

7952

WEST 3RD STREET



West 3rd Street Shopping District

PRIME RETAIL LEASE OFFERING

7952

WEST 3RD STREET

PROPERTY SUMMARY

PROPERTY SUMMARY

LEASE RATE	▪ \$5/SF Modified Gross
BUILDING SF	▪ 7952 W. 3 rd St: 932 SF ▪ 7952 ½ W. 3 rd St: 676 SF
YEAR BUILT	▪ 1933
LOT SF	▪ 4,402
ZONING	▪ LAC2
PARKING	▪ 7952: 3 tandem ▪ 7952 ½ : 2 tandem



97

WALK SCORE



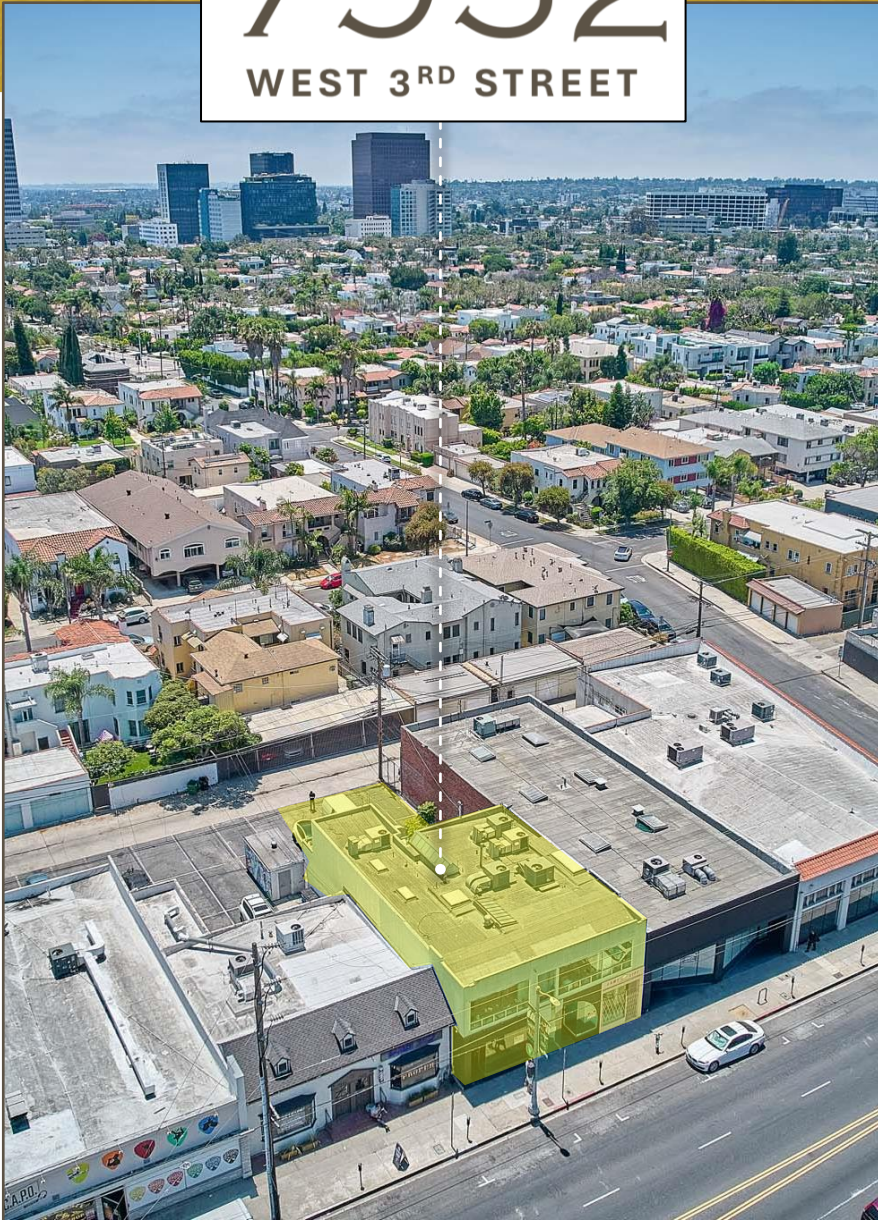
