

FLAGSHIP RETAIL/F&B SPACE  
FOR LEASE



8016  
West 3RD ST  
8018

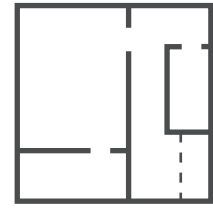
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BEVERLY GROVE  
LOS ANGELES

**CBRE**

# 8016 West 3RD ST 8018

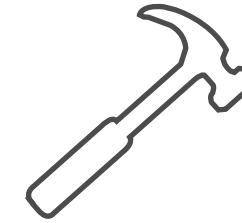
BEVERLY GROVE  
LOS ANGELES



8016: 1,925 SF +  
340 SF PATIO  
8018: 1,000 SF



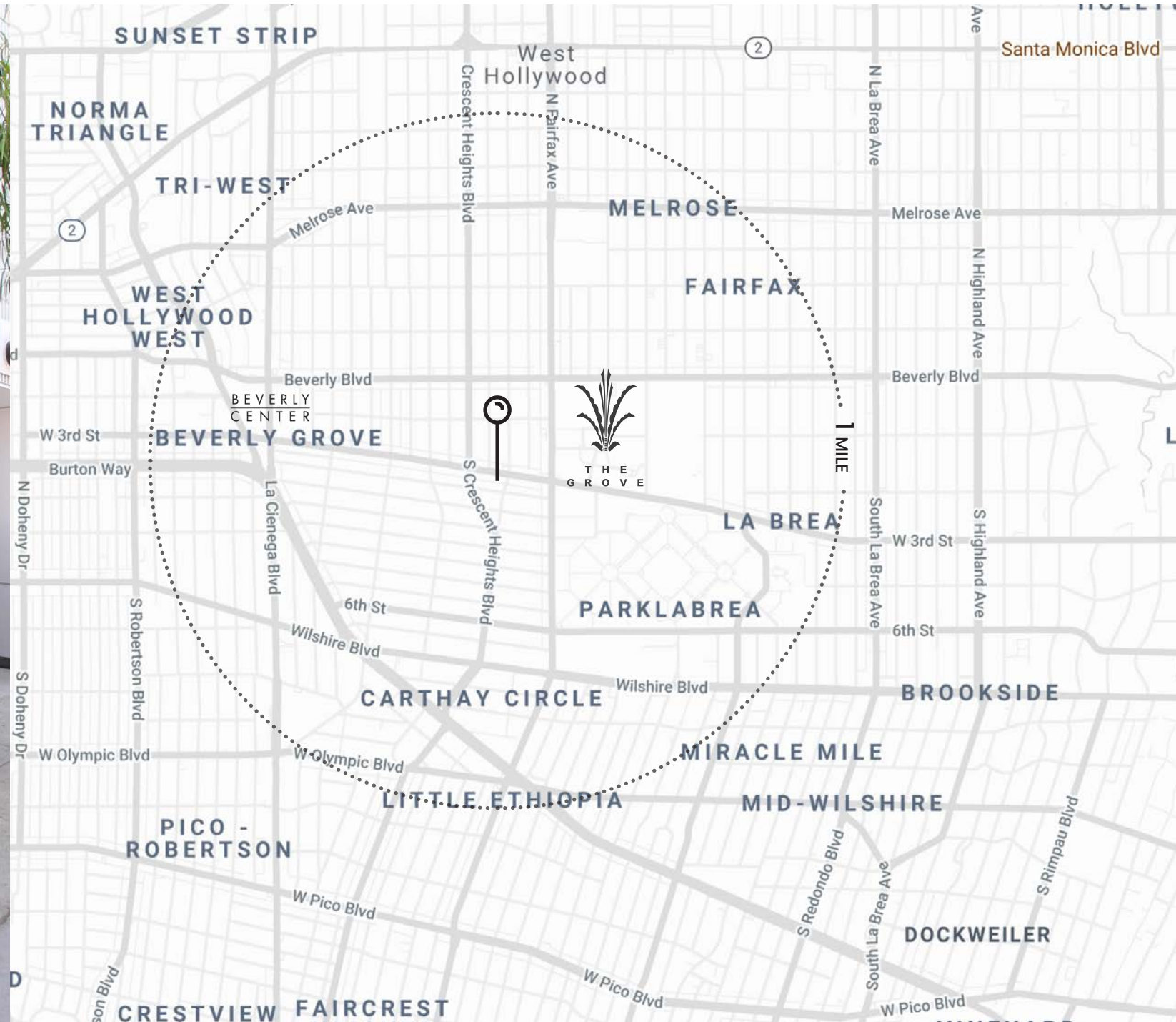
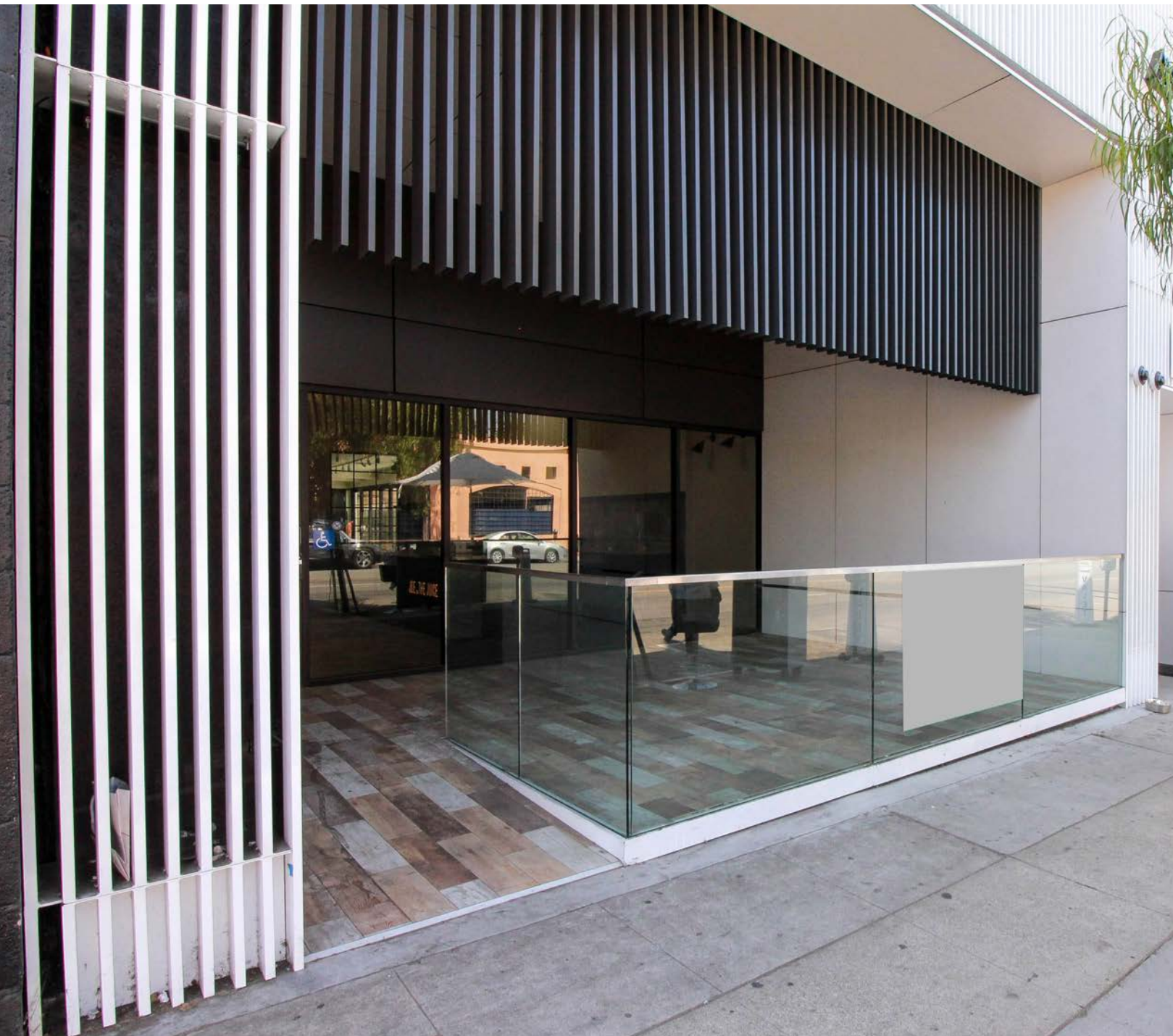
IDEAL FOR  
COFFEE AND  
“GRAB & GO” FOOD



