

Fairfax District

RETAIL LEASE OFFERING

5901 WEST 3RD STREET



6,678 SF AVAILABLE | PRIME LOCATION AT W 3RD ST AND POINSETTIA PL

PROPERTY SUMMARY

PROPERTY SUMMARY

- LEASE RATE**
- \$2.25/SF + NNN
 - (approx. \$0.21/SF)
 - Total \$16,428 / month
-
- BUILDING SF**
- 6,678 SF
-
- YEAR BUILT**
- 1960
-
- LOT SF**
- 6,249 SF
-
- APN**
- 4333-008-006
-
- PARKING**
- 7 Open Spaces



92

WALK SCORE



62

TRANSIT SCORE



69

BIKE SCORE



LA BREA
TAR
PITS
& MUSEUM

LACMA
\$750-million
revamp project

PETERSEN
AUTOMOTIVE MUSEUM

FARMERS MARKET
MARKET TAVERN
PAMPAS GRILL
TREJO'S TRUQS

THE GROVE
amc THEATRES
NORDSTROM
THE GROVE lululemon athletica

OCBS TELEVISION CITY
1.1 million square feet of
new development

CENTURY CITY

BEVERLY GROVE

WEST HOLLYWOOD

Coffee Bean

KFC

5901
WEST 3RD STREET

3RD STREET

ALLEY ACCESS

POINSETTIA PL



RETAIL LEASE OFFERING



Prime location at W 3rd St and Poinsettia Pl



Situated in a high traffic area with excellent visibility



Modern architectural design with high ceilings and natural light



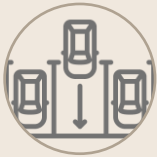
Convenient access to public transportation and major roadways



Close proximity to major retail destinations, including the Grove and the Farmers Market



Surrounded by popular dining and shopping options



Ample on-site parking available for customers



Suitable for a variety of office and retail uses



Recently renovated interior and exterior spaces



Located in a vibrant commercial corridor with a mix of high-end establishments



Proximity to cultural landmarks and entertainment venues enhances foot traffic and visibility



