



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



PARKING

Shared parking lot with valet



AVAILABILITY

Immediately



WALK SCORE

92 (Walkers Paradise)



8474 W 3RD ST.

AVAILABLE SPACES

#214

#208

#204

#200

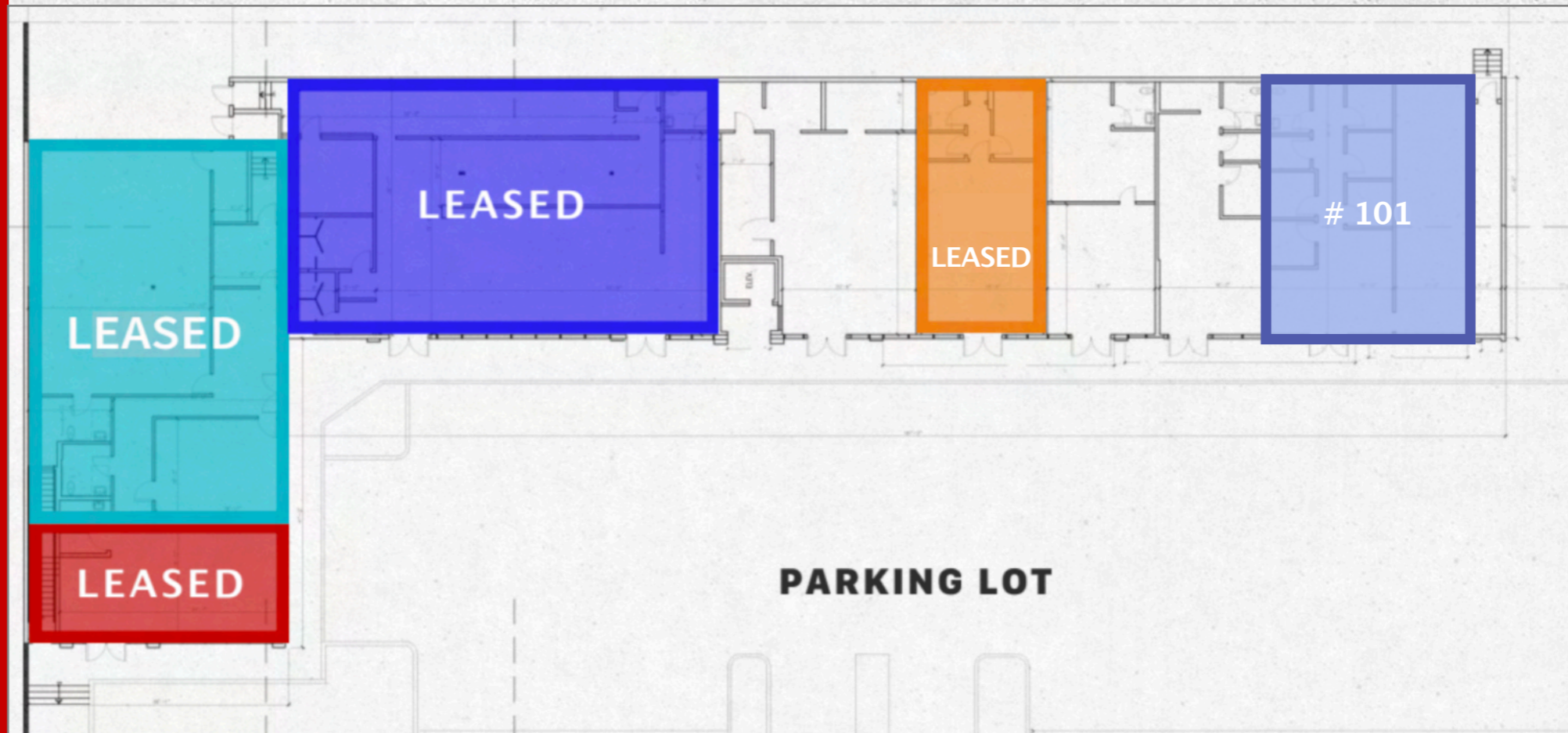
#101

LEASED

LEASED

LEASED

FIRST FLOOR



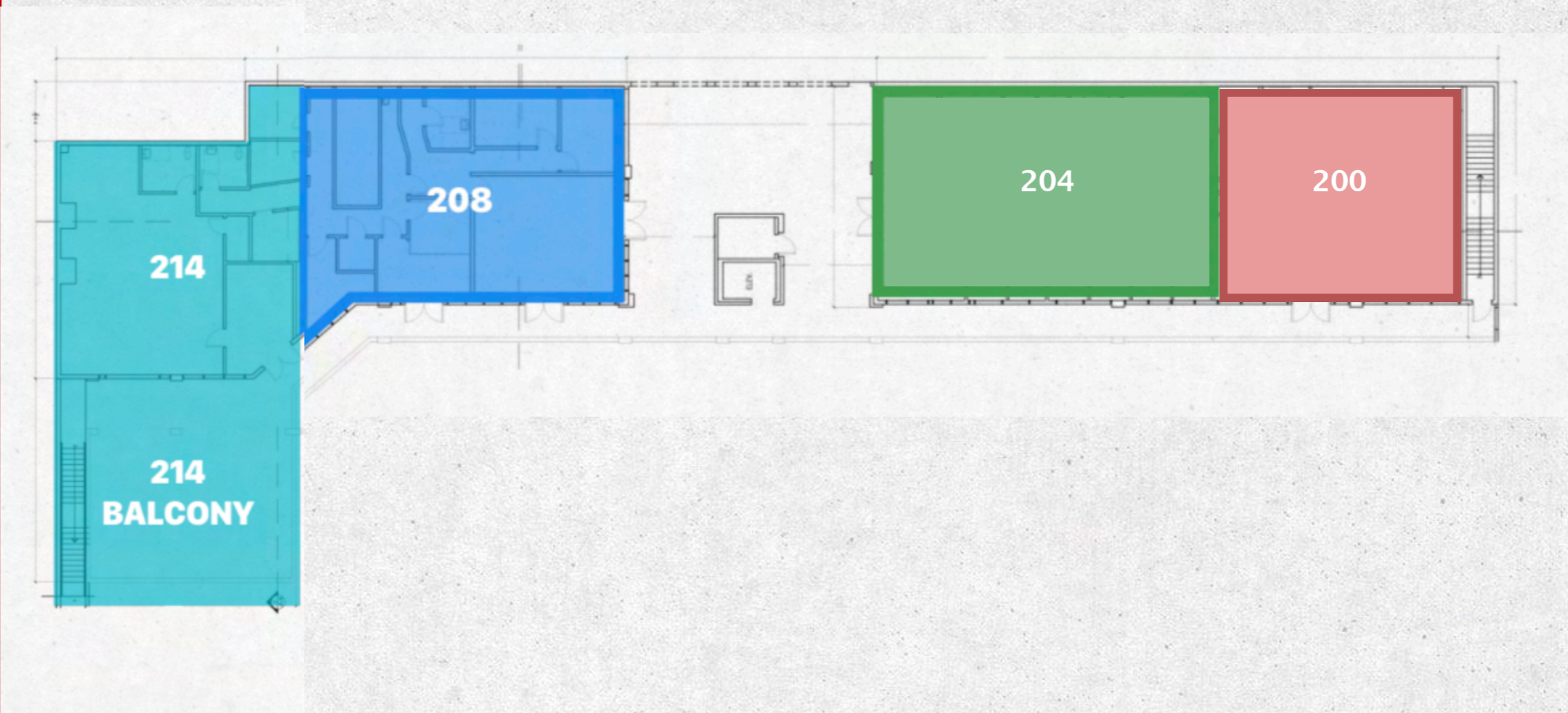
UNIT 101:

