

# 3709 WEST 3RD STREET LOS ANGELES, CA 90020



## KOREATOWN GROUND FLOOR RETAIL *FOR LEASE*

3709 WEST 3RD STREET, LOS ANGELES, CA 90020

*All retail uses and personal services welcome*

Get in touch

**Christian Saglie**  
Vice President

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CalDRE #01952665

COMPASS  
COMMERCIAL

# Executive Summary



## Offering Summary

Size:	900 SF
Base Rent:	\$3.00/SF (NNN)
NNN Charges:	\$1.00/SF
Total Monthly Rent:	\$3,600
Zoning:	C2
Walk Score:	Walker's Paradise(92)
Transit Score:	Excellent Transit (72)

## Property Overview

Position your business in the heart of Koreatown at 3709 W. 3rd Street, a highly visible retail space ideal for boutique retail, service businesses, or specialty shops. This 900 SF unit offers excellent street frontage on a high-traffic corridor, with strong pedestrian and vehicular activity.

Located in a dense urban area surrounded by residential developments, offices, and established local businesses, this space benefits from consistent foot traffic and exposure. The storefront features large display windows, high ceilings, and flexible interior layout options to suit a variety of tenant needs.

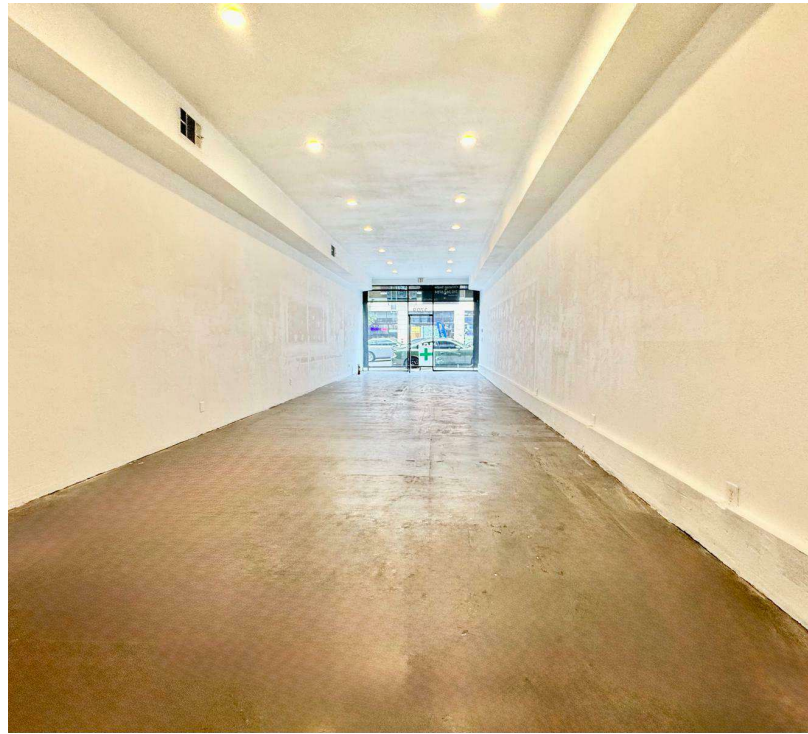
## Key Features:

- Prime Koreatown location
- Excellent visibility and signage opportunity
- Easy access to public transit and major thoroughfares
- Surrounded by restaurants, shops, and entertainment venues
- Don't miss your chance to secure a spot in one of LA's most vibrant commercial neighborhoods.
- Contact us today to schedule a tour or request more information.

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# Interior Photos



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