

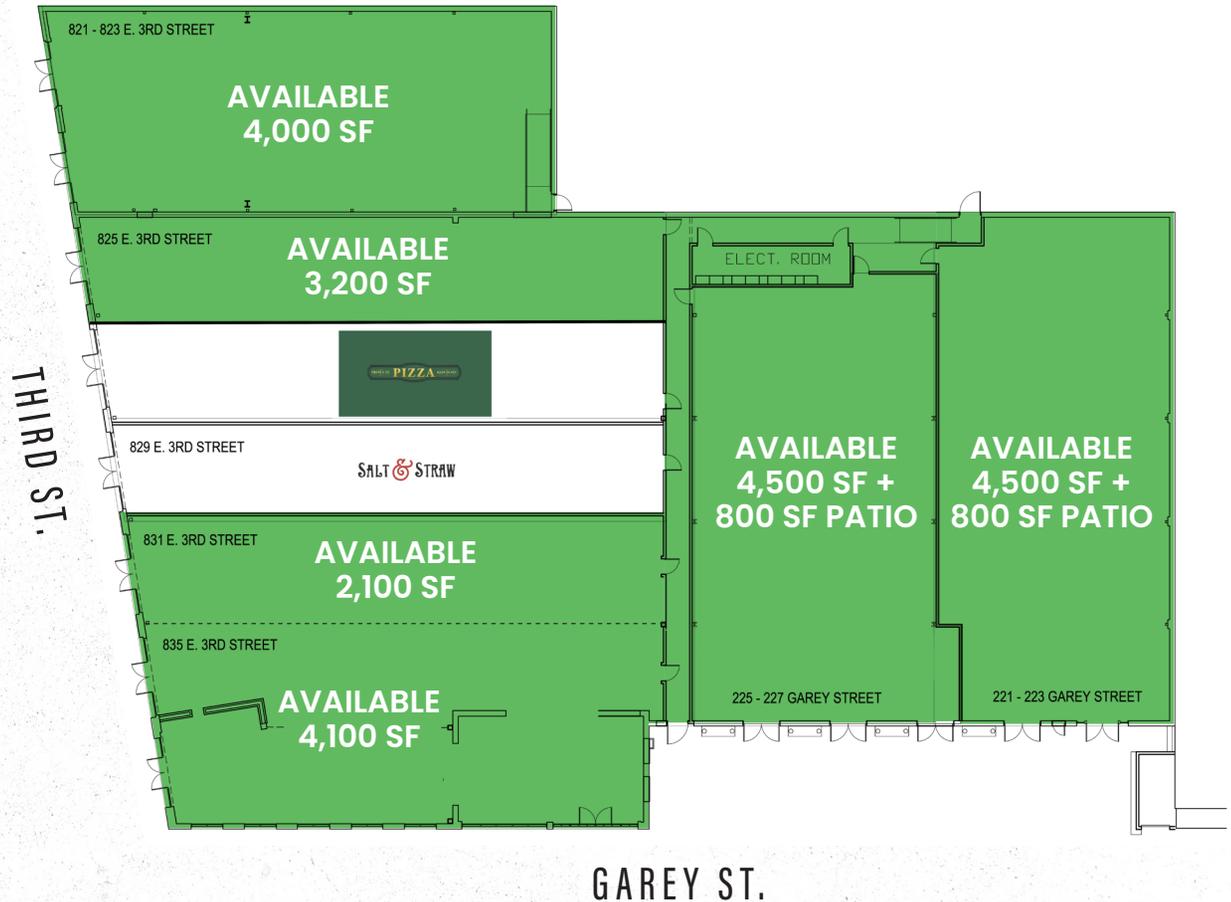
&Third Garey

DOWNTOWN ARTS DISTRICT

NEWMARK
PACIFIC

RETAIL SPACE IN THE HEART OF THE ARTS DISTRICT

Positioned at the busy corner of 3rd & Garey, this retail opportunity is surrounded by some of the Arts District's most iconic brands, including Le Labo, Prince Street Pizza, Salt & Straw, Bavel, and more. With high foot traffic, creative energy, and a strong co-tenancy mix, the space is ideal for retailers looking to join one of LA's most sought-after neighborhoods for culture, food, and design.



