

 SOUTH PARK GROUP



# WEST 3RD ST. PLAZA

BEVERLY GROVE - RETAIL / FITNESS / MEDICAL SPACE FOR LEASE

8474 W 3RD ST. LOS ANGELES, CA 90048



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LOS ANGELES, CA 90048

Located near the busy  
intersection of West 3rd  
Street and La Cienega Blvd



## USE

Retail / Fitness/ Office / Medical



## AVAILABILITY

Immediately



## PARKING

Shared parking lot with valet

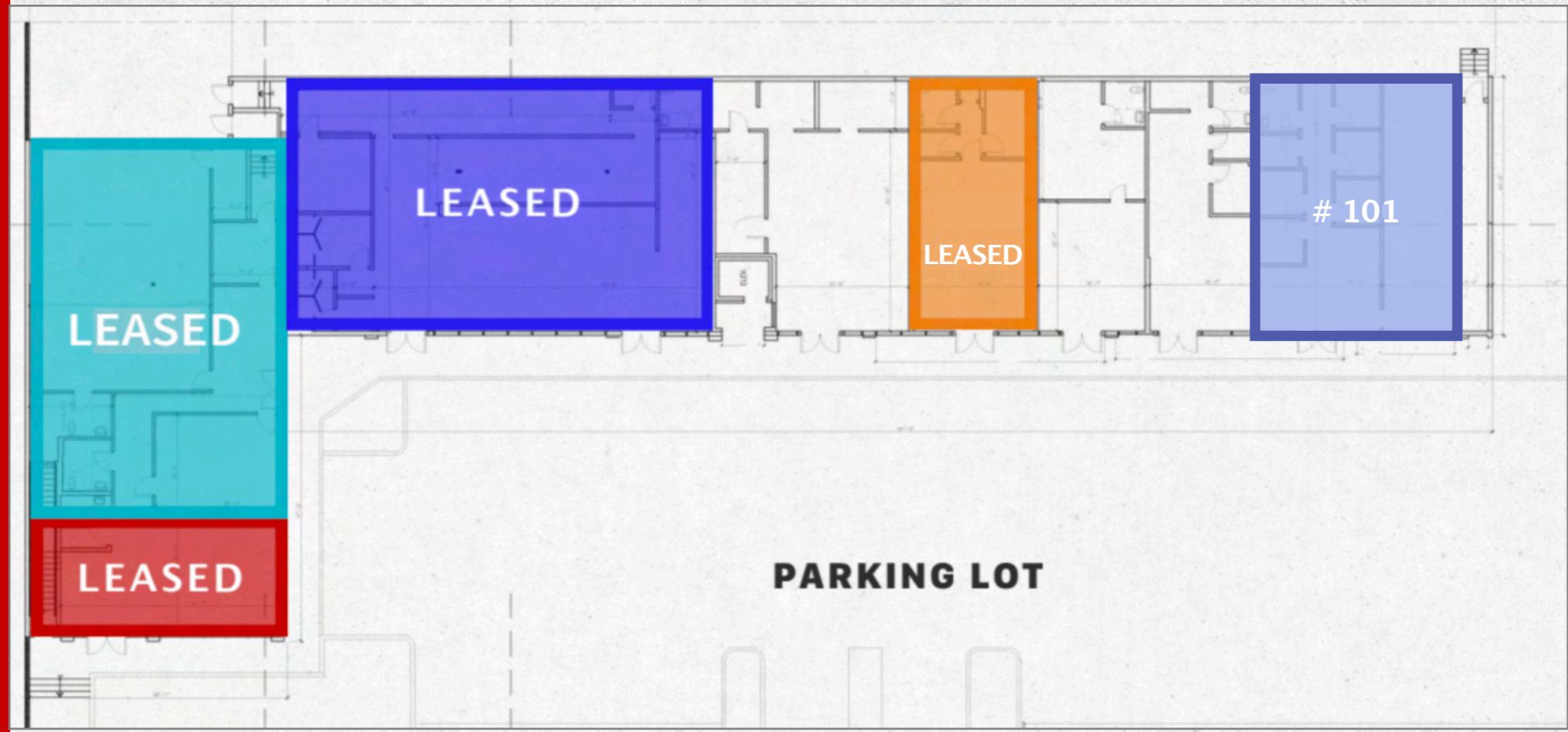


## WALK SCORE

92 (Walkers Paradise)



