

# 5959 W. 3RD STREET

LOS ANGELES, CA 90036 ■ LEASE OFFERING ■ A+ LOCATION



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# PROPERTY SUMMARY

2,496

BUILDING SF

2,304

LOT SF

C1-1VL Tier 1

ZONING

OPEN

PARKING

\$3.25/SF

PER MONTH NNN



5959 W. 3RD STREET



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PREMIER LOCATION ■ 91 WALKSCORE



Image Landsat / Copernicus





2,496 SF ■ \$3.25/SF NNN





# LEASE HIGHLIGHTS



**A+ Location**



**Previously The Dog House La**



**91 Out of 100 Walkscore**



Walking Distance to Fairfax Avenue, The Grove and Beverly Boulevard Offering Countless Coffee Shops, Restaurants, Shopping and Dining Options.





# FAIRFAX

## Epicenter of Los Angeles

Nestled between West Hollywood and La Brea, Fairfax is best known for the renowned Farmer's Market, its major shopping destination (The Grove), and the iconic CBS Television City broadcasting center. To walk along the famous Melrose Avenue is to fully embrace the Los Angeles culture filled with eclectic eateries, upscale boutiques, and chic hotels. The area gets its name from Fairfax Avenue, the epicenter of the neighborhood's fashion and food scene that also bleeds into Melrose's buzzing traffic. Its substantial distance from major freeways and prime positioning between West Hollywood and Beverly Grove also makes it a commonly explored part of town



