

FLAGSHIP HIGH STREET RETAIL FOR LEASE

WEST
3RD ST. 
MERCANTILE
8400 WEST 3RD STREET, LOS ANGELES



**Conceptual renderings, construction currently underway*

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CBRE

WEST 3RD ST. MERCANTILE

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WEST 3RD STREET

Anchored by retail mecca "The Grove" on the east and regional shopping mall "The Beverly Center" on the west, West 3rd Street is one of **LA's most charming, walkable** retail corridors—lined with independent boutiques, curated lifestyle shops, beauty and wellness concepts, and a mix of popular cafés and restaurants. West 3rd Street shopping district has a distinctly local, design-forward feel, attracting a steady mix of nearby residents and destination shoppers who come for its boutique fashion, specialty home goods, and longstanding neighborhood eateries like Joan's on Third. With low-rise storefronts, consistent foot traffic, and local and national retail brands, the West 3rd Street shopping district balances an intimate, community-oriented vibe with the energy of an established West Los Angeles shopping destination.



BACCIO DI LATTE:

Internationally renowned BACCIO di LATTE serves fresh, authentic Italian gelato made with high-quality ingredients. Enjoy classic flavors and unique seasonal creations.

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WEST 3RD STREET MERCANTILE

is the newest destination in the West 3rd street shopping district. West 3rd Street Mercantile, inspired by famed Architect, Johannes Van Tilburg FAIA, features up to seven thoughtfully designed boutique retail stores ideal for soft goods, dining, specialty retail, beauty, and modern service concepts. Positioned alongside Bacio di Latte, on a signalized corner and directly across the street from the Palihouse Hotel, West 3rd Street Mercantile offers merchants a rare opportunity to join the West 3rd Street shopping district, a coveted retail shopping destination.

Property Highlights



DESIGNED

by world renowned architect Johannes Van Tilburg, FAIA



MULTI-TENANT

boutique street retail collection in the heart of The West 3rd Street shopping district



LOCATED

on the premiere signalized intersection of West 3rd Street and Orlando Avenue, directly across from the 100 room Palihouse Hotel