66

TRANSIT SCORE



64

BIKE SCORE

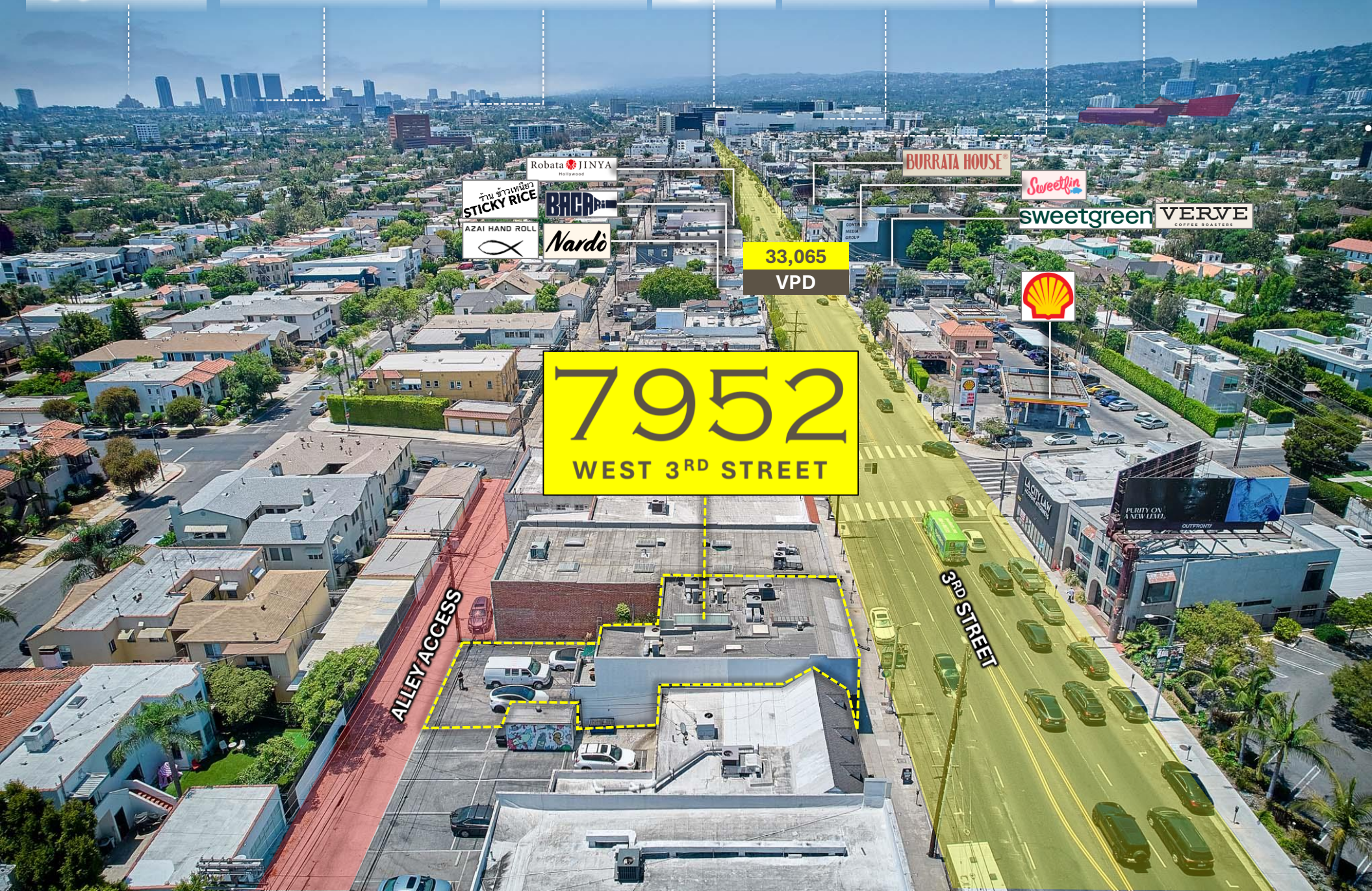


AVE OF THE STARS

CENTURY CITY

WESTWOOD

BEVERLY CENTER



Robata JINYA
STICKY RICE
AZAI HAND ROLL
BACA
Nardo

BURRATA HOUSE

Sweetgreen
VERVE COFFEE ROASTERS

33,065
VPD

7952
WEST 3RD STREET

ALLEY ACCESS

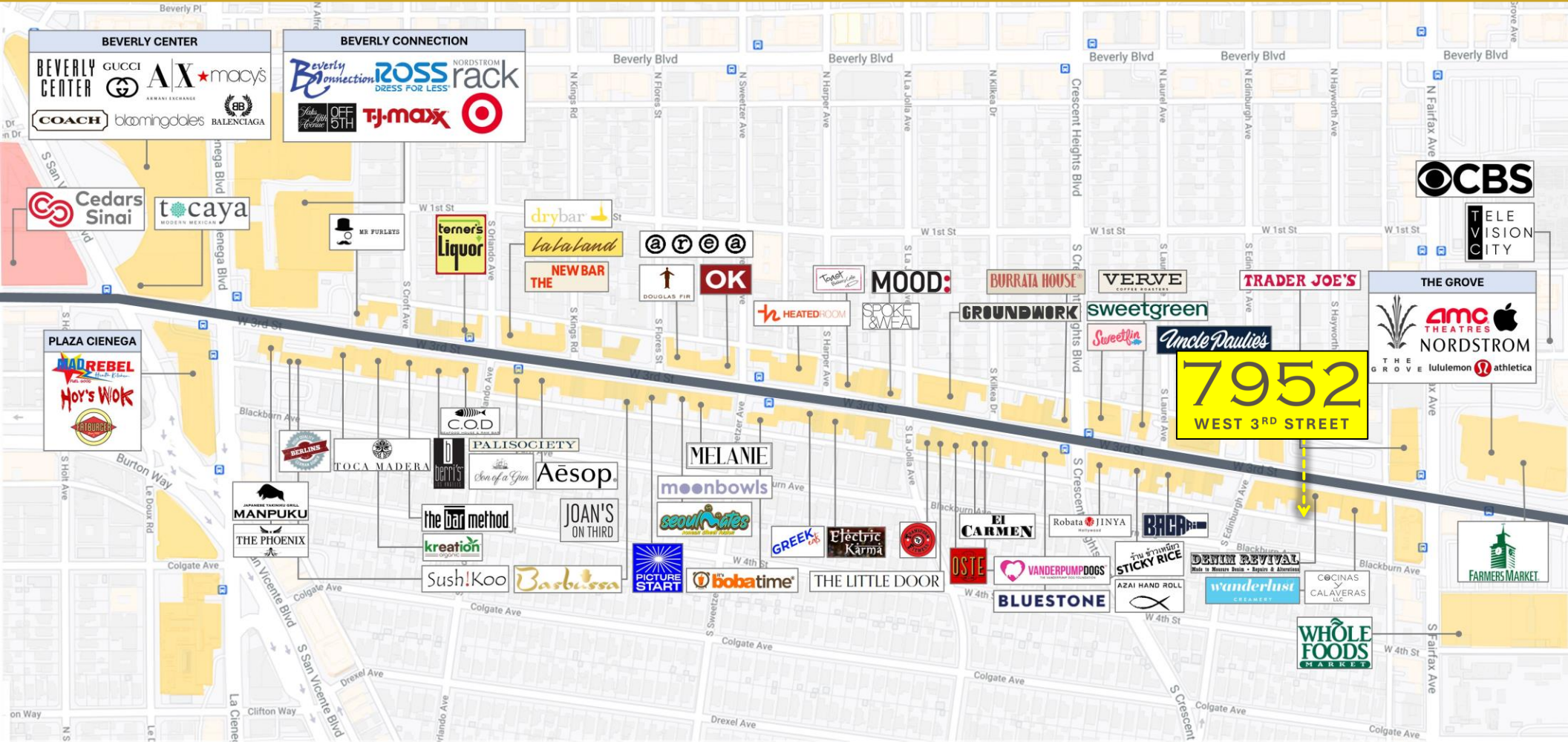
3RD STREET



WEST 3RD STR.

SHOPPING DISTRICT

With over one hundred destination shops, acclaimed restaurants, and independent specialty stores, West 3rd Street is the most walkable dining and shopping district in Los Angeles. Comprised of six connecting blocks between La Cienega and Fairfax, West 3rd Street is just moments from The Grove, the original Farmer's Market, the Beverly Center, and The Los Angeles County Museum of Art (LACMA).





