

32006

Los Feliz Boulevard

LOS ANGELES, CA 90039

Marcus & Millichap



BRANDON MICHAELS
GROUP

3206

Los Feliz Boulevard

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32006 EXECUTIVE SUMMARY

THE OFFERING

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 3216 Los Feliz Boulevard, ideally positioned at the gateway to Atwater Village, just west of the signalized intersection at Los Feliz Boulevard and Glenfeliz Boulevard.

3216 Los Feliz Boulevard is a mixed-use property consisting of approximately 1,700 square feet of ground-floor retail space and approximately 3,300 square feet of office space spread between second-story space facing Los Feliz Boulevard and ground-floor space at the rear of the property. The property is situated on a large 8,911 square foot C4 zoned lot with space alongside the building for parking and/or outdoor communal area. The retail space is currently occupied by two long-term tenants on month-to-month leases and the office space is fully owner-occupied to be delivered vacant upon the close of escrow. Due to this flexibility, the property offers endless possibilities for an owner-user buyer to transform this one-of-a-kind asset into a flagship location for their business.

Visibility and exposure at this location is unmatched. Situated just off the 5-Fwy, 3216 Los Feliz Boulevard is the first thing travelers see as they drive into Atwater Village along Los Feliz Boulevard. Traffic counts exceed 52,000 cars per day along Los Feliz Boulevard and local amenities attract walkers and bicycle-riders alike. The property is also less than 1-mile (by foot) from the Amtrak/MetroLink Glendale Station and easily accessible from historic Griffith Park, Silverlake, Glendale, and Echo Park.

3216 Los Feliz Boulevard is surrounded by a variety of popular local destinations, shops and eateries such as Los Feliz Golf Course/Los Feliz Café, The Morrison, The Village, Bigfoot Lodge, The Roost, and many more; not to mention all of Atwater's favorite spots down the street positioned along trendy Glendale Boulevard. With a highly-walkable "small town" feel, diverse tenant-mix, and renowned Sunday farmers' market, Atwater has firmly edged its way into the competition over LA's "hippest" neighborhood.



32006
Los Feliz Boulevard

A 4,648 SF of retail/office mixed-use property situated on 8,911 SF of Land Zoned C4 ideally located west of the signalized intersection of Los Feliz Boulevard and Glenfeliz Boulevard in Atwater Village, Los Angeles



GLENDALE



The Village Bakery and Cake

The Morrison

Los Feliz Golf Course



32006
Los Feliz Boulevard



Grand Venue

The Rooted

Potted

Giamela's



The Link



FOREST LAWN® MUSEUM

ATWATER VILLAGE

INVESTMENT HIGHLIGHTS

- Mixed-use retail & office totaling approx. 1,700 sq. ft. of retail and 3,300 sq. ft. of office space situated on almost 9,000 sq. ft. of land
- Retail tenants are M2M and office-space shall be delivered vacant providing excellent flexibility for owner-user or value-add investor
- Situated at the gateway to Atwater Village providing unmatched visibility and exposure along Los Feliz Boulevard; over 51,000 cars per day
- Unique building layout creates endless possibilities; occupy the entire building or just a portion and offset costs by collecting rent from other tenants
- 3216 Los Feliz Boulevard is positioned directly off of the 5-Fwy and is easily accessible from historic Griffith Park, Silverlake, Glendale, and Echo Park
- The Amtrak/MetroLink Glendale Station is located less than 1-mile from the subject property by-foot
- Popular local destinations are within walking distance such as Los Feliz Café/Golf Course, The Morrison, The Village, The Roost, Bigfoot Lodge, and more.
- The estimated average household income within 1 mile is over \$100,000 and the median home sale price in Atwater Village is now over \$1.25M



