

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



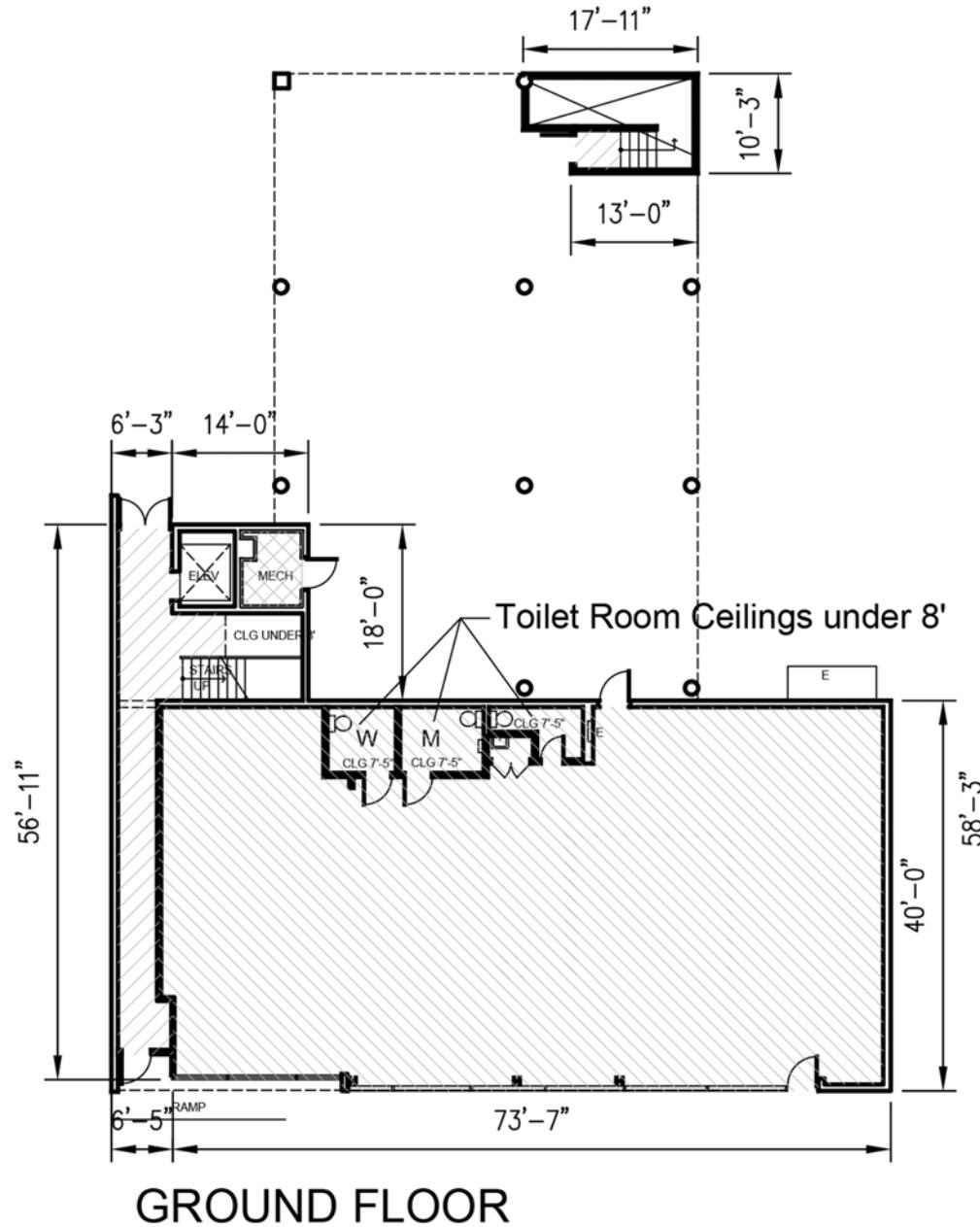
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SPACE
±3,000 SF
DIVISIBLE TO
±1,433 & ±1,567 SPACES

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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EXISTING FLOOR PLAN