33,065
VEHICLES PER DAY



676 SF AVAILABLE
7952 1/2 W. 3RD



932 SF AVAILABLE
7952 W. 3RD



97 WALKSCORE
WALKER'S PARADISE

ALLEY ACCESS

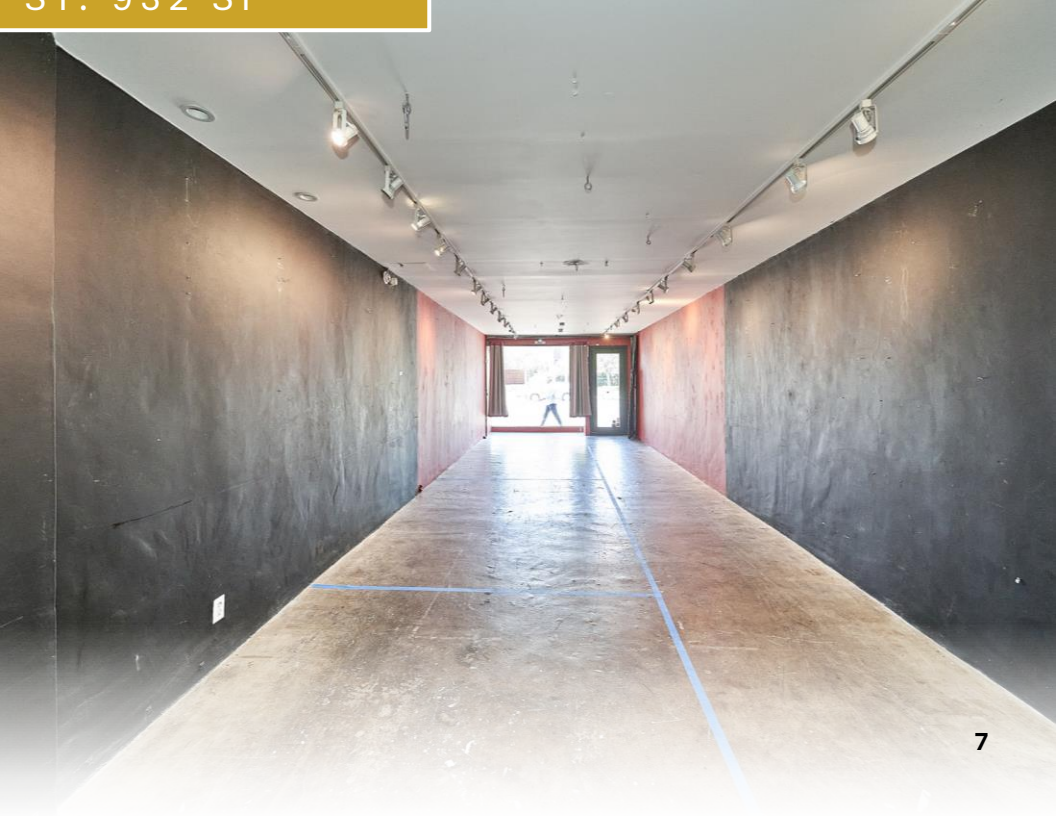


7952 1/2 W 3RD ST: 676 SF





7952 W 3RD ST: 932 SF



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WEST 3RD STREET



Prime retail opportunity in the heart of the West Third Street Shopping District, walking distance from numerous restaurants and high-end retail stores.

- ◎ 7952 W 3rd St is approximately 932 SF with one bathroom and three tandem parking spaces
- ◎ 7962 ½ W 3rd St is approximately 676 SF with one bathroom and two tandem parking spaces
- ◎ Centrally located in the heart of West Third Street, between the Grove and the Beverly Center