92 out of 100 WalkScore®, deemed a walker's paradise

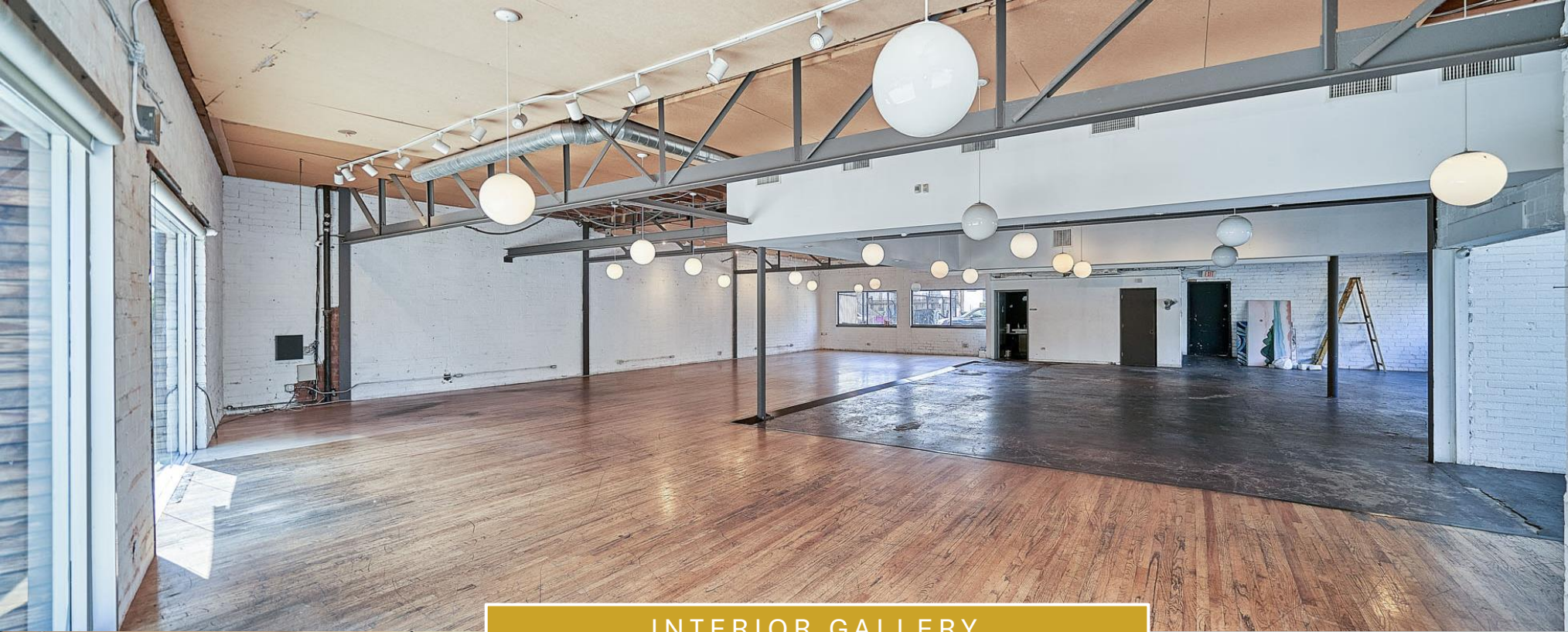


6,678 SF
BUILDING SF

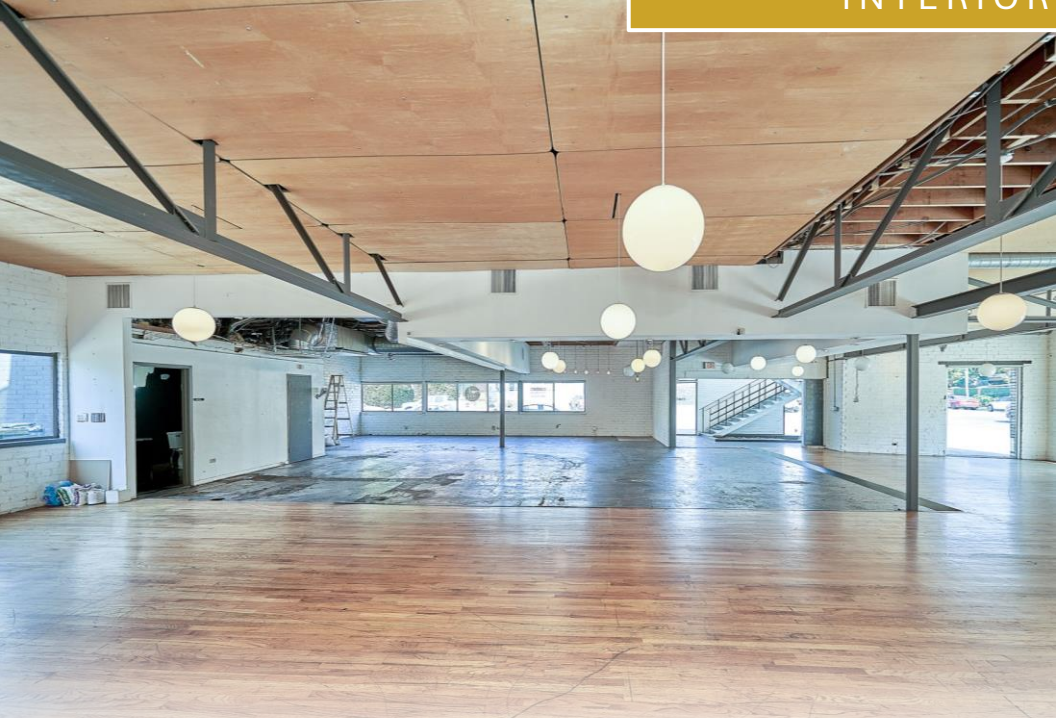
7 SPACES
OPEN PARKING

ALLEY ACCESS

AMPLE STREET
PARKING



INTERIOR GALLERY





conroy
LAUREN ABOULAFIA