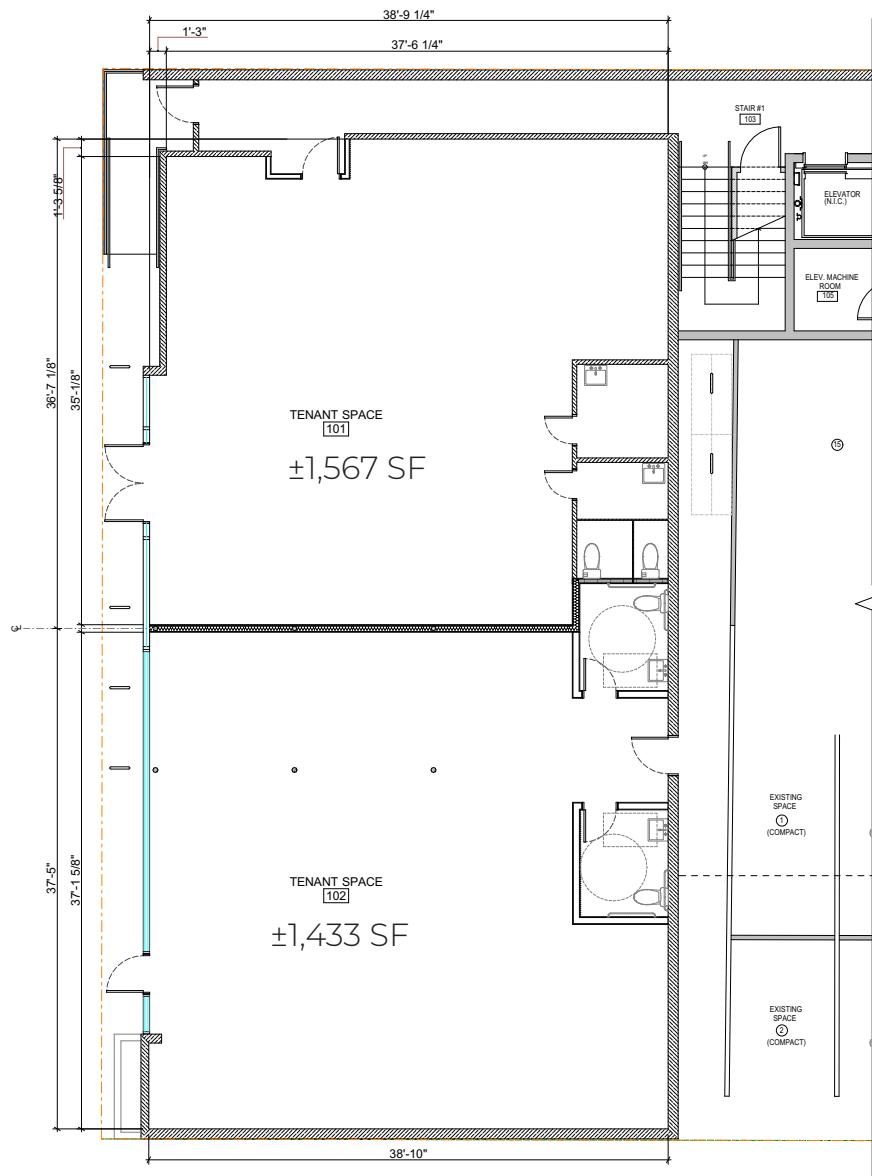