32⁰⁰/₆
Los Feliz Boulevard



Price	\$3,150,000
Building Size	4,648 SF Retail: +/- 1,700 SF Office: +/- 3,300 SF
Price/SF (Building)	\$678
Lot Size	8,906 SF
Price/SF (Land)	\$354
Current Occupancy	100%
Parking Spaces	12 Spaces
Parking Ratio	2.58 per 1,000 SF
Frontage	55' on Los Feliz Boulevard
Year Built	1941
Zoning	C4
APN Number	5435-036-021

A 4,648 SF of retail/office mixed-use property situated on 8,911 SF of Land Zoned C4 ideally located west of the signalized intersection of Los Feliz Boulevard and Glenfeliz Boulevard in Atwater Village, Los Angeles

PROPERTY HIGHLIGHTS



DTLA

Griffith Observatory

HOLLYWOOD

LOS FELIZ

ATWATER VILLAGE

5 GOLDEN STATE FWY
250,000 VPD

Los Feliz Golf Course

LOS FELIZ BOULEVARD
51,000 VPD



PROPERTY DESCRIPTION

<p>LOCATION 3216 Los Feliz Boulevard Los Angeles, CA 90039</p>	<p>BUILDING SIZE 4,648 SF (Retail: +/- 1,700 SF; Office: +/- 3,300 SF)</p>	<p>ZONING C4</p>
<p>SITE The property is located just west of the signalized intersection at Los Feliz Boulevard & Gelfelz Boulevard.</p>	<p>LOT SIZE 8,906 SF</p>	<p>FRONTAGE 55' on Los Feliz Boulevard</p>
<p>APN NUMBER 5435-036-021</p>	<p>PARKING 12 parking spaces; a parking ratio of 2.58 per 1,000 SF</p>	<p>TRAFFIC COUNTS Los Feliz Boulevard: 51,000 Vehicles Per Day</p>



32006
Los Feliz Boulevard



INTERIOR
PHOTOS



32036

AREA OVERVIEW

ATWATER VILLAGE

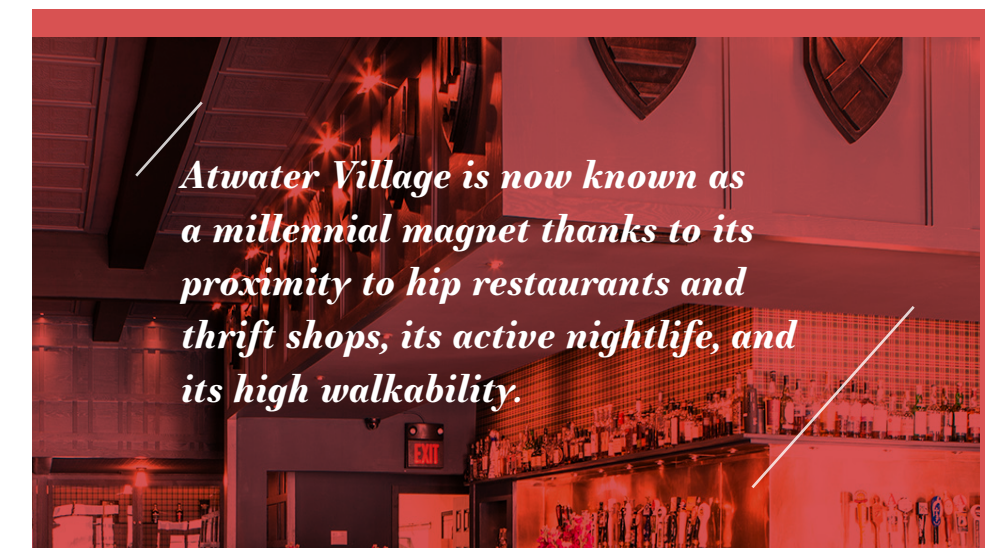
Tucked between Glendale, Los Feliz, and Eagle Rock is the trendy, two-square-mile neighborhood of Atwater Village, not to be confused with the city of Atwater in Merced County, California. Although it was originally named Atwater when it was first founded in 1902, it wasn't officially called Atwater Village until 1986. In the past, Atwater Village was home to many employees of the nearby Department of Water and Power substation. However, the community eventually grew to include more residents, ranging from Hollywood talent and creatives to business entrepreneurs. This neighborhood is now known as a millennial magnet thanks to its proximity to hip restaurants and thrift shops, its active nightlife, and its high walkability.

