

# For Sale

## INVESTMENT OPPORTUNITY



# 8300

# W. 3RD STREET



## FOR MORE INFORMATION

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# WESTMAC

Commercial Brokerage Company

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# EXECUTIVE SUMMARY

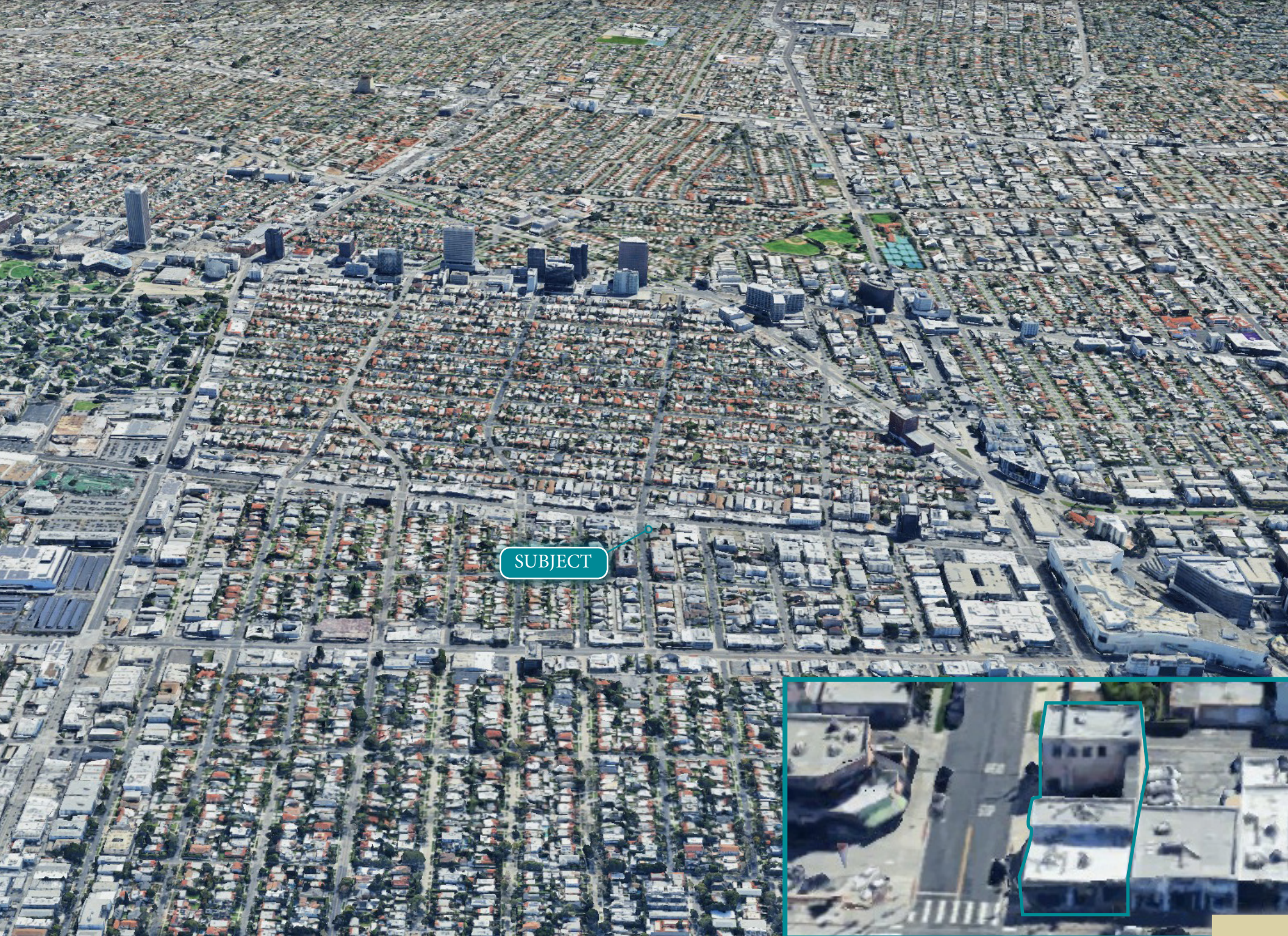
WESTMAC Commercial Brokerage Company is pleased to present the opportunity to acquire 8300 W. 3rd Street in Los Angeles, CA. The property is a multi-tenant triple net (NNN) leased retail property located along highly trafficked 3rd Street, just west of Fairfax Avenue and next to world famous Grove shopping center and Farmers Market.