## FIRST FLOOR



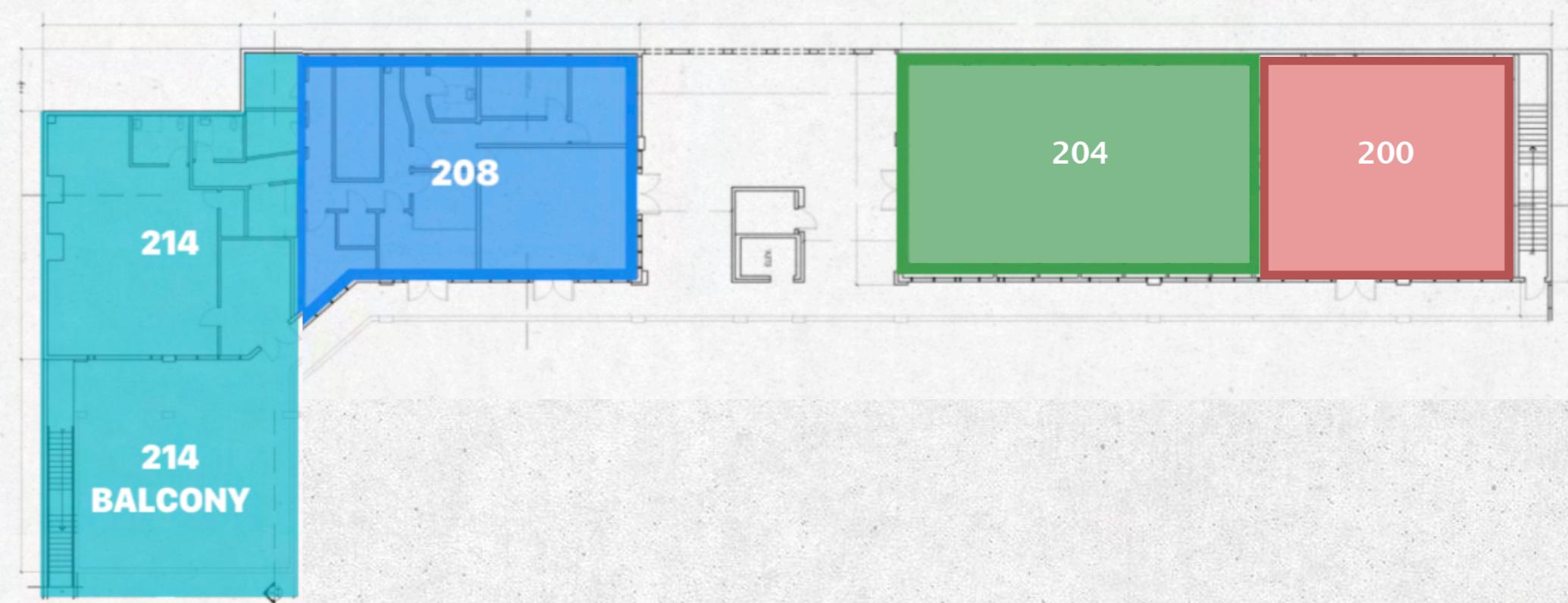
## UNIT 101:

**Size:** Approx. 1,360 sqft

**Use:** Retail / Office

**Price:** Available Upon Request

## SECOND FLOOR



### UNIT 214:

**Size:** Approx. 1,120 sqft

**Use:** Fitness / Office / Medical

**Price:** Available Upon Request

### UNIT 208:

**Size:** Approx. 1,365 sqft

**Use:** Fitness / Office / Medical

**Price:** Available Upon Request

### UNIT 204:

**Size:** Approx. 2,090 sqft

**Use:** Salon / Medical / Office

**Price:** Available Upon Request

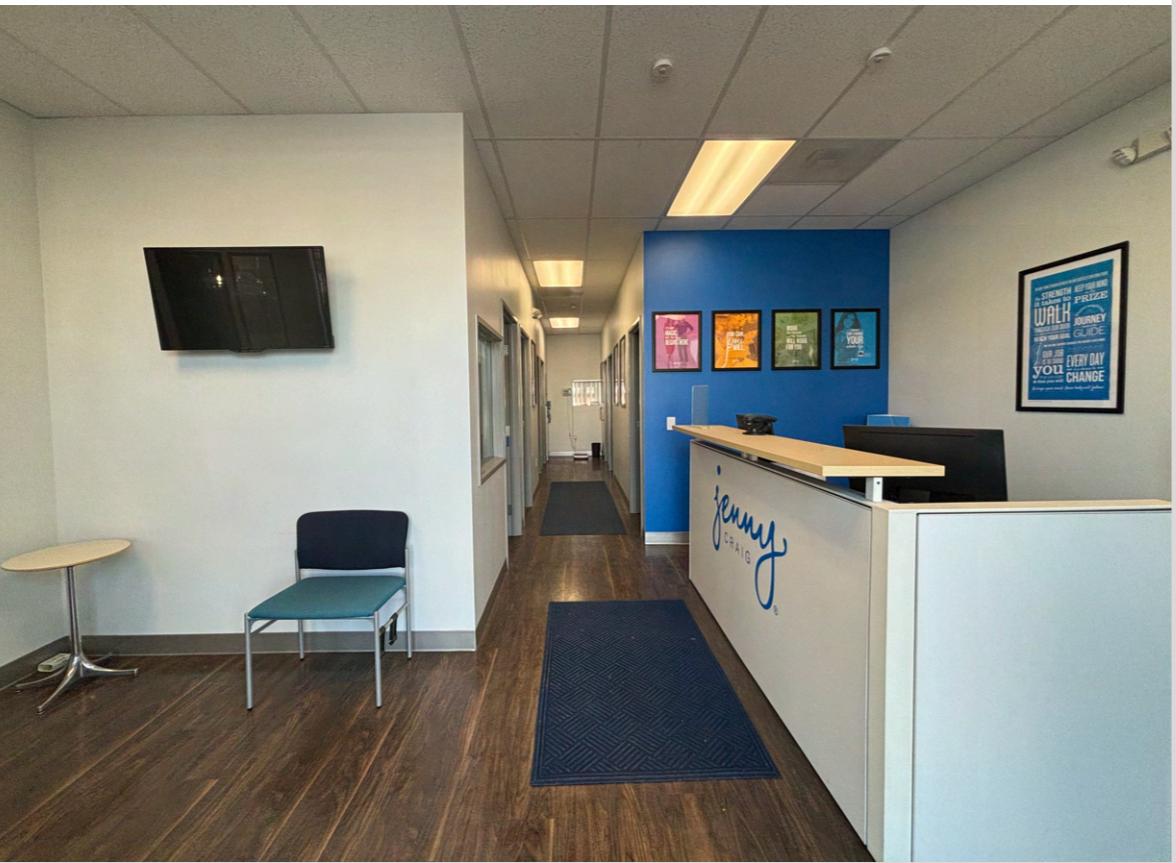
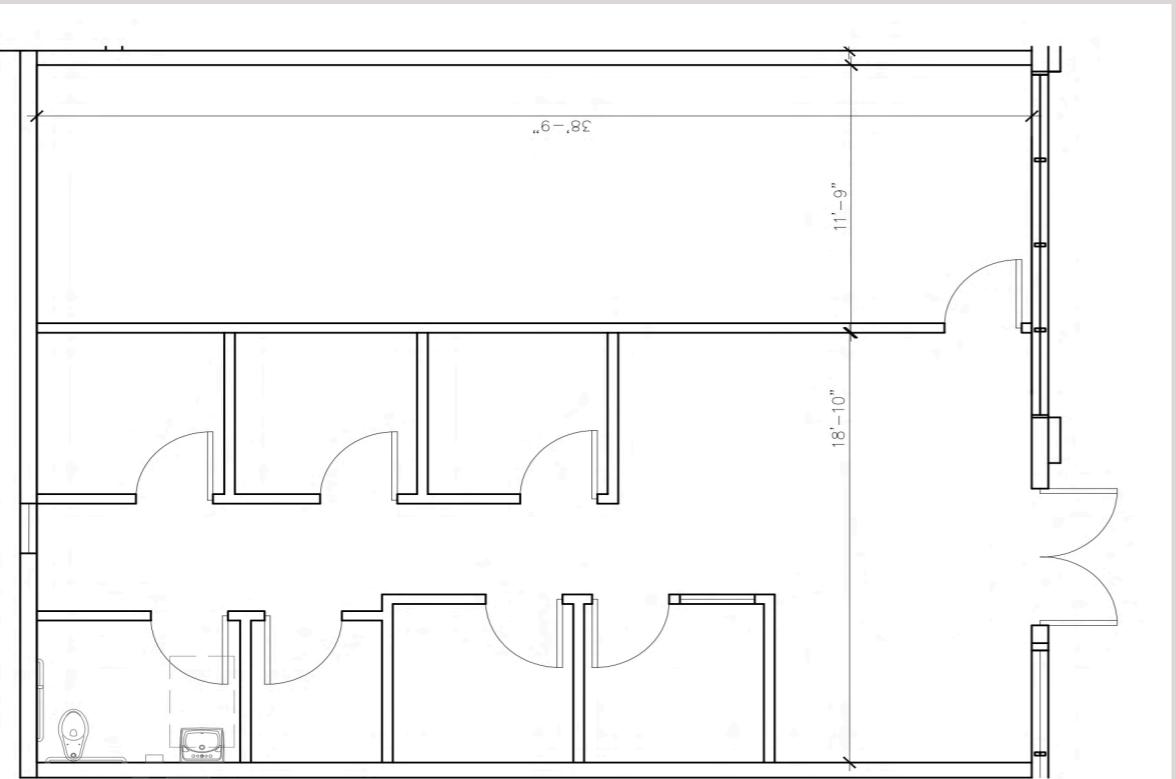
### UNIT 200:

