

7928
WEST **3RD** STR.



**PRIME RETAIL & CREATIVE
OFFICE OPPORTUNITY IN
HEART OF WEST 3RD ST**

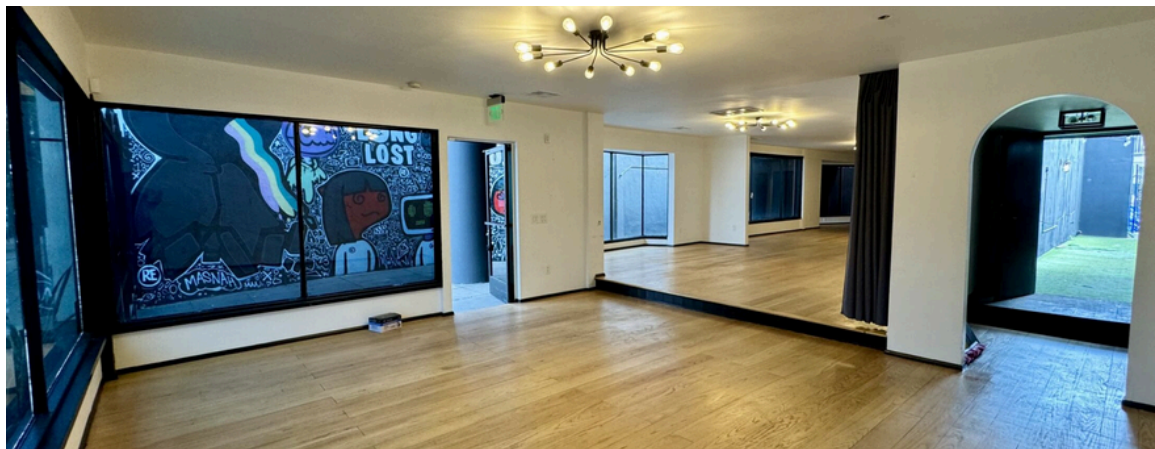


PRIME WEST 3RD ST RETAIL OPPORTUNITY

- Prime NNN retail opportunity in the dynamic West Third Street Shopping District, near many prominent boutiques and eateries, with approximately 1,000 SF of additional patio and walkway space at no additional charge.
- Beautifully built out storefront in turn-key condition with hardwood floors, elegant private bathroom, industrial hot water heater, wireless security cameras, and many other modern amenities.
- Centrally located in the heart of West Third Street, between Beverly Center & The Grove
- In close proximity to numerous successful retailers and restaurants -
- Parking in rear and ample street parking

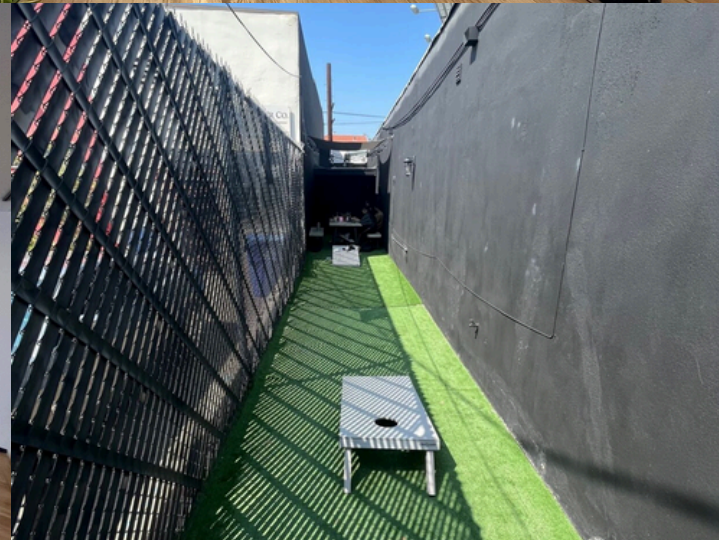
SPACE AVAILABLE

Lease Rate:	\$47.40 /SF/YR
Approx. Size:	±2,100-3,100 SF
Lease Term:	Flexible
Available:	Immediately





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AREA OVERVIEW

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). With public valet service and street parking available every day, West 3rd Street is a prime mid-city resource for men, women, children and pets. Discover established and trendsetting clothing, accessories and optical boutiques, top beauty bars and fitness studios, chic home furnishing, premier art finds, local craft specialties, and the best bars, gourmet cafes, and hidden foodie finds.



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