

West Hollywood // AVAILABLE // Retail & Restaurant



8016-8018 3rd Street, Los Angeles 90048

Join a curated mix of
best-in-class operators and
establish your presence
in one of LA's most
sought-after commercial
locations.

SUGARED + BRONZED®

BACARA

sweetgreen

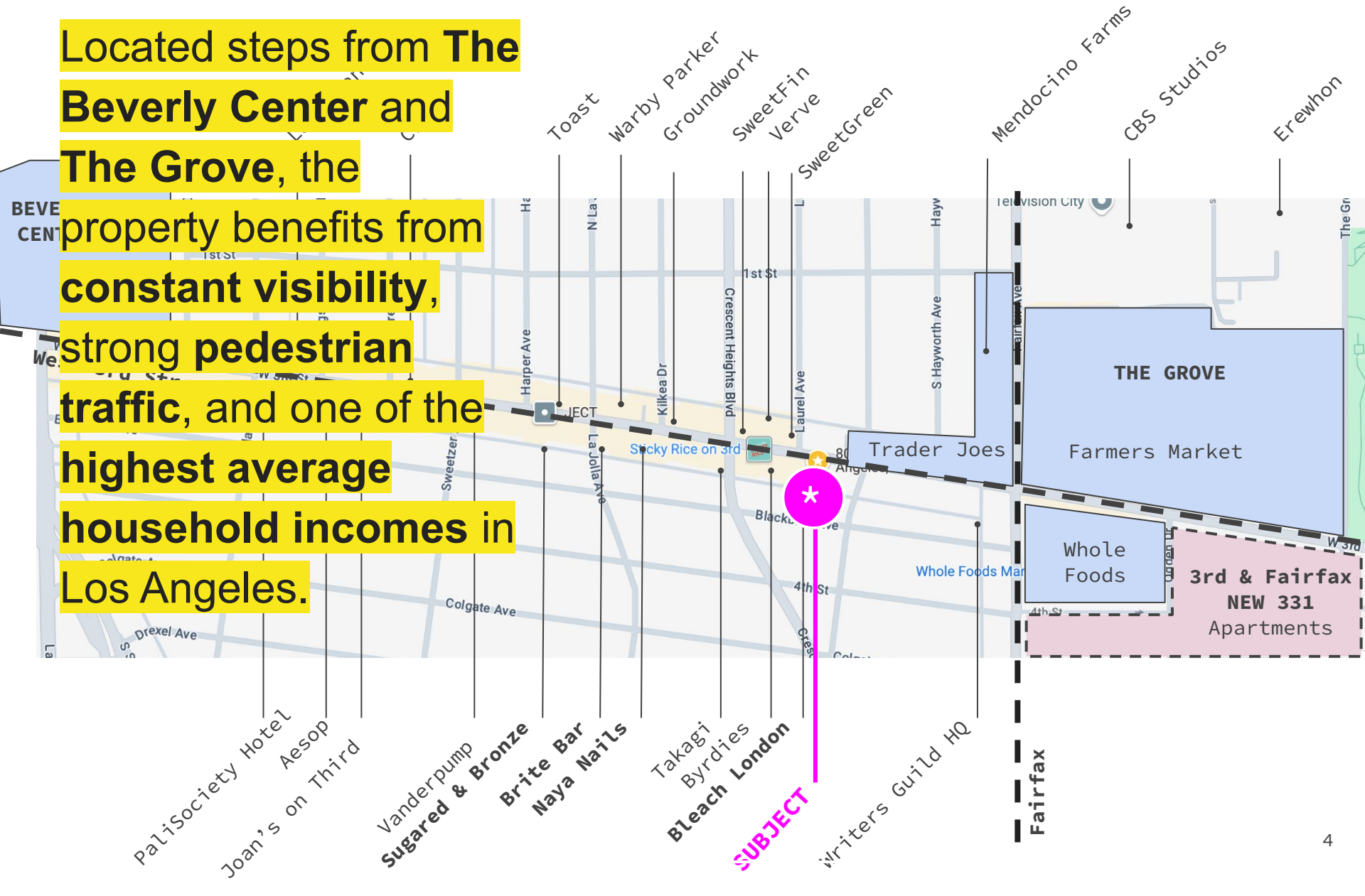
establish your presence

An aerial photograph of a busy street in Los Angeles, likely 3rd Street. The street is filled with cars, including a prominent orange car in the foreground. Buildings line the street, with one building on the left having a sign that reads "VIRTU PERSONAL TRAINING". In the background, the Los Angeles skyline is visible under a clear sky. A large, bright pink, irregularly shaped graphic element is overlaid on the left side of the image, partially obscuring the buildings and street.

