



# 3206 LOS FELIZ BLVD

LOS ANGELES , CA 90039

3206

RETAIL PROPERTY FOR LEASE



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## OFFERING SUMMARY

Lease Rate:	\$2.30 SF/month (MG) \$13,800 per month* \$1,450/MO CAM* \$15,250/MO total rent
Available SF:	6,000 SF
Building Size:	6,000 SF
Lot Size:	10,825 SF
Zoning:	LAC4

## PROPERTY OVERVIEW

Former spa space featuring high-end, turnkey improvements and a flexible layout ideal for spa, medical, wellness, or boutique fitness uses. The premises include multiple treatment rooms, a reception area, and open common areas, allowing for a variety of operational configurations. Prominent frontage along Los Feliz Blvd provides strong visibility and excellent branding opportunity. The space will be available for occupancy within 30 days.

## PROPERTY HIGHLIGHTS

- Prime frontage on Los Feliz Blvd
- High visibility with strong daily traffic counts
- Existing buildout ideal for spa, medical, or wellness use
- Close proximity to Silver Lake, Atwater Village, and Griffith Park
- Minimum 3 Year Lease

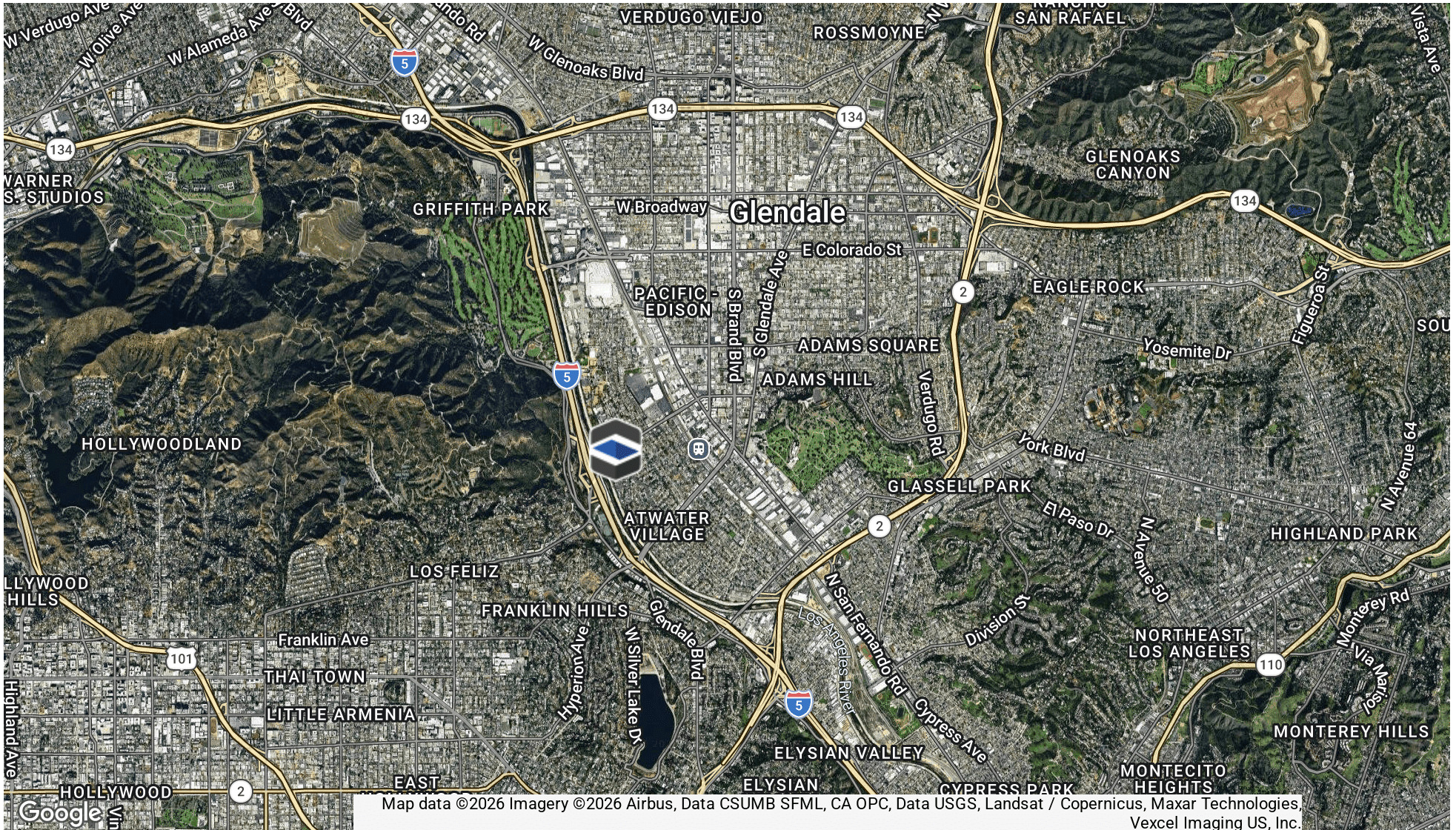
All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.