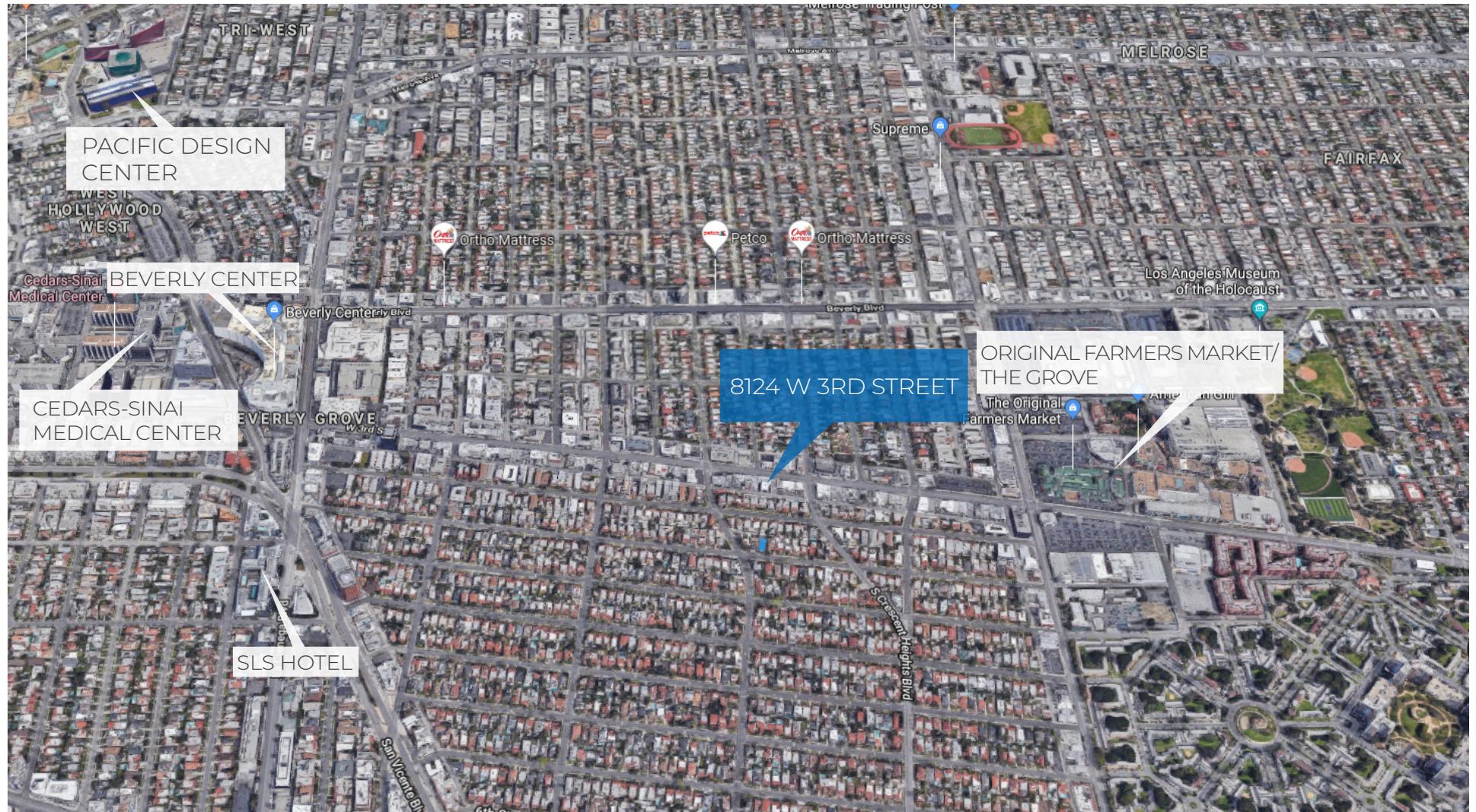