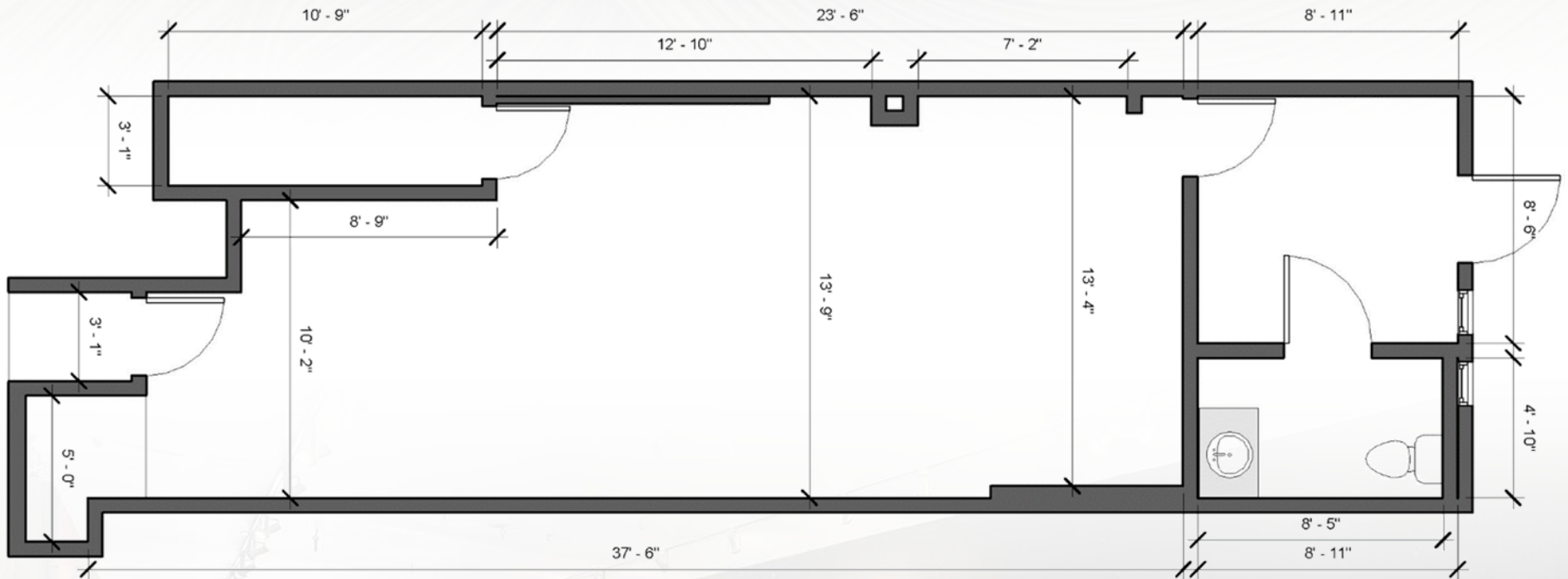
FLOORPLANS

7952 W 3RD ST: 932 SF



FLOORPLANS

7952 1/2 W 3RD ST: 676 SF



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

7952

WEST 3RD STREET

Centrally located in the heart of West Third Street, between the Grove and the Beverly Center

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.



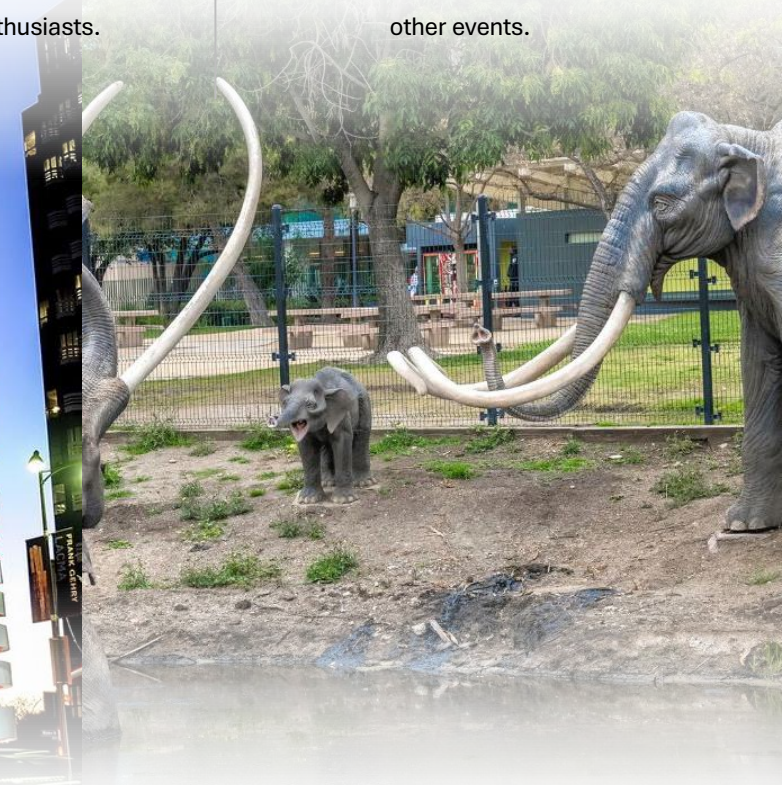
La Brea Tar Pits and Museum: The La Brea Tar Pits is a famous natural tar pit where many prehistoric animals were trapped and preserved. The adjacent museum showcases fossils and exhibits related to the history of the area.



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.



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.