Located in the northeast region of the city, Atwater borders Griffith Park and Silver Lake to the west, Glendale to the north and east, and Glassell Park to the south. The eastern boundary is essentially the railroad tracks (originally, the Southern Pacific).

Atwater Village is a neighborhood in the middle of a lot of nature, including mountains to the north and the Los Angeles River to the south. While the neighborhood's northern section offers residents the opportunity to go



32036
Los Feliz Boulevard



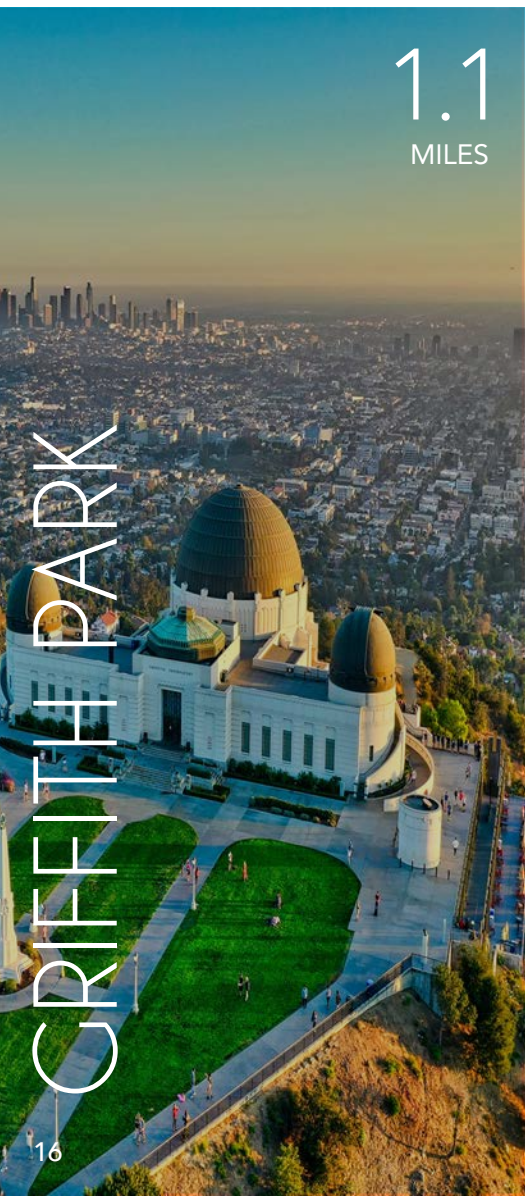
Atwater Village is now known as a millennial magnet thanks to its proximity to hip restaurants and thrift shops, its active nightlife, and its high walkability.

hiking and explore various scenic trails, its LA River side features activities such as kayaking, fishing, and biking. If you're new to Atwater Village and itching to share some pictures of your new neighborhood on social media, there are plenty of Instagrammable opportunities to do so.

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, among others. New restaurants are constantly opening in the neighborhood as well, especially along major thoroughfares such as Glendale Boulevard and Los Feliz Boulevard, so dining options are ever-changing. One of the big reasons why Atwater Village is such a millennial magnet is because of its vibrant nightlife. From watering holes and dive bars to spacious gastropubs and dance clubs, Atwater Village offers many options for beer, craft cocktails, and fancy libations.

CLOSE PROXIMITY TO POPULAR NEIGHBORHOODS

3216 Los Feliz Boulevard is situated minutes from Griffith Park, The Los Angeles Zoo, Dodger Stadium, LA Live, Staples Center & Downtown LA. The property is located in the intimate neighborhood of Atwater Village while being highly connected to these regional attractions that bring population and capital to the area daily.



