

5810 W. 3rd Street

conroy



Flagship Creative Retail / Showroom

±3,880 SF + Bonus Mezzanine ■ Vaulted Ceilings ■ Prime 3rd Street Exposure



Lease Summary



Property Address	▪ 5810 W 3rd St	Property Type	▪ Retail - Single Tenant
Lease Rate	▪ \$2.81/SF + NNN (\$0.69/SF) ▪ (total approx. \$13,580/mo)	Year Built	▪ 1947
APN	▪ 5508-003-012	Building SF	▪ 3,880
Lot SF	▪ 4,299	Parking Type	▪ 3 Open

Prime Central Location

Situated along bustling West 3rd Street, this property enjoys a **high-visibility location at the crossroads of some of Los Angeles' most dynamic neighborhoods**. The site offers immediate access to **Museum Row, The Grove, Beverly Center, and Cedars-Sinai Medical Center** — all within minutes. Its proximity to **Beverly Hills, Culver City, and West Hollywood** further enhances its appeal, drawing from a **wide-ranging and affluent consumer base**. This central positioning makes it ideal for retail, showroom, creative office, or wellness concepts seeking a highly connected and culturally vibrant environment.





Back Room Facing South



Interior View Facing North

Lease Highlights

AVAILABLE IMMEDIATELY



- 3,880 SF Ground Floor + ±300 SF Bonus Mezzanine



- Bright, airy space with soaring ±14–15 ft vaulted ceilings



- Impressive glass storefront with abundant natural light



- Open floor plan ideal for showroom, creative office, gallery, or fitness use



- Roll-up door at rear for easy alley access and loading



- Clean concrete floors and exposed truss architecture



- High-visibility location near La Brea, The Grove, and Museum Row



- Flexible zoning – inquire for allowable uses





Interior Layout



Property Layout



Fairfax District



39,875

POPULATION



95.4%

WHITE COLLAR JOBS



\$134,478

AVG HH INCOME

Located on West 3rd Street in the vibrant Fairfax District, this property sits at the epicenter of one of Los Angeles' most dynamic and walkable corridors. The surrounding area is home to a unique mix of cultural landmarks, trendsetting retailers, and iconic destinations including The Grove, The Original Farmers Market, and Museum Row. Just minutes from Beverly Grove, West Hollywood, and Beverly Hills, the location offers unparalleled access to an affluent customer base and constant foot traffic. With its proximity to Cedars-Sinai Medical Center and a wide range of boutique shops, fitness studios, and cafes, this space is ideally positioned for retail, creative office, showroom, or wellness use.

CBS



TELE
VISION
CITY





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.



Regional Amenities

The map illustrates the following districts and their associated amenities:

- SUNSET STRIP:** PACIFIC DESIGN CENTER, CROSSROADS, HOLLYWOOD IMPROV, MAURO CAFE, CTC - West, naturewell, PINK'S, Tatsu, sunset gower STUDIOS, NETFLIX KTLA 5 sunset bronson STUDIOS.
- BEVERLY CENTER:** BEVERLY CENTER, GUCCI, AX macy's, COACH, bloomingdales, BALenciAGA.
- BEVERLY GROVE:** Cedars Sinai, FARMERS MARKET, TELEVISION CITY.
- BEVERLY CONNECTION:** Beverly Connection, ROSS, TJ-maxx, Target, LACMA, Academy Museum of Motion Pictures.
- WILSHIRE:** PETERSEN AUTOMOTIVE MUSEUM, Urban Lights, EL Rey THEATRE, SAG-AFTRA, tag The Artists Gallery, Los Angeles High School, KTP Koreatown Plaza.
- MID-TOWN CENTER:** Ralphs, FIVE GUYS, planet fitness, LIVING SPACES.
- MID-TOWN CROSSING:** PETSMART, Bath & Body Works, LOWE'S, ROSS DRESS FOR LESS.
- Other Amenities:** THE GROVE, AMC THEATRES, NORDSTROM, MILK BAR, BATHTUB GIN, CAFE GRATITUDE, OSTERIA MANNA, Dayglow, lemonade, SALT & STRAW, ROTHY'S, LOUISE'S, gget, KOREATOWN Galleria, THE EBELL OF LOS ANGELES, WILTERN, THE ROOSTER, LENNY'S, SEI, FOUNDERS ALE HOUSE, BOLDER FITNESS, MINT, THE GROVE lululemon, athletica, ade So, NONOLA, Berkshire House, SUGARFISH, FAHEY/KLEIN GALLERY, metalwood, Maison Midi, AMERICAN RAG CIE, REPUBLIQUE, THE GROVE lululemon, athletica.

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For additional information or to schedule a tour, contact us today



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