EXHIBIT _____

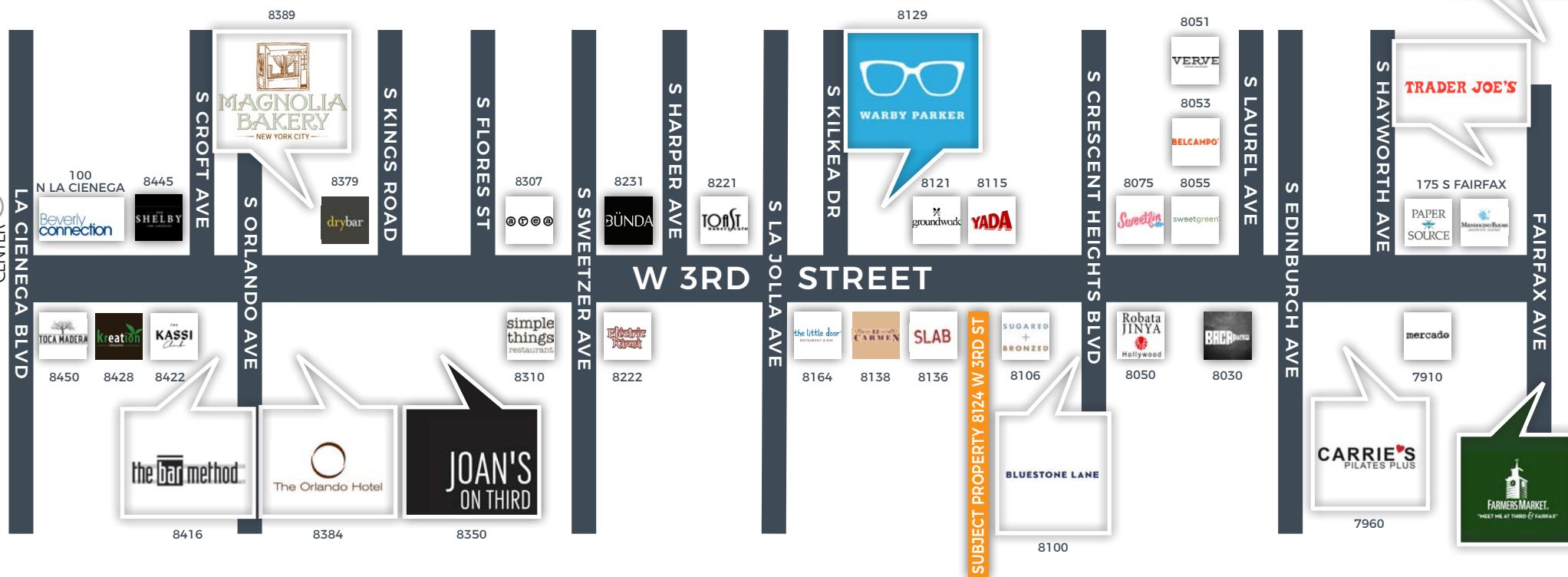
DIVISIBLE FLOOR PLAN



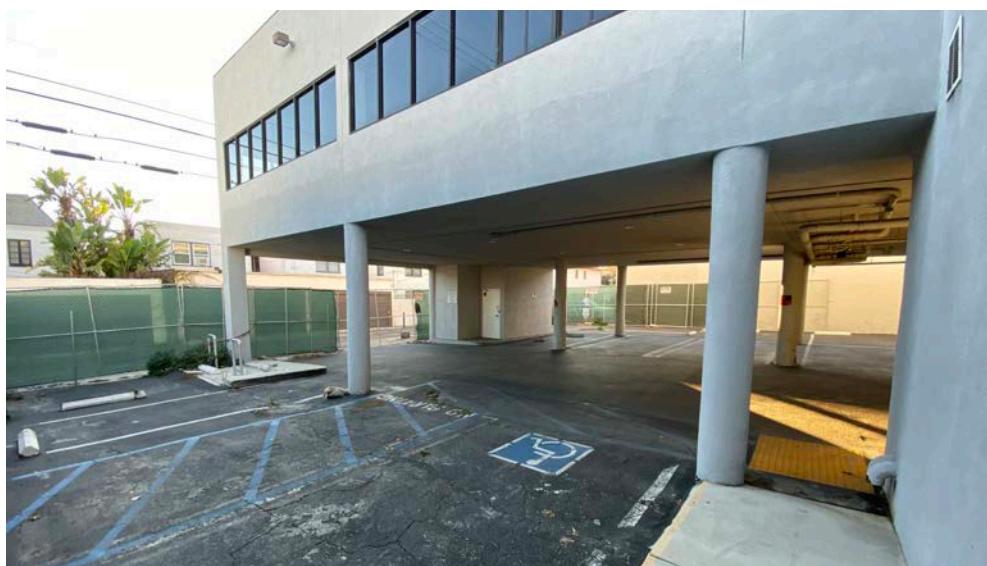
AERIAL



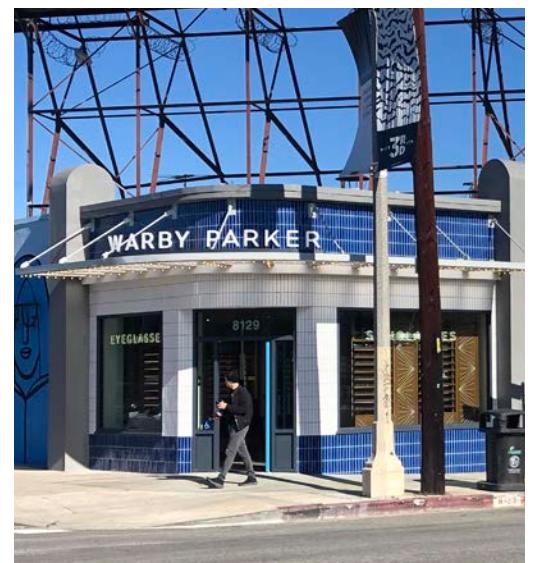