821 E. 3RD ST.

FLAGSHIP RETAIL OR RESTAURANT OPPORTUNITY

Approx. 4,000 SF | 400 AMPS

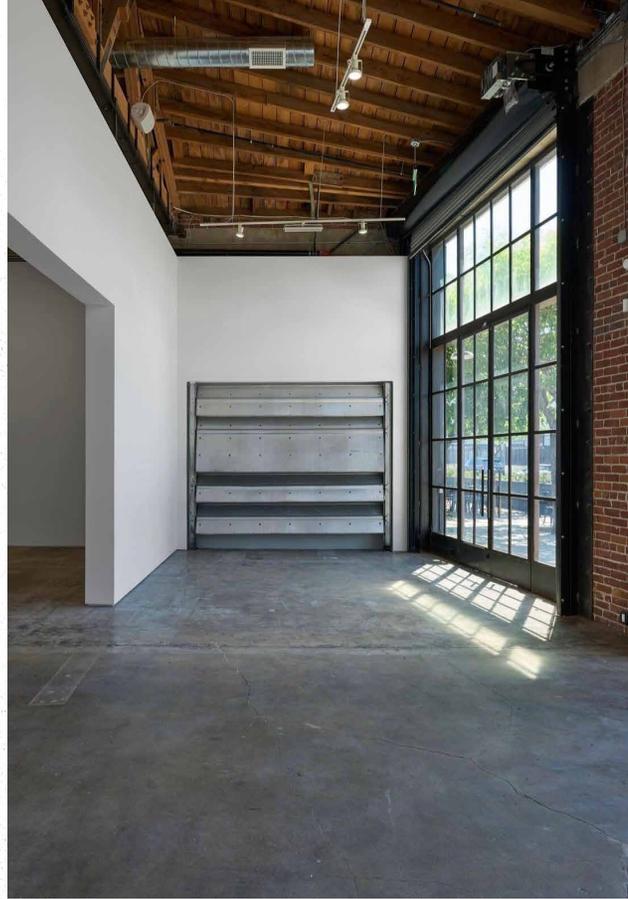
Open-plan space with exposed wood truss ceilings and original brick

Excellent natural light from oversized industrial storefront windows and skylights

Polished concrete floors with gallery-quality white walls

Existing HVAC, restroom, and strong electrical capacity

Flexible layout suitable for retail, showroom, gallery, or experiential use



3rd & G

825 E. 3RD ST.

FLAGSHIP RETAIL OR RESTAURANT OPPORTUNITY

Approx. 3,500 SF | 400 AMPS

Original reinforced brick & wooden truss

16'5" – 23'4" ceiling heights

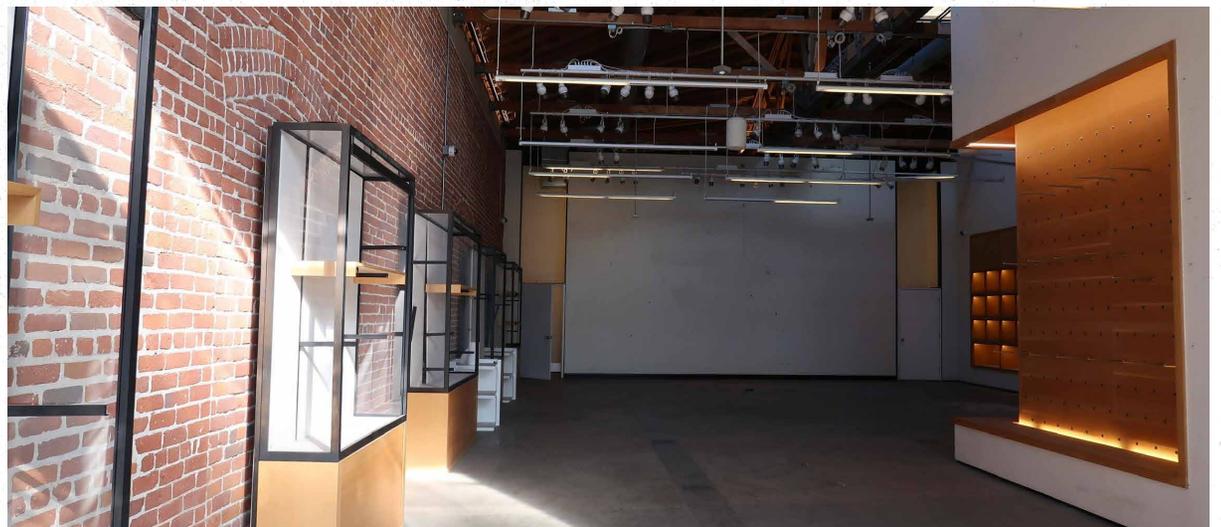
Unintrusive ambient lighting & several skylights

Plug & play fixtures for retail uses

Includes installed HVAC unit and bathroom

Grease interceptor stubbed to the space

3rd & G



831 E. 3RD ST.

FLAGSHIP RETAIL OR RESTAURANT OPPORTUNITY
(DIVISIBLE)