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

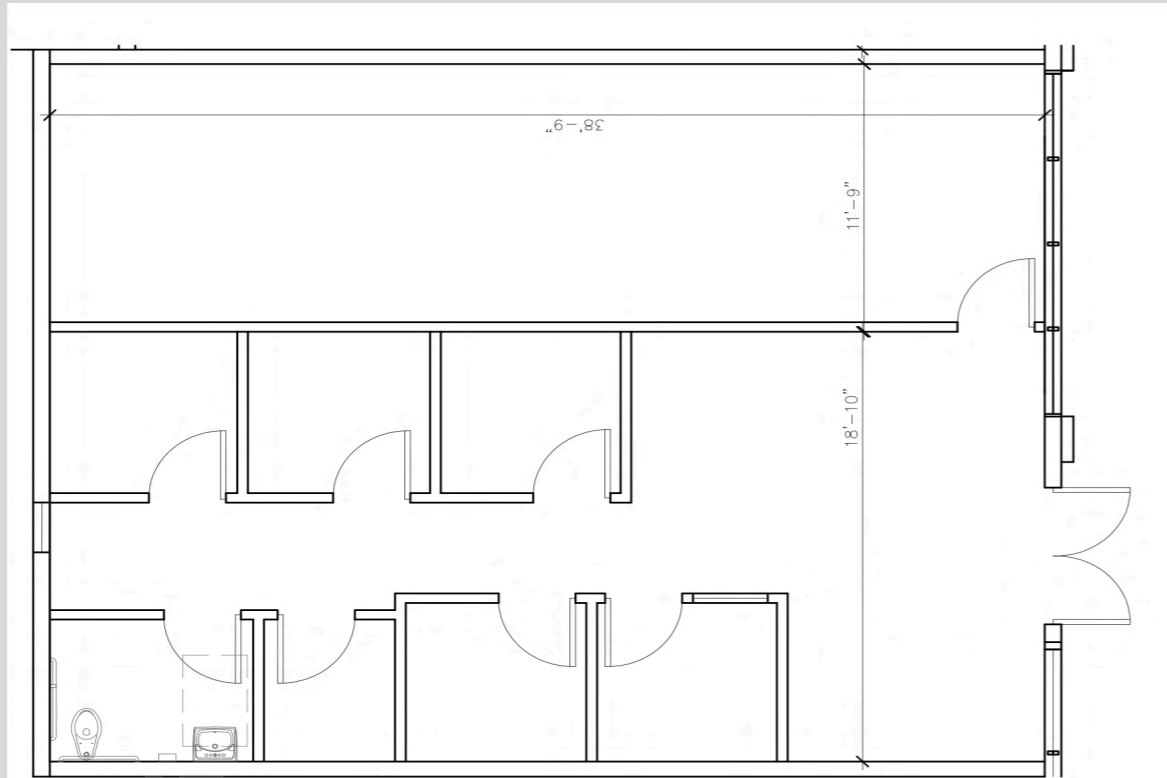
UNIT 200:

