

# FLAGSHIP GROUND FLOOR RETAIL/RESTAURANT/OFFICE SPACE(S) FOR LEASE ON WEST 3RD STREET

DEAD CENTER BETWEEN THE GROVE & THE BEVERLY CENTER



8124 W 3RD STREET  
LOS ANGELES, CA 90048



COMMERCIAL  
ASSET GROUP



8124

MERCER VINE

## **SPACE**

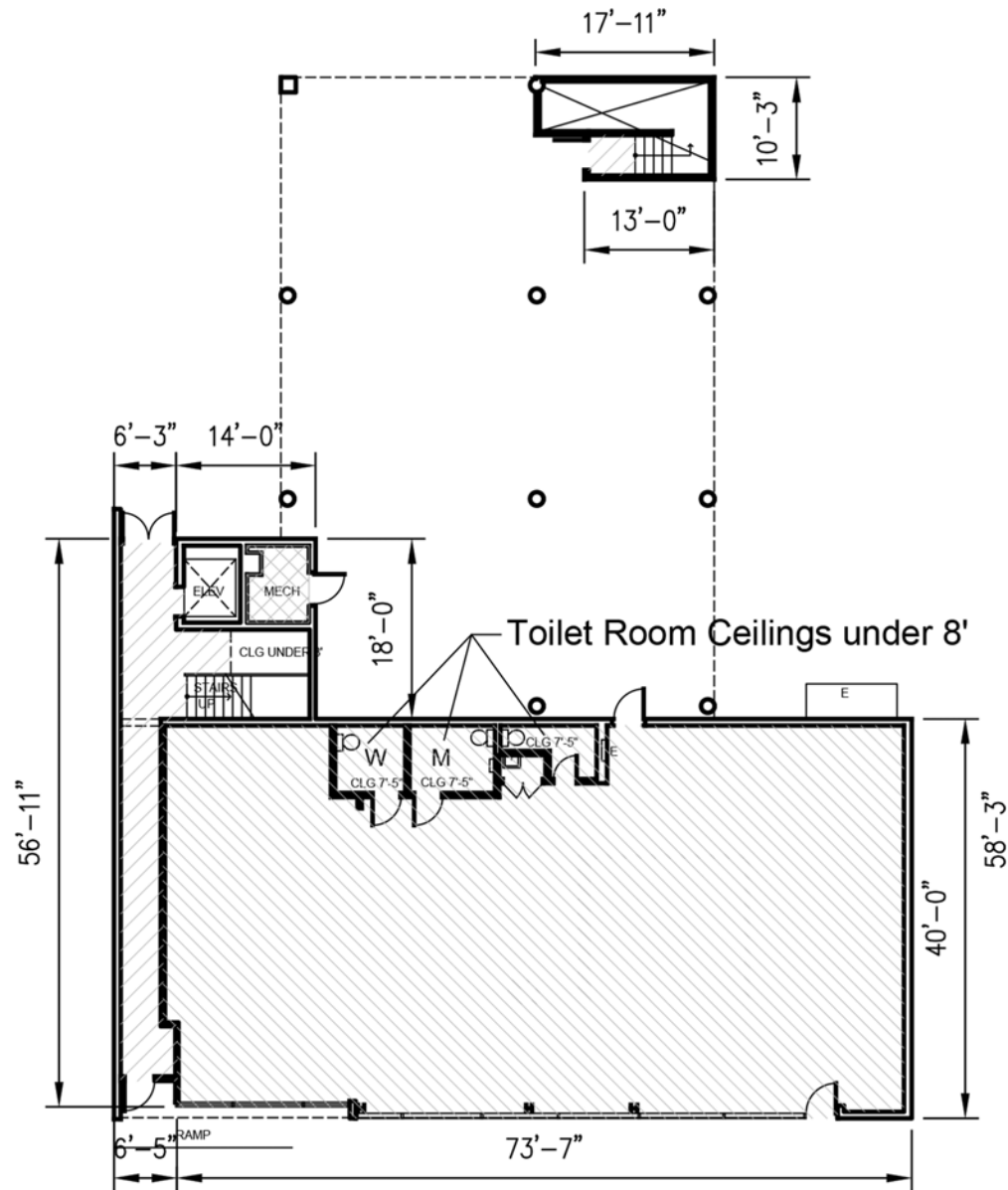
±3,000 SF  
DIVISIBLE TO  
±1,433 & ±1,567 SPACES

