

# THIRD & TRACTION

ARTS DISTRICT  
806-820 E THIRD STREET  
LOS ANGELES CA 90013

**LIVE/WORK OFFICES FOR LEASE**

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**AVAILABLE FOR LEASE:**

**RETAIL**

- Unit 110 - 1,551 SF

**WORK / LIVE**

- Unit 301 - 2,650 SF

**PROPERTY HIGHLIGHTS:**

- Prestigious building in the most impactful corner of the Arts District
- Character architecture with Beaux-Arts detailed and modest decorative features
- Best-in-class food & beverage co-tenancy from Kreation Juice for breakfast, Loqui Tacos / Yunomi Handroll for lunch, and Death & Company for happy hour
- Build 1910 and thoughtfully renovated 2019
- Well-sized work / live offices available now

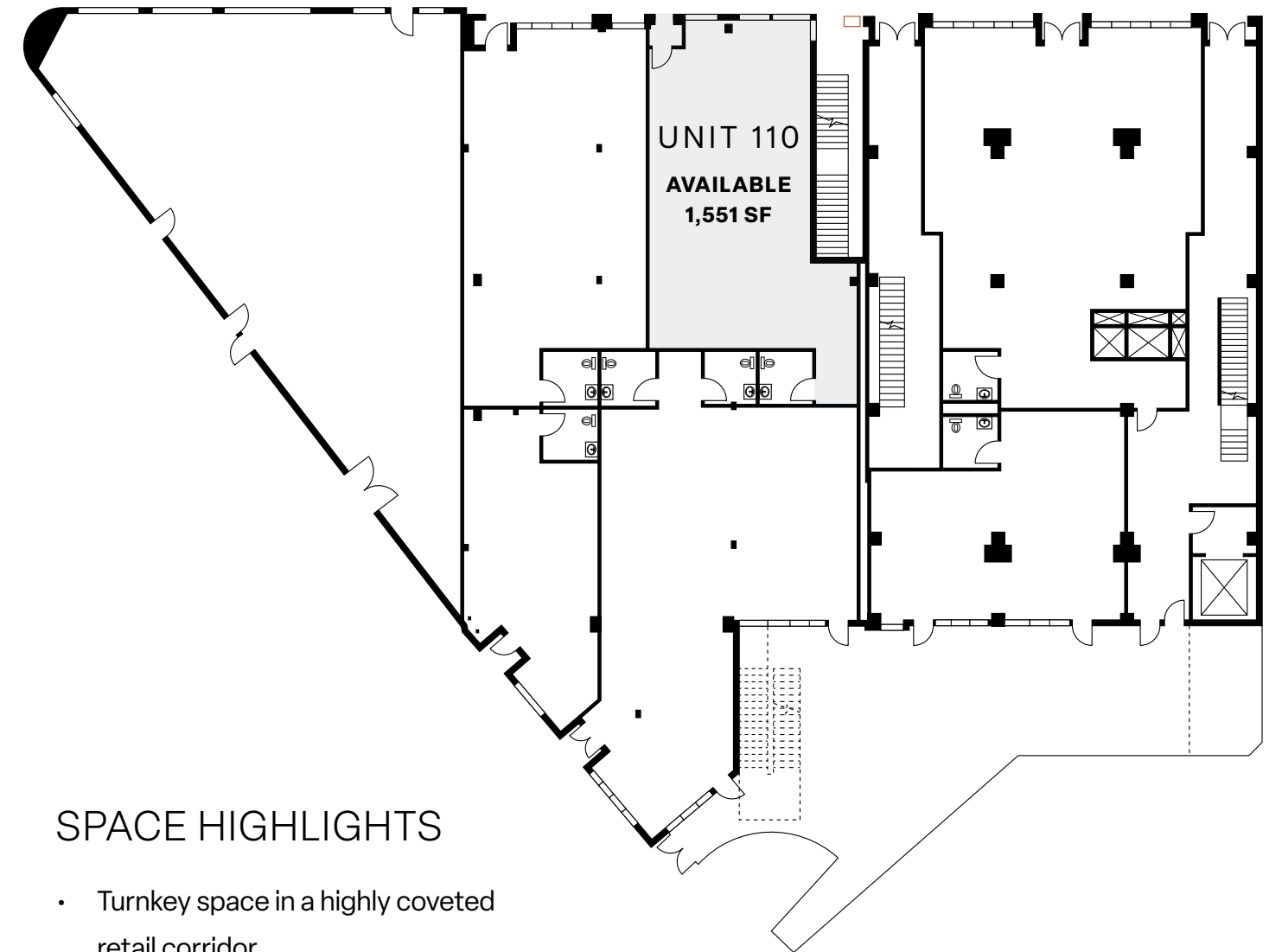


# THIRD & TRACTION

AN INNOVATIVE COMMUNITY  
IN THE HEART OF THE ARTS DISTRICT

**UNIT 110**  
1,551 SF

**RENT**  
UPON REQUEST



### SPACE HIGHLIGHTS

- Turnkey space in a highly coveted retail corridor
- Generous windows with tons of natural light
- Prominent storefront near Hauser & Wirth, Signal Shops and more