Available
310.275.3274

5901
WEST 3RD STREET

6,678 SF AVAILABLE | PRIME LOCATION AT W 3RD ST AND POINSETTIA PL



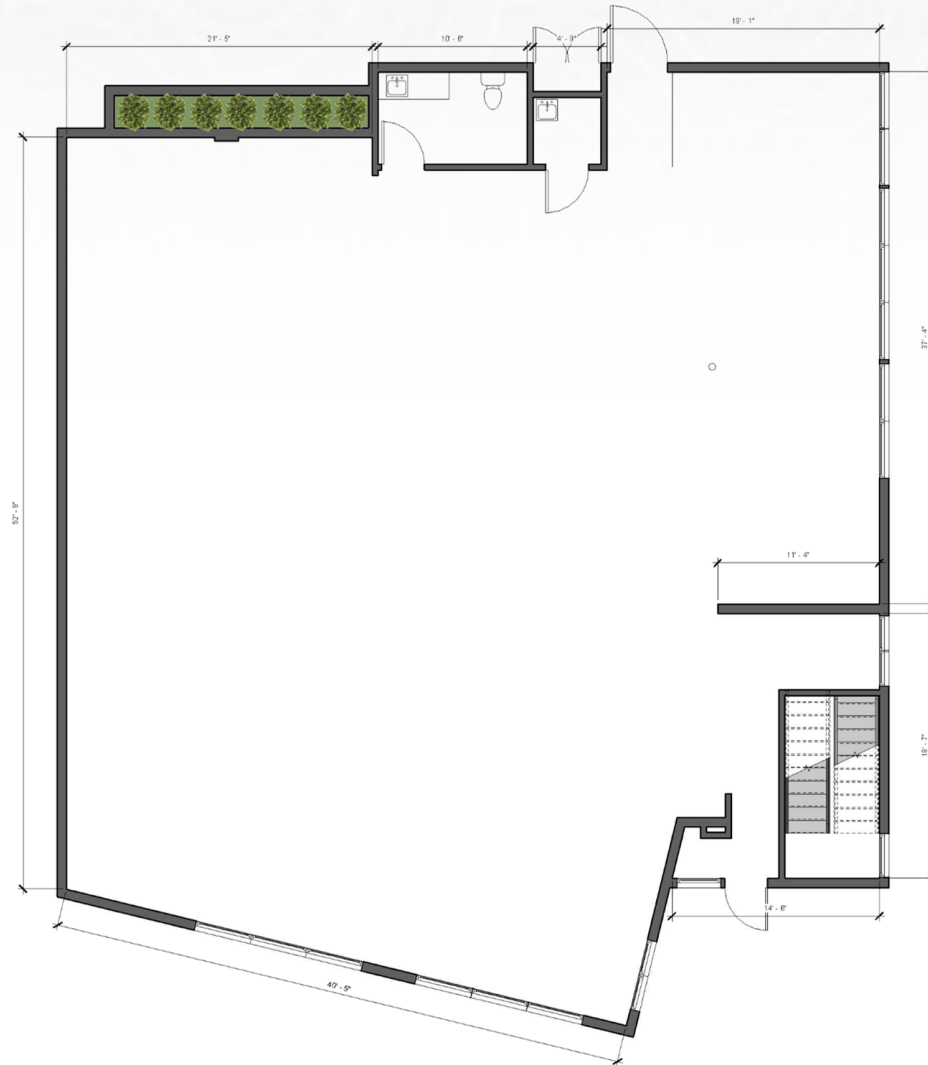
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Recently renovated interior and exterior spaces