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SYSTEMS REAL ESTATE MANAGEMENT, INC.

700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203

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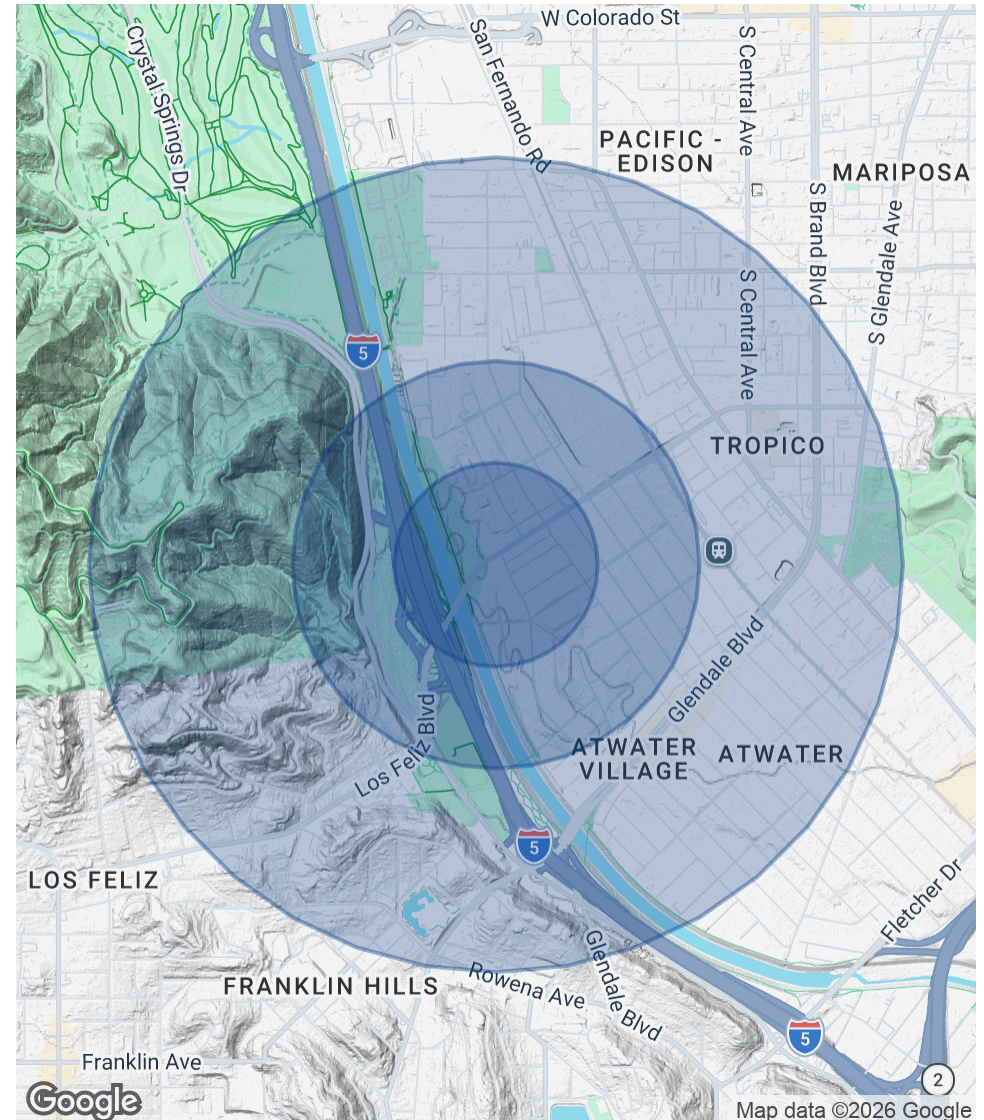
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,123	3,871	22,261
Average Age	44.3	44.1	40.1
Average Age (Male)	41.7	41.5	39.0
Average Age (Female)	43.4	44.0	41.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	485	1,721	9,406
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$137,877	\$142,084	\$130,259
Average House Value	\$1,200,601	\$1,255,639	\$1,374,511

2023 American Community Survey (ACS)



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