8300 W. 3rd Street was built in 1950 and recently renovated. The property is approximately 5,330 rentable square feet of storefront retail building situated on approximately 4,956 square feet of land. It is located in the highly affluent and densely populated West Hollywood surrounds neighborhood.

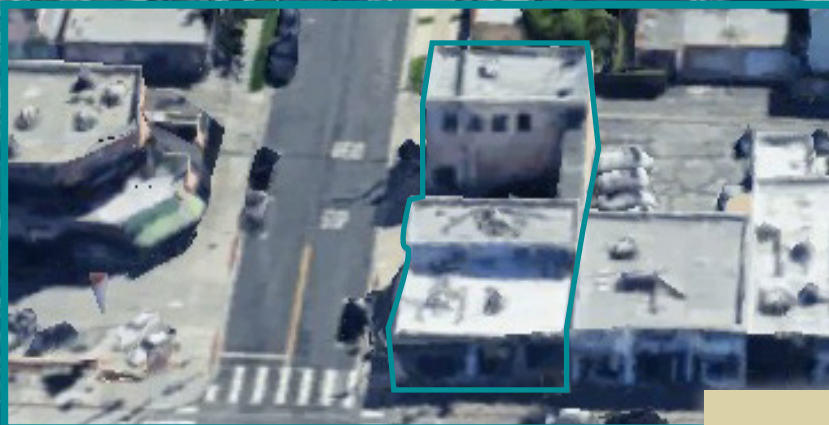
Located in the heart of Beverly Grove, 8300 W. 3rd Street occupies a premier position within one of Los Angeles' most sought-after retail and lifestyle corridors. This vibrant micro-market serves as a critical bridge between the luxury of Beverly Hills and the creative energy of West Hollywood. The area is defined by its high-density, affluent population and a sophisticated street-scene that draws a steady stream of local tastemakers and international tourists alike.

The subject property benefits from exceptional foot traffic and visibility, situated along a curated stretch of West 3rd Street famous for its "village" feel. This pedestrian-friendly district is anchored by iconic destinations such as The Grove and The Original Farmers Market to the east, and the Beverly Center to the west. Neighboring tenants include a high-end mix of independent boutiques, flagship retail, and "see-and-be-seen" culinary staples like Joan's on Third and Magnolia Bakery, ensuring a constant "all-day" consumer presence.

With a Walk Score of 95+, the location offers unparalleled accessibility and connectivity. The surrounding demographics are highly favorable, characterized by high disposable incomes and a strong concentration of professionals in the entertainment, fashion, and technology sectors. This rare opportunity allows a brand or investor to capitalize on a signaled corner in a supply-constrained market, providing long-term value in one of the city's most resilient commercial hubs.



SUBJECT





## PROPERTY PROFILE

ADDRESS: 8300 W. 3rd Street, Los Angeles, CA 90048

APN: 5511-031-039

BUILDING SIZE: ± 5,330 rentable square feet

LAND SIZE: ± 4,956 square feet

TYPE / USE: Retail

BUILT/RENOVATED: 1950 / (Recently Renovated)

ZONING: C2-1VL-0

OCCUPANCY: 100%

FRONTAGE: Approximately 40 feet along 3rd Street

PARKING: 13 spaces

NOI: \$231,756

PRICE: \$4,950,000

CAP RATE: 4.31%

# INVESTMENT HIGHLIGHTS

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- Multi-Tenant NNN Investment Opportunity – Low management property, highly maintained asset, and guaranteed lease.
- Excellent 1031 Exchange Up-Leg Property – Remaining Lease terms, annual 3% increases, and options to extend lease terms.
- Passive NNN Lease – The Tenant is financially responsible for Taxes, Utilities, Insurance and CAM charges relating to the property.
- Excellent Building Condition – The building was recently renovated.

