

## 7961 W 3RD STREET - HIGH STREET RETAIL

7961 W. 3rd Street, Los Angeles, CA 90048



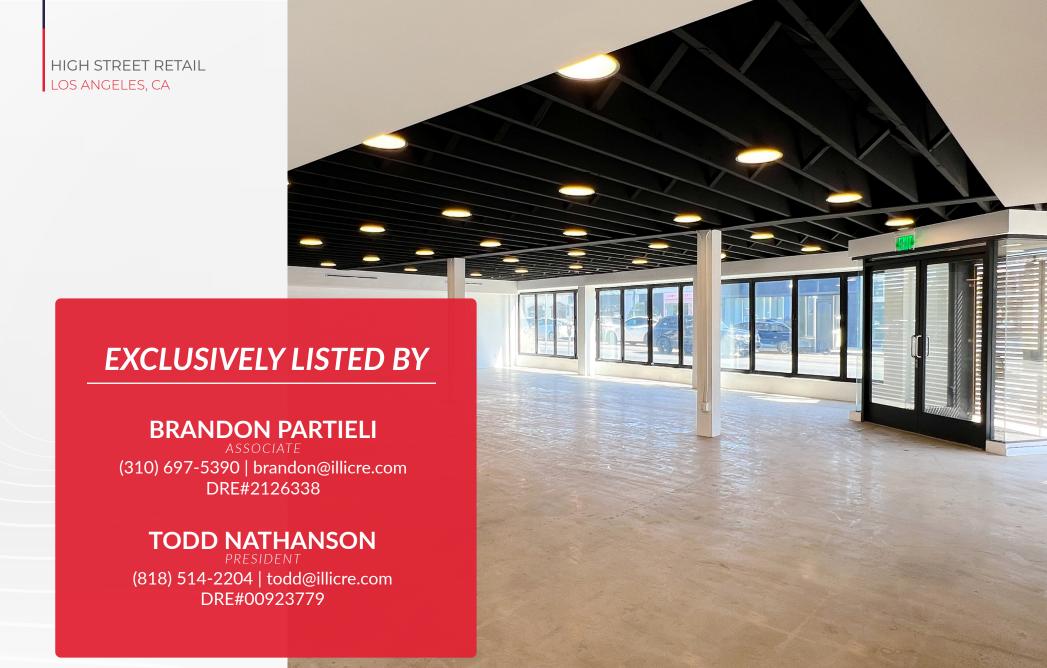
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

HIGH STREET RETAIL LOS ANGELES, CA

### **PROPERTY FEATURES**

COMMERCIAL REAL ESTATE the sign of a profitable property

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### APPROX. 1,911 - 3,961 SF

HARD CORNER RETAIL ON WEST 3RD STREET

- ✓ Open floor plan
- ✓ High pedestrian and vehicle traffic
- ✓ Lots of natural light
- ✓ Bi-fold windows
- ✓ Parking in rear
- ✓ Shared patio on the second floor

### **AREA AMENITIES**

- ✓ West 3rd street location
- ✓ Close proximity to Verve Coffee Roasters, Magnolia Bakery, Sweetgreen, La La Land Cafe, Whole Foods, The Grove, and The Original Farmers Market
- ✓ Adjacent to Trader Joe's and Mendocino Farms
- ✓ Nearby popular dining includes Bacari, