

CORONADO
REAL ESTATE GROUP

3229

N. Main Street
Los Angeles, CA 90031

1,800 SF Retail/Service Space



Exclusively Listed By:
DANA CORONADO, CCIM
Multifamily & Commercial Specialist
DRE# 01746702 (310) 562-9630

COMPASS COMMERCIAL



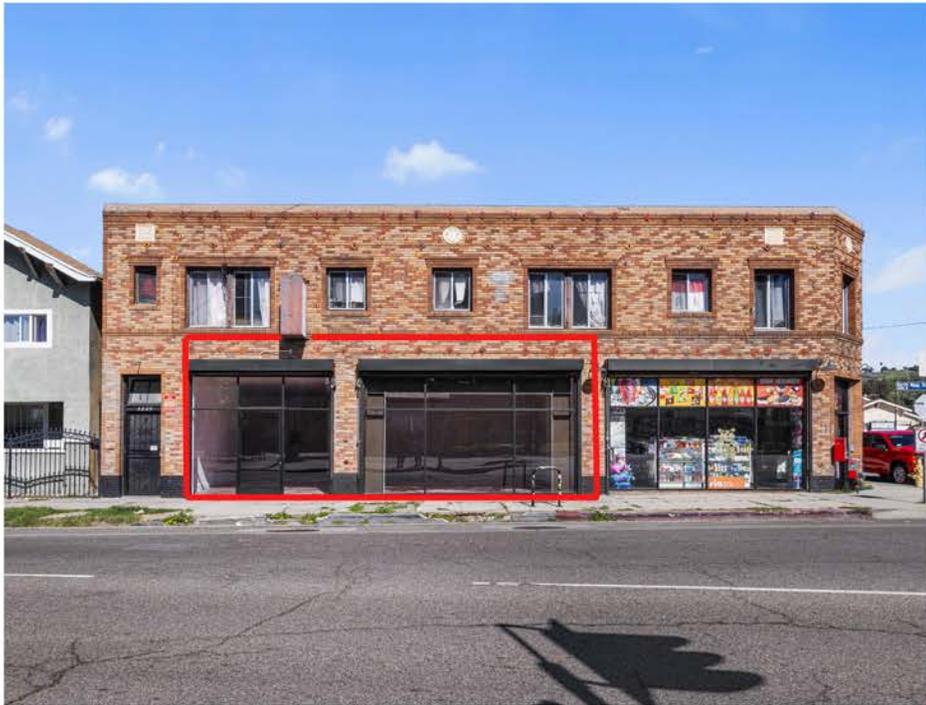
SITE SUMMARY

THE OFFERING

Address	3229 N Main St Los Angeles, CA 90031
Use	Retail, Office, Flex
Assessor's Parcel	5455-014-015

SITE DESCRIPTION

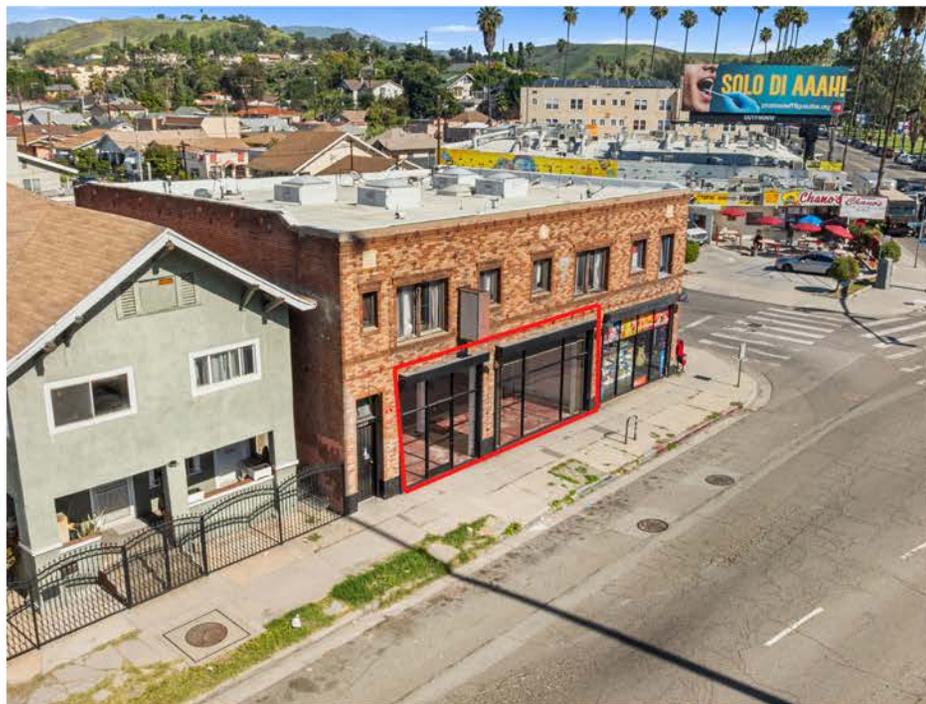
Available Area	± 1,800 SF
Year Built	1923
Zoning	LACM
Parking	No Parking
Signage	Available
Occupancy	Immediate
Term	3-5 Years