HEAVILY  
IMPROVED  
2ND GEN SPACE



LA'S PREMIER  
RETAIL  
CORRIDOR

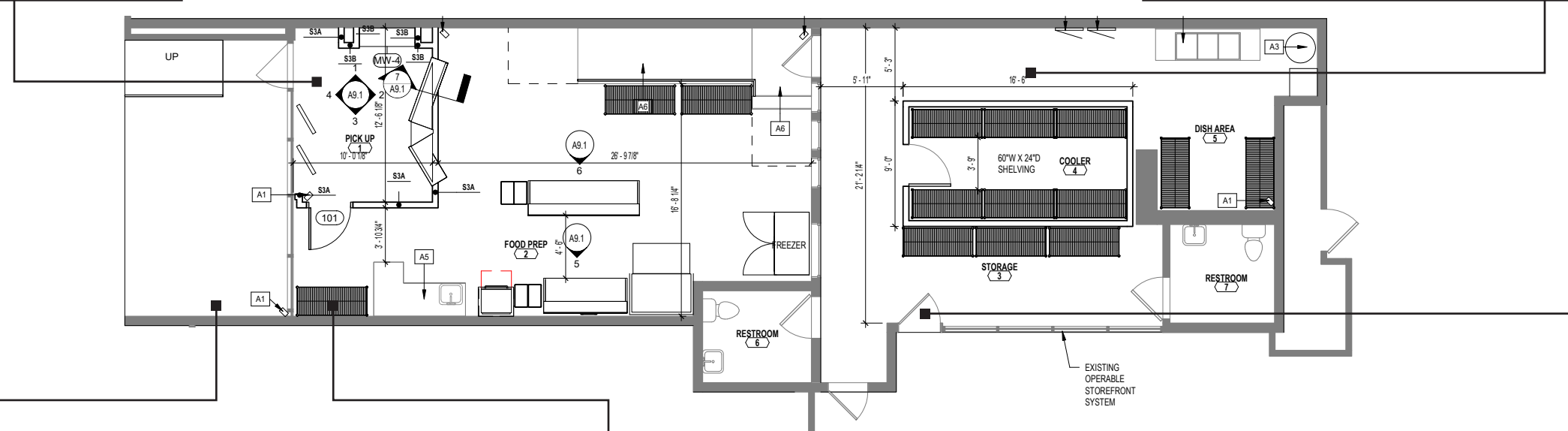




**8016 W. 3rd**  
**1,925 SF + 340 SF PATIO**



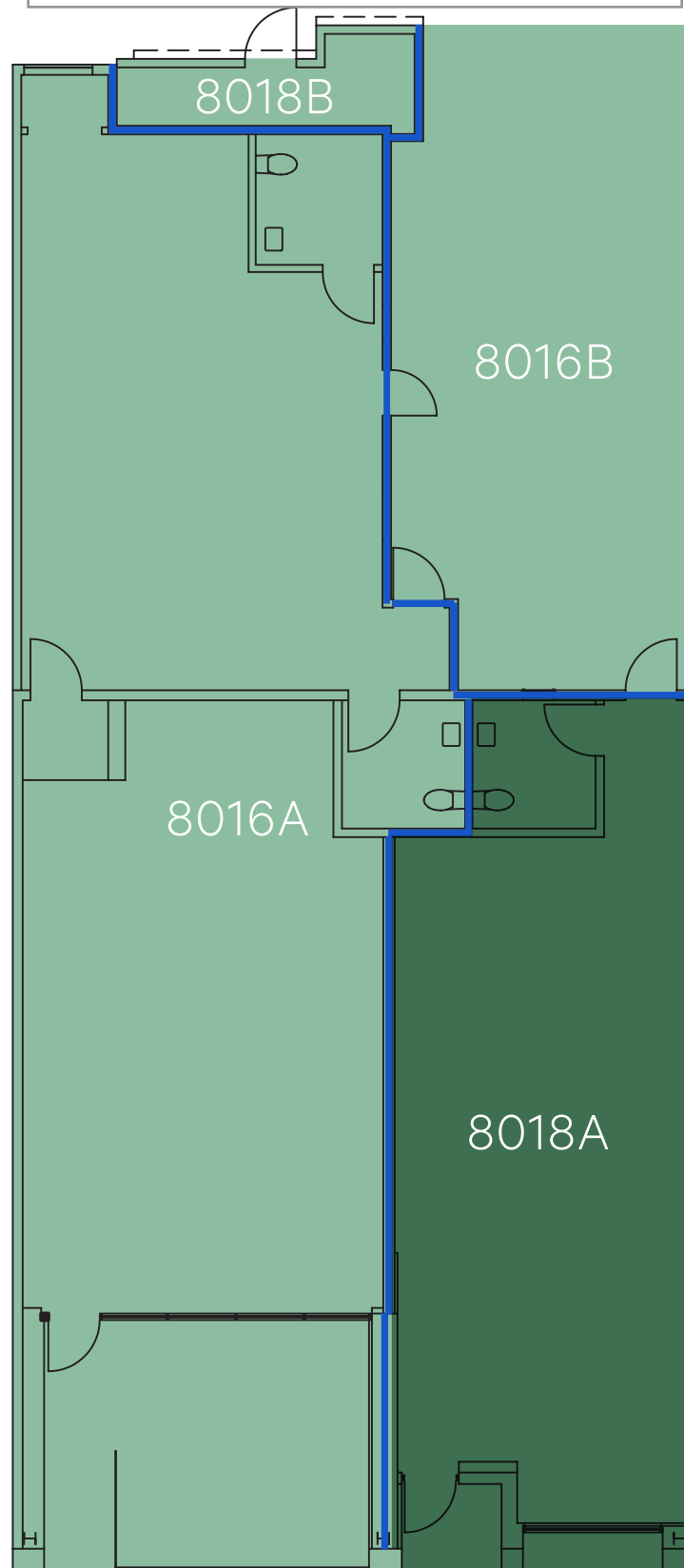
New HVAC  
 Grease interceptor  
 Large walk-in cooler  
 Rear trash and loading  
 Floor drains and electrical distribution



**8016 W. 3rd**

**1,000 SF**

(Expandable to 2,925 SF)

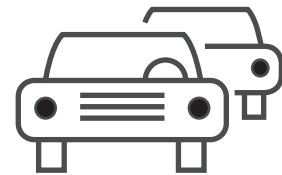


*Do not disturb tenant*



License potentially available for purchase; contact broker for more information





**95 WALK SCORE**  
"WALKER'S PARADISE"

**+ 43K CARS PER DAY**  
W 3RD ST & S LAUREL AVE



## LAPTOPS & LATTES

### UPTOWN INDIVIDUALS

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

## TRENDSETTERS

### UPTOWN INDIVIDUALS

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they tend to not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.