Size: Approx. 1,290 sqft

Use: Fitness / Office / Retail

Price: Available Upon Request

UNIT 101



UNIT 101

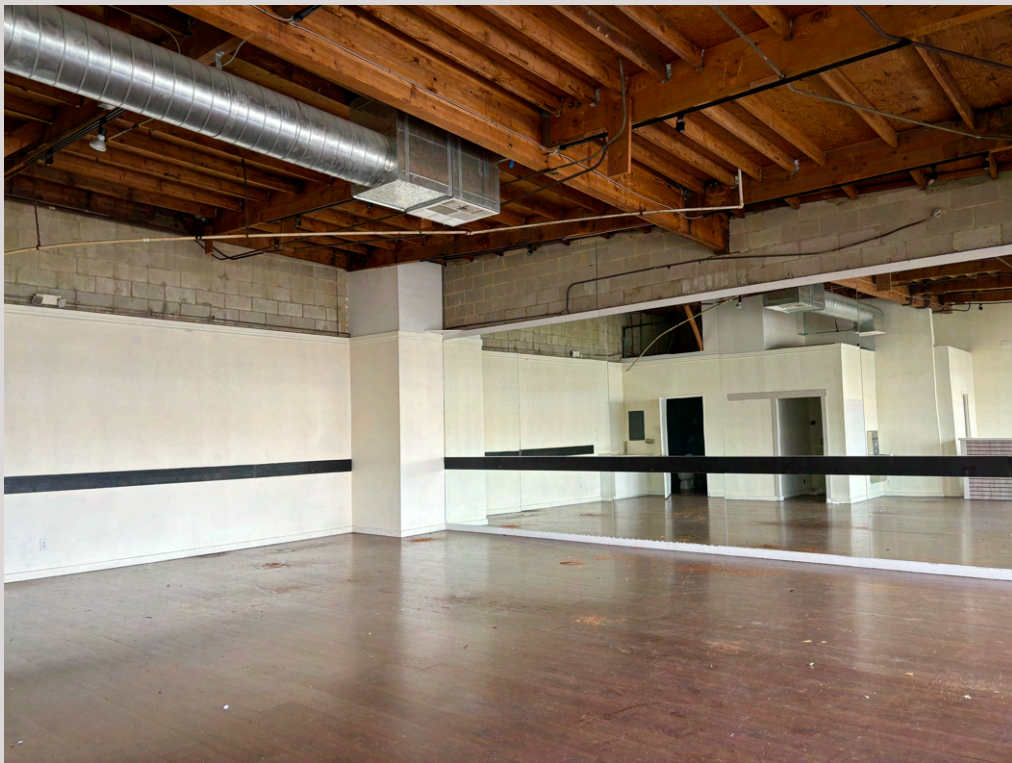
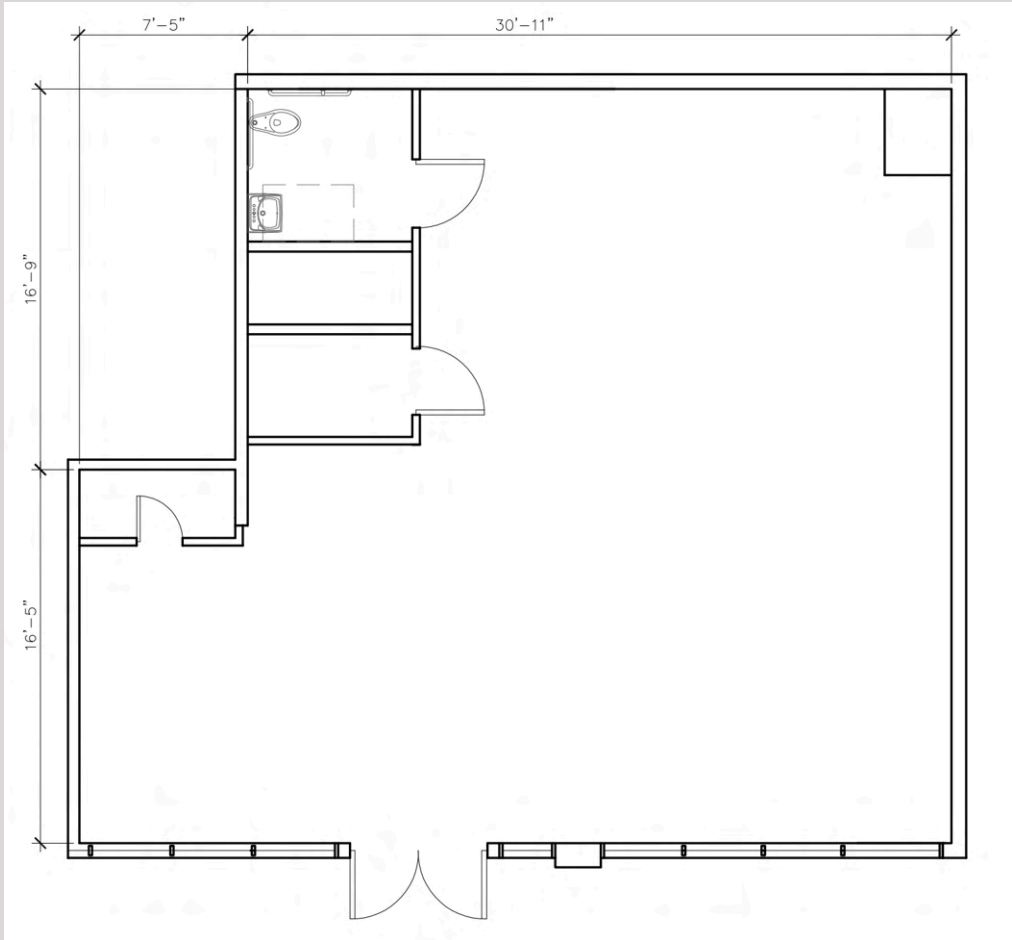
USE
RETAIL / OFFICE

