



**OFFICE
SPACE
FOR LEASE**



*Exclusive listing by Mike Tolj
Tolj Commercial Real Estate
DRE NO: 01373646*

3162 Los Feliz Boulevard, Los Angeles, CA 90039



PROPERTY HIGHLIGHTS

- *Prime Commercial Location*
- *Street Frontage Visibility*
- *Ample Curb Street Parking*
- *Conveniently near 5 & 2 Freeways*
- *Within minutes to the Americana, Dodger Stadium & Downtown Los Angeles*

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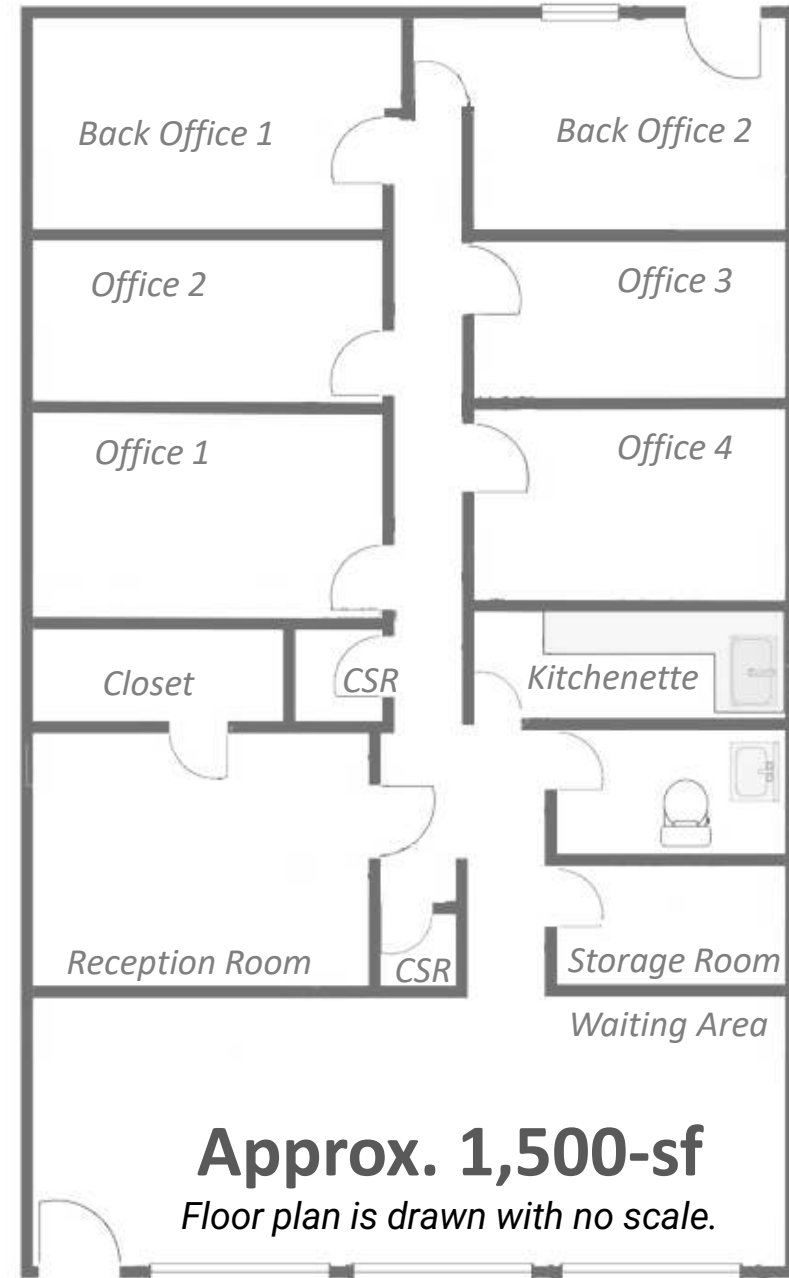
LEASE TERMS

Free Standing Office Building is situated northeast of Downtown Los Angeles. Tucked away in the lively and bustling Atwater Village, this exceptional property provides convenient proximity to a wide range of acclaimed restaurants and entertainment hubs. With its adaptable nature, this commercial space is perfectly suited for various ventures such as chiropractic, acupuncture, real estate, and financial planning offices, to name a few.