## UNIT 301

2,650 SF

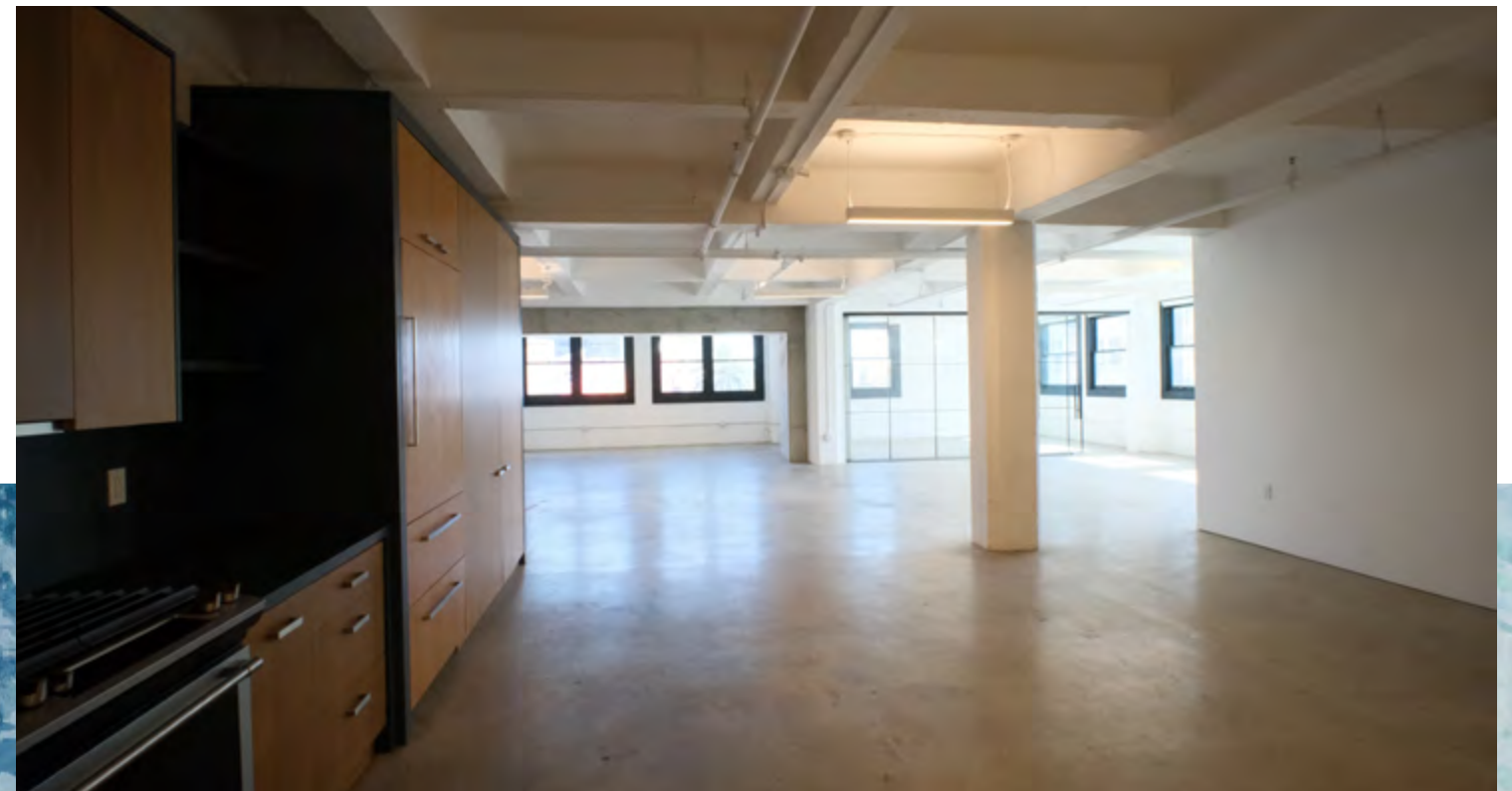
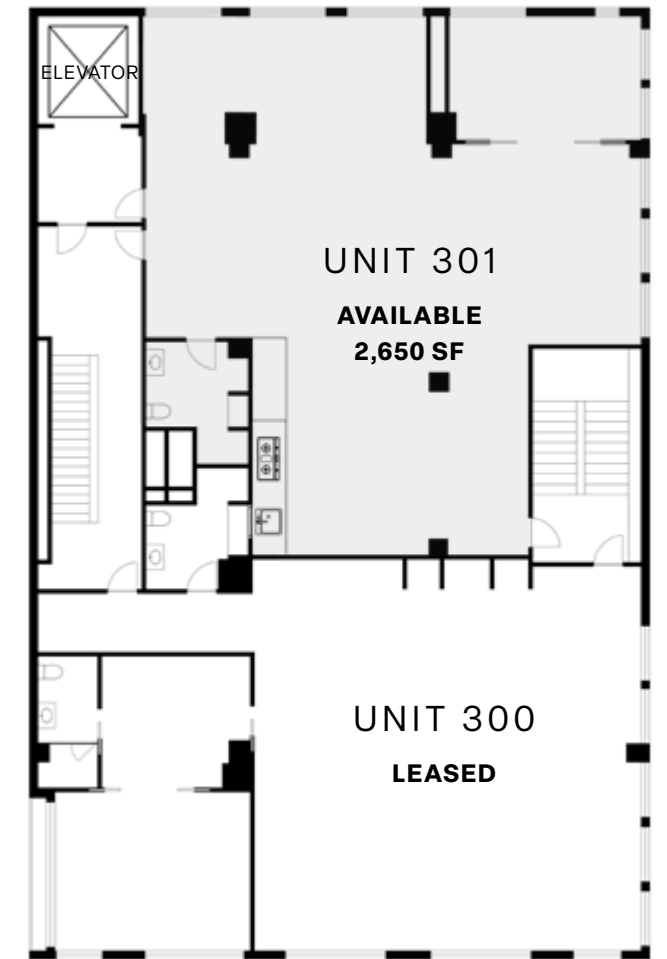
## RENT

