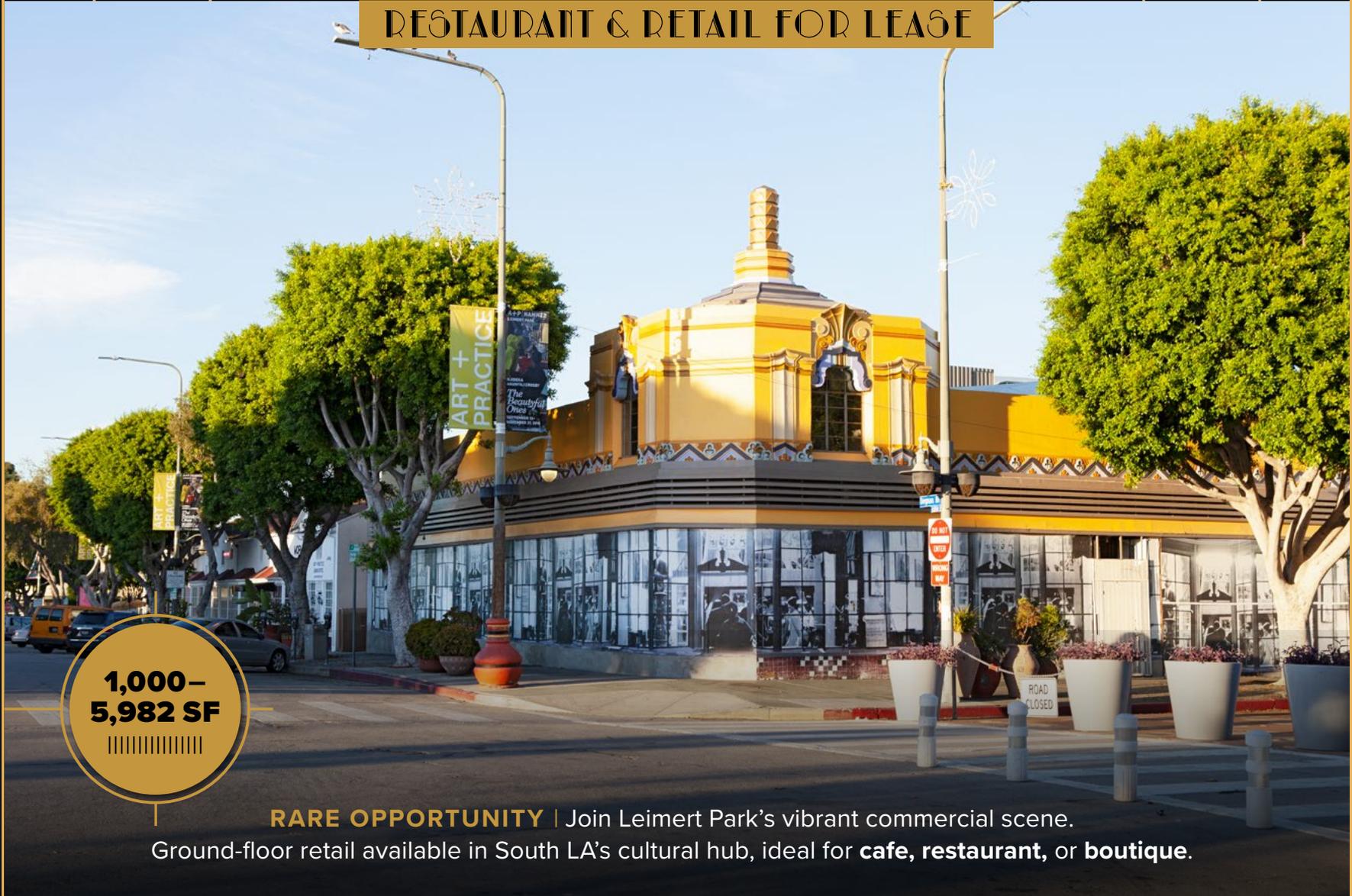




3351-3342 WEST 43RD PLACE AT LEIMERT PARK

RESTAURANT & RETAIL FOR LEASE



**1,000 –
5,982 SF**
|||||||

RARE OPPORTUNITY | Join Leimert Park's vibrant commercial scene.
Ground-floor retail available in South LA's cultural hub, ideal for **cafe, restaurant, or boutique.**



A LANDMARK OF LEIMERT PARK

3351-3342 WEST 43RD PLACE stands as a testament to Leimert Park's early commercial development. Constructed in 1932, it was an early venture by Westside Land Co., part of Walter H. Leimert's vision for the area. Designed in classic Art Deco style by the esteemed Morgan, Walls & Clements – the same firm behind the iconic Leimert Theater – the building originally housed retail spaces. Its history reflects both the architectural trends of its era and the dynamic evolution of Leimert Park, which has roots in 19th-century Mexican land grants. **After various renovations and a succession of businesses, we are now seeking a restaurant operator or retail business to lease the space, continuing its legacy of vibrant community engagement.**



ART DECO HERITAGE



Experience the unique elegance of this beautifully restored Art Deco building, a true Los Angeles landmark



Prime Leimert Park location, enjoy easy access to thriving businesses, cultural attractions, and a rich historical context



Flexible floor plans adaptable to a variety of businesses, so create the perfect space to fit your unique needs



Recently updated and well-maintained, this building offers modern amenities while retaining its historical character