**Size:** Approx. 1,290 sqft

**Use:** Fitness / Office / Retail

**Price:** Available Upon Request

# UNIT 101



## UNIT 101

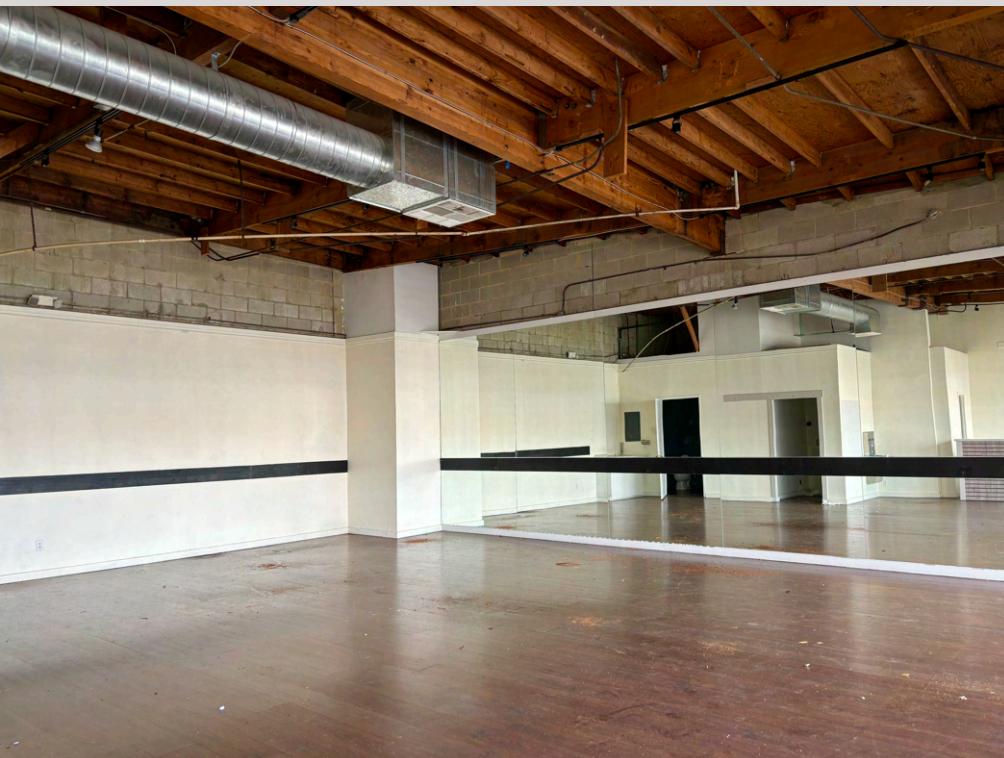
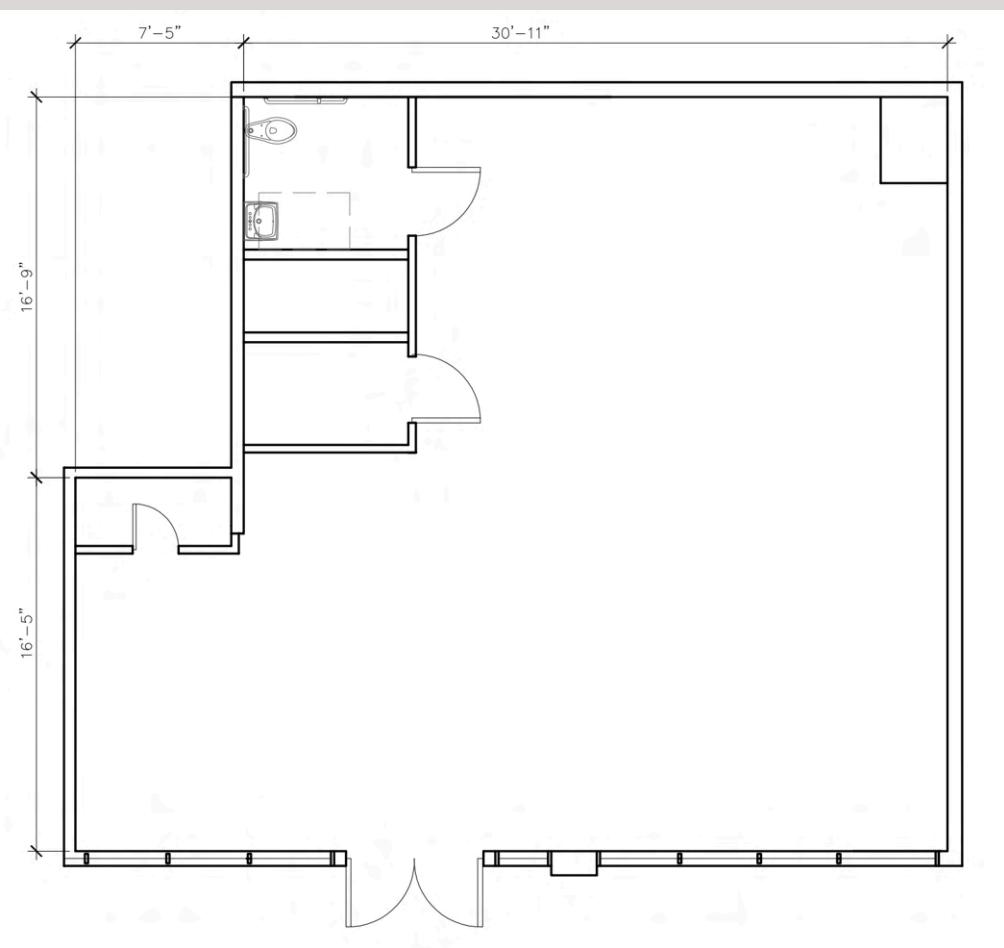
USE  
RETAIL / OFFICE