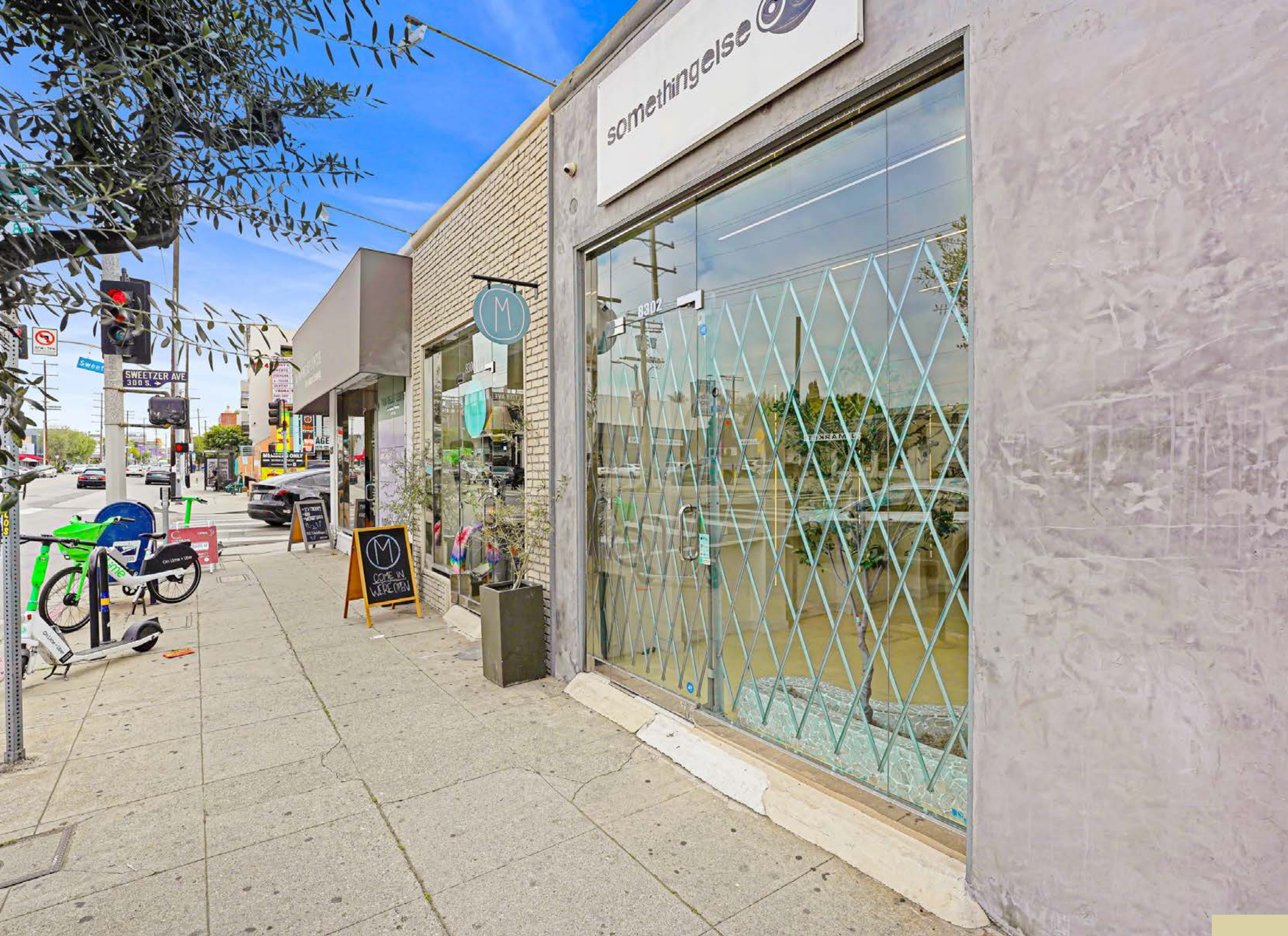


# RENT ROLL

Property Address	Tenant	Monthly Rent	Lease Commencement	Lease Termination
303 S. Sweetzer	Dr. Thomas Marinaro	\$2,581	12/31/2020	6/30/2027
8300 W. 3rd St.	Dr. Thomas Marinaro	\$4,707	12/31/2020	6/30/2027
311-1/2 S. Sweetzer	Solely Fit Pilates	\$2,500	10/31/2025	10/31/2026
8300-1 /2 W. 3rd St.	Maquette (Abby Wolf Weiss)	\$3,250	3/1/2025	2/29/2028
8302 W. 3rd St.	Tawana Morris	\$3,250	2/1/2022	4/30/2028
311 S. Sweetzer	Michael Araghi Ariane Mann	\$1,500	10/1/2025	10/31/2026

**Total: \$17,788**

\*Mo. Water Charge to be added to common area expense as the amount billed varies from month to month