## **RATE**

\$5.50 PSF/NNN

- IN THE HEART OF THE VIBRANT CAFE ROW OF LOS ANGELES
- NEWLY RENOVATED SPACE WITH ALL GLASS STOREFRONT AND OPEN FLOOR PLAN
- STEPS FROM THE SEVERAL RESTAURANTS, CAFES, AND RETAIL AMENITIES ON WEST THIRD STREET
- SPACE CAN BE DIVIDED FOR BOTH RETAIL USE AND CREATIVE OFFICE TENANTS
- PRIME LOCATION DEAD CENTER BETWEEN THE GROVE & THE BEVERLY CENTER
- NEIGHBORS INCLUDE: GROUNDWORKS COFFEE, SWEETGREEN, JOAN'S ON THIRD, SLAB BBQ, WARBY PARKER, SWEETFIN POKE, TOAST BAKERY CAFÉ, CARRIE'S PILATES, AND MANY MORE

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GROUND FLOOR

# EXISTING FLOOR PLAN

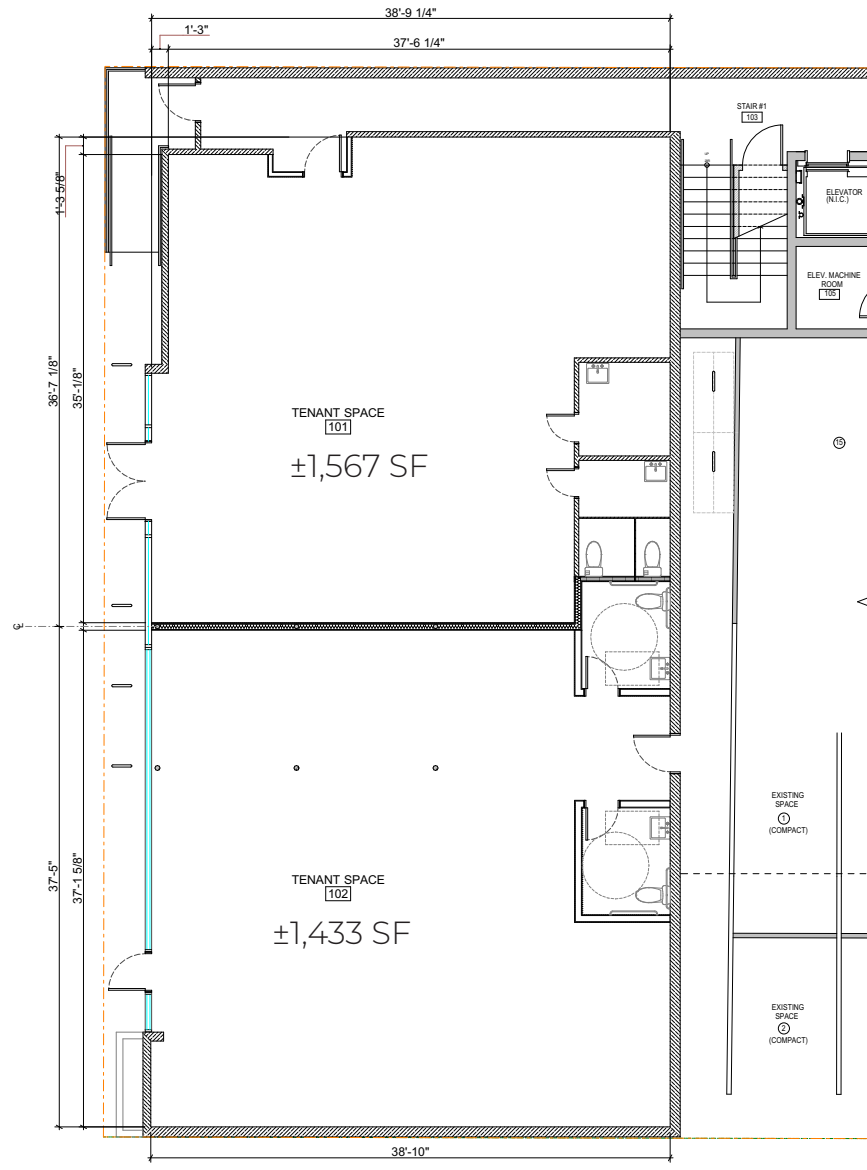
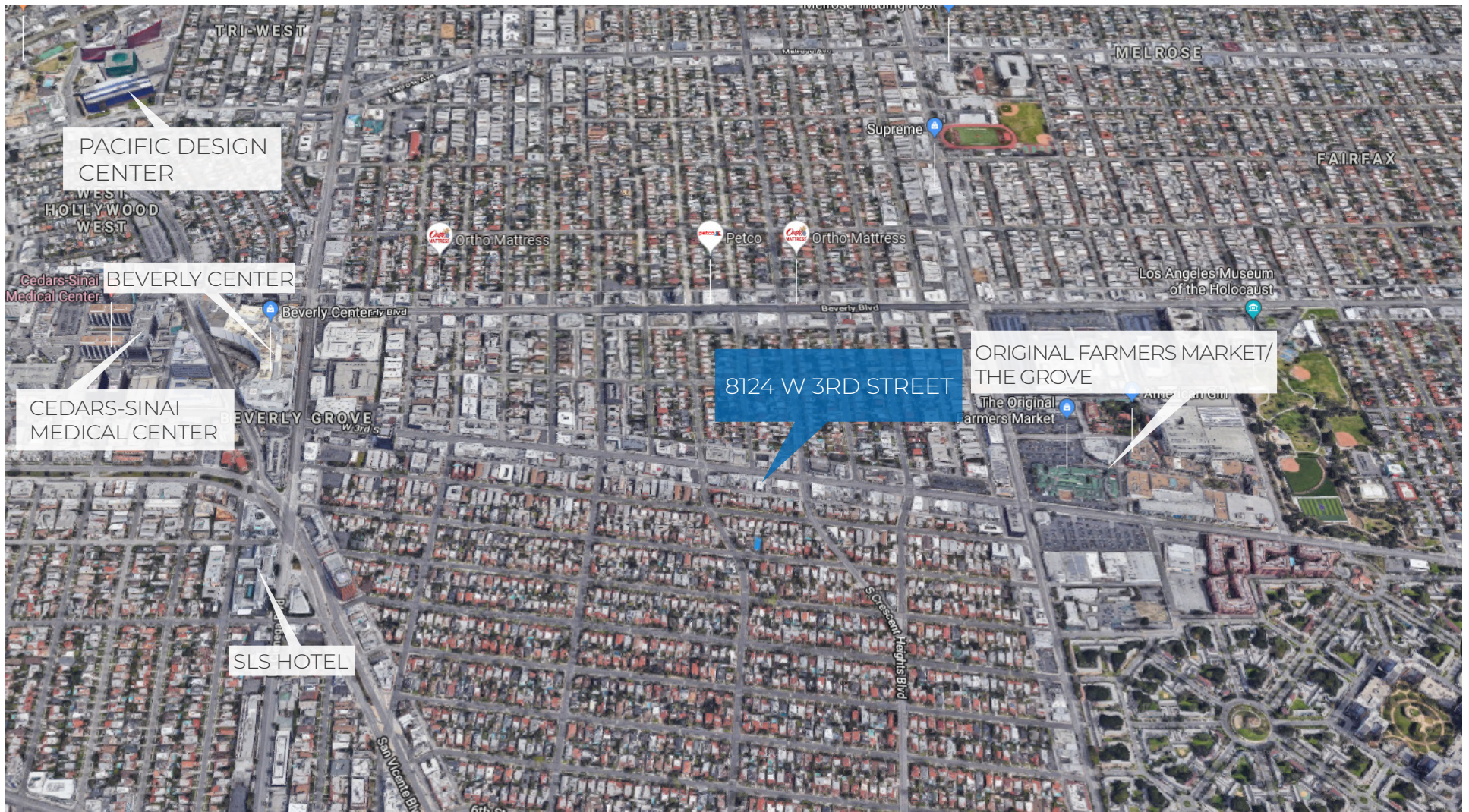


