

INDU
STRY

RESTAURANT
± 3,321 RSF

3224
GLENDALE BLVD
LOS ANGELES

FOR LEASE



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FOR LEASE

RESTAURANT/RETAIL

3222-3224 GLENDALE BLVD LOS ANGELES CA 90039

DETAILS

AVAILABLE SF

GROUND FLOOR ± 2,684 RSF

MEZZANINE ± 637 RSF

TOTAL ± 3,321 RSF

RATE

Upon Request

TERM

10 years with options

OCCUPANCY

Immediate

PARKING

Street parking and valet

Turn-key restaurant space available in the Atwater Village's best and newly renovated building

FEATURES

Fully-equipped and entitled restaurant space on Glendale Blvd and Larga Ave in Atwater Village.

Next to Dune, Hail Mary Pizza, Proof Bakery, and other prominent retailers

45,000 vehicle traffic count

Permitted mezzanine perfect for additional storage and office uses.

Existing restaurant features:

- + Type 41 license with CUP
- + All FF&E available to incoming Tenant at no additional cost
- + Visible frontage and patio
- + ADA-compliant restrooms

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FOR LEASE

RESTAURANT

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INTERIOR
PHOTOS



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INTERIOR
PHOTOS



GROUND FLOOR
±2,684 RSF





Atwater Farmers Market

Atwater Village is home to one of the biggest and busiest farmers markets in Northeast Los Angeles. The market takes place directly behind the building in the city parking lots every Sunday and hosts over two dozen different farms and vendors, bringing a huge amount of foot traffic and density to the neighborhood every week.



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NEIGHBORHOOD

About the Neighborhood

Atwater Village has become one of the most coveted residential neighborhoods in Northeast LA for young professional families with a highly walkable main street coupled with a small-town feel. With median home prices well over \$1,250,000 and incomes north of \$100,000/year, the neighborhood is well positioned for any new retailer or business to capture this clientele. Additionally, with Glendale Blvd not only a highly walkable street (walk-score of 88) and traffic counts in excess of 45,000 cars per day, the street is truly a retail main street with top-tier retailers and restaurants filling the daily amenities of the neighborhood.

3-MIN DRIVE TO 5 FWY
10-MIN DRIVE TO DTLA
88/100 WALKSCORE
45,000 DAILY TRAFFIC COUNT

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