3351-3342 WEST 43RD PLACE LOS ANGELES, CA 90008

REIMAGINE YOURSELF

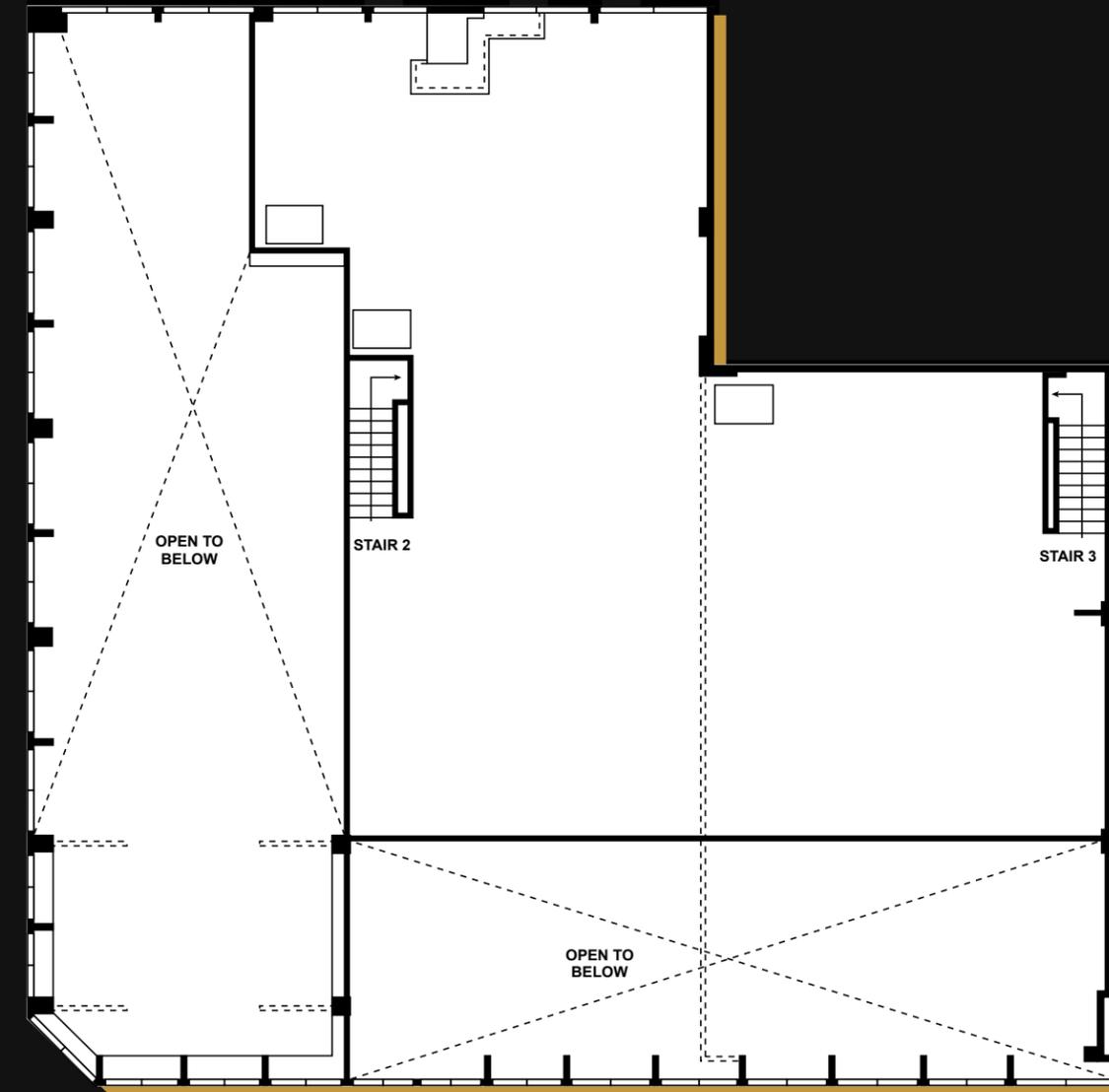


RESTAURANT CONCEPTUAL FLOOR PLAN



First Floor

3351-3342 WEST 43RD PLACE LOS ANGELES, CA 90008



Mezzanine Floor

CULTURE AND SCENE



LEIMERT PARK is a lively tapestry of culture and history nestled in South Los Angeles. With roots tracing back to the 1920s, this neighborhood boasts stunning Art Deco architecture and a vibrant arts scene. It's a hub of creativity and community spirit, where local businesses thrive and a rich African American heritage flourishes.



JOIN NEIGHBORS



Delicious
southern cuisine

THE PLANT CHICA

NEIGHBORS
SKATE SHOP

HARUN

ART + PRACTICE



GET READY
FOR A
BOLD NEW
CHAPTER IN
LOS ANGELES'
CULTURAL
LANDSCAPE!

WACO THEATER CENTER, founded by Richard Lawson and Tina Knowles, is proud to announce its new role as co-operator and co-manager of the newly renovated Vision Theater Performing Arts Center, **located next door**. Set to open its doors in April 2026, this initiative blends WACO's storied legacy with a mission to champion art, culture, and mentorship in South Los Angeles.



FROM RETAIL TO RICH LEGACY



BUILDING COMMUNITY

POPULATION

2024 Population - Current Year Estimate

1 MILE

33,291

HOUSEHOLD INCOME

2024 Average Household Income

\$106,233

2029 Average Household Income

\$127,875

2024 Median Household Income

\$72,262

2029 Median Household Income

\$87,433

2024 Per Capita Income

\$43,661

2029 Per Capita Income

\$53,982

HOUSING UNITS

2024 Housing Units

14,624

2024 Vacant Housing Units

881

2024 Occupied Housing Units

13,743

2024 Owner Occupied Housing Units

6,465

2024 Renter Occupied Housing Units

7,278

EDUCATION

2024 Population 25 and Over

25,460

HS and Associates Degrees

12,546

Bachelor's Degree or Higher

9,686

PLACE OF WORK

2024 Businesses

1,285

2024 Employees

7,897



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