

8127 W 3RD ST

FOR LEASE

AVAILABLE JANUARY 1, 2025



## 8127 W. 3RD | HIGH STREET RETAIL

Charming Retail/Food Spaces  
(Warby Parker & Groundwork Coffee Co-Tenancy)

8127 W. 3rd Street Los Angeles, CA 90048

**CBRE**

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## SPACE DETAILS



\$5,950/Mo. + NNN (Approx. \$1,000/Mo.)



Highly Desirable Retail along W. 3rd



±700 Square Feet



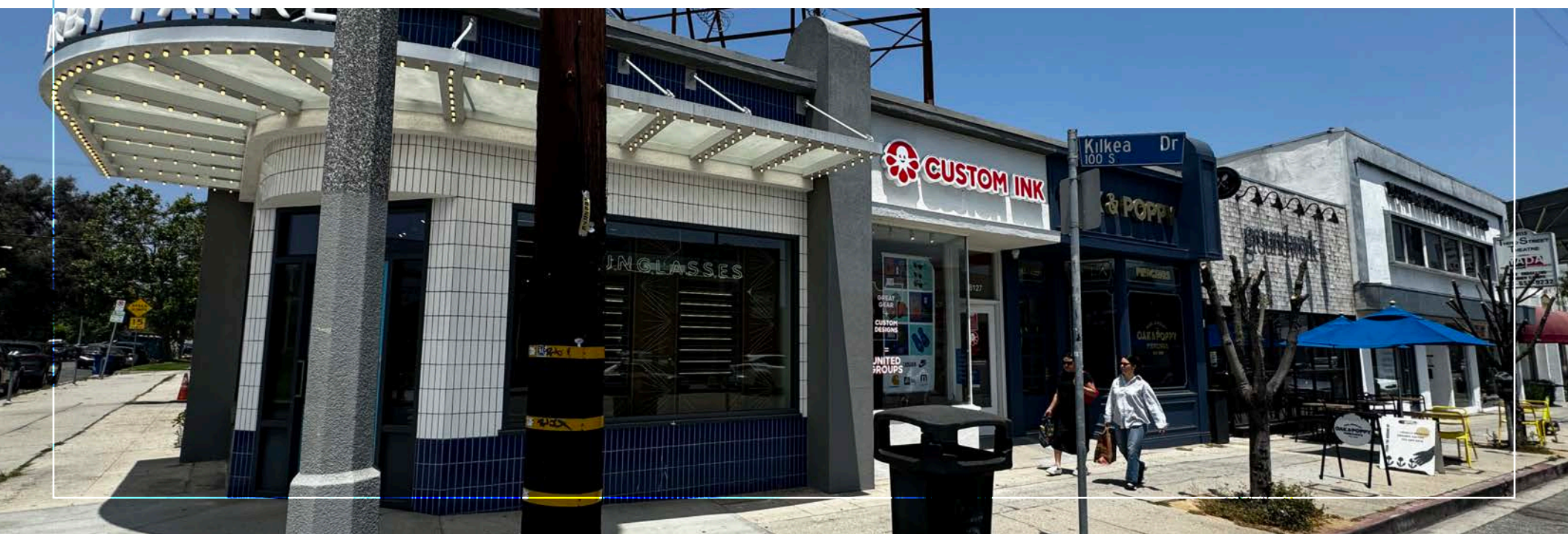
Nearby Excellent retailers such as Warby Parker, Groundwork Coffee, AESOP, Le Labo, Sugared & Bronzed, and much more!



Blocks from The Grove, Trader Joe's, Cedars-Sinai Hospital, and more!