PG 15

KINGS RD

PG 16

FLORES ST

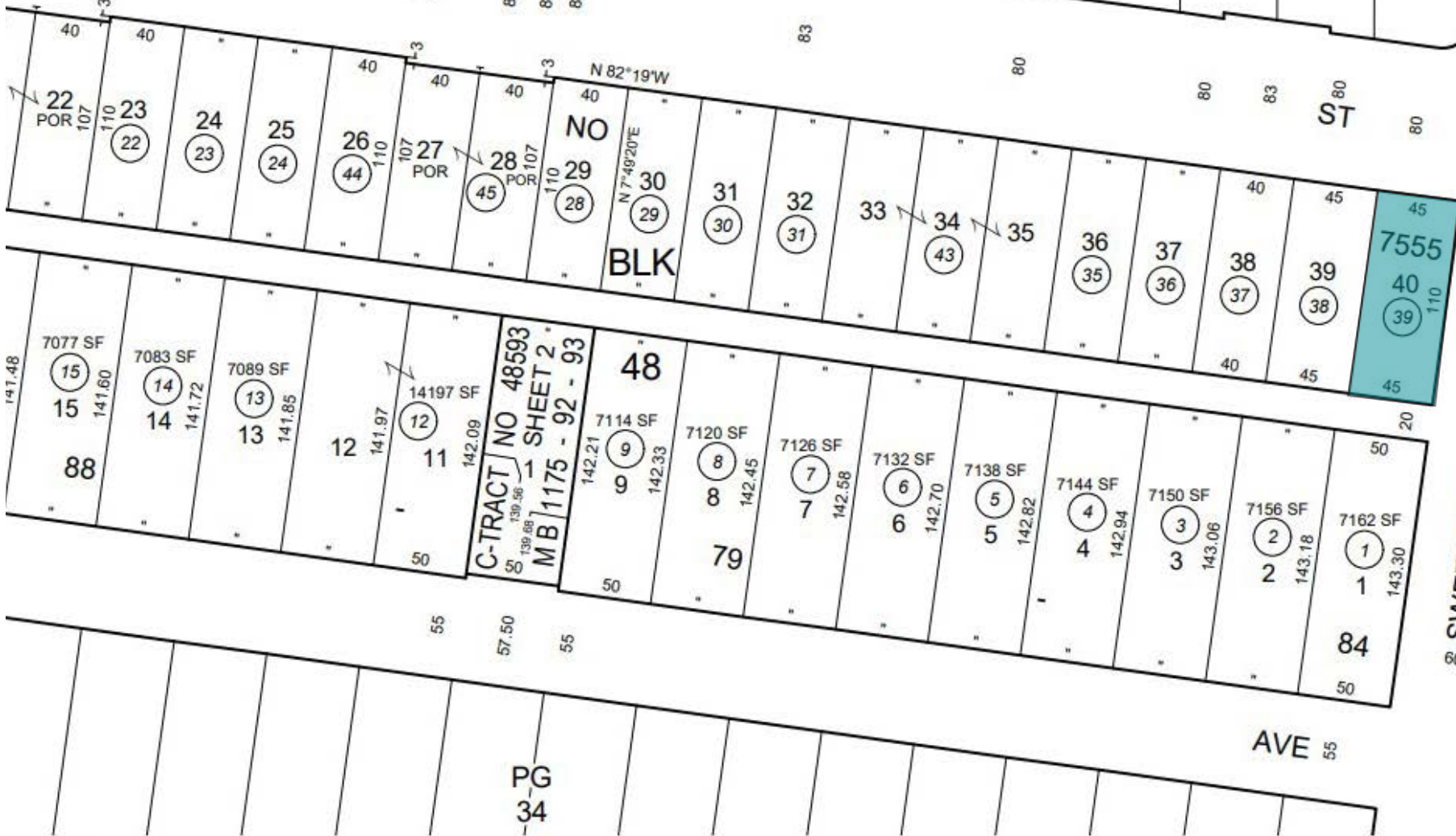
PG 17

ST

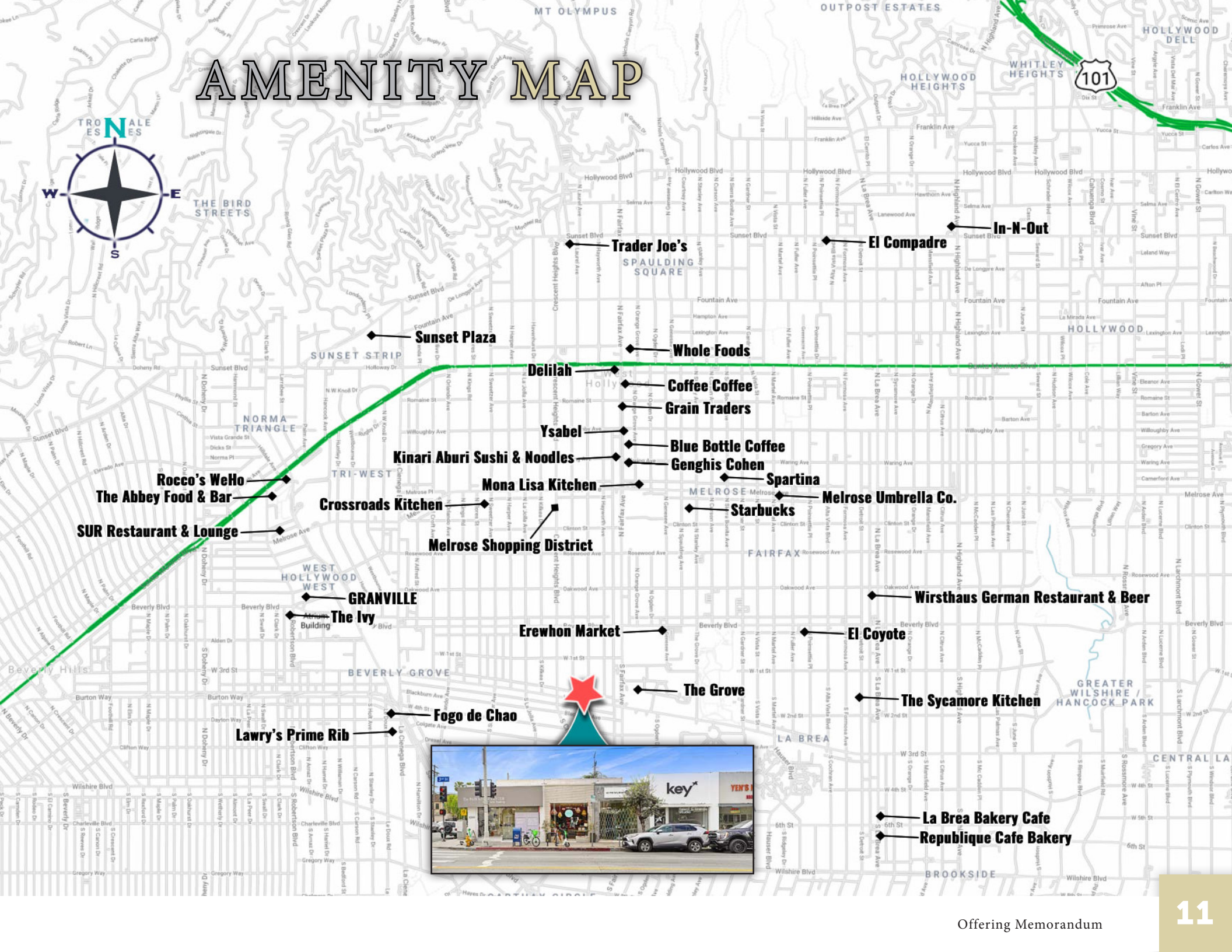
AVE

SWEETZER AVE

PG 30



# AMENITY MAP



**Rocco's WeHo**  
**The Abbey Food & Bar**  
**SUR Restaurant & Lounge**

**Sunset Plaza**

**Trader Joe's**  
**SPAULDING SQUARE**

**Delilah**  
**Coffee Coffee**  
**Grain Traders**

**Ysabel**  
**Kinari Aburi Sushi & Noodles**  
**Mona Lisa Kitchen**

**Whole Foods**

**Blue Bottle Coffee**  
**Genghis