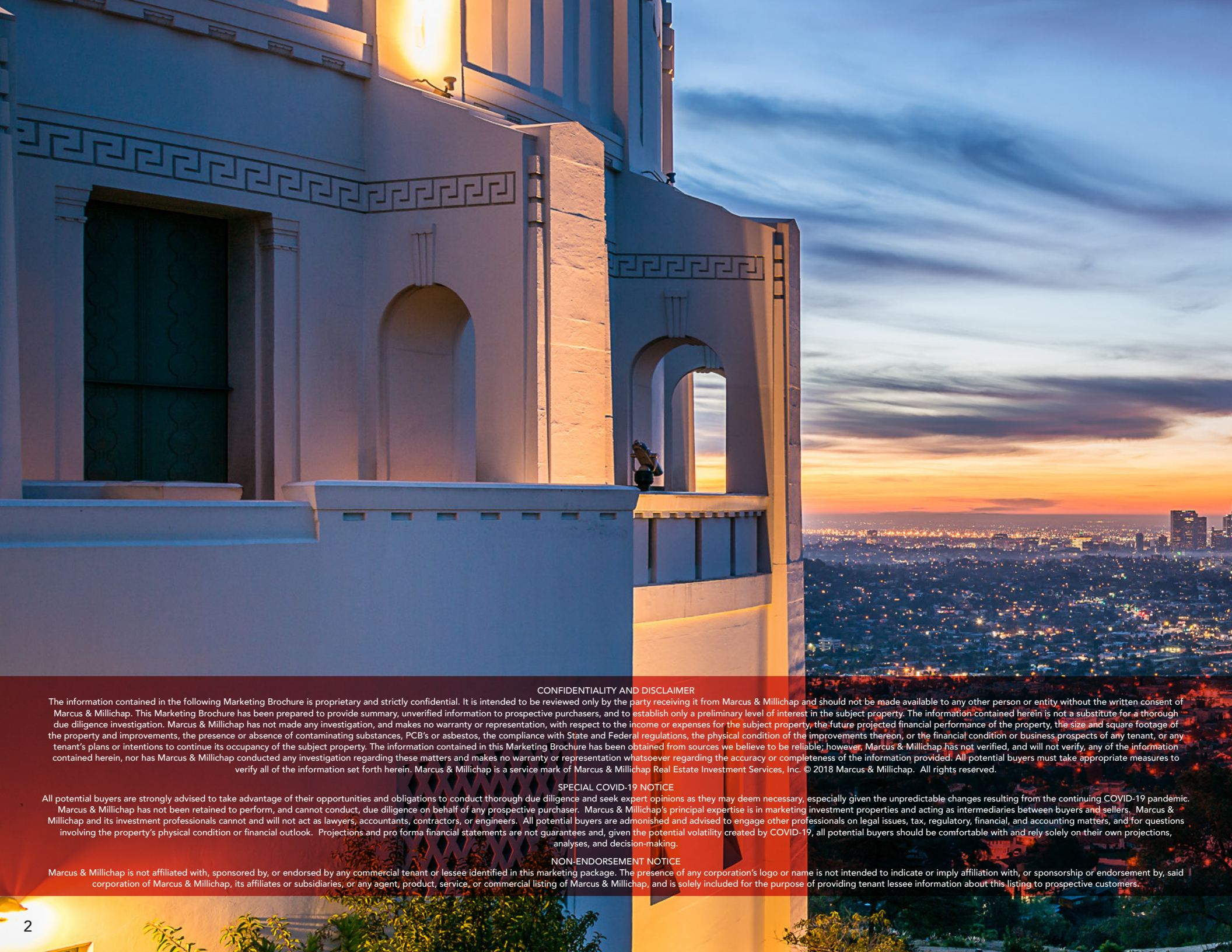
3206 Los Feliz Boulevard

LOS ANGELES, CA 90039

Marcus & Millichap

BRANDON MICHAELS GROUP



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Los Feliz Boulevard

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EXCLUSIVELY LISTED BY:

Brandon Michaels
Senior Managing Director of Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685
www. BrandonMichaelsGroup .com

Matthew Luchs
First Vice President Investments
COO of The Brandon Michaels Group
Tel: 818.212.2727
matthew.luchs@marcusmillichap.com
CA License: 01948233
www. BrandonMichaelsGroup .com

Andrew Leff
First Vice President Investments
Director, National Retail Group
Tel: 818.212.2815
andrew.leff@marcusmillichap.com
CA License: 01865688
www. BrandonMichaelsGroup .com

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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.