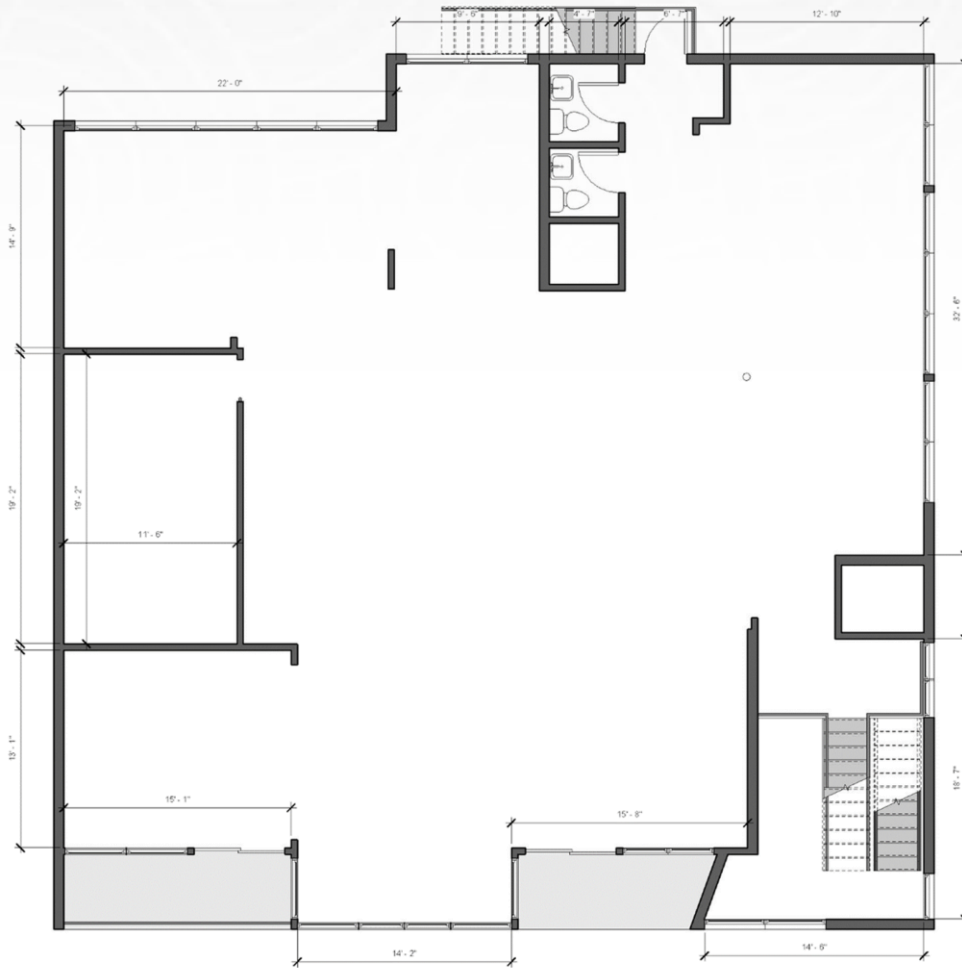
FLOORPLANS

LEVEL 1



FLOORPLANS

LEVEL 2



Fairfax District

The Fairfax District is a neighborhood located in the central part of Los Angeles, California. It is situated between the larger neighborhoods of Hollywood to the north and Beverly Grove to the south. The district is known for its diverse cultural scene, historic landmarks, and popular shopping destinations. One of the most iconic attractions in the Fairfax District is The Original Farmers Market. Established in 1934, it is a historic open-air market that offers a wide variety of fresh produce, gourmet foods, restaurants, and specialty shops. The Farmers Market has become a popular gathering place for locals and tourists alike.



39,875

POPULATION



95.4%

WHITE COLLAR JOBS



\$134,478

AVG HH INCOME



FARMERS MARKET.

TELEVISION CITY

VICINITY MAP





Los Angeles County Museum of Art (LACMA): LACMA is the largest art museum in the western United States, with a collection of over 140,000 works of art. It is located on Wilshire Boulevard and is a must-visit destination for art lovers.



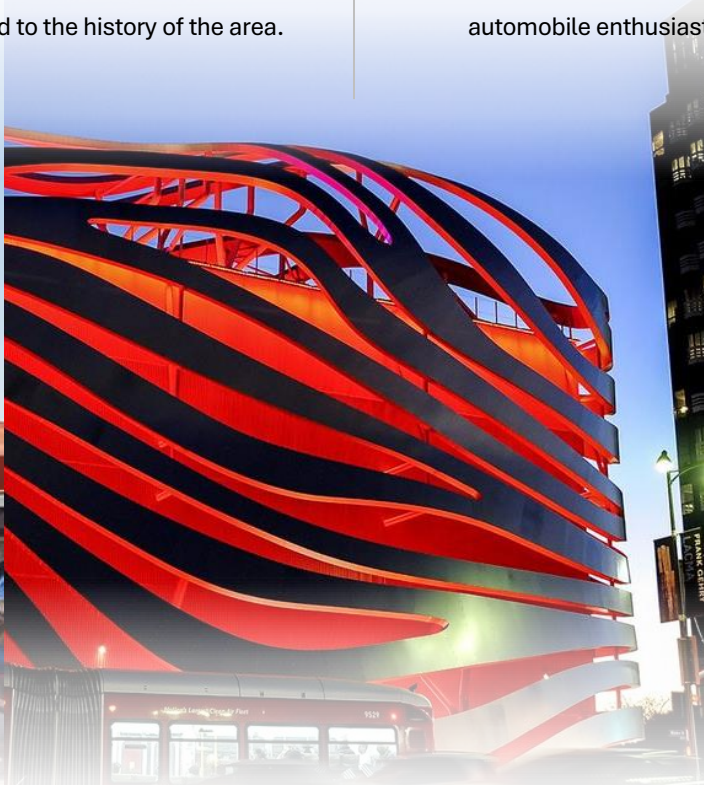
La Brea Tar Pits and Museum: The La Brea Tar Pits is a famous natural tar pit where many prehistoric animals were trapped and preserved. The adjacent museum showcases fossils and exhibits related to the history of the area.