SIZE
APPROX. 1,360 SQFT

PRICE
AVAILABLE UPON
REQUEST

FLOOR
FIRST FLOOR

UNIT 200



UNIT 200

USE
FITNESS / OFFICE /
RETAIL

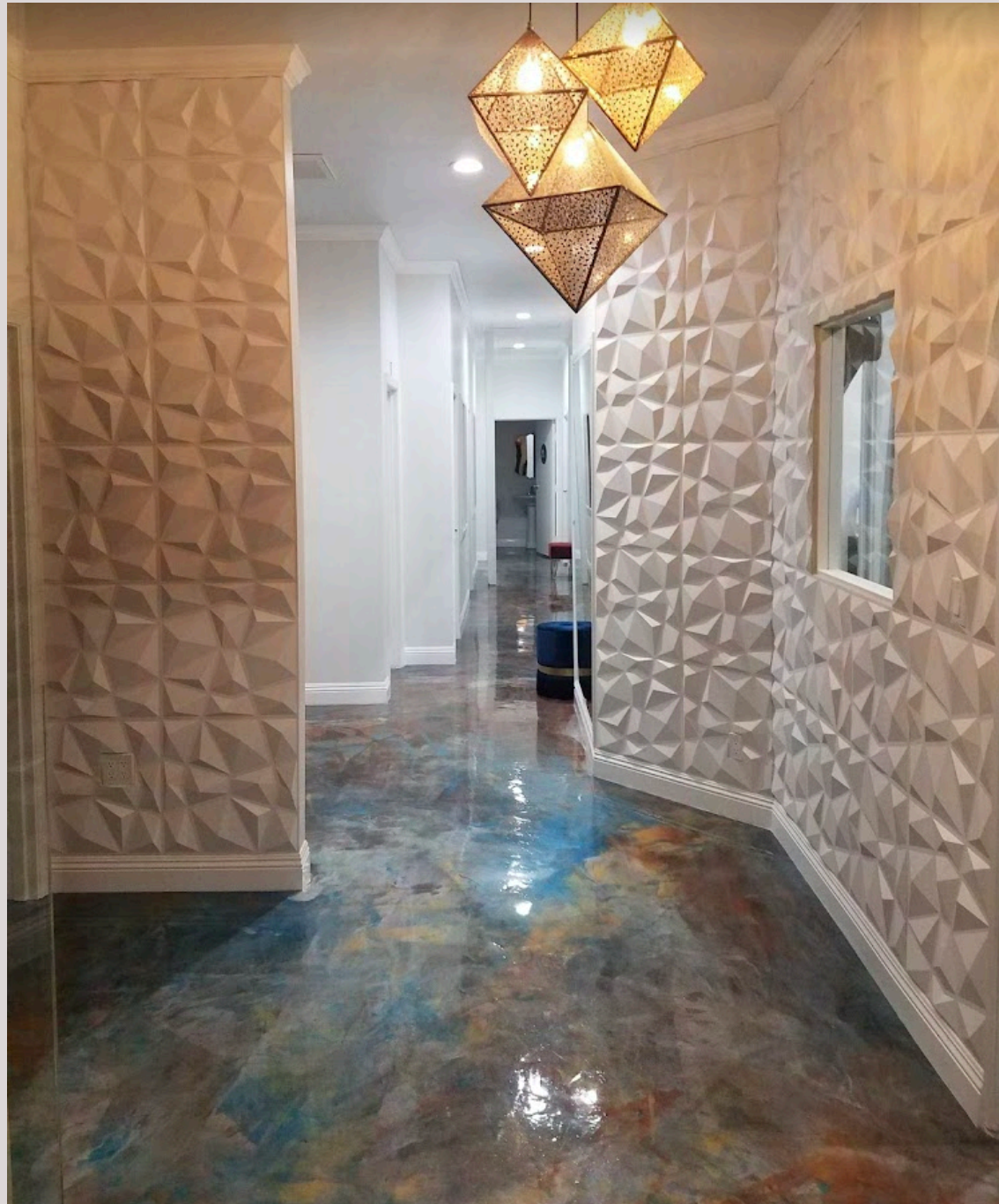
SIZE
APPROX. 1,290 SQFT

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