\$3.75 / SF

Modified Gross

## SPACE HIGHLIGHTS

- Open floor plan with abundant natural light
- Turnkey with an office, attractive kitchenette and restroom
- Excellent southern and eastern views
- High-end finishes throughout





E 4<sup>TH</sup> ST

ALISO

SANTE FE AVE

E 3<sup>RD</sup> ST

TRACTION AVE

HAUSER & WIRTH

E 2<sup>ND</sup> ST

dogdrop

GAREY ST

baroo

E 2<sup>ND</sup> ST

S HEWITT ST

1<sup>ST</sup> ST

METRO GOLD LINE

THIRD & TRACTION

Death & Co

honey

kreation

ARTS DISTRICT BREWING COMPANY

LOQUI

THE AMERICAN HOTEL

PALI WINE CO

YUNOMI HANDROLL

ALFRED

37 Phillip Lim

LA NONNA

groundwork

Wurstküche

YOUTH OF PEOPLE

LE LABO

S ALAMEDA ST

ANGEL CITY BREWERY

SALT & STRAW

MURA CONDOMINIUMS

TRACTION AVE

Manuela

PRINCE ST

VIGNES ST

E 2<sup>ND</sup> ST

# COMMUNITY SPOTLIGHT

THE DIVERSE TENANTS OF

## THIRD & TRACTION

Tenants at THIRD & TRACTION enjoy a dynamic environment where creativity and commerce intersect. From Barron Tattoo's personalized ink artistry to Yunomi Handroll's innovative sushi, each tenant contributes to the neighborhood's vibrant tapestry. Kreation offers health-conscious elixirs, while Laqui brings contemporary fashion. and at Death & Company, craft cocktails redefine imbibing.

Being part of this community means embracing authenticity, artistic expression, and a lifestyle that pulses with energy.