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 GALLERIA
macy's
JCPenney
bloomingdales
The AMERICANA at Brand
TARGET
COSTCO WHOLESALE
GLENDALE
BEST BUY
99¢ only STORES
Mimi's BISTRO + BAKERY
Party City
76
ATWATER VILLAGE
The Village Bakery and Cake
The Morrison
Los Feliz Golf Course
LOS FELIZ BOULEVARD

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

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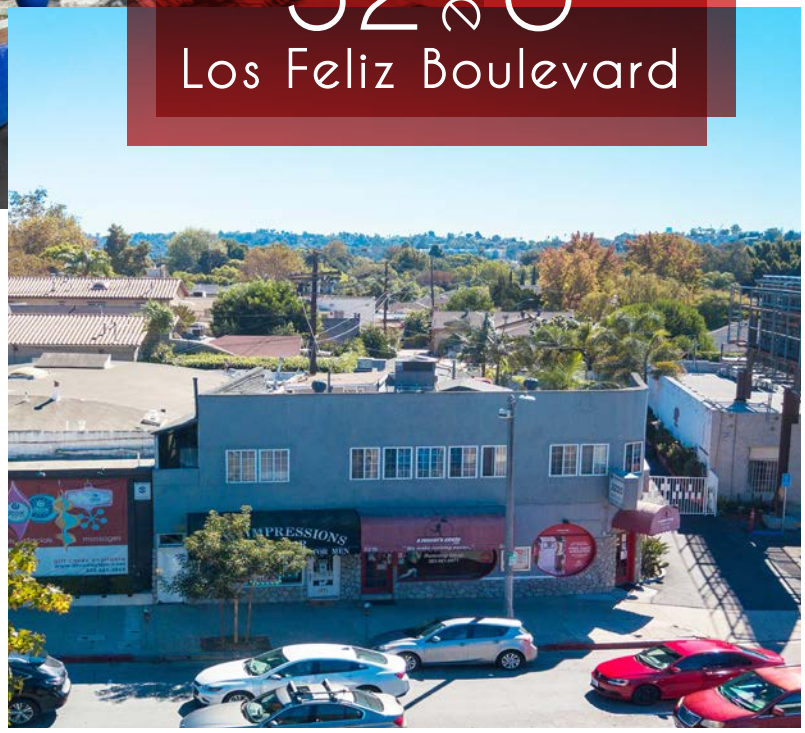
Los Feliz Boulevard



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

PROPERTY HIGHLIGHTS

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

Griffith
Observatory
DTLA
HOLLYWOOD
LOS FELIZ
5
GOLDEN STATE FWY
250,000 VPD
ATWATER
VILLAGE
Los Feliz
Golf Course
LOS FELIZ BOULEVARD
51,000 VPD

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PROPERTY OVERVIEW

3216
Los Feliz Boulevard

PROPERTY DESCRIPTION

LOCATION

3216 Los Feliz Boulevard
Los Angeles, CA 90039

SITE

The property is located just west of the signalized intersection at Los Feliz Boulevard & Gelfeliz Boulevard.

APN NUMBER

5435-036-021

BUILDING SIZE

4,648 SF (Retail: +/- 1,700 SF; Office: +/- 3,300 SF)

LOT SIZE

8,906 SF

PARKING

12 parking spaces;
a parking ratio of 2.58 per 1,000 SF

ZONING

C4

FRONTAGE

55' on Los Feliz Boulevard

TRAFFIC COUNTS

Los Feliz Boulevard:
51,000 Vehicles Per Day

32 ave
Los Feliz Bo

INTERIOR PHOTOS

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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

3216 Los Feliz Boulevard

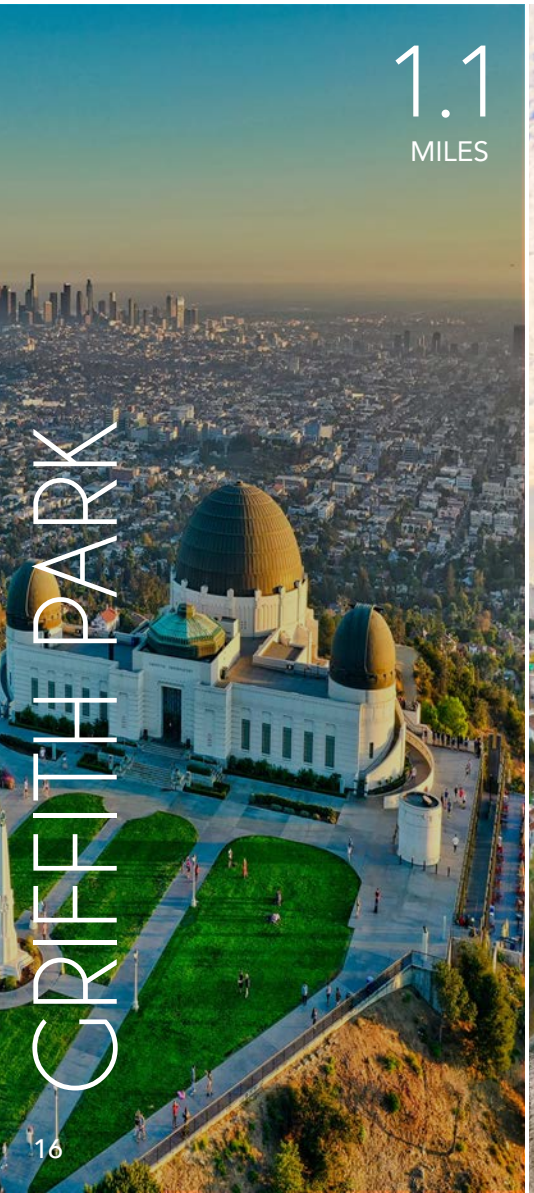
Atwater Village is now known as a millennial magnet thanks to its proximity to hip restaurants and thrift shops, its active nightlife, and its high walkability.