EXHIBIT \_\_\_\_\_

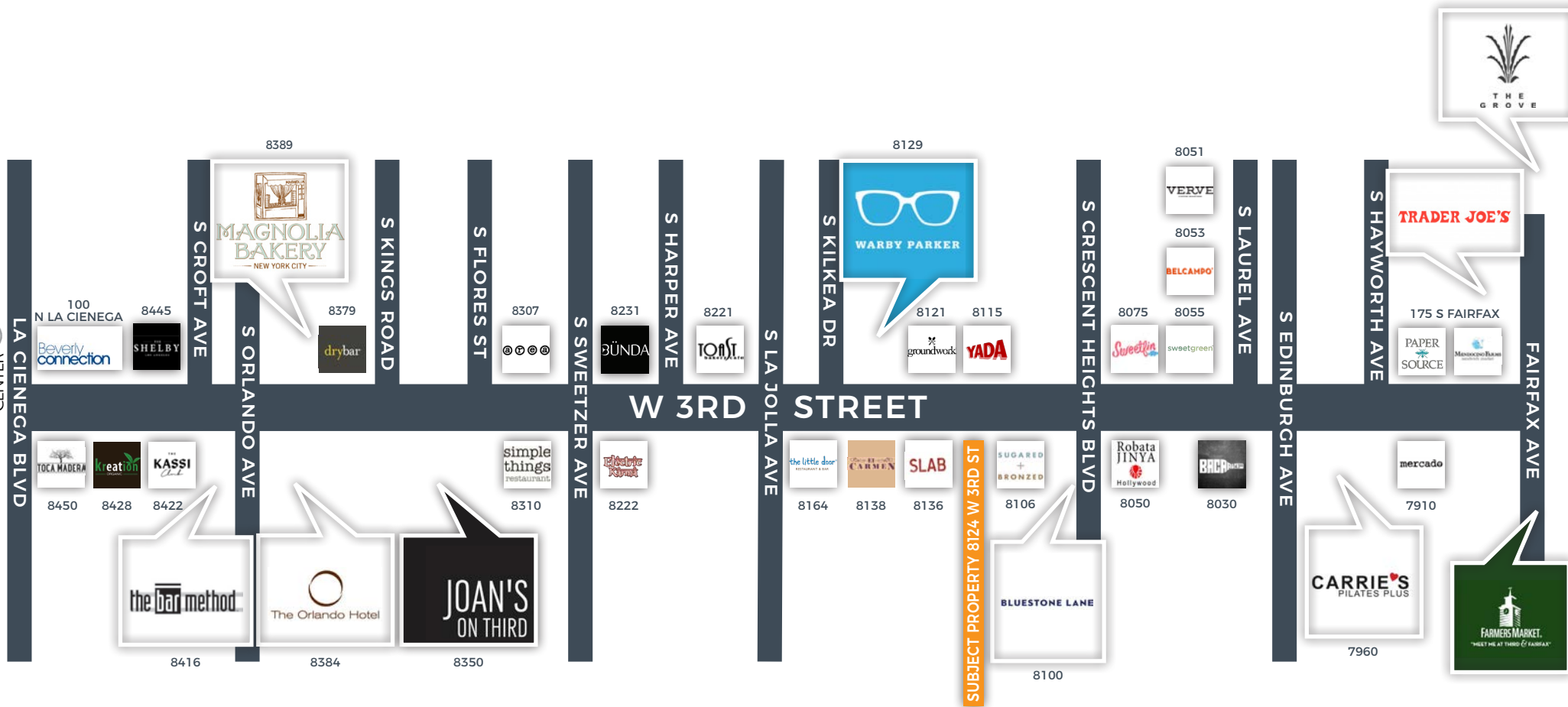
# DIVISIBLE FLOOR PLAN





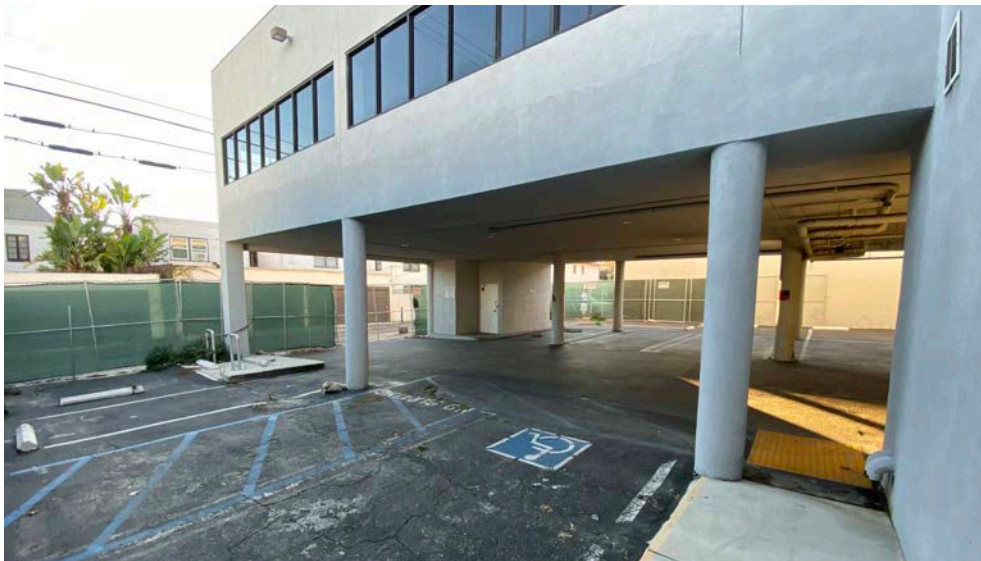
AERIAL





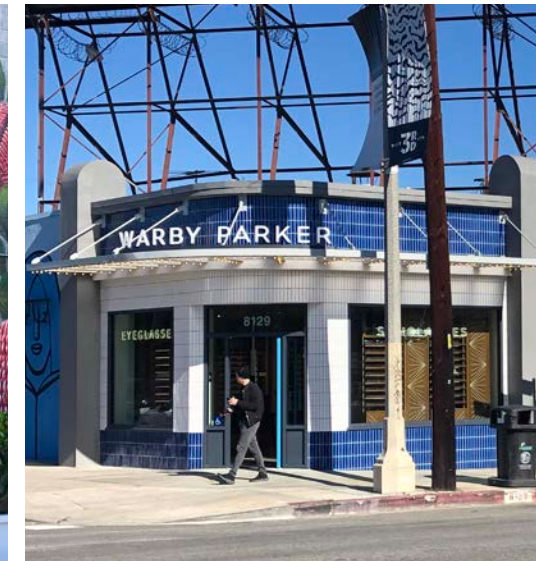
STREET MAP

