



WEST THIRD STREET RETAIL SPACE FOR LEASE



8117 WEST 3RD STREET, Los ANGELES, CA 90048

SIZE:

Approximately 920 square feet

RATE:

\$6.50 per square foot per month, NNN
(NNN estimated to be \$0.35 per square foot
per month)

PARKING:

One reserved parking space included

TERM:

3-5 Years

AVAILABLE IMMEDIATELY

- Located between YADA and Groundworks with street frontage and signage on the most walkable dining and shopping street in Los Angeles
- Neighbors include SweetGreen, the Beverly Center, Joans on Third, Trader Joes, Whole Foods, 3rd Street Farmers Market and The Grove
- High income area with strong demographics and eclectic mix of retailers

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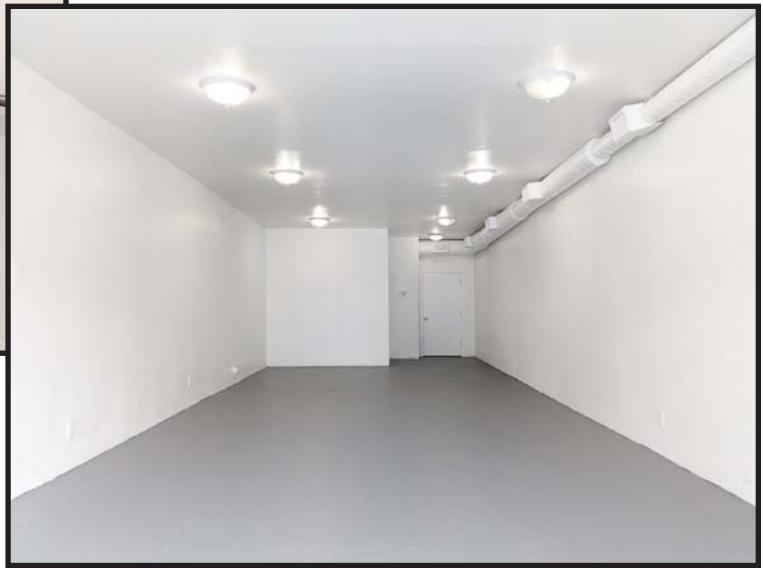
LIC# 010686613

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • www.parcommercial.com

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



PROPERTY PHOTOS



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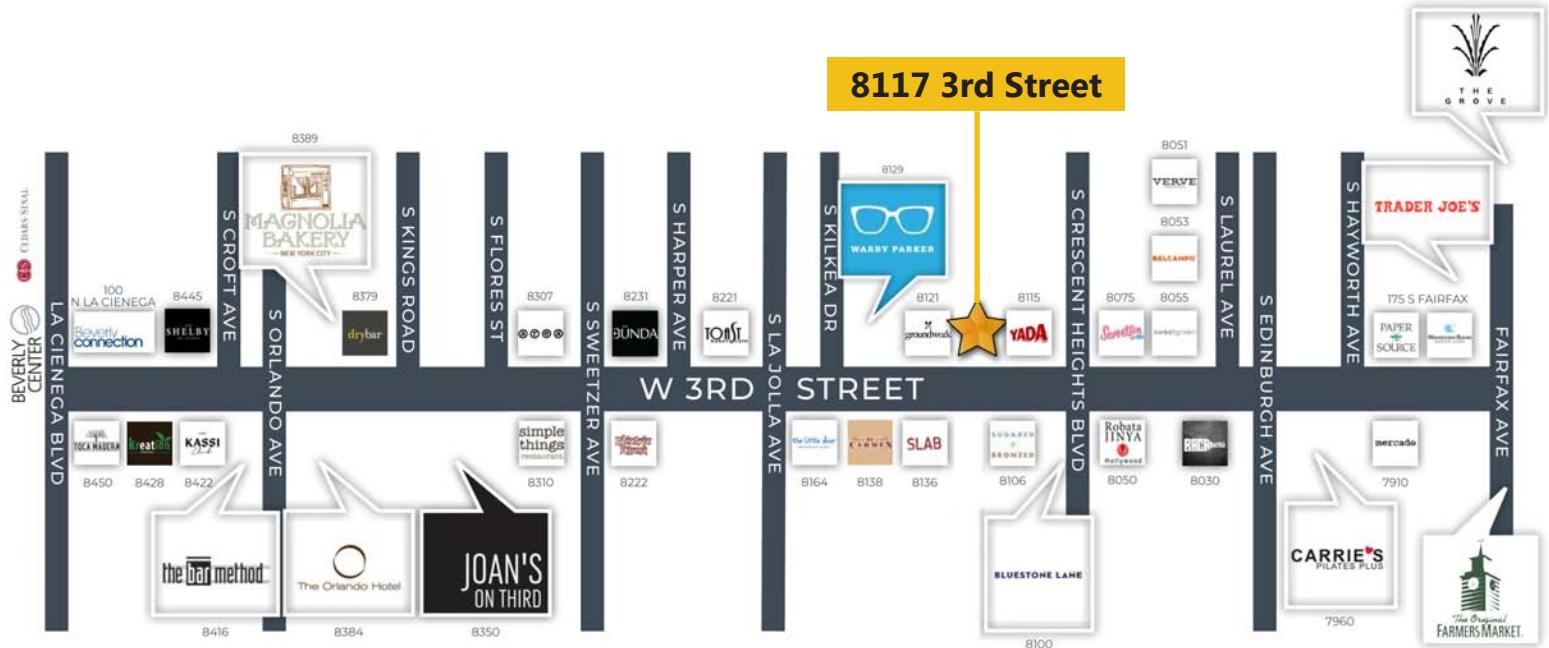
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WEST 3RD STREET DISTRICT



WEST 3RD STREET: Comprised of six connecting blocks, the neighborhood of West Third Street, is primarily concentrated along the strip between Fairfax Avenue and La Cienega Boulevard. The Grove, The Original Farmers Market and The Beverly Center, respectively, exist as anchoring landmarks that signify a section of town full of cafes, restaurants, bars, bakeries and stores.

3rd Street has public valet service, street parking available every day and over one hundred destination shops, acclaimed restaurants and independent specialty stores. The West 3rd Street Business Association has also worked to bring continual improvement to the area, including, improved street lighting and landscaping, and consistent marketing and branding of this unique shopping district.

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