SIZE  
APPROX. 1,360 SQFT

PRICE  
AVAILABLE UPON  
REQUEST

FLOOR  
FIRST FLOOR

# UNIT 200



# UNIT 200

**USE**  
FITNESS / OFFICE /  
RETAIL

**SIZE**  
APPROX. 1,290 SQFT

**PRICE**  
AVAILABLE UPON  
REQUEST

**FLOOR**  
SECOND FLOOR

UNITS 200 & 204 CAN  
BE COMBINED  
TOTALLING 3,380 SF



# UNIT 204



## UNIT 204

### USE

FITNESS / OFFICE /  
MEDICAL

### SIZE

APPROX. 2,090 SQFT

### PRICE

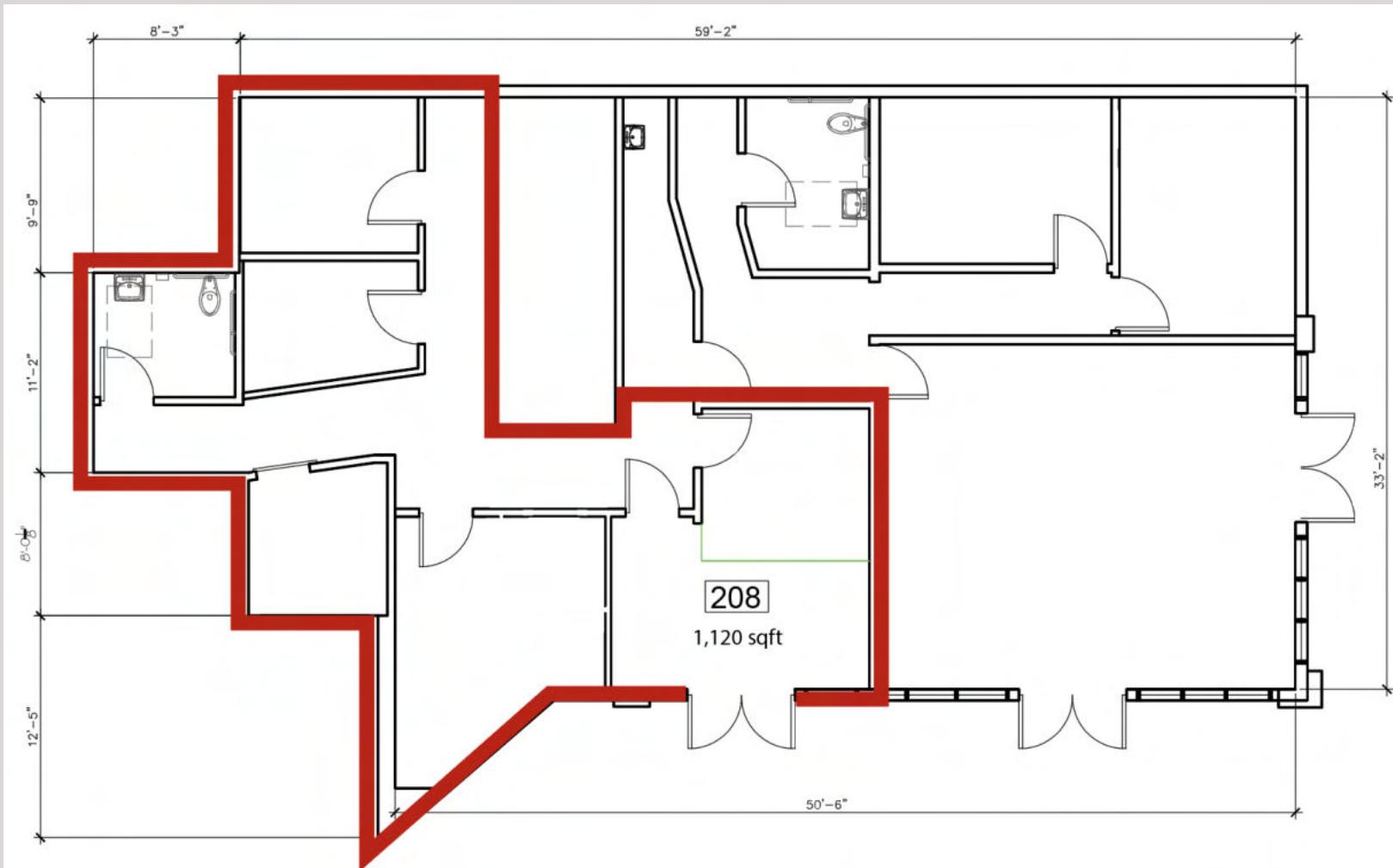
AVAILABLE UPON  
REQUEST

### FLOOR

SECOND FLOOR

UNITS 204 & 200 CAN  
BE COMBINED  
TOTALLING 3,380 SF

# UNIT 208



# UNIT 208

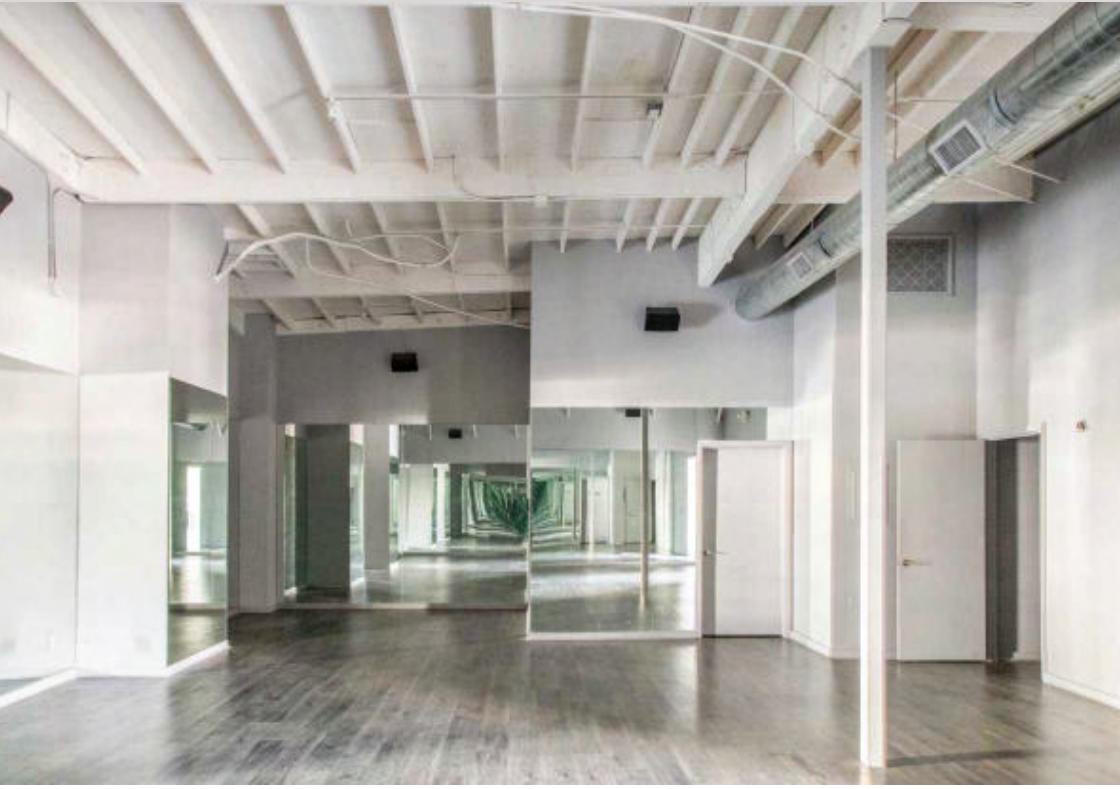
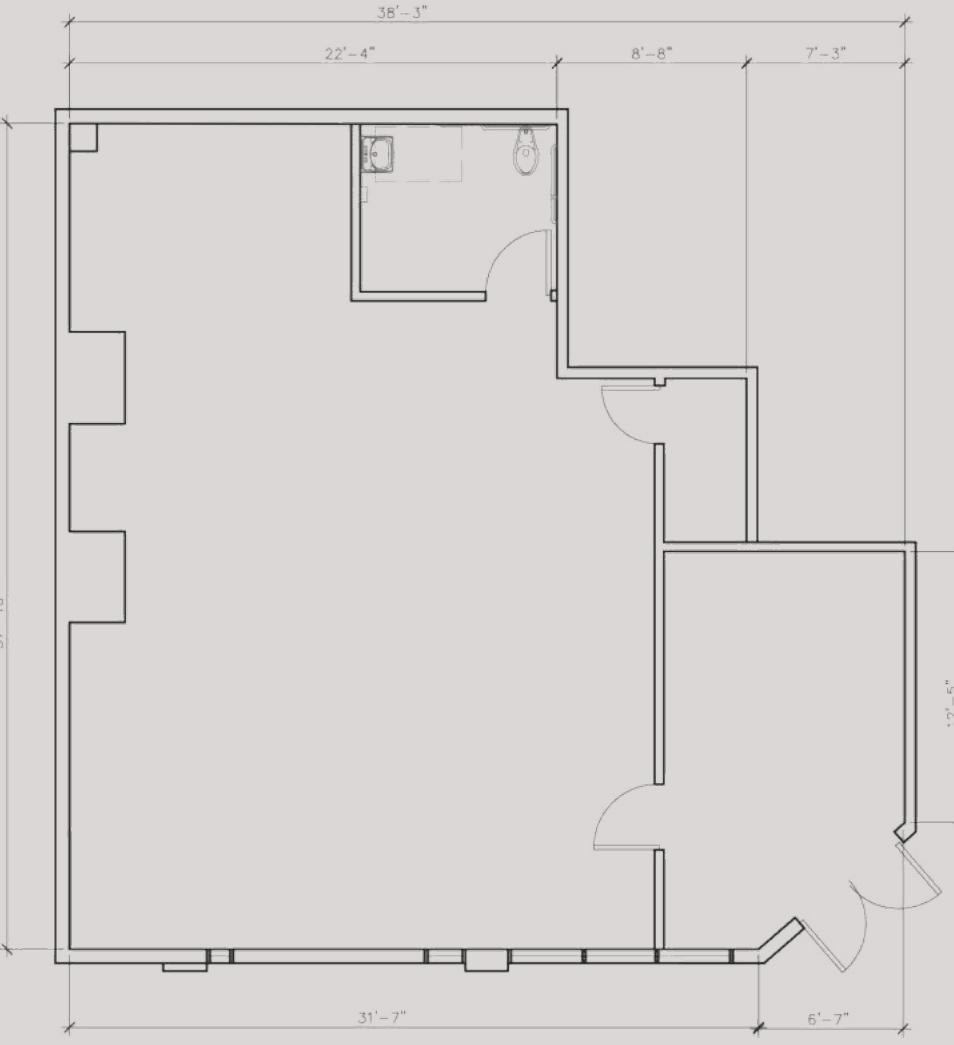
**USE**  
FITNESS / OFFICE /  
MEDICAL