HIGH CEILINGS

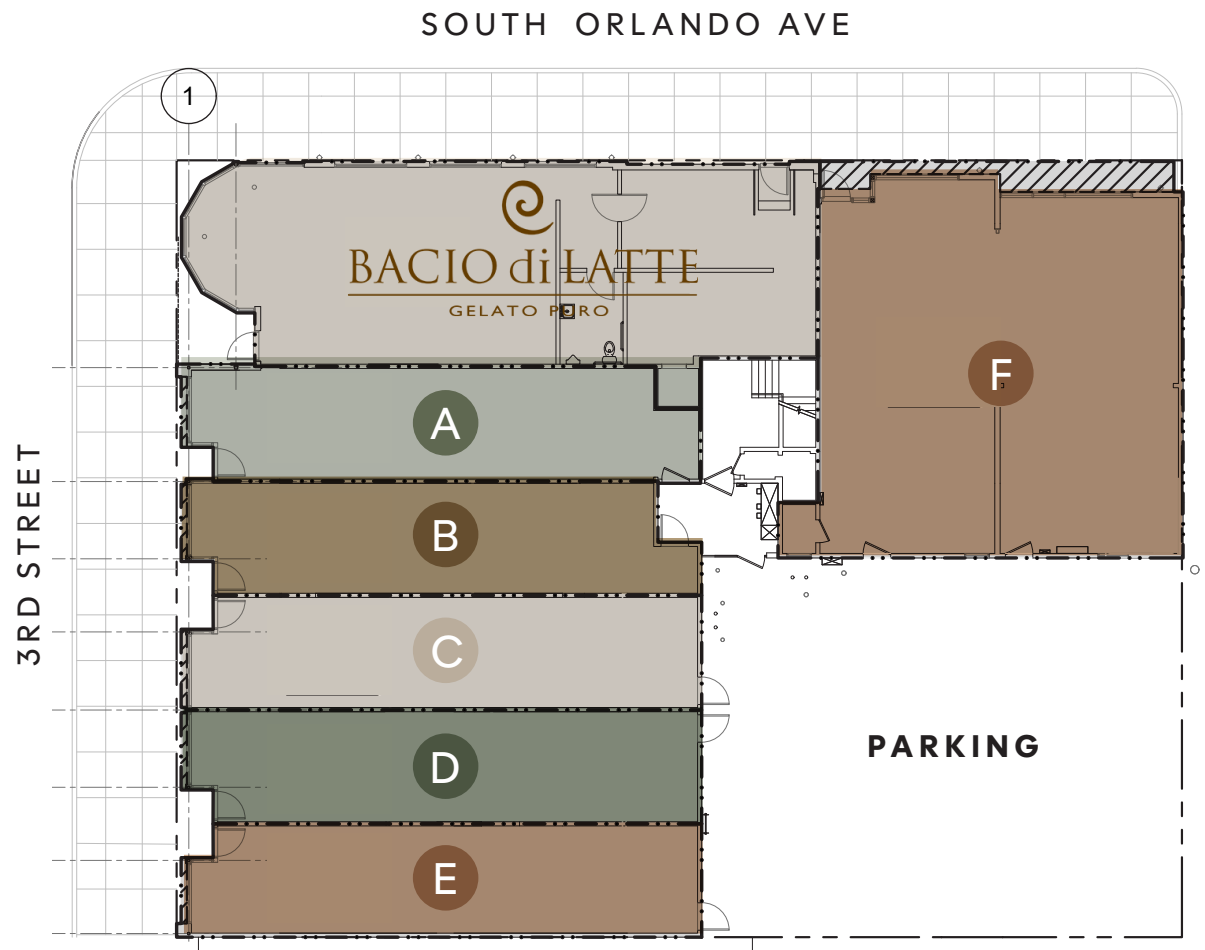


STORES RANGING

from +/- 662 SF - 1,656 SF

**Spaces A-E are combinable*

SPACE	SF
A	+/- 677 SF
B	+/- 662 SF
C	+/- 696 SF
D	+/- 691 SF
E	+/- 690 SF
F	+/- 1,656 SF



Area Overview



Demographics



POPULATION
274,547
239,640 (Daytime)



GENERATIONS
34%
Millenials



INCOME
\$124,567
Household



WORK
27,895 Businesses
191,532 Employees

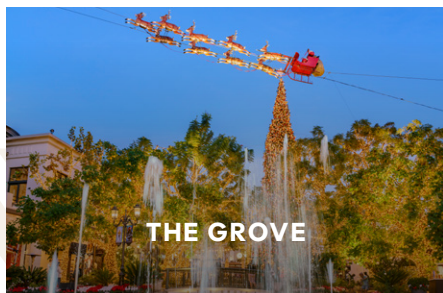
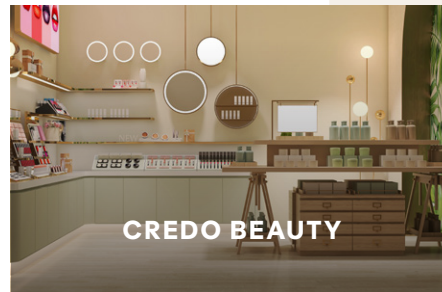
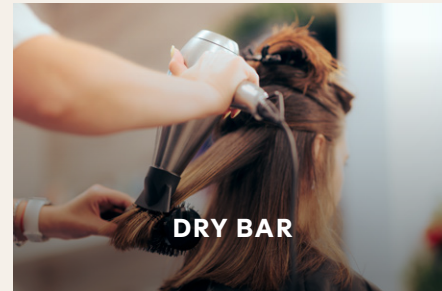
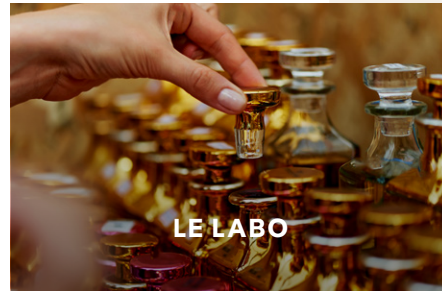


WALK SCORE
93
Walker's Paradise

Trade Map



The Neighborhood



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