# THE PROPERTY

8127 W 3RD ST



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 **CUSTOM INK**

**OAK & POPPY**

groundwork

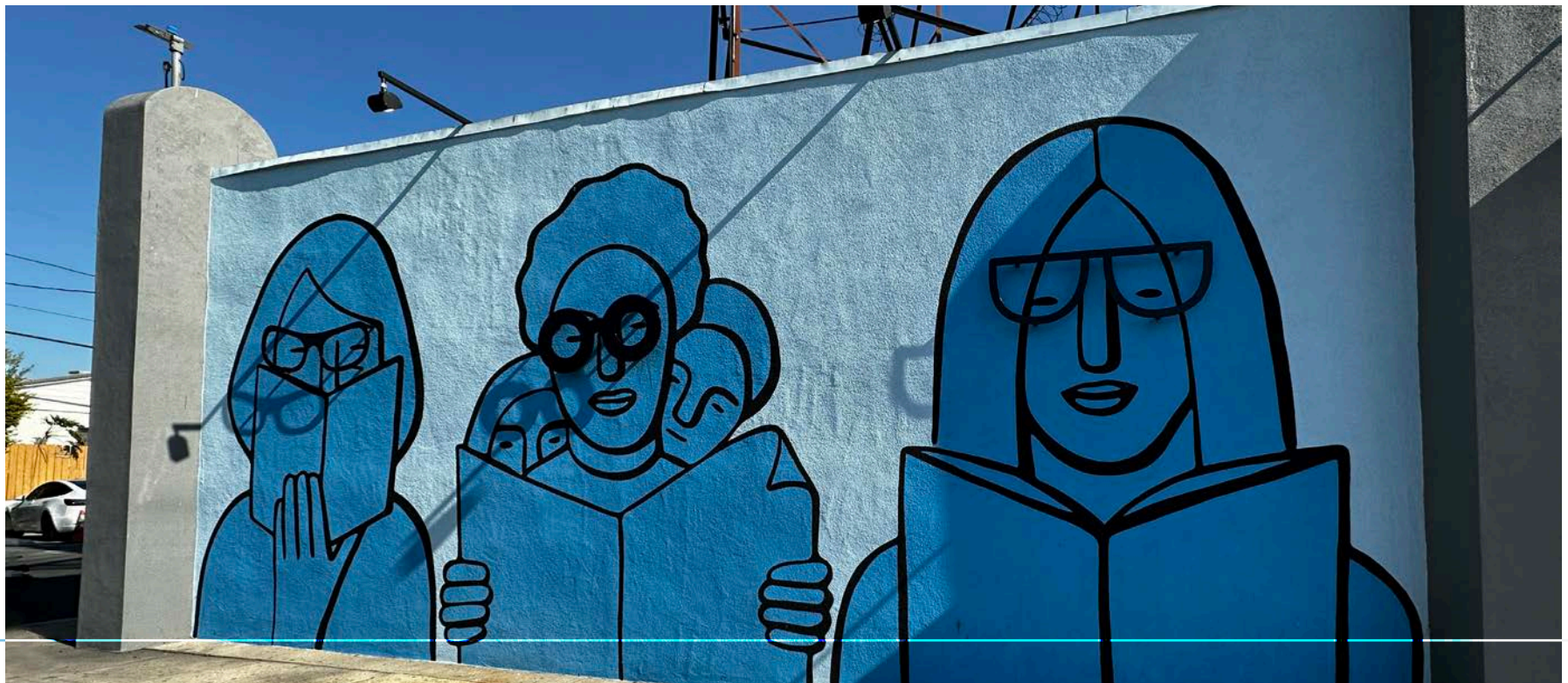
SUNGLASSES

GREAT GEAR  
+  
CUSTOM DESIGNS  
=  
UNITED GROUPS

8127

MERCIN&S

OAK & POPPY  
MERCIN&S



This is West 3rd Street

# MEET THE NEIGHBORS



## Retail Destinations

BEVERLY CENTER

bloomingdales  
LOUIS VUITTON macy's

GUCCI Apple

THE GROVE

NORDSTROM

Apple NIKE

PACIFIC THEATRES

The Original FARMERS MARKET BARNES & NOBLE

## Restaurants

JOAN'S ON THIRD

a.o.c.

VERVE COFFEE ROASTERS

BAGARRI

Son of a Gun

MAGNOLIA BAKERY EST. 1996

Robata JINYA

GROUNDWORK

EL CARMEN

Uncle Paulie's

WINSTON PIESMITHS

Oak & Poppy

mercado

bababand KIND CAFE

sweetgreen

the little door

## Retail & Services

Aēsop

LE LABO

AUGUST



DOUGLAS FIR

SUGARED

+

BRONZED

WARBY PARKER

drybar



FACE HAUS

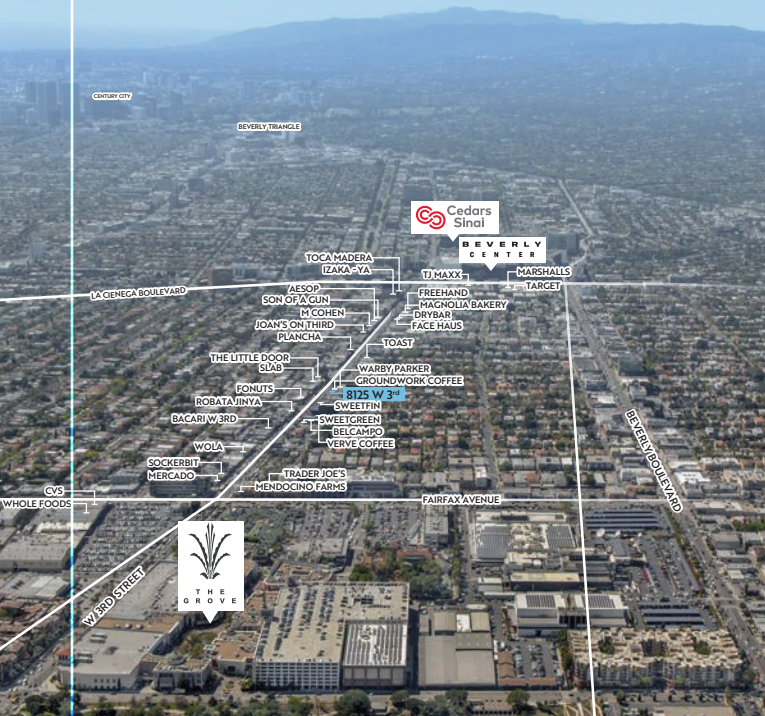




**95 Walk Score**  
"WALKER'S PARADISE"



**+43K Cars Per Day**  
W. 3RD STREET & LAUREL AVENUE



## Laptops & Lattes

UPTOWN INDIVIDUALS

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

## Trendsetters

UPTOWN INDIVIDUALS

Armed with the motto “you’re only young once,” Trendsetters residents live life to its full potential. These educated young singles aren’t ready to settle down; they tend to not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

## Demographics | 3 MILE RADIUS

**345,645**  
2022 POPULATION

**323,962 (69%)**  
DAY TIME WORKERS  
3 MILE RADIUS

**\$113,898**  
2022 AVERAGE  
HOUSEHOLD INCOME

**470,434**  
DAY TIME POPULATION

**33%**  
MILLENNIALS(81'-98)

**77%**  
WHITE COLLAR  
2022 WORKING CLASS

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*Beverly  
Grove*

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