

FLAGSHIP HIGH STREET RETAIL FOR LEASE



WEST
3RD ST.
MERCANTILE

8400 WEST 3RD STREET, LOS ANGELES

*Conceptual renderings, construction currently underway

ZACHARY CARD
310.497.5218
zachary.card@cbre.com
LIC. 01717802

ERIK KRSNEY
323.270.1920
erik.krasney@cbre.com
LIC. 01970585

SOPHIA KESSLER
310.940.5545
sophia.kessler@cbre.com
Lic. 02168824

CBRE

WEST 3RD ST. MERCANTILE

8400 WEST 3RD STREET, LOS ANGELES

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.

P2 | 8400 - 8406 W. 3RD STREET AND 307 S. ORLANDO AVENUE



BACIO DI LATTE:

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



**Conceptual renderings, construction currently underway*

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

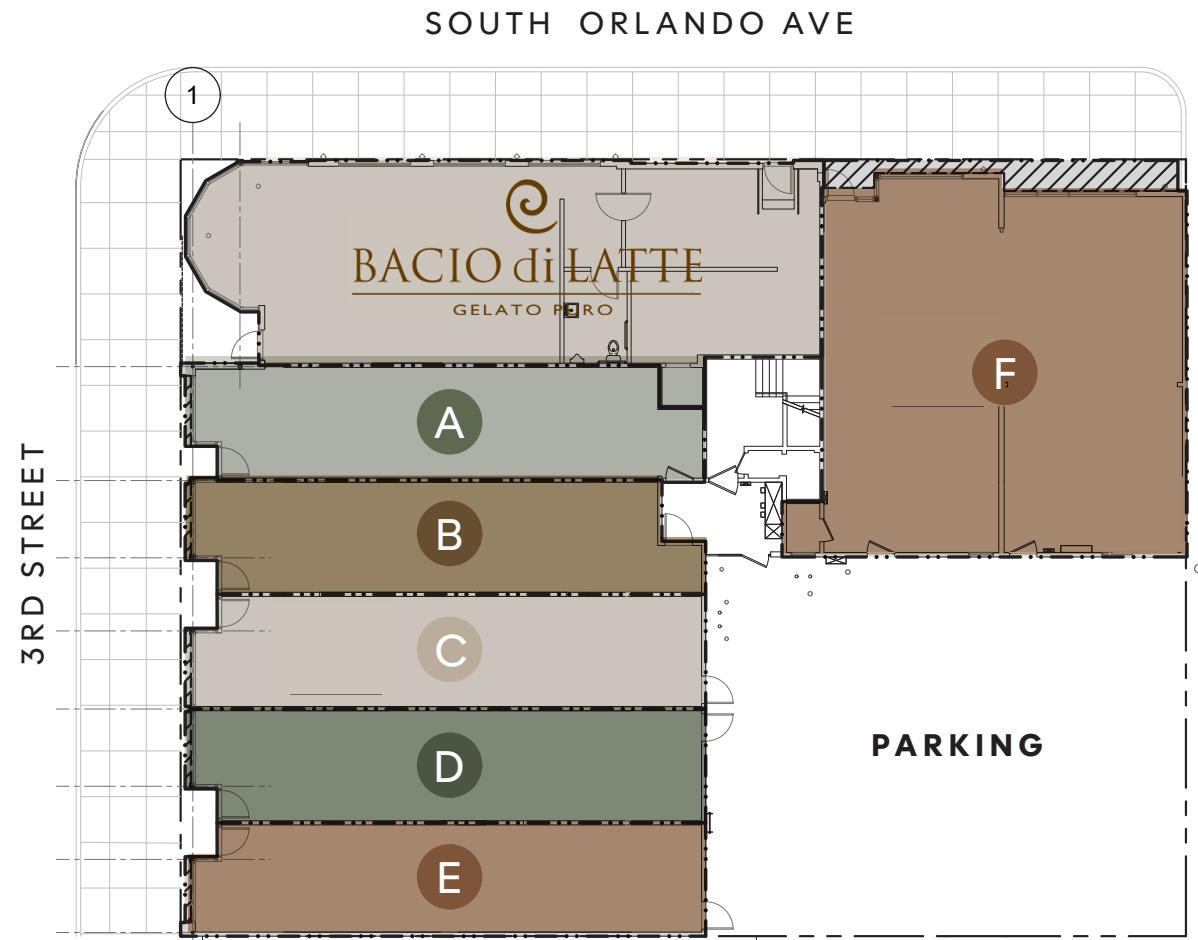


STORES RANGING