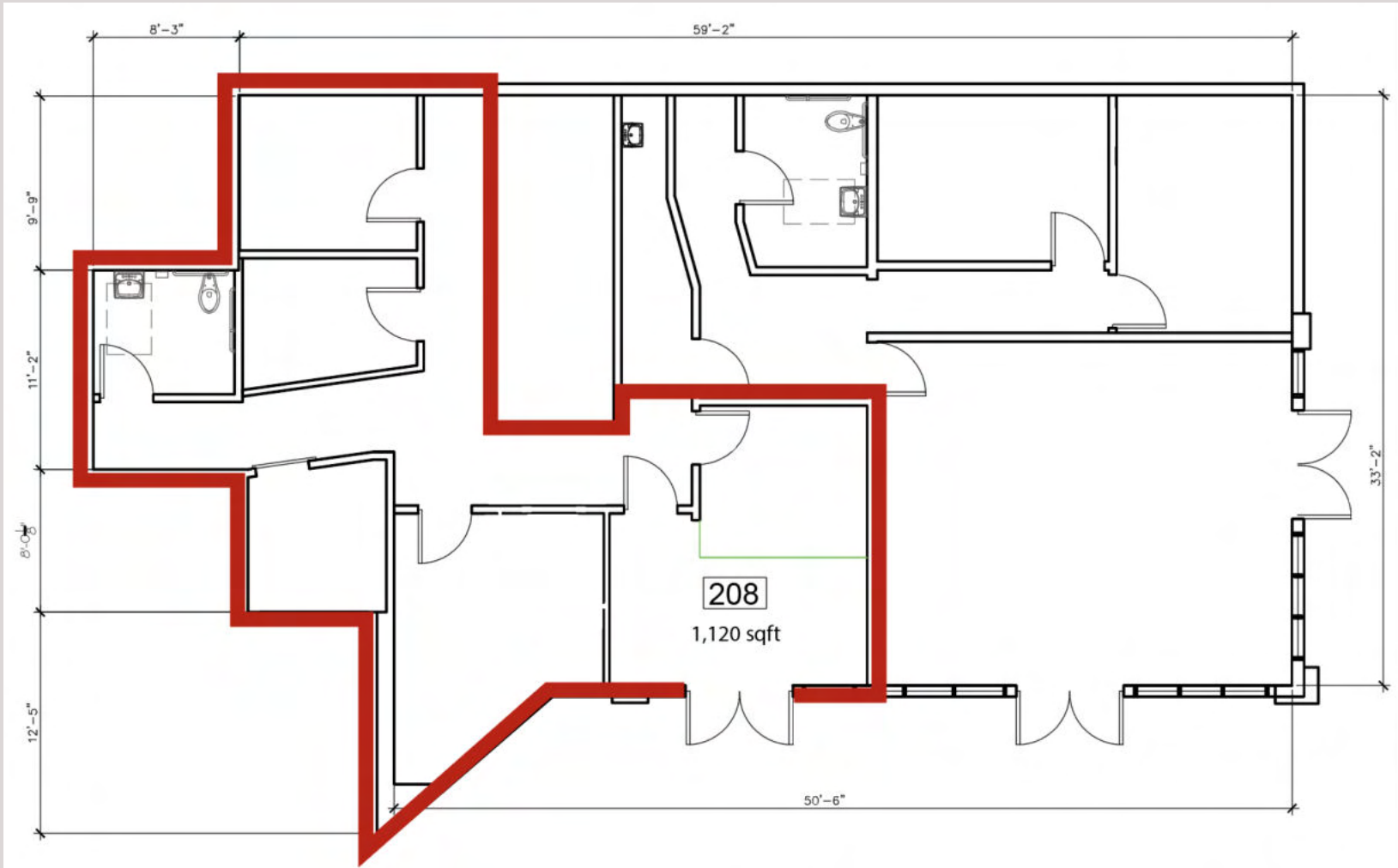
AVAILABLE UPON
REQUEST

FLOOR

SECOND FLOOR

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

UNIT 208



UNIT 208

USE
FITNESS / OFFICE /
MEDICAL

SIZE
APPROX. 1,120 SQFT

PRICE
AVAILABLE UPON