**SIZE**  
APPROX. 1,120 SQFT

**PRICE**  
AVAILABLE UPON  
REQUEST

**FLOOR**  
SECOND FLOOR

UNIT 208 CAN BE  
COMBINED WITH UNIT 214  
TOTALING 2,485 SF

**UNIT 214****UNIT 214**

**USE**  
FITNESS / OFFICE /  
MEDICAL

**SIZE**  
APPROX. 1,365 SQFT

**PRICE**  
AVAILABLE UPON  
REQUEST

**FLOOR**  
SECOND FLOOR

UNITS 208 & 214 CAN  
BE COMBINED  
TOTALING 2,485 SF

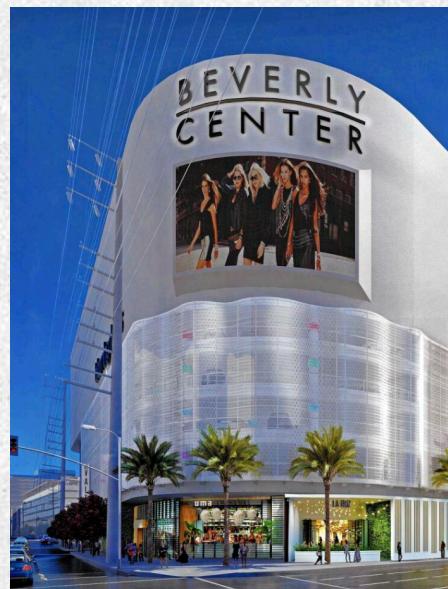


## AREA OVERVIEW

Home to a wide array of trendy retailers, up-and-coming fitness tenants, and acclaimed restaurants, West 3rd Street has become one of the most prime shopping and dining districts of Los Angeles. The area is surrounded by popular destinations such as The Grove, The Original Farmer's Market, The Beverly Center, The Beverly Connection, the La Cienega Design Quarter and the Los Angeles County Museum of Art. West 3rd Street has established itself as an anchor of the region, providing various resources for men, women and children alike.



8474 West 3rd Street is situated at a prime location within this area. Sitting next to the busy corner of La Cienega and West 3rd Street, the property receives great exposure to both pedestrians and drive-by traffic. This intersection is also the start of the West 3rd Street stretch, allowing the property to draw interest not only from Beverly Grove, Fairfax, and West Hollywood, but also Beverly Hills. Establish your brand in one of the busiest areas of LA's Westside and join neighboring tenants such as The Coffee Bean & Tea Leaf, Kreation Kafe, Izaka-Ya by Katsu-Ya, Mercado, El Carmen, Jaffa, Robata Jinya, The Bar Method, Magnolia Bakery, Joan's on Third, Carla Cafe, La La Land Kind Cafe, BUNDA, Son of a Gun, Slab BBQ, The Little NExt Door, The Little Door, Sweetgreen, Verve, and Uncle Paulie's.