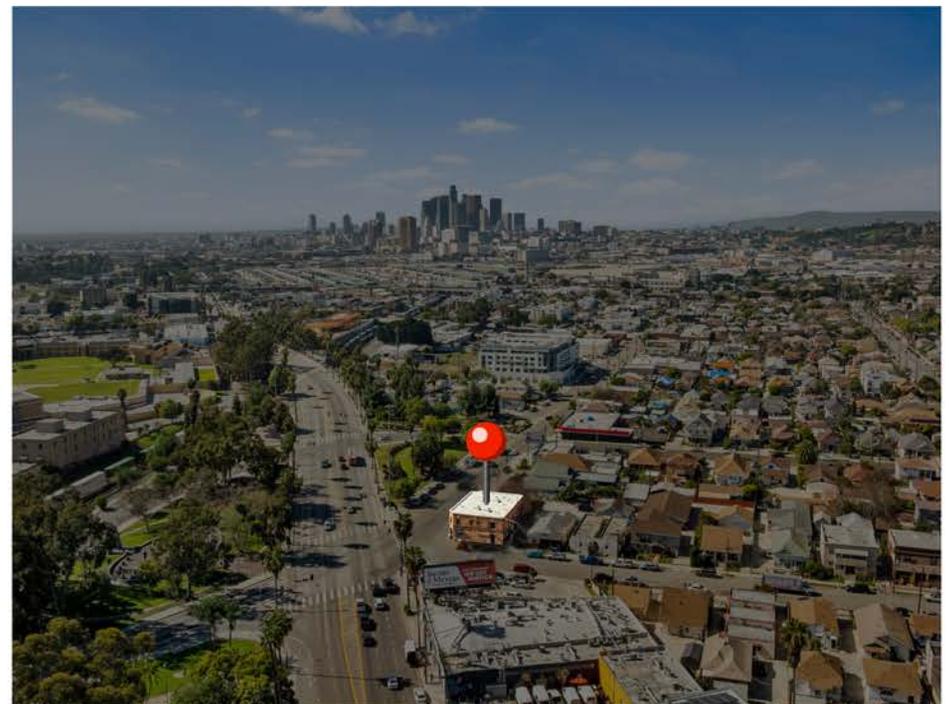
Street View of Property



Located at the Intersection of Main St, Mission, & Gates



Across from Lincoln Park & Plaza de la Raza

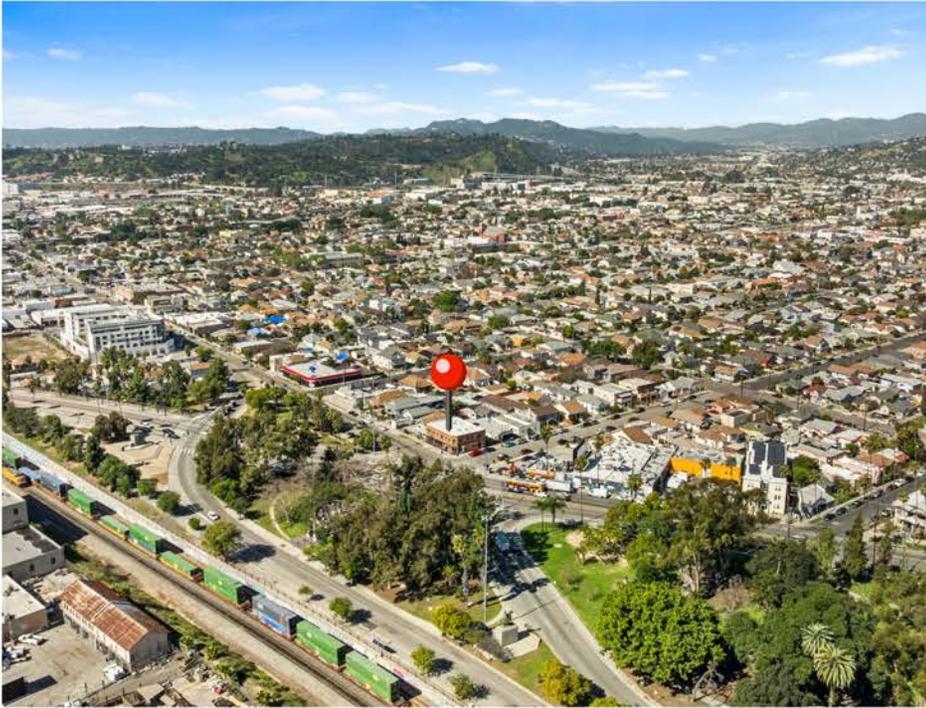


Both Main St. & Mission Dr Offer Direct Routes to DTLA

PROPERTY HIGHLIGHTS

- Prime Lincoln Heights Location at the Intersection of Main St, Gates Ave, and N Mission Rd .
- Adjacent To Keck Hospital of USC and Medical School, Hyatt House Hotel, Lincoln Park, and Plaza de la Raza Cultural Center.
- Spacious Open Floor Plan in Vanilla Shell Condition
- Appx 1,800 SF of Retail Storefront, with potential to divide the space into 2 900 SF units with 1 bathroom each.
- Street Parking Only
 - Available at \$2.78/SF per month, Modified Gross for a 3-5 year term.
- Blocks From The Brine, Dos Cuervos Cafe, Dino's on Main St, Chanos, Caveman Vintage, and more.
- Neighboring Retail Tenants in the building are a Barbershop & Toad's Convenience Store
- Very Walkable: 85 Walk Score