REQUEST

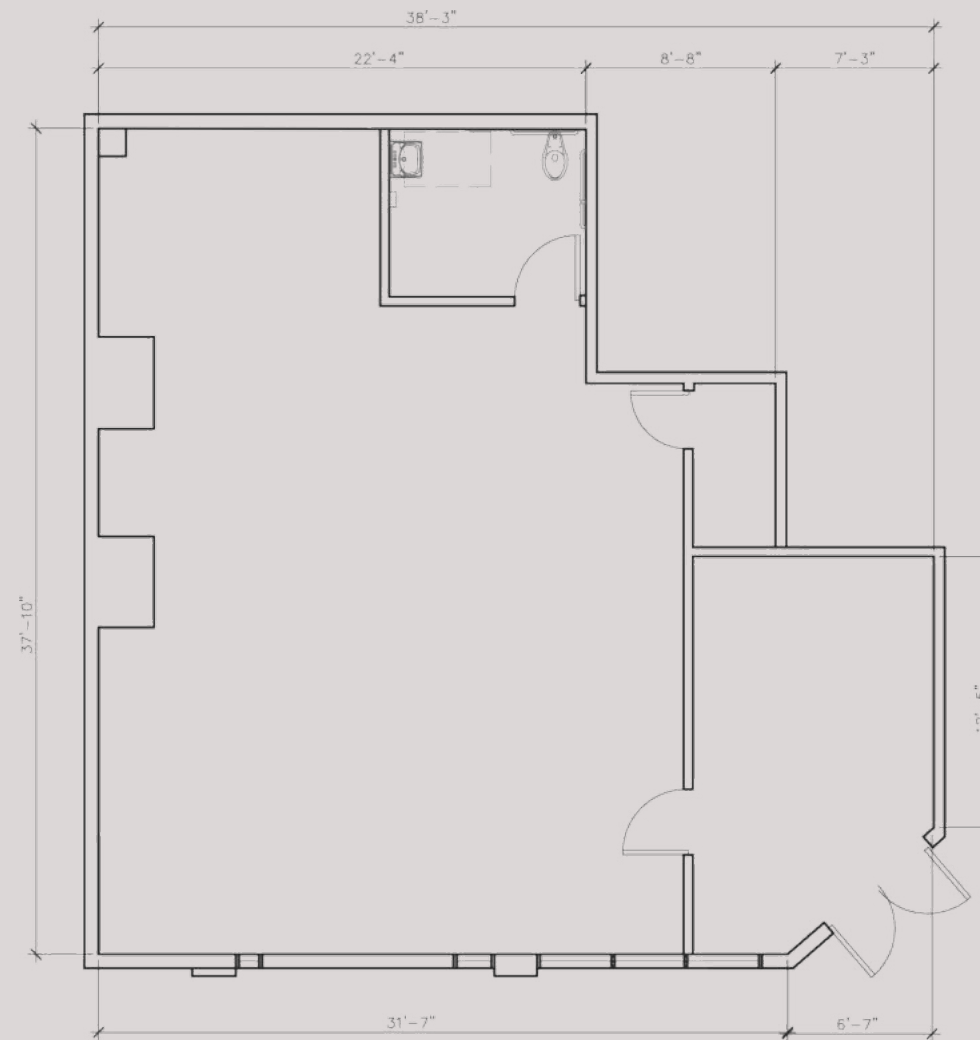
FLOOR
SECOND FLOOR

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

8474 W 3RD ST.



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



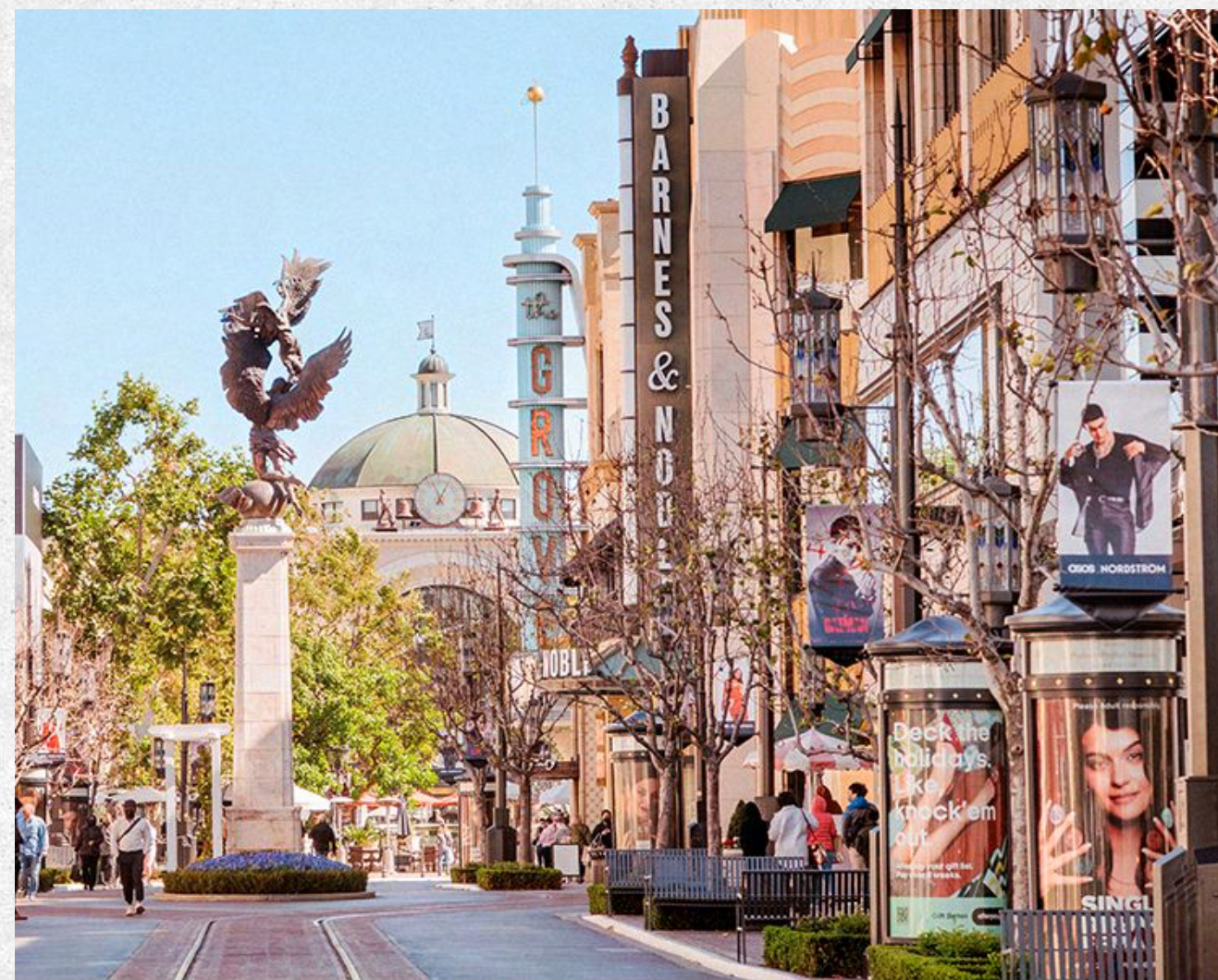
MEDIAN AGE

41.3



DAILY VEHICLES

31,030





FOOD, DRINK, AND SWEETS ●

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

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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