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

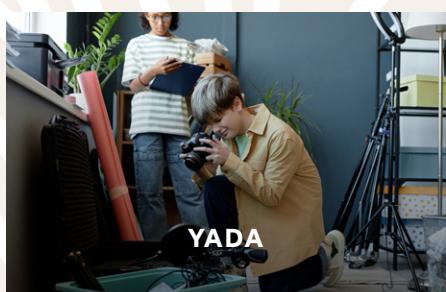
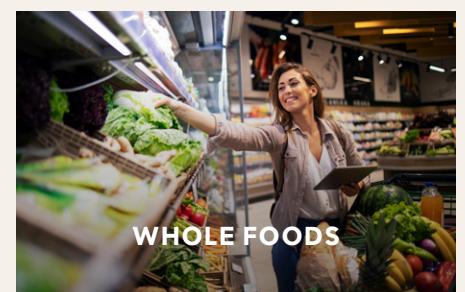
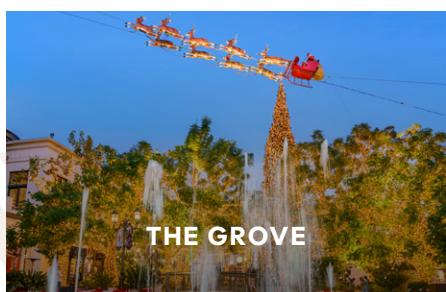
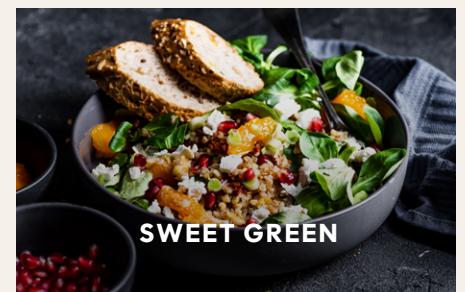
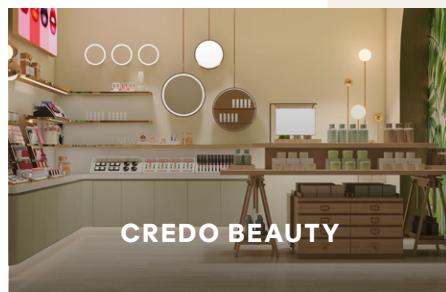
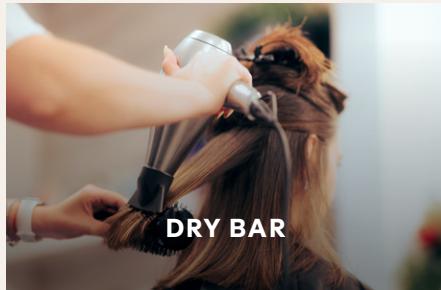
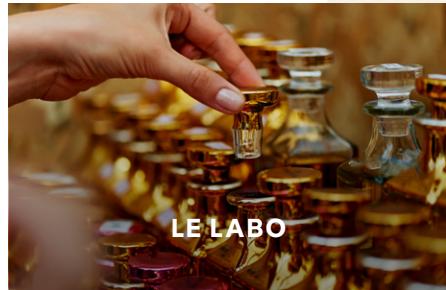
93

Walker's Paradise

Trade Map



The Neighborhood



FLAGSHIP HIGH STREET RETAIL FOR LEASE

WEST 3RD ST. MERCANTILE

8400 WEST 3RD STREET, LOS ANGELES

For more information, please contact:

ZACHARY CARD

310.497.5218

zachary.card@cbre.com

LIC. 01717802

ERIK KRSNEY

323.270.1920

erik.krasney@cbre.com

LIC. 01970585

SOPHIA KESSLER

310.940.5545

sophia.kessler@cbre.com

Lic. 02168824



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.