STREET MAP



ADDITIONAL PHOTOS

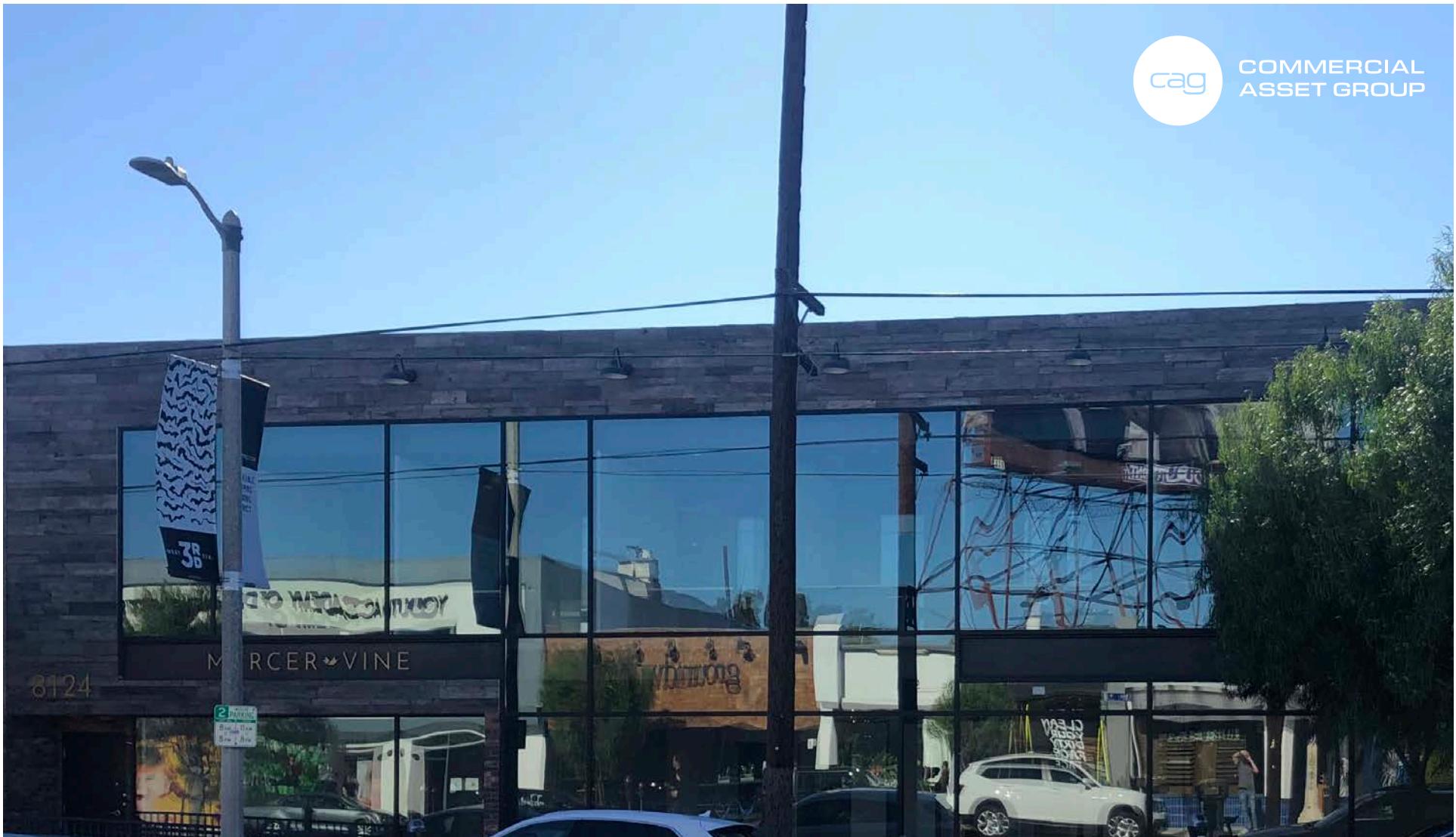


THE NEIGHBORS





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