

4,549SF Retail, Creative Office or  
Showroom Space for lease



7956  
W 3RD STREET  
FAIRFAX



7956  
W. 3rd Street  
LOS ANGELES, CA 90048

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**CBRE**

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4,549 SF



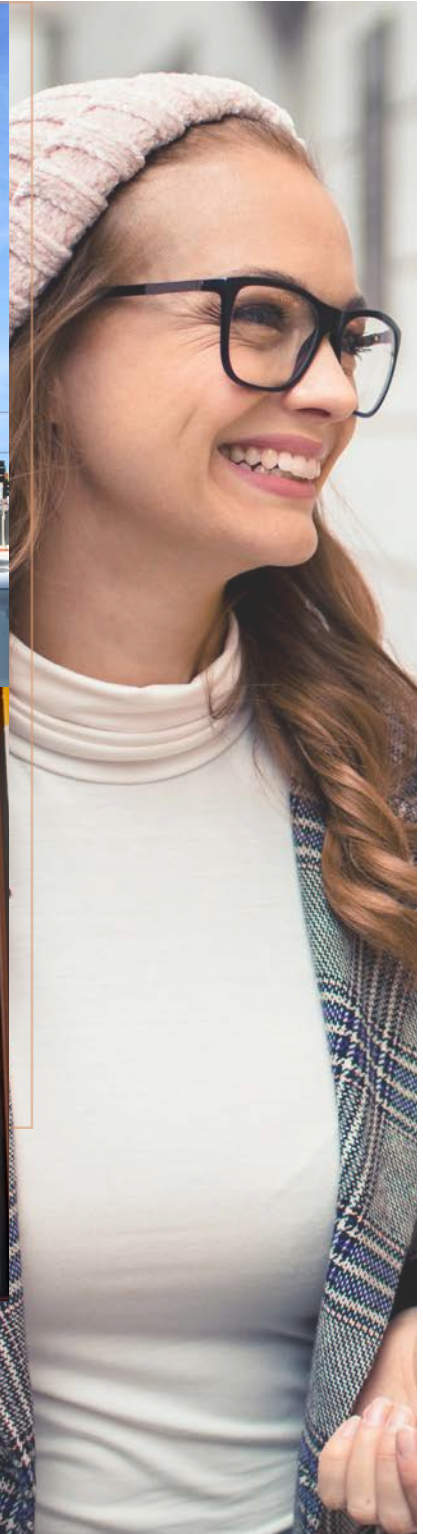
RATE UPON  
REQUEST



SHARED  
SURFACE PARKING



RETAIL  
READY SPACE



*Retail, Creative Office or Showroom  
with Beautiful Skylights and High Ceilings*



EXCELLENT SIGNAGE  
AND VISIBILITY



ADJACENT TO THE GROVE AND  
WEST FROM FAIRFAX AVE



HIGH TRAFFIC CORRIDOR  
ON WEST THIRD

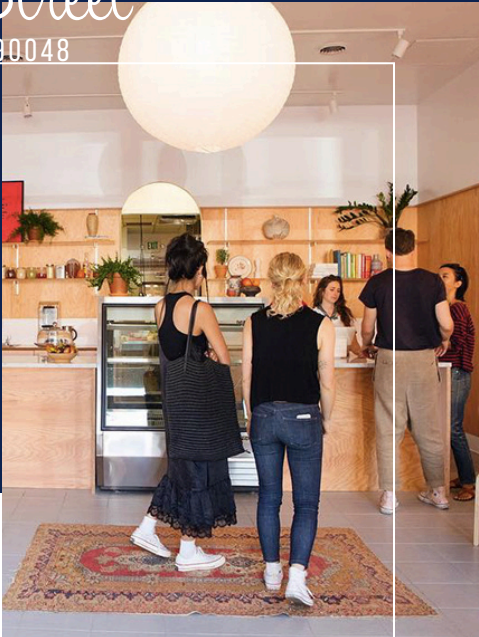


**AVAILABLE IN-LINE RETAIL SPACE** near The Grove and The Original Farmers Market! Along the highly trafficked street of West Third, this retail space offers high visibility and excellent signage opportunity. This captivating retail space is in the heart of Los Angeles among locals from West Hollywood, Beverly Hills, Hollywood and more! The area is known as a hub for high end boutique retail, the latest coffee shops, restaurants, boutique fitness as well as beauty and wellness tenant.