Square Footage:	Approx. 1,500
Lease Type:	Modified Gross
Rental Rate:	\$3.00 per sf per month
Term:	1-5 Years +
Parking:	City Curb & 6 stalls (back of the building)
Utilities:	Separately Metered
Zone:	[Q] C4-1-XL RIO-POD

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FLOOR PLAN



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INTERIOR PHOTOS



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SITE PLAN






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LOCAL DEMOGRAPHICS

Source:

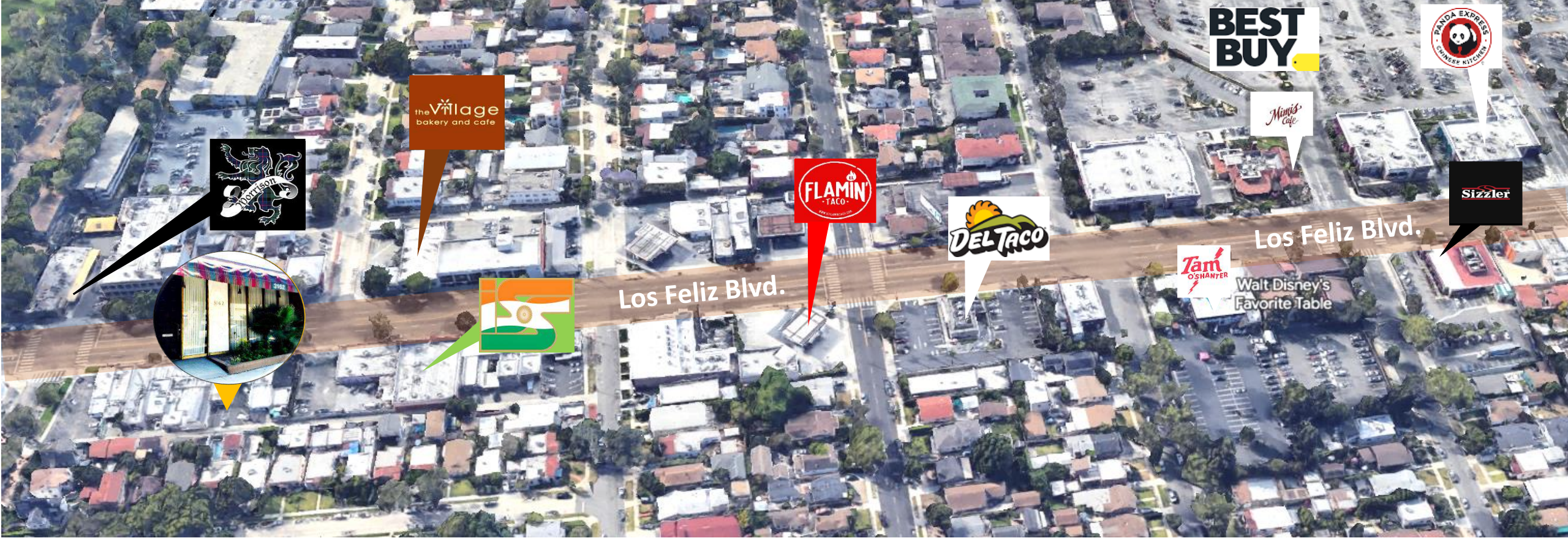
 Census Reporter

 Population	28.2K
Population Density per Sq. Mi.	7.9K
 Number of Households	11,992
Median Age	40
 Median Household Income	\$99,266

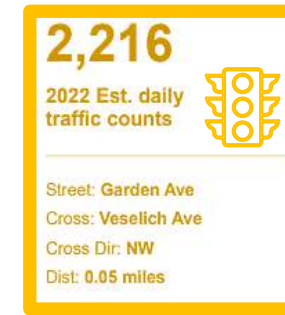
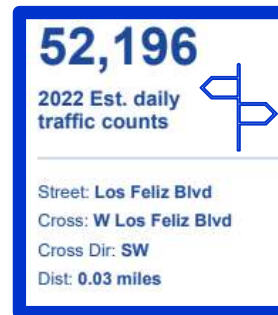


3162

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TRAFFIC COUNT



3162 Los Feliz Boulevard, Los Angeles, CA 90039

3612 Los Feliz Boulevard, Los Angeles, CA 90039

BROKER CONTACT INFORMATION



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Images: Los Angeles Palms By Boardwalk Image captured by Shashank Dogra from Burst. Brown Bridge Under Gray Sky Image contributed by Will Langenberg from Unsplash.

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