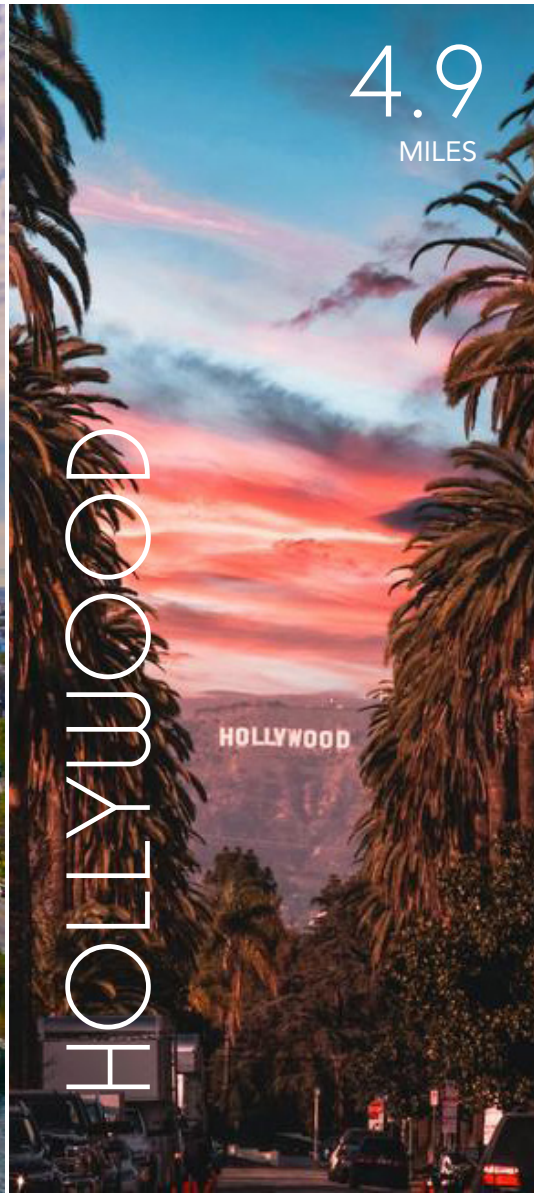
hiking and explore various scenic trails, its LA River side features activities such as kayaking, fishing, and biking. If you're new to Atwater Village and itching to share some pictures of your new neighborhood on social media, there are plenty of Instagrammable opportunities to do so.

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.





DreamWorks
STUDIO CITY
Los Angeles Zoo
UNIVERSAL
Glendale
EAGLE ROCK
Griffith Park
Adams Square
PANTAGES
Capitol Records
El Capitan Theatre
Hollywood Palladium
TCL Chinese Theatre
Hollywood Roosevelt
DOLBY. THEATRE
at hollywood&highland center
EGYPTIAN THEATRE
HOLLYWOOD MUSEUM
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Los Feliz Boulevard
PACIFIC THEATRES
BARNEYS NEW YORK
NORDSTROM
BARNES & NOBLE
lululemon athletica
The Cheesecake Factory
TIFFANY & CO.
macy's
HOLLISTER
GAP
bloomingdales
Microsoft
Target
MICHAEL KORS
PACSUN
VANS OFF THE WALL
GUESS
GNC
HOLLYWOOD
West Hollywood
PDC
PACIFIC DESIGN CENTER
SUR
RESTAURANT LOUNGE
THE VIPER ROOM
NOBU
THE ROXY THEATRE
SOHO HOUSE
L'ERMITAGE
HOTELS
FIG & OLIVE
ANGELINO HEIGHTS
Beverly Hills
TOWN
BH
RODEO DRIVE
FOUR SEASONS
CÉLINE
GUCCI
BURBERRY
Dior
HERMÈS
PARIS
VERSACE
DOLCE & GABBANA
Los Angeles
STAPLES Center
LA LIVE
NOKIA
FIGAT7TH
Los Angeles
CONVENTION CENTER
Microsoft Theater
BOYLE HEIGHTS
VILLAGE GREEN
CIENEGA
JEFFERSON PARK
Los Angeles Memorial Coliseum

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

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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

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