Cohen**

**Spartina**  
**Starbucks**

**El Compadre**

**In-N-Out**

**Melrose Umbrella Co.**

**Wirsthaus German Restaurant & Beer**

**Erewhon Market**

**El Coyote**

**The Grove**

**The Sycamore Kitchen**

**Lawry's Prime Rib**

**Fogo de Chao**

**La Brea Bakery Cafe**  
**Republique Cafe Bakery**

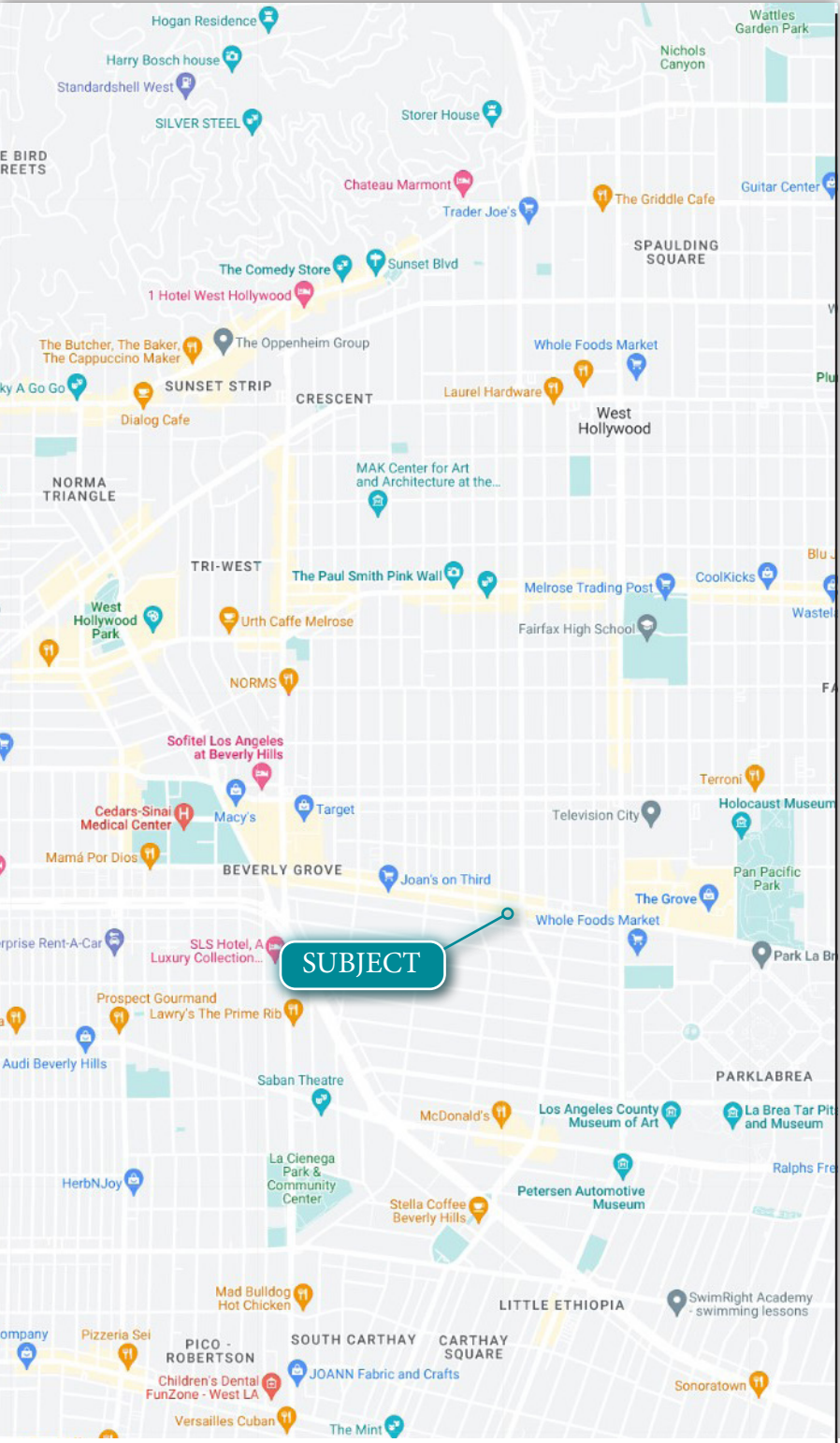


## DEMOGRAPHICS: 1-3-5 MILE RADIUS

POPULATION	1-Mile	3-Mile	5-Mile
Total Population	41,738	322,604	929,039
Median Age	39	39.7	38.4
Bachelor's Degree	62%	52%	45%
HOUSEHOLD	1-Mile	3-Mile	3-Mile
Total Households	21,627	160,711	416,721
Median Home Value	\$1,105,975	\$1,091,624	\$1,067,570
Owner Occupied	4,324	41,482	95,712
Renter Occupied	16,765	115,900	312,512
Average H.H. Income	\$131,820	\$117,076	\$102,102
Median H.H. Income	\$98,828	\$84,456	\$70,478
BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	9,043	39,701	79,329
Total Employees	67,455	290,955	611,335
Total Consumer Spending	\$727 M	\$5.18B	\$12.48B