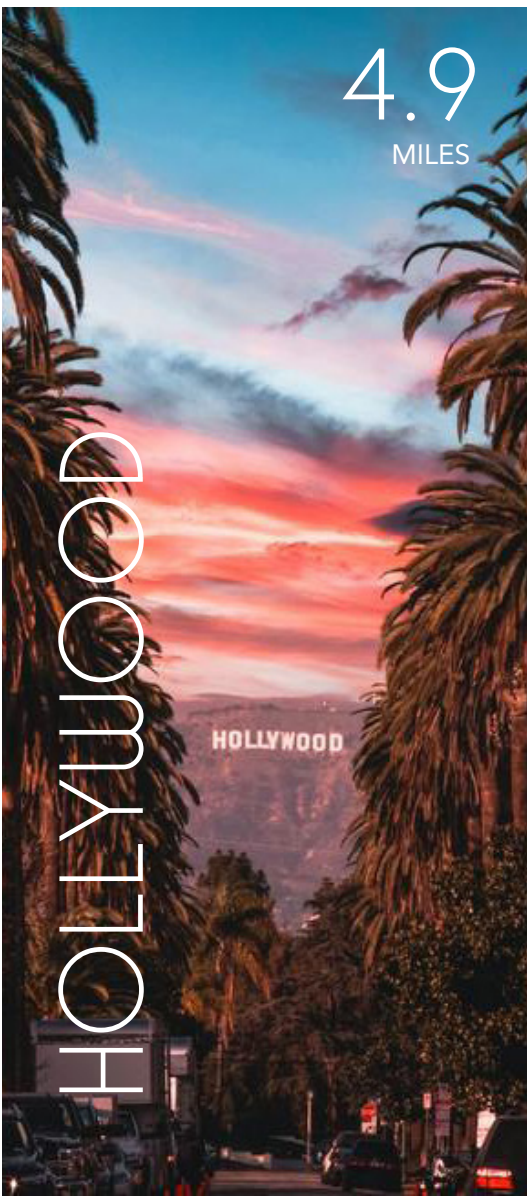
GRIFFITH PARK

1.1
MILES



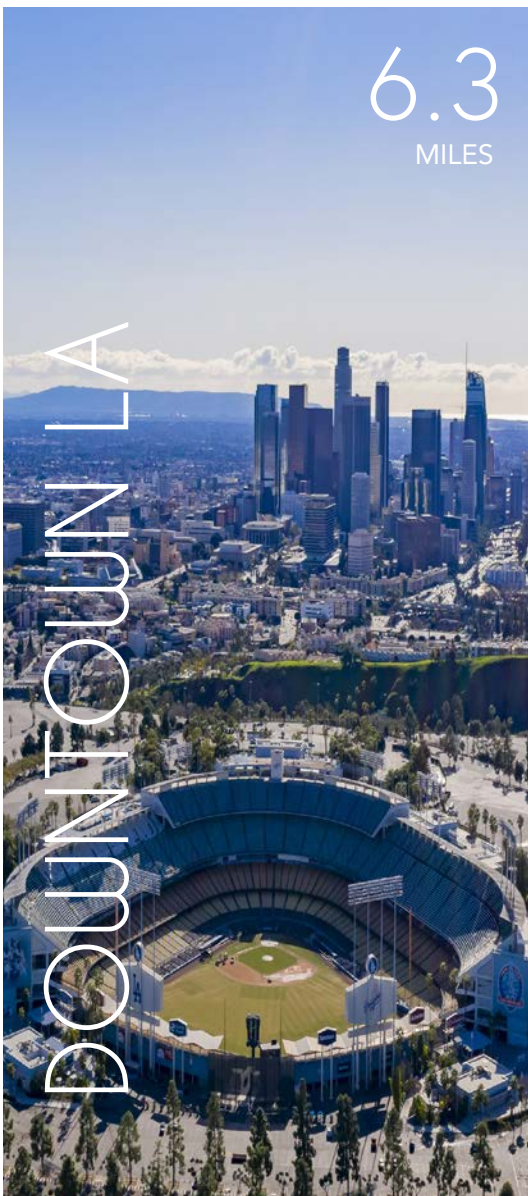
SILVER LAKE

3.2
MILES



HOLLYWOOD

4.9
MILES



DOWNTOWN LA

6.3
MILES



3216
Los Feliz Boulevard

- PANTAGES
- Capital Records
- El Capitan Theatre
- Hollywood Roosevelt
- DOLBY THEATRE
- EGYPTIAN THEATRE
- PALLADIUM
- TCL CHINESE THEATRE
- HOLLYWOOD MUSEUM

- PACIFIC THEATRES
- BARNES & NOBLE
- Cheesecake Factory
- macy's
- blömington
- Target
- Varsity
- BARNEYS NEW YORK
- NORDSTROM
- lululemon
- athletica
- TIFFANY & Co.
- HOLLISTER G A P
- Microsoft
- PACSUN
- MICHAEL KORS
- GUESS
- GNC

- PDC PACIFIC DESIGN CENTER
- SUR RESTAURANT LOUNGE
- THE VIPER ROOM
- NOBU
- THE ROXY THEATRE
- SOHO HOUSE
- L'ERMITAGE HOTELS
- FIG & OLIVE

- BH RODEO DRIVE
- FOUR SEASONS
- CÉLINE
- BURBERRY
- VERSACE
- GUCCI
- Dior
- HERMES PARIS
- DOLCE & GABBANA

- STAPLES Center
- LA LIVE
- NOKIA
- FIGAT7TH
- Los Angeles CONVENTION CENTER
- Microsoft Theater

DEMOGRAPHICS



ATWATER VILLAGE
TOTAL POPULATION

29,510



POPULATION WITHIN
A 5-MILE RADIUS

904,666



AVG HH INCOME WITHIN
A 1-MILE RADIUS

\$108,434



MEDIAN HH INCOME
WITHIN A 1-MILE RADIUS

\$71,238



HOUSEHOLDS WITHIN