# ADDITIONAL PHOTOS





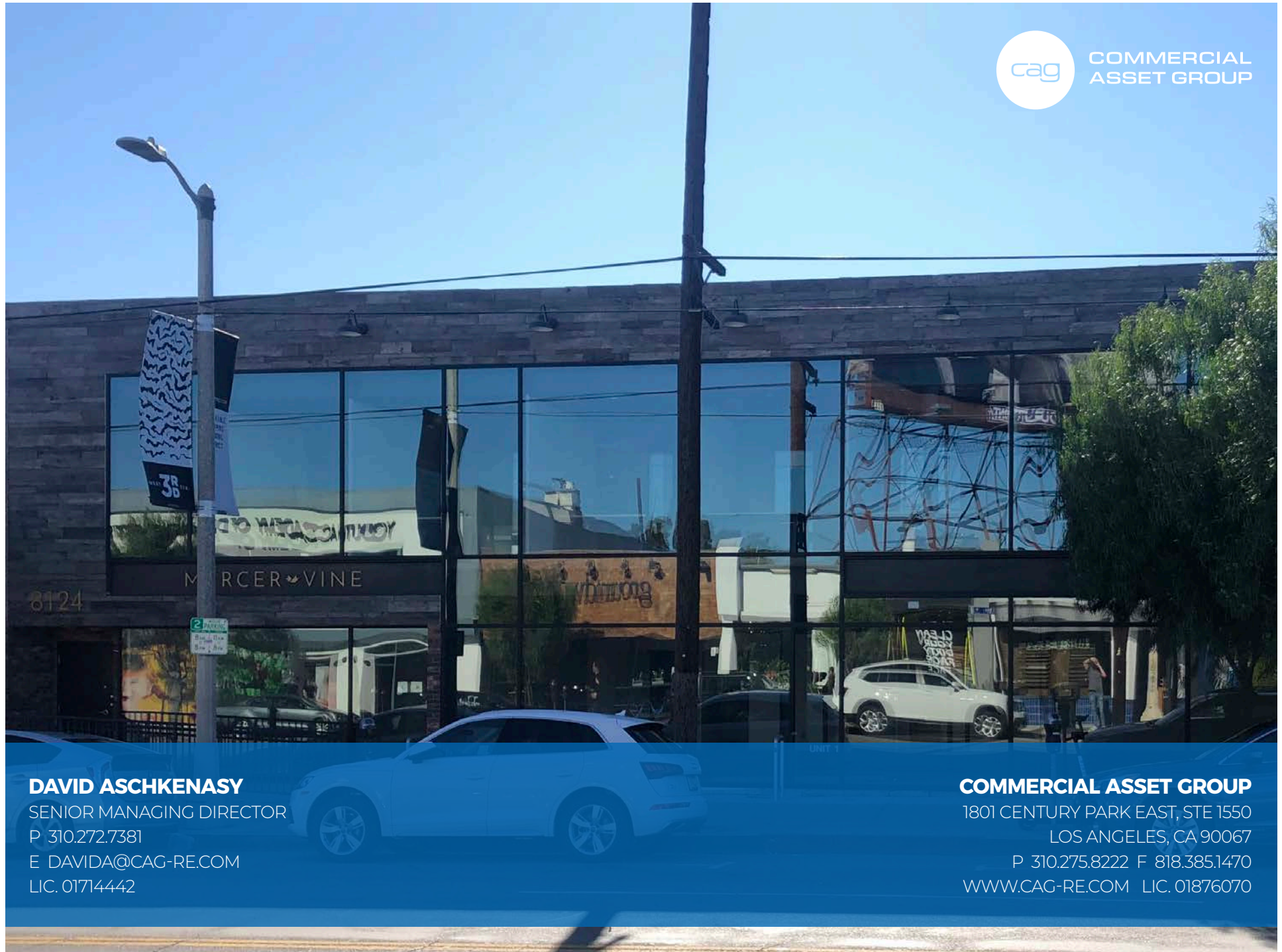
# THE NEIGHBORS







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ASSET GROUP



**DAVID ASCHKENASY**

SENIOR MANAGING DIRECTOR

P 310.272.7381

E [DAVIDA@CAG-RE.COM](mailto:DAVIDA@CAG-RE.COM)

LIC. 01714442

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550

LOS ANGELES, CA 90067

P 310.275.8222 F 818.385.1470

[WWW.CAG-RE.COM](http://WWW.CAG-RE.COM) LIC. 01876070