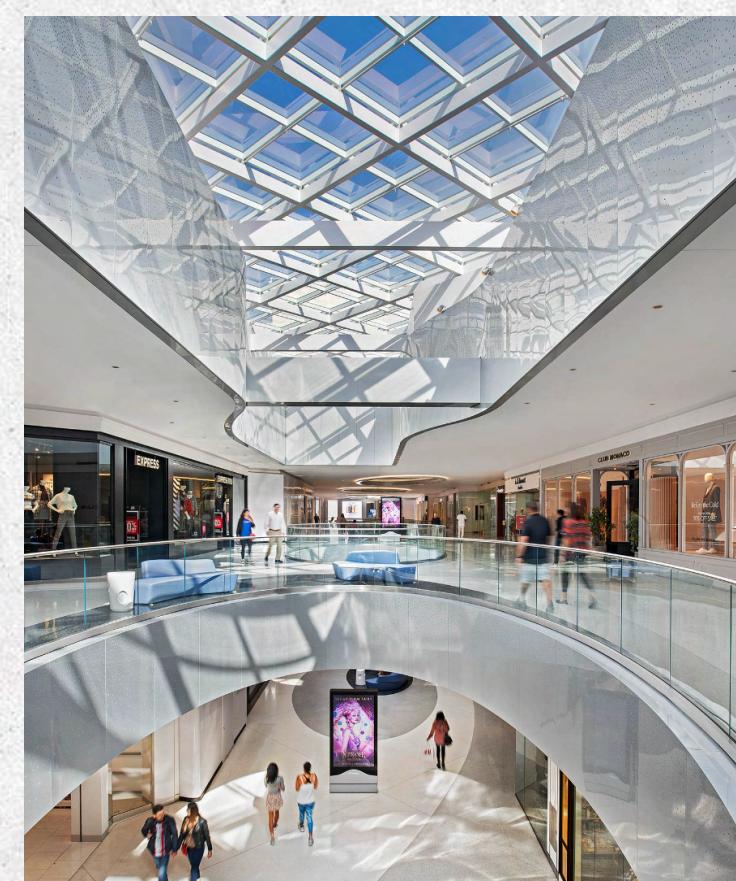
## DEMOGRAPHICS



AVERAGE HOME PRICE  
**\$1,032,043**



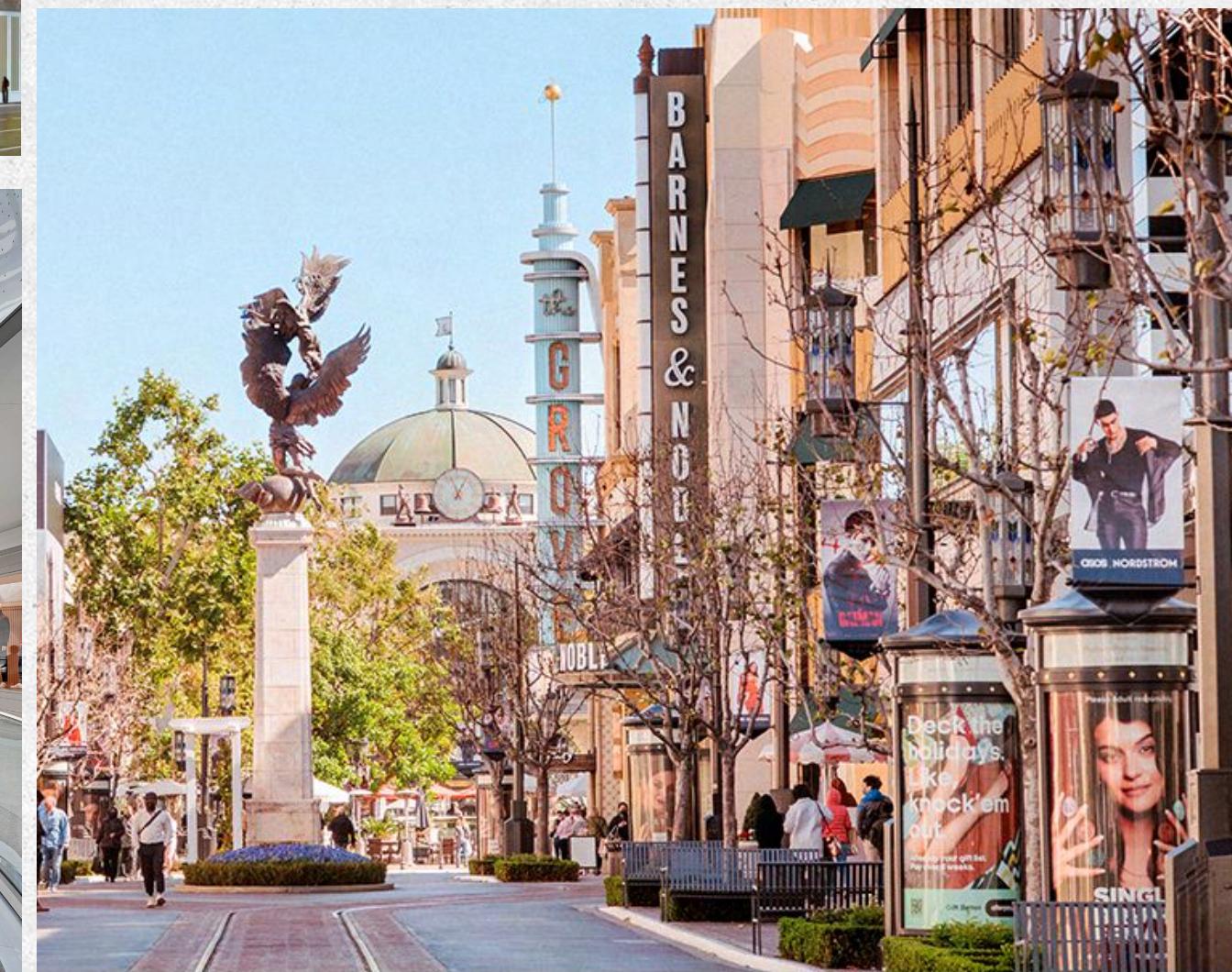
AVERAGE HOME INCOME  
**\$85,215**

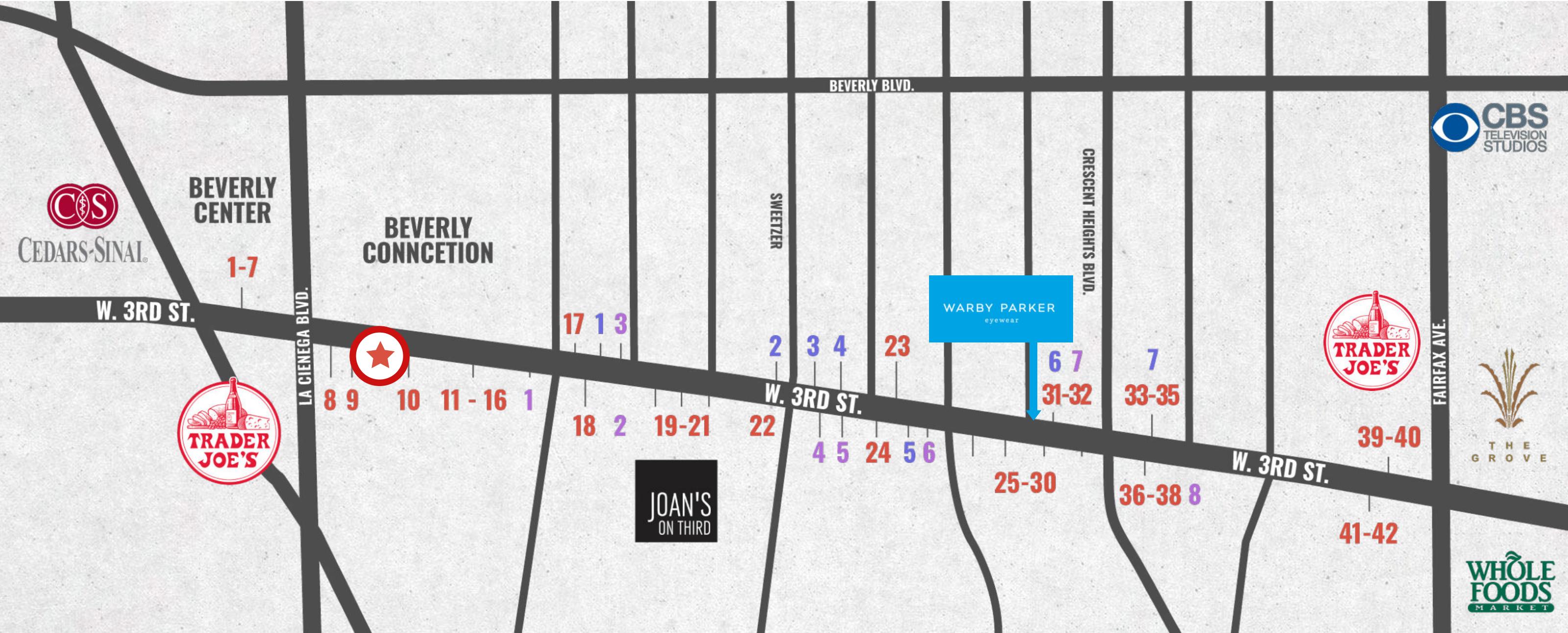


MEDIAN AGE  
**41.3**



DAILY VEHICLES  
**31,030**





## FOOD, DRINK, AND SWEETS

- 1. Eggslut
- 2. Marugame Udon
- 3. Pitchoun!
- 4. Tocaya
- 5. Farmhouse
- 6. Yardbird
- 7. Cal Mare
- 8. Manpuku
- 9. The Phoenix
- 10. Toca Madera
- 11. n10
- 12. Kreation
- 13. Kassi Club
- 14. Izakaya
- 15. Berris Pizza
- 16. COD
- 17. Magnolia Bakey
- 18. Son of a Gun
- 19. Joan's on Third
- 20. Goal
- 21. Hummus Republic
- 22. Mama's Secret
- 23. Toast
- 24. Electric Karma
- 25. Little Door
- 26. Little Next Door
- 27. El Carmen
- 28. SLAB
- 29. Fonuts
- 30. Bluestone Lane
- 31. Groundworks Coffee
- 32. Sweetfin
- 33. Sweetgreen
- 34. Belcampo
- 35. Verve Coffee
- 36. Robata Jinya
- 37. Jaffa
- 38. Gelateria Uni
- 39. Mendocino Farms
- 40. Peet's Coffee
- 41. Sockerbit
- 42. Mercado

## SERVICES & FITNESS

- 1. Drybar
- 2. Alan Jeffries Framing
- 3. Aura Cycle
- 4. Bundha
- 5. Vanderpump Dogs
- 6. MudBum
- 7. Model Fit

## SHOPPING

- 1. Ragdoll
- 2. M. Cohen
- 3. Polka Dots and Moonbeams
- 4. Gogosha Optique
- 5. Wittmore
- 6. Vanderpump Dogs
- 7. The Sill
- 8. Richardson

# CONTACT US

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