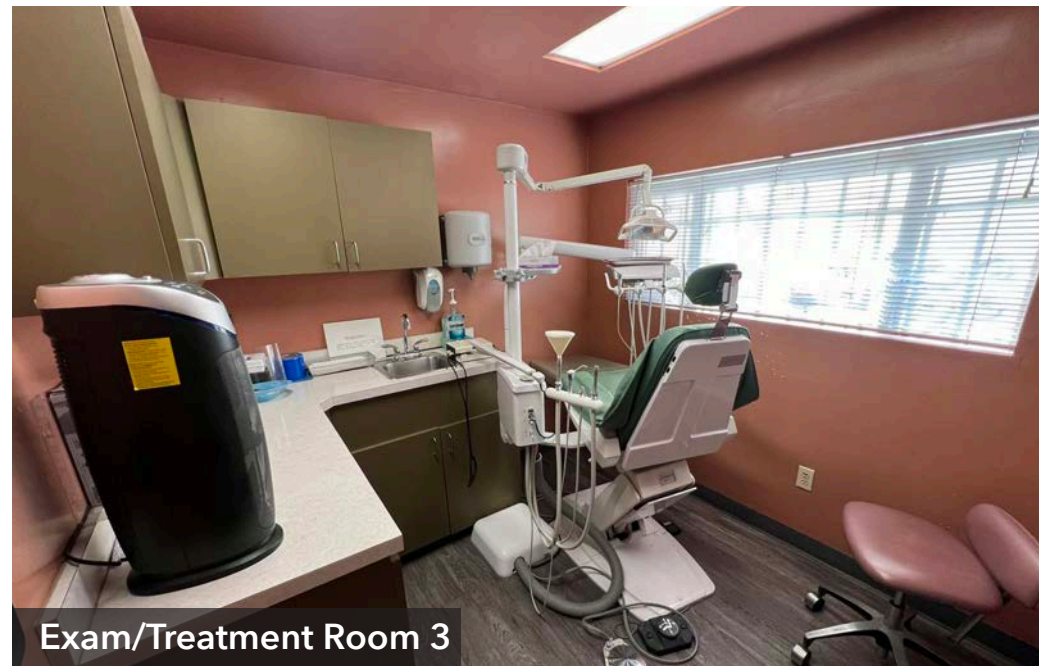
Exam/Treatment Room 1



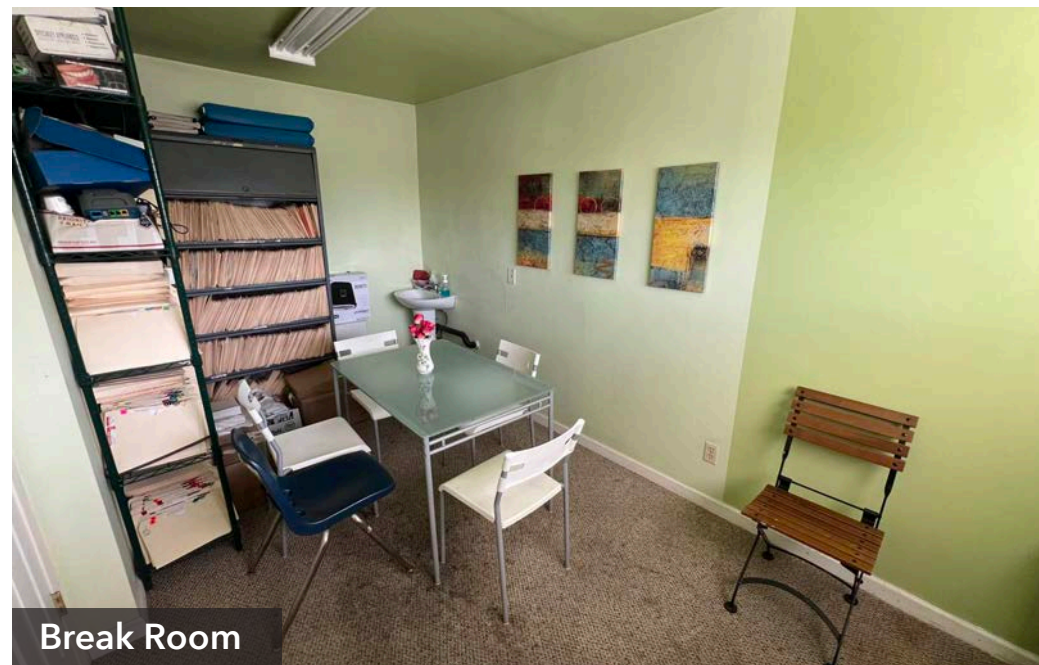
Exam/Treatment Room 2







Exam/Treatment Room 3



Break Room



Lab/Storage





**UNIT 3121 - SWEET SECRET LOS ANGELES**

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# 3119

## GLENDALE BLVD

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Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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