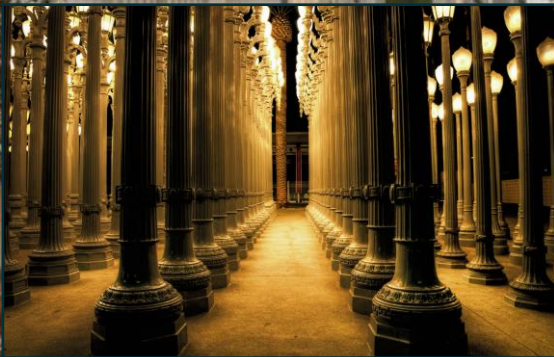
LANDMARKS

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

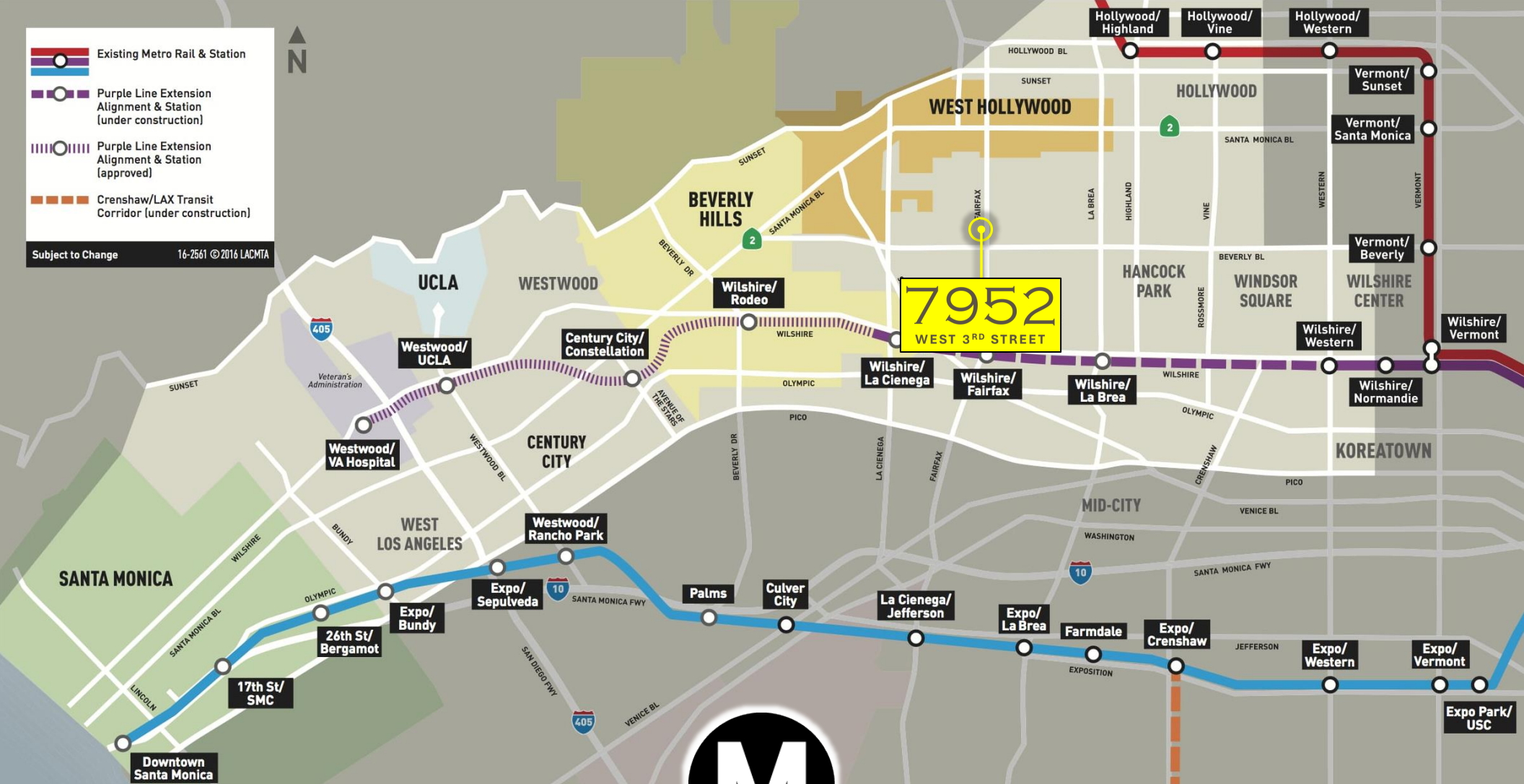


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WEST 3RD STREET

Centrally located in the heart of West Third Street, between the Grove and the Beverly Center

 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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WEST 3RD STREET

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