**39,875**

POPULATION



**95.4%**

WHITE COLLAR JOBS



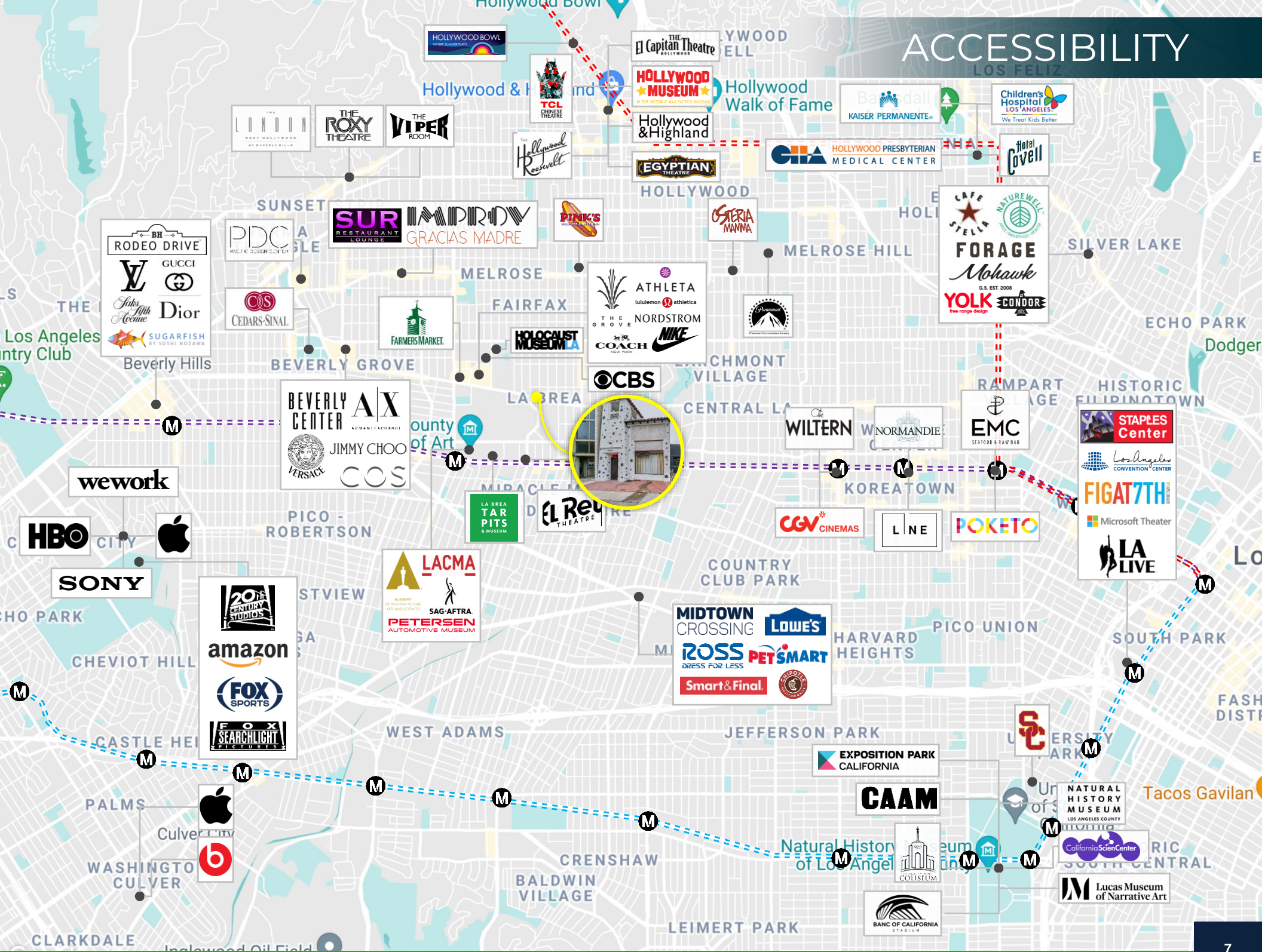
**\$134,478**

AVG HH INCOME

*It's this mixture of old and new that makes it one of Los Angeles's most eclectic neighborhoods, which often attracts diverse crowds and age groups as one of the city's top shopping, dining and entertainment destinations.*



## ACCESSIBILITY





# Miracle Mile Proximity

## COMMUNITY OVERVIEW

Located near The Miracle Mile in Los Angeles, California, the subject is moments from the Mid-Wilshire district consisting of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. Luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, advertising agencies, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis of our city. Several museums are permanent residents of Museum Row on the Miracle Mile which includes Peterson Automotive Museum, LACMA, Craft & Folk Art Museum and La Brea Tar Pits.

## Los Angeles County Museum of Art

LACMA's collections and particularly its exhibitions and programming have long been the most impressive in the city.

## Petersen Automotive Museum

Miracle Mile was the first commercial development in LA designed expressly for the benefit of drivers, and so a former department store makes an apt home for this museum of car culture.

## La Brea Tar Pits and Museum

Paleontologists are still at work here, having dragged more than 3.5 million fossils from the mire over the years. Many of these specimens are now on display in this delightfully old-fashioned museum.



LOS ANGELES MUSEUM OF ART



PETERSEN AUTOMOTIVE MUSEUM



LA BREA TARPITS





# COMMUNITY

## SNAPSHOT

The subject is located at the epicenter of Los Angeles, just blocks from the CBS Studios and benefits from its immediate proximity to the Grove, Park La Brea, LACMA as well as shops along Melrose Avenue.

The Immediate area boasts a dense and affluent residential and daytime population with incomes in excess of \$130,000 per year.