In the heart of one of L.A.'s
most dynamic and
high-traffic retail corridors.

8016-8018 3rd Street, Los Angeles 90048

Located steps from **The Beverly Center** and **The Grove**, the property benefits from **constant visibility**, **strong pedestrian traffic**, and one of the **highest average household incomes** in **Los Angeles**.





95 WALK SCORE
“WALKER’S PARADISE”

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



DEMOGRAPHICS 3 MILE RADIUS

345,645
2019 POPULATION

470,434
DAYTIME WORKERS

Affluent, Employed, Educated

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.



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

33%
MILLENNIALS (81’-98)

\$113,898
2019 AVERAGE
HOUSEHOLD INCOME

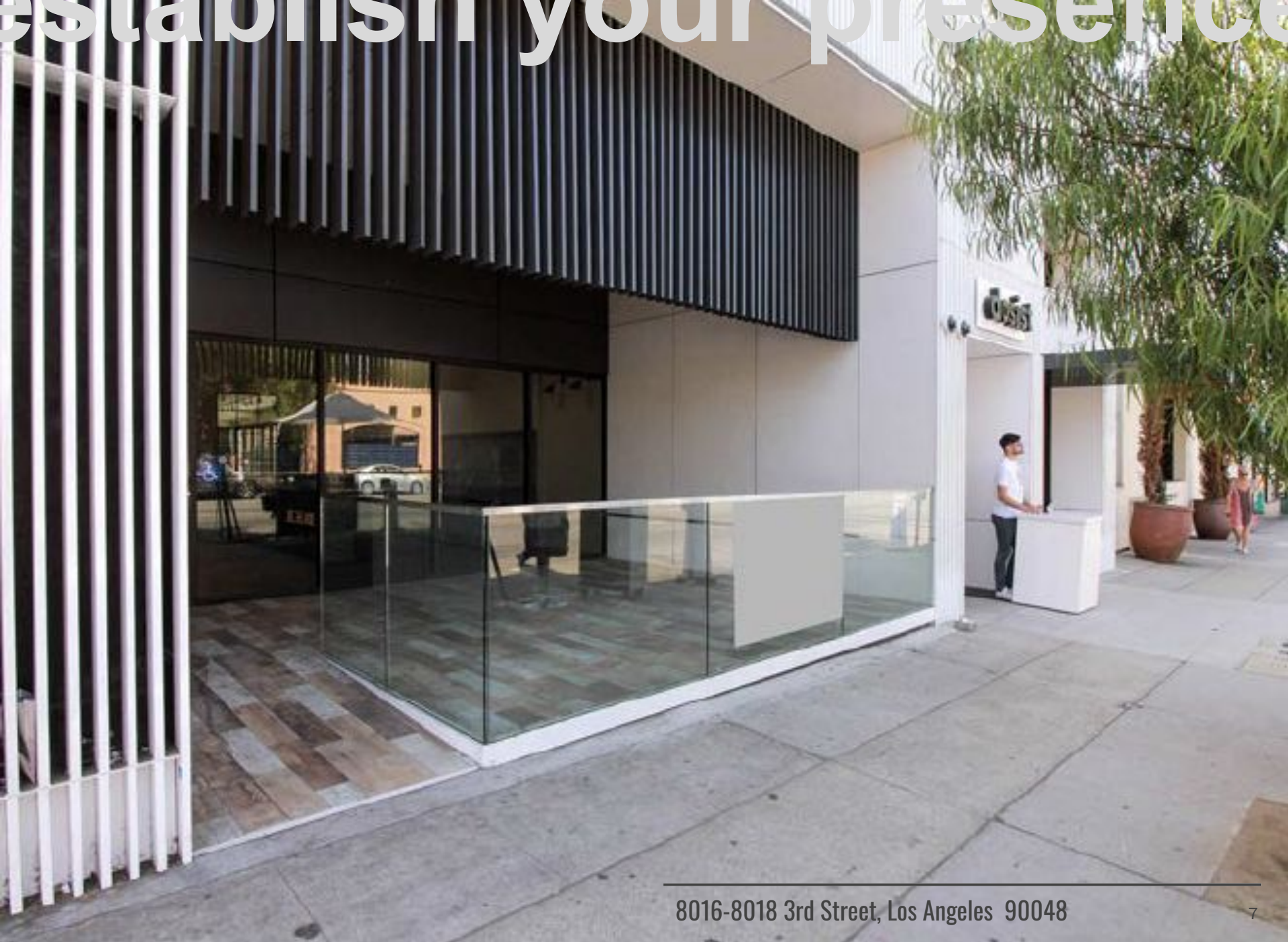
77%
WHITE COLLAR
2019 WORKING CLASS

Establish your presence



8016-8018 3rd Street, Los Angeles 90048

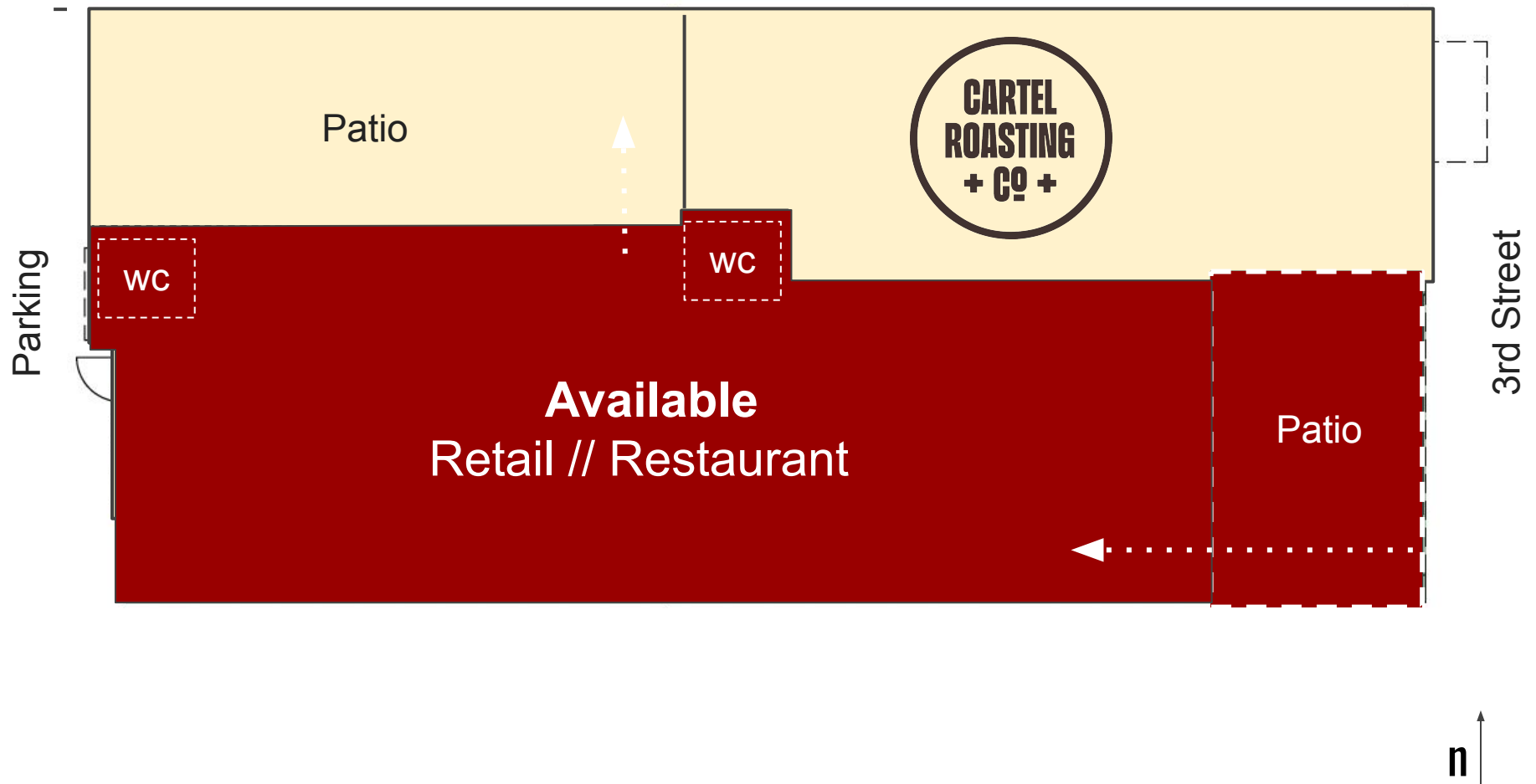
Establish your presence



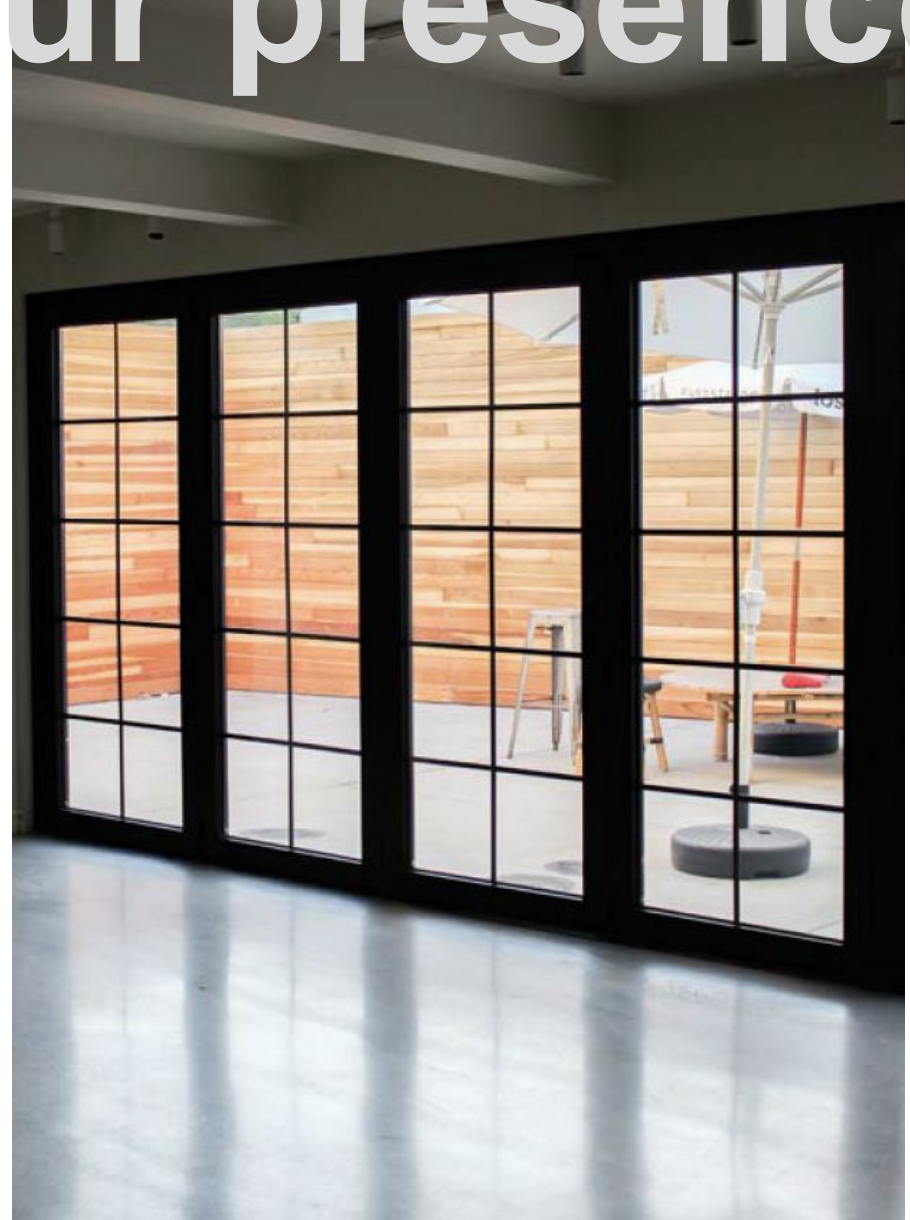
8016-8018 3rd Street, Los Angeles 90048



- ±1,925 SF with dramatic 20' ceilings
- Private patio ideal for outdoor dining or events
- High-profile visibility in a luxury retail and dining district
- Surrounded by leading fashion, lifestyle, and hospitality brands



establish your presence



8016-8018 3rd Street, Los Angeles 90048

Establish your presence



8016-8018 3rd Street, Los Angeles 90048

858-210-1212 // jamie@createhdg.com



8016-8018 3rd Street, Los Angeles 90048