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#### AREA OVERVIEW BEVERLY GROVE

Nestled in the heart of Los Angeles, **BEVERLY GROVE** offers a unique mix of upscale experiences and laid-back charm. Bordered by Beverly Hills, West Hollywood, Fairfax, and Carthay, it boasts prime proximity to iconic LA spots. Beverly Grove is a dynamic neighborhood perfect for young professionals, families, and luxury seekers. Whether you crave upscale shopping, delicious dining, or a vibrant community, Beverly Grove has something to offer.

Retail, Creative Office or Showroom  
with Beautiful Skylights and High Ceilings



DEMOGRAPHICS | BEVERLY GROVE



Population

44,945  
1 MILE

358,883  
3 MILES

942,564  
5 MILES



Income  
AVERAGE HOUSEHOLD

\$155,747  
1 MILE

\$134,929  
3 MILES

\$120,172  
5 MILES



Employees

43,968  
1 MILE

280,795  
3 MILES

652,427  
5 MILES



Businesses

6,465  
1 MILE

38,797  
3 MILES

71,930  
5 MILES



Housing units

25,274  
1 MILE

192,725  
3 MILES

461,328  
5 MILES



Education

35,291  
1 MILE

276,308  
3 MILES

695,797  
5 MILES

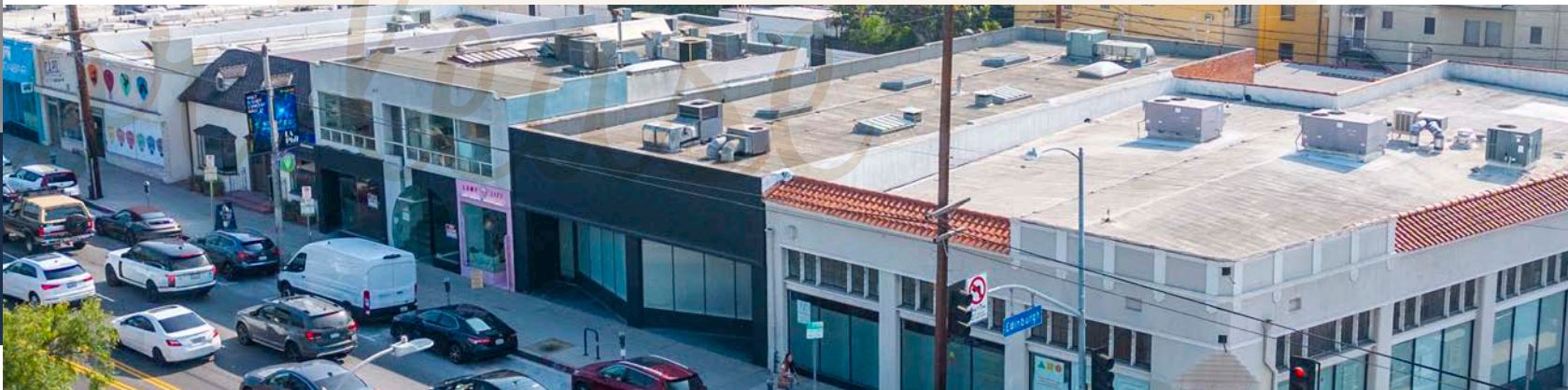


Households

23,257  
1 MILE

175,590  
3 MILES

422,348  
5 MILES



AMENITIES | BEVERLY GROVE



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FOR RETAIL LEASE INQUIRIES

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