



**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

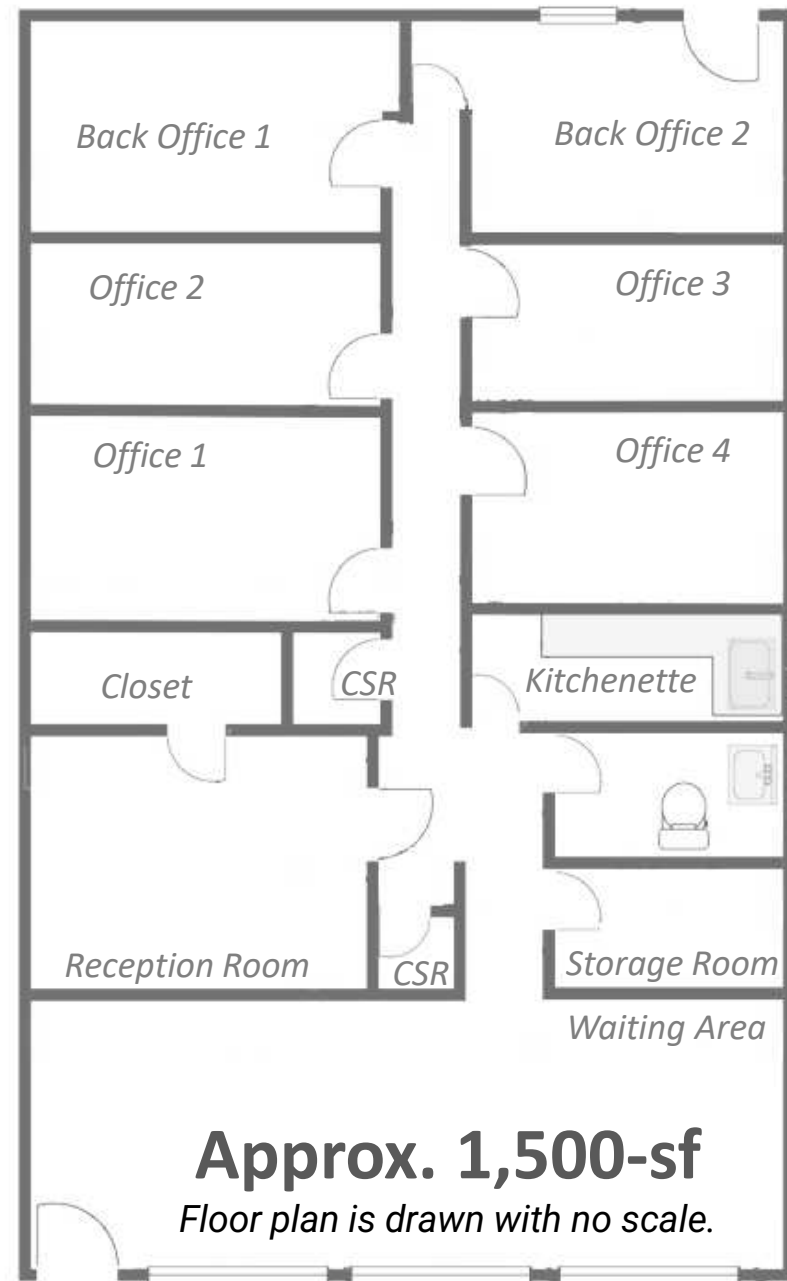
Free Standing Office Building is situated northeast of Downtown Los Angeles. Tucked away in the lively and bustling Atwater Village, this exceptional property provides convenient proximity to a wide range of acclaimed restaurants and entertainment hubs. With its adaptable nature, this commercial space 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:	\$3.25 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:

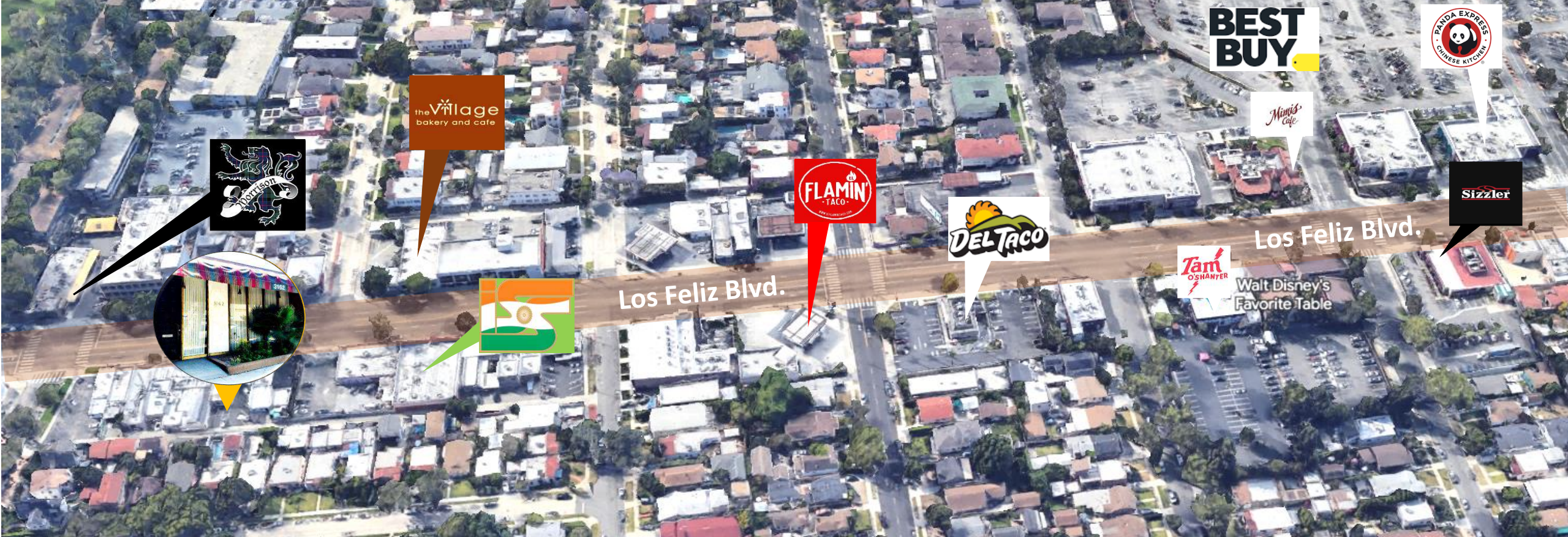
 Census Reporter

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



3162


Los Feliz Boulevard, Los Angeles, CA 90039



TRAFFIC COUNT



52,196
2022 Est. daily traffic counts




Street: Los Feliz Blvd
Cross: W Los Feliz Blvd
Cross Dir: SW
Dist: 0.03 miles

46,401
2022 Est. daily traffic counts



Street: Los Feliz Blvd
Cross: Glenfeliz Blvd
Cross Dir: SW
Dist: 0.03 miles

2,216
2022 Est. daily traffic counts



Street: Garden Ave
Cross: Veselich Ave
Cross Dir: NW
Dist: 0.05 miles

3162 Los Feliz Boulevard, Los Angeles, CA 90039

3612 Los Feliz Boulevard, Los Angeles, CA 90039

BROKER CONTACT INFORMATION



Mike Tolj, MBA
Commercial Broker
DRE No. 01373646
Work: 323.258.4946
Cell: 323.317.2561
mike@toljcommercial.com

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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.

930 Colorado Boulevard, Suite 1, Los Angeles, CA 90041



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