## DEMOGRAPHICS

### 3 MILE RADIUS

**345,645**  
2019 POPULATION

**470,434**  
DAYTIME POPULATION

**323,962 (69%)**  
DAYTIME WORKERS

**33%**  
MILLENNIALS (81'-98)

**\$113,898**  
2019 AVERAGE  
HOUSEHOLD INCOME

**77%**  
WHITE COLLAR  
2019 WORKING CLASS

# THIS IS West 3RD ST

## MEET THE NEIGHBORS



### RETAIL DESTINATIONS

### RESTAURANTS

### RETAIL & SERVICES

BEVERLY  
CENTER



THE  
GROVE

NORDSTROM  
PACIFIC THEATRES



JOAN'S  
ON THIRD

BACCA

the little door



mercado

a.o.c.

SLAB

EL  
CARMEN

Uncle  
Paulie's

SWEETGREEN

VERVE  
COFFEE ROASTERS

MAGNOLIA  
BAKERY  
NEW YORK CITY

OSTE  
PASTERIA & BISTROTTO

groundwork

The IZAKAYA  
by KATSU-YA

Robata JINYA

Aēsop

AUGUST



ANINE BING



DOUGLAS FIR

drybar



LE LABO

SUGARED  
+  
BRONZED

WARBY  
PARKER



TRADER  
JOE'S





# 8016 West 3RD ST 8018

BEVERLY GROVE  
LOS ANGELES

FOR INQUIRIES

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