



FREESTANDING RETAIL/OFFICE
AT WATER VILLAGE

3376 GLENDALE BOULEVARD | LOS ANGELES, CA 90039

EXCLUSIVELY LISTED BY

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HIGHLIGHTS

- Corner with excellent street exposure
- Lots of light
- New construction
- Tons of amenities
- Affluent population with record home sales
- Walk score of 89

SUMMARY

ADDRESS	3376 Glendale Boulevard Los Angeles, CA 90039
BUILDING SIZE	± 1,397 Sq. Ft.
PRICE	\$3.35 NNN (est \$.81)
TRAFFIC	34,985 Cars Per Day

DEMOGRAPHICS



	1-MILE
2016 Population - Current Year Estimate	27,752
2016 Average Household Income	\$69,333
2016 Employees	19,893

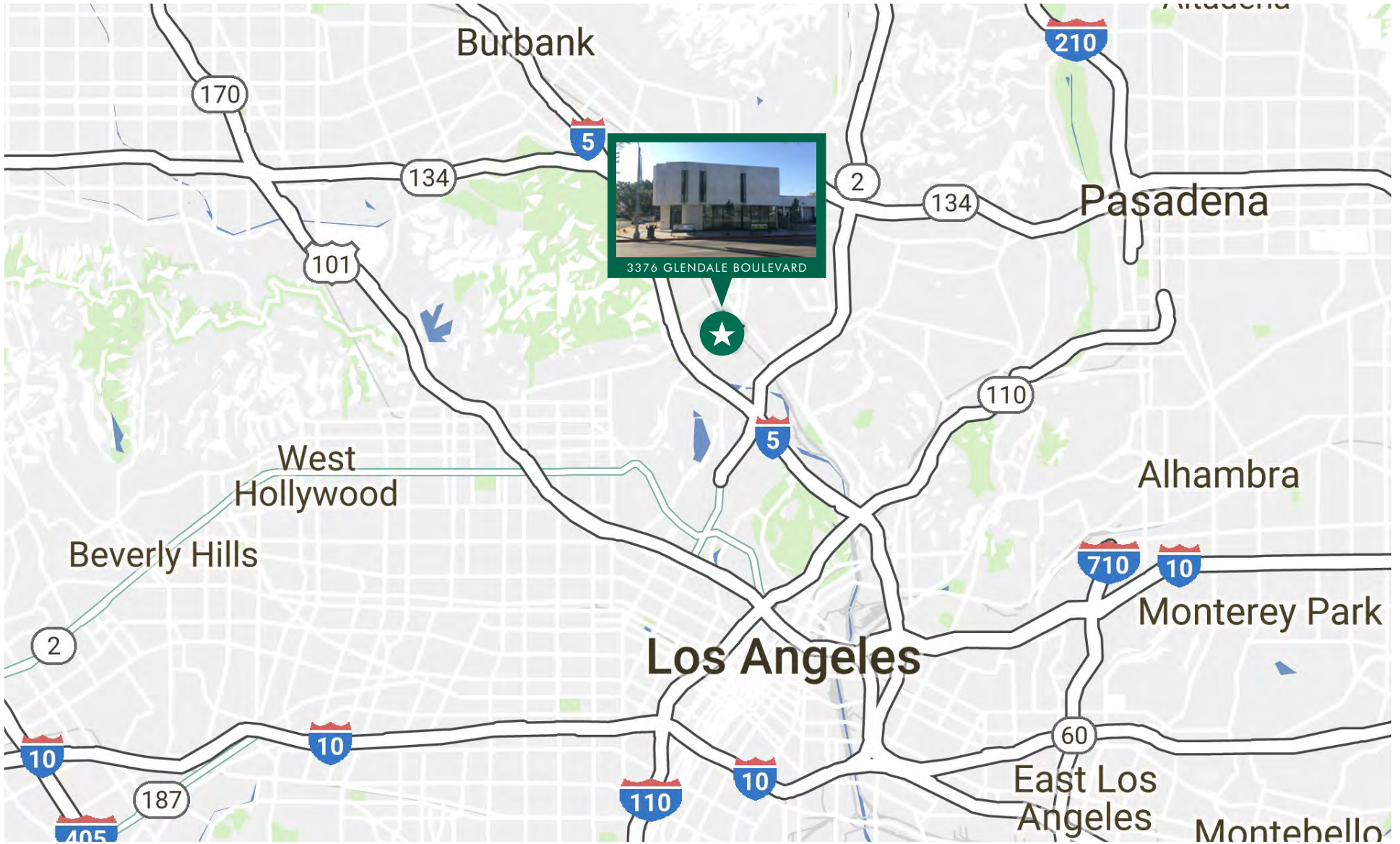


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PROPERTY PHOTOGRAPHS

LOCATOR MAP



Atwater Village has become one of LA's most desirable and vibrant neighborhoods, attracting the best of the best in boutique shops, restaurants, bakeries and cafes with a Walk Score of 89 out of 100. There is an active Farmers Market one block away on Sunday mornings. Tucked between the hipster mecca of Silver Lake and Glendale this site is an excellent location for multiple kinds of businesses.

There is a pedestrian path that stretches for miles along the LA River that's just 1/2 mile from the subject site. You can walk, bike and run along the LA River and even kayak it now. The new River Improvement Overlay ordinance, has increased development in the region to incredible levels.

Designated a Pedestrian Oriented District in 2001 for its easy access to walk and shop along Glendale Boulevard, you'll be right on the cusp of the main business strip which has busy daytime and nighttime businesses for weekdays and weekends. The area is attracting residents that are walking to their desired locations so parking is not as scarce. In addition, it's less than a mile from the Metro Station and steps from major bus lines, and 1/2 mile from the 5 Freeway. No wonder Curbed LA readers voted Atwater Village as LA's best neighborhood in 2012.