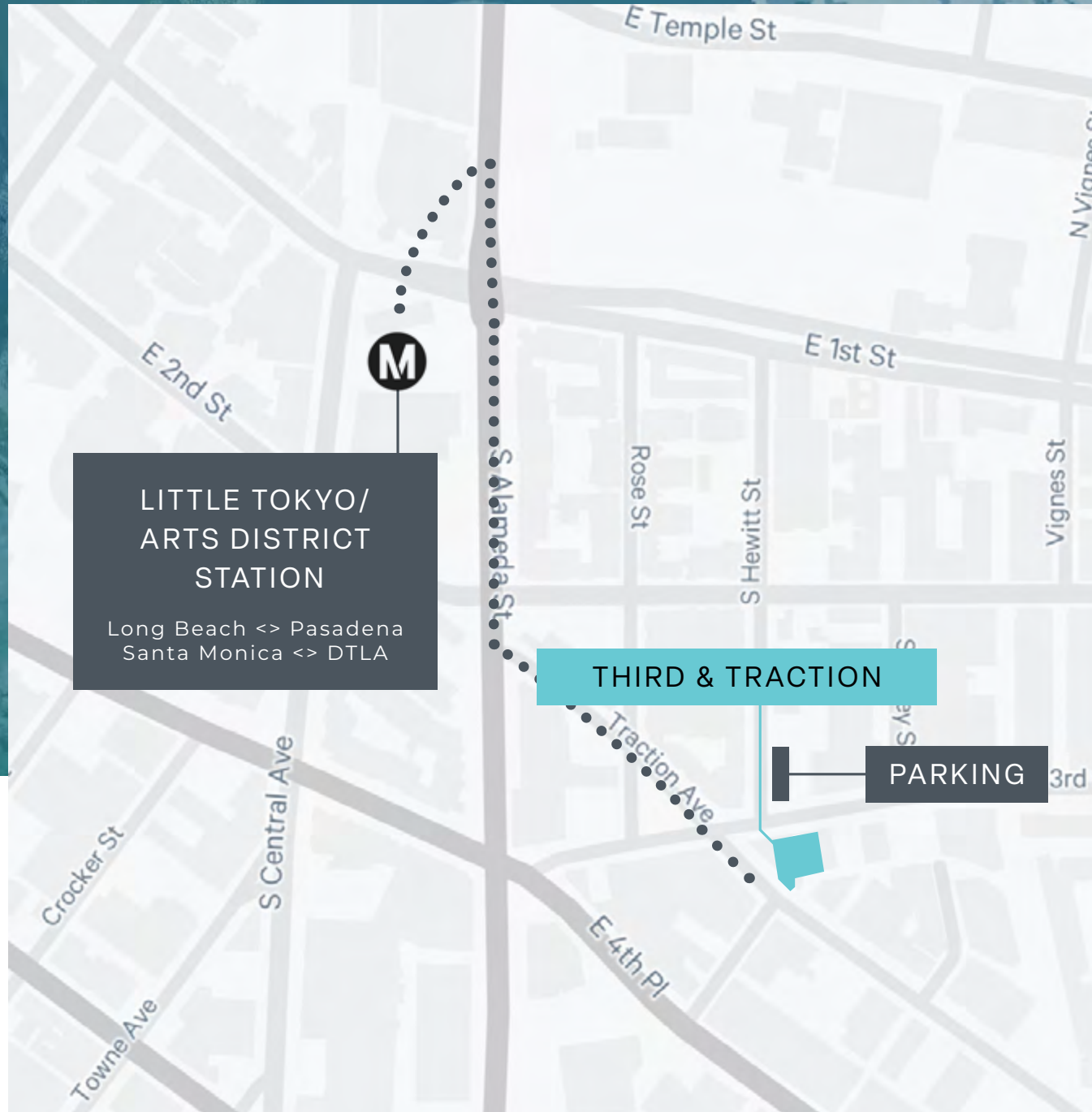
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### MEET OUR TENANTS:



# SEAMLESS ACCESS

(IN THE ARTS DISTRICT)



**LITTLE TOKYO/  
ARTS DISTRICT  
STATION**  
Long Beach <> Pasadena  
Santa Monica <> DTLA

**THIRD & TRACTION**

**PARKING**

..... WALKING PATH  
8 MIN (0.4 MILES TO STATION)

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol	Last Measurement	Distance
S Alameda St	Traction Ave N	32,065	2022	0.15 mi
E 2nd St	S Alameda St W	8,010	2022	0.16 mi
S Alameda St	E 4th St S	31,500	2022	0.16 mi
E 3rd St	S Alameda St SE	20,342	2022	0.17 mi
S Santa Fe Ave	E 3rd St N	9,068	2022	0.18 mi
S Santa Fe Ave	E 3rd St S	9,066	2022	0.18 mi
E 2nd St	S Alameda St E	10,657	2022	0.18 mi
E 4th St	3 St SE	35,395	2018	0.20 mi
S Alameda St	E 2nd St S	20,952	2022	0.21 mi

## PARKING

### 222 S HEWITT LOT

(operated by Perfect Parking)

Parking for tenants and customers is available across the street from THIRD & TRACTION. Monthly Parking is also available, please contact Perfect Parking for more information. Street parking is also available on surrounding streets.

HOURS OF OPS	
MON	8:30 AM - 10:00 PM
TUE	8:30 AM - 12:00 AM
WED	8:30 AM - 12:00 AM
THU	8:30 AM - 12:00 AM
FRI	8:30 AM - 12:00 AM
SAT	11:00 AM - 12:00 AM
SUN	11:00 AM - 12:00 AM



### PUBLIC PARKING RATE

**\$4**  
EACH 15 MINS

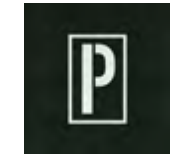
**\$24**  
MAX. RATE

Monthly Parking  
Available

# NEIGHBORHOOD AMENITIES



## SHOP



## IMBIBE



## EAT



## CAFFEINATE



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**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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