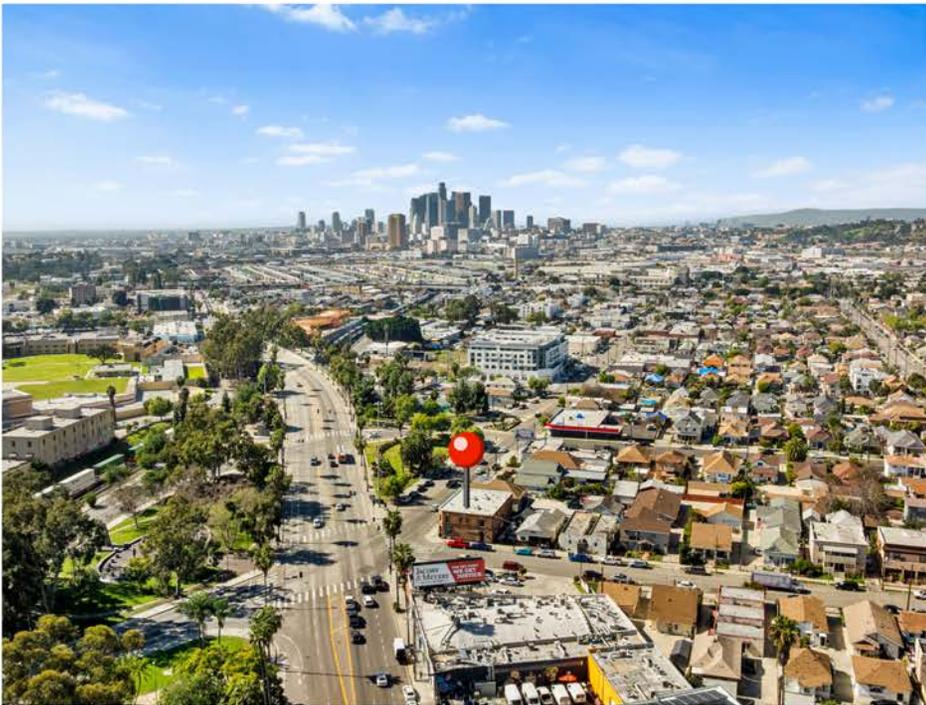




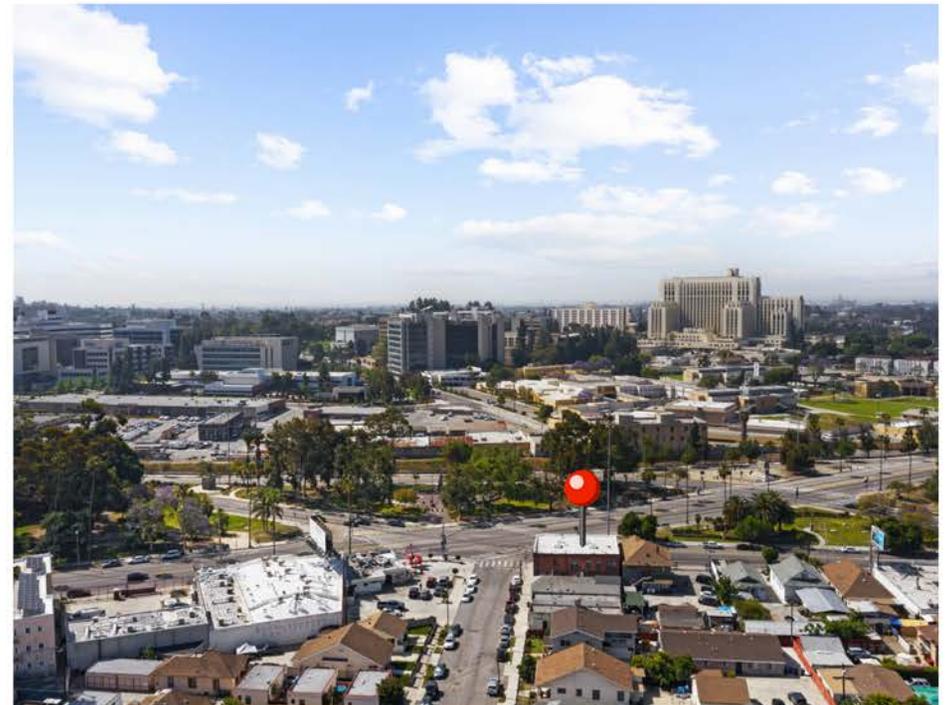
View Facing North



View Facing East



View Facing West



View Facing South

3229 N. MAIN ST, LA 90031





Front Looking Towards the Street



Front Looking Towards the Back



Side View of Front



Front Looking Towards the Back



Back Looking Towards the Street



Looking Towards Hallway & Bathrooms



Bathrooms Off of Hallway



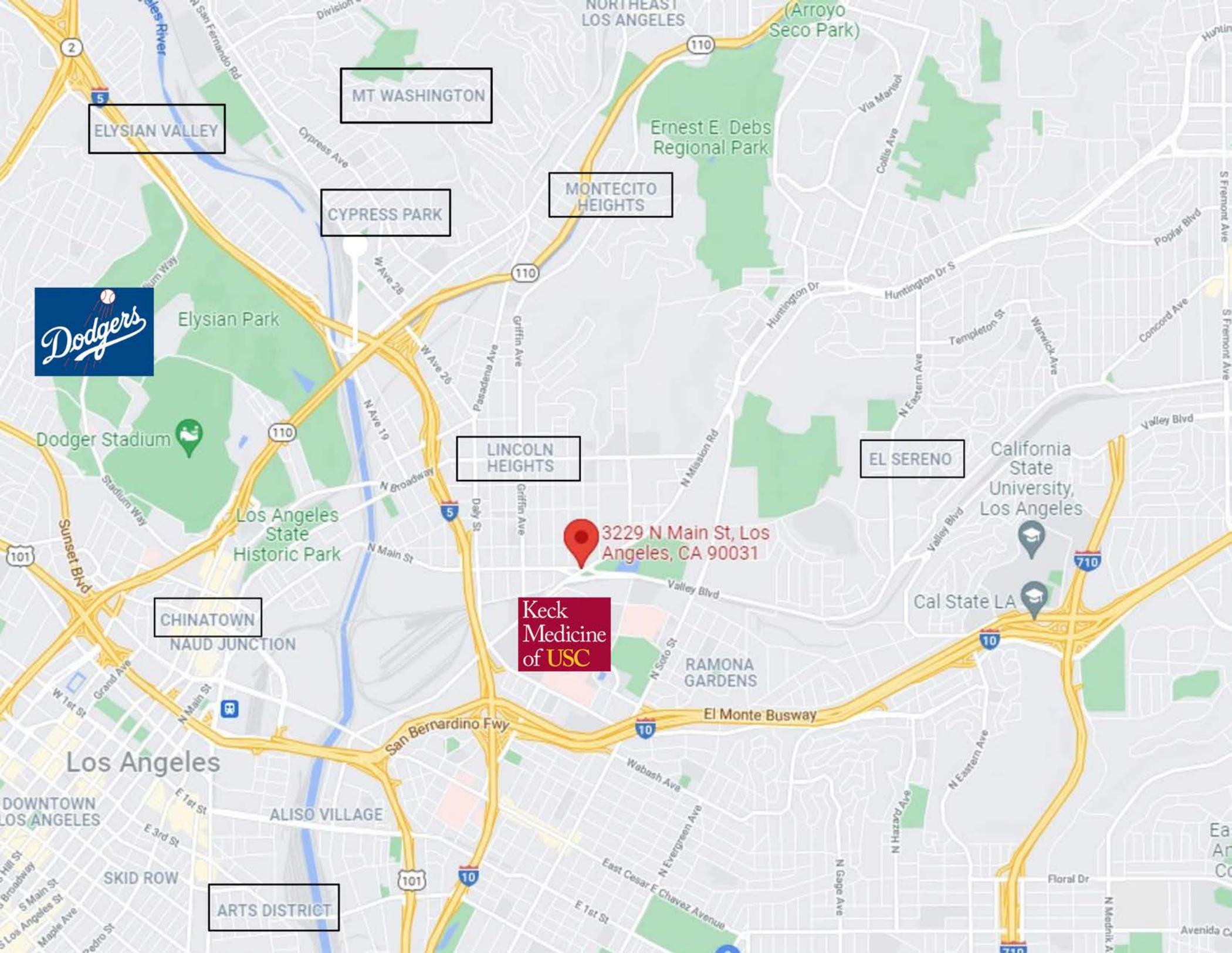
Back Storage Area

VIEW FACING WEST



VIEW FACING NORTH





Keck
Medicine
of USC

3229 N Main St, Los Angeles, CA 90031

ELYSIAN VALLEY

MT WASHINGTON

CYPRESS PARK

MONTECITO HEIGHTS

LINCOLN HEIGHTS

EL SERENO

CHINATOWN

NAUD JUNCTION