Approx. 2,100 SF | 200 AMPS

Original character-rich façade with large industrial windows

Flexible open interiors ideal for creative buildouts

Expansive ceiling heights & natural light potential

Includes installed HVAC unit and bathroom



3rd
&
G



835 E. 3RD ST.

FLAGSHIP RETAIL OR RESTAURANT OPPORTUNITY
(DIVISIBLE)

Approx. 4,100 SF | 400 AMPS

Original character-rich façade with large industrial windows

Flexible open interiors ideal for creative buildouts

Expansive ceiling heights & natural light potential

Includes installed HVAC unit and bathroom



3rd
&
E

221-223 S. GAREY ST.

FLAGSHIP RETAIL OR RESTAURANT OPPORTUNITY

Approx. 4,500 SF + 800 SF Patio
400 AMPS

Flagship retail or restaurant opportunity

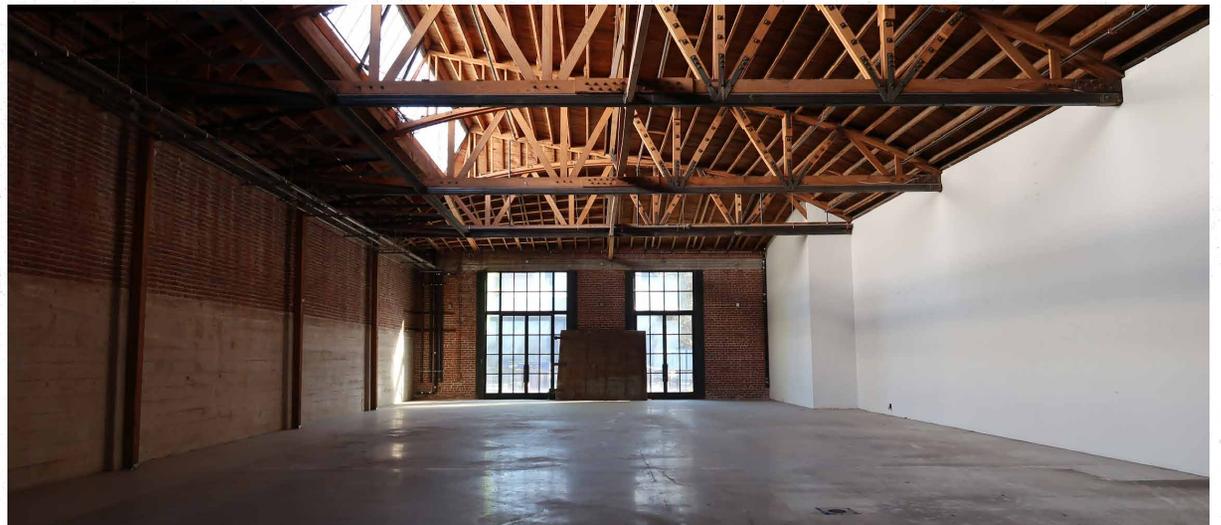
Original wood ceiling, large industrial windows, and exposed brick walls

Character-rich shell ideal for creative buildouts

Indoor/outdoor flow in the heart of the Arts District

Grease interceptor stubbed to the space

3rd
&
G



225 S. GAREY ST.

FLAGSHIP RETAIL OR RESTAURANT OPPORTUNITY

Approx. 4,500 SF + 800 SF Patio
400 AMPS

- Turn-key flagship restaurant opportunity
- Fully built-out kitchen
- Full liquor license in place

3rd & G



THE ARTS DISTRICT

DOWNTOWN LOS ANGELES

Home to a growing community of creatives, forward-thinking brands, and innovative restaurants, the Arts District is where culture and commerce intersect. This walkable, design-forward pocket of DTLA features a mix of converted industrial spaces and modern developments, attracting a steady stream of residents, workers, and visitors alike.

DEMOGRAPHICS

Within 1-Mile

±51K
POPULATION

±91K
DAYTIME POPULATION

±81K
DAYTIME POPULATION

±22K
EMPLOYEES

±5.9K
BUSINESSES

±75%
EMPLOYEES

±35%
BUSINESSES



1.50MM
OFFICE SF
Class-A

The Row	315K SF
4th & Traction	131K SF
520 Mateo	105K SF
500 S. Santa Fe	96K SF

3.75K
UNITS
Residential

One Santa Fe	438 Units
One Santa Fe	472 Units
Amp Lofts	320 Units
Ava Arts District	475 Units



&Third Garey

DOWNTOWN ARTS DISTRICT

NEWMARK
PACIFIC

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