A 5-MILE RADIUS

353,771



OWNER OCCUPIED HH
WITHIN A 5-MILE RADIUS

979,751



RENTER OCCUPIED HH
WITHIN A 5-MILE RADIUS

272,020



BUSINESSES WITHIN
A 5-MILE RADIUS

46,433

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
2021 Population	21,768	292,302	904,666
2021 Households	9,302	118,208	353,771
2021 Average Household Size	2.3	2.4	2.5
Annual Growth 2021-2026	2.9%	2.7%	3.0%
2021 Median Age	39.8	40.2	37.7
2021 Owner Occupied Households	2,727	29,986	79,751

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
2021 Renter Occupied Households	6,575	88,222	274,020
2021 Average Household Income	\$108,434	\$97,245	\$91,286
2021 Median Household Income	\$71,238	\$65,502	\$58,416
Businesses	1,558	16,363	46,433



3206
Los Feliz Boulevard



3206 FINANCIAL ANALYSIS

FINANCIALS

RENT ROLL

TENANT	SF	SF%	LEASE EXP	RENT	RENT/SF
Salon	600	12%	M2M	\$1,350.00	\$2.25
Runners Circle	1,100	22%	M2M	\$3,500.00	\$3.18
2nd Floor Office	1,100	22%	Owner Occupied		
Rear Office	2,200	44%	Owner Occupied		
Total	5,000	100%		\$4,850.00	\$0.97

PRICING

Price:	\$3,150,000
Apx. SqFt:	4,648
Price per SqFt(bldg):	\$678
Apx. Lot Size:	8,906
Year Built:	1941
Price per SqFt(land):	\$354