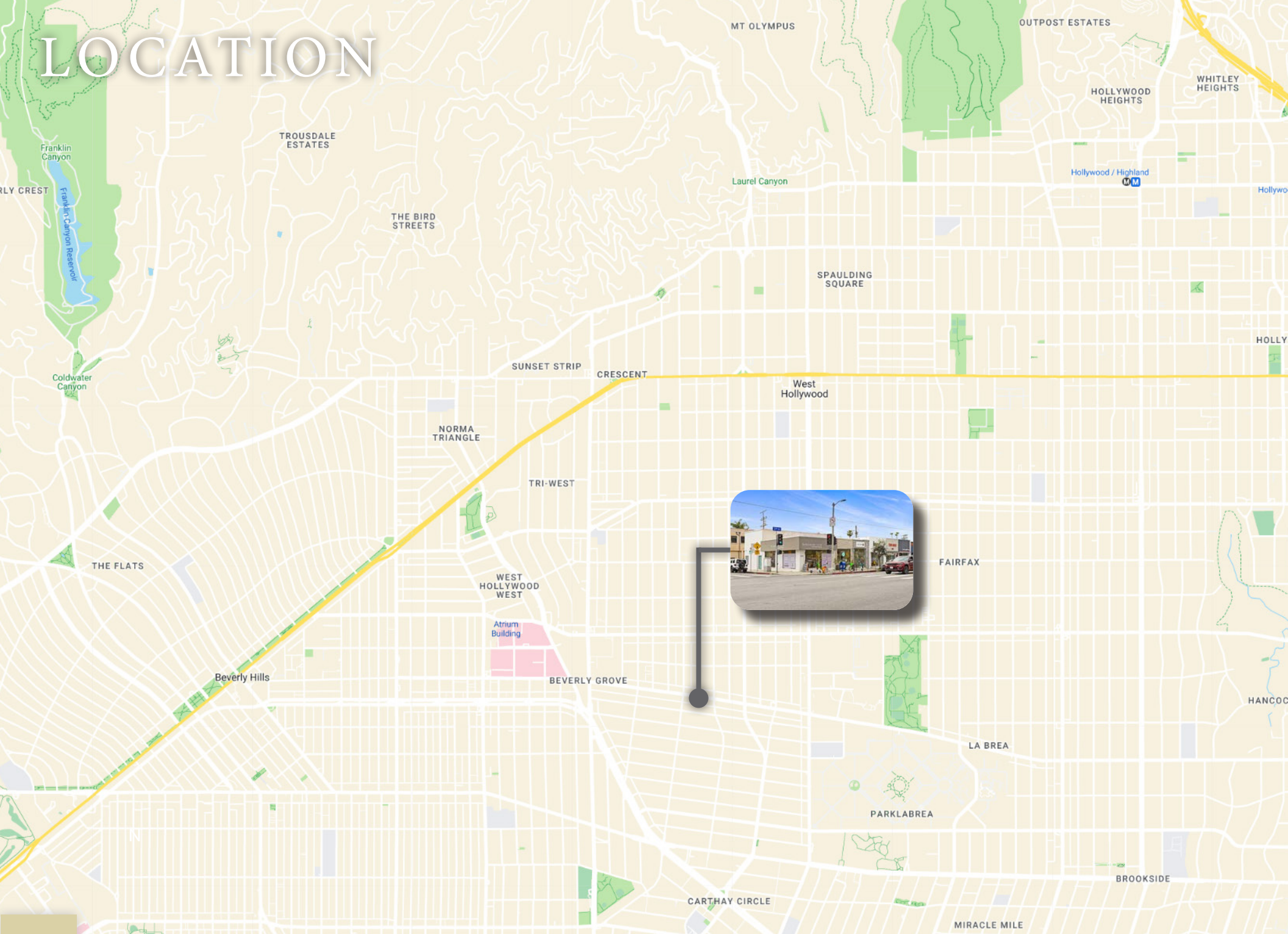


# AREA MAP



★ Subject Property

# LOCATION





# DISCLAIMER

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