RAMONA GARDENS

Los Angeles

DOWNTOWN LOS ANGELES

ALISO VILLAGE

SKID ROW

ARTS DISTRICT

Cal State LA

California State University, Los Angeles

NORTHEAST LOS ANGELES

(Arroyo Seco Park)

NEIGHBORHOOD GUIDE

Lincoln Heights is one of Los Angeles' oldest neighborhoods, located just northeast of Downtown LA and valued for its cultural history, urban character, and strong connectivity. The area offers easy access to the I-5 and I-10, extensive bus service, and proximity to the Metro Gold Line, with major destinations like Dodger Stadium, Chinatown, LA State Historic Park, and Keck USC Medical Center all nearby. Surrounded by local favorites such as King Taco, The Heights Deli & Bottleshop, La Monarca, Tierra Mia Coffee, and Benny Boy Brewery, Lincoln Heights continues to attract people connected to DTLA, Keck USC, White Memorial Hospital, Cal State LA, and FIDM, making it a centrally located and in-demand Northeast LA community.

SHOPS

The Village Mart & Deli

The Heights Deli & Bottle Shop

GROCERIES

Lincoln Heights Farmers Market

Rancho Meat Market

BANKS

Bank of America

Chase Bank

RESTAURANTS

Moo's Craft Barbecue

Zizou

BARs

Bambino's EOLA

Benny Boy Brewing

CAFES

Trattoria Daly

Tierra Mia Coffee

PARKS

Lincoln Park

Ela Park

FITNESS

The Stronghold Climbing Gym

Offline Fitness

SCHOOLS

Keck School of Medicine of USC

Lincoln Heights Campus



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