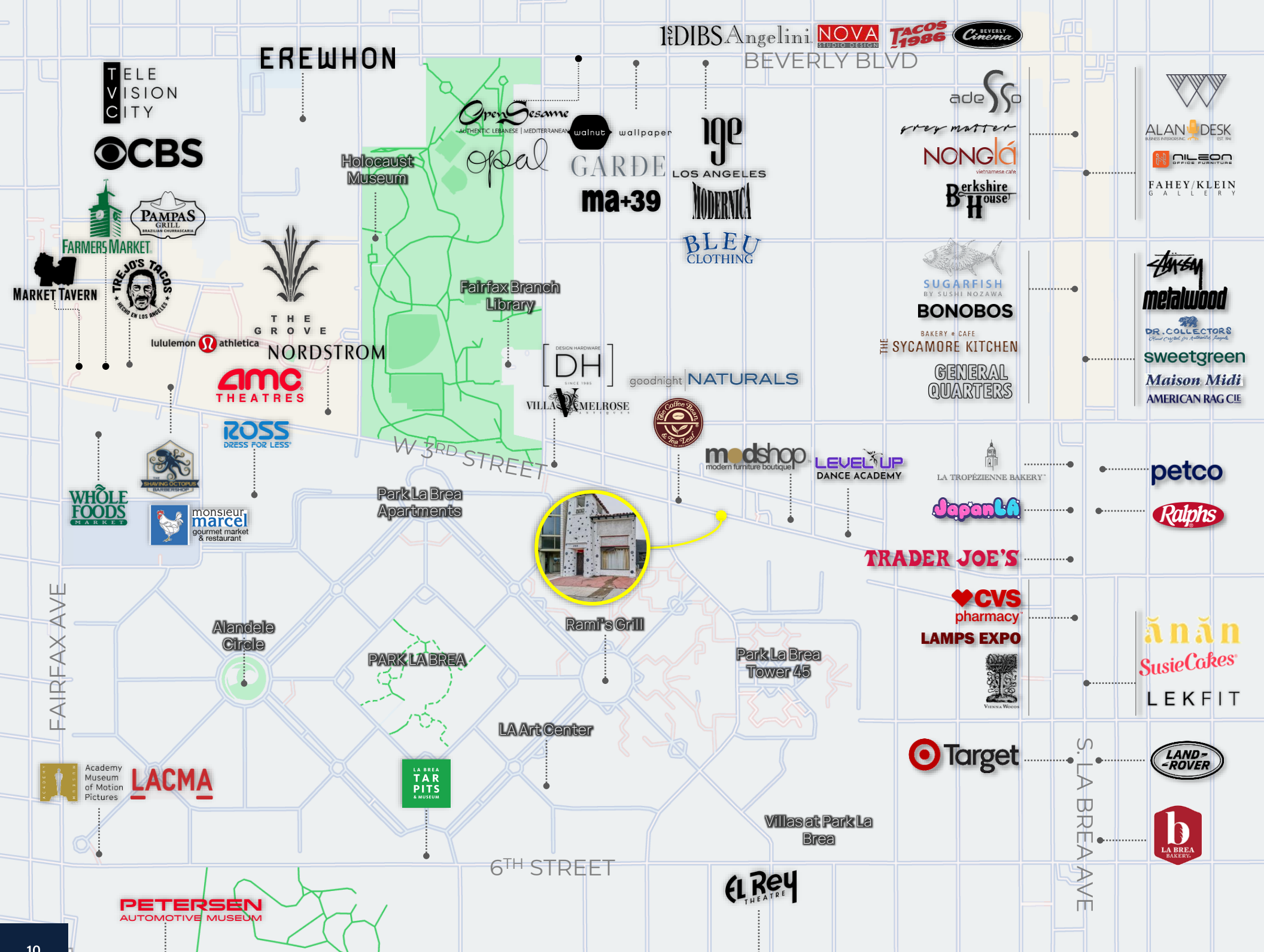
## HIGH PROFILE INFILL LOCATION

Incredible demographic characteristics with a population of over 524,000 and 540,000 employees within a 5-mile radius

Nearby Major Employment Hub Synergy from Mid-Wilshire, Hollywood, and Century City

Close proximity to the Grove, LA County's most prestigious and successful retail destination









ONE MUSEUM  
SQUARE

5900  
WILLSHIRE



**PETERSEN**  
AUTOMOTIVE MUSEUM



Academy  
Museum  
of Motion  
Pictures



BEVERLY CENTER





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