Petersen Automotive Museum: This museum displays a vast collection of classic and modern cars, motorcycles, and other vehicles. It's located on Wilshire Boulevard and is a must-visit for automobile enthusiasts.



The Wiltern Theatre: The Wiltern is a historic art deco theater located on Wilshire Boulevard. It has been beautifully restored and is now a popular venue for concerts, comedy shows, and other events.



LANDMARKS

Mid-Wilshire is known for its rich architectural history, with many notable Art Deco and Modernist buildings, as well as its diverse cultural offerings, including museums, galleries, and theaters. Some of the most prominent landmarks in Mid-Wilshire include the Los Angeles County Museum of Art (LACMA), the La Brea Tar Pits, the Petersen Automotive Museum, and the Wilshire Boulevard Temple.



TELEVISION CITY
CBS

EREWHON

1st DIBS Angelini NOVA TACOS 1986 BEVERLY BLVD BEVERLY Cinema

FARMERS MARKET MARKET TAVERN PAMPAS GRILL TREJO'S TRUCCO

NORDSTROM THE GROVE Apple AMC THEATRES lululemon athletica

Open Sesame AUTHENTIC LEBANESE / MEDITERRANEAN walnut wallpaper opal GARDE ma+39

ige LOS ANGELES MODERNA BLEU CLOTHING

ade Sso every matter NONGLA vietnamese cafe Berkshire House

ALAN DESK NILEON OFFICE FURNITURE FAHEY/KLEIN GALLERY

FAIRFAX BRANCH LIBRARY

DESIGN HARDWARE DH SINCE 1983

VILLA VIVAMERLOSE

SUGARFISH BY SUSHI NOZAWA BONOBOS THE SYCAMORE KITCHEN GENERAL QUARTERS

metalwood DR. COLLECTORS sweetgreen Maison Midi AMERICAN RAG CIE

monsieur marcé gourmet market & restaurant WHOLE FOODS MARKET SHAMINGO BARBERSHOP

ROSS DRESS FOR LESS

W 3RD STREET

5901 WEST 3RD STREET

goodnight NATURALS

modshop modern furniture boutique

LEVEL UP DANCE ACADEMY

LA TROPÉZIENNE BAKERY Japan LA

petco Ralphs

ALANDALE CIRCLE

PARK LA BREA

RAMI'S GRILL

Park La Brea Tower 45

TRADER JOE'S

CVS pharmacy

LAMPS EXPO

ānān SusieCakes LEKFIT

FAIRFAX AVE

Academy Museum of Motion Pictures

LACMA

LA ART CENTER

LA BREA TAR PITS MUSEUM

Villas at Park La Brea

Target

LAND-ROVER

LA BREA BAKERY

6TH STREET

EL Rey THEATRE

S. LA BREA AVE

PETERSEN AUTOMOTIVE MUSEUM

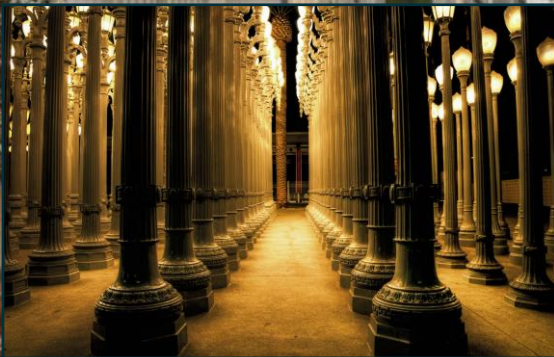
3rd Street Synergy

Miracle Mile

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 MUSEUM OF ART







PETERSEN AUTOMOTIVE MUSEUM



LA BREA TARPITS



 Existing Metro Rail & Station
 Purple Line Extension Alignment & Station (under construction)
 Purple Line Extension Alignment & Station (approved)
 Crenshaw/LAX Transit Corridor (under construction)

Subject to Change 16-2561 © 2016 LACMTA



PURPLE LINE

Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2024.

Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.

Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.



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