

FOR LEASE

PRIME COMMERCIAL RETAIL SPACE

\$4,020
MONTHLY RATE



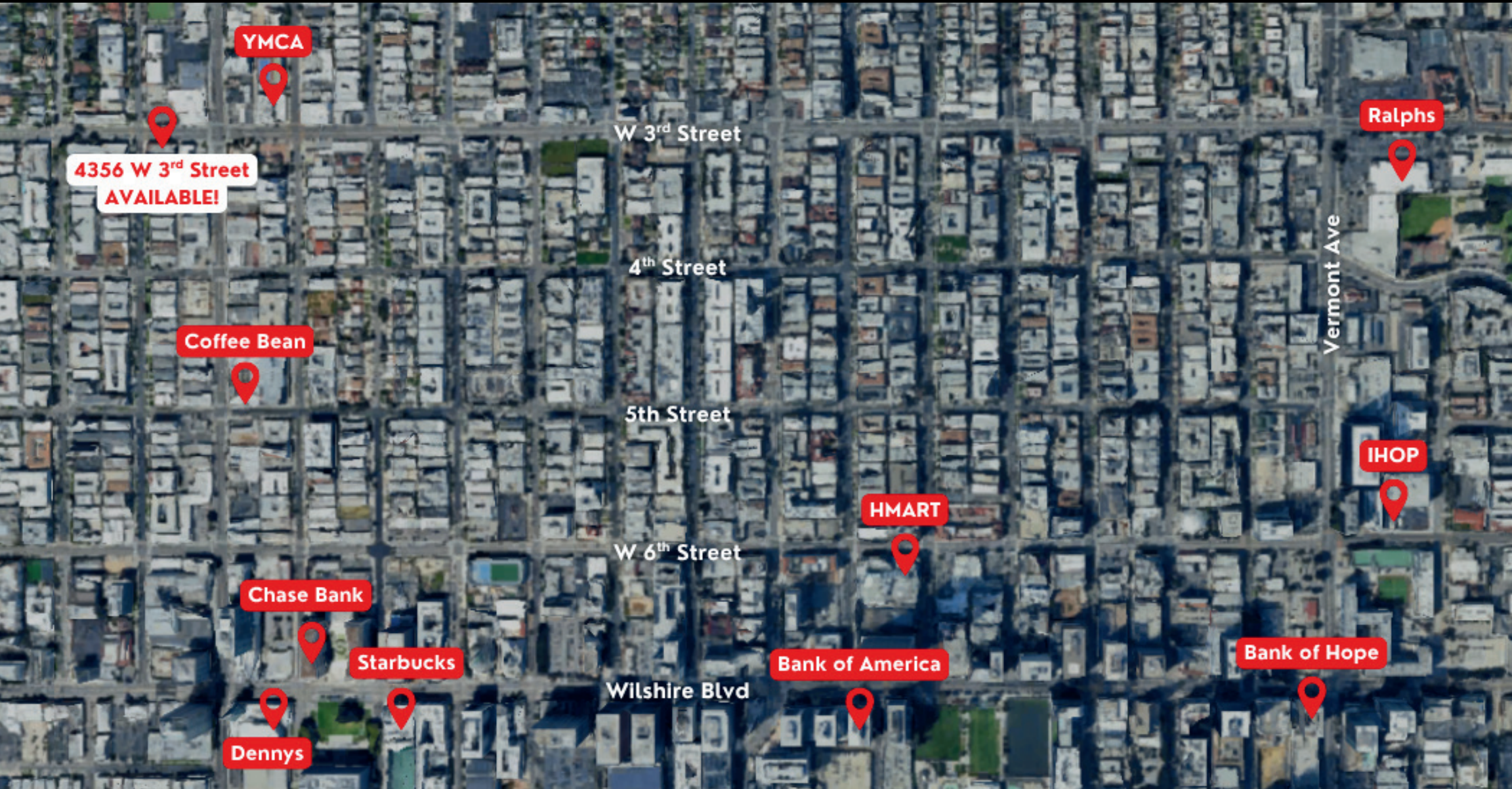
4356 W 3RD ST
LOS ANGELES, CA 90020

KW COMMERCIALSM



4356 3RD ST, LOS ANGELES, CA 90020

Space Availability: 1st Floor | Year Built: 1924 | Total Space Available: 1,200 SF



PROPERTY HIGHLIGHTS

- Rare Koreatown corner flex space with high visibility
- 1,200 SF unit at Western & W 3rd Street
- 20' ceilings with abundant natural light
- Freshly painted and move-in ready
- Flexible layout for retail or creative use
- Tenant improvement options available
- Signalized intersection and corner signage
- Central air, heating, and private restroom
- Wheelchair accessible

LEASE DETAILS

- Lease Type: Modified Gross
- Term: 5 years (negotiable)
- Availability: Immediate
- Zoning: LAR4 – Commercial/Flex

Description	Rate (per SF)	Total
Base Rent	\$2.75	\$3,300
CAM Fees	\$0.60	\$720
Total Monthly Rate	\$3.35/SF	\$4,020/ month (all in)



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