



# WEST THIRD STREET RETAIL SPACE FOR LEASE



**8117 WEST 3RD STREET, LOS ANGELES, CA 90048**

## SIZE:

Approximately 920 square feet

## RATE:

\$5.50 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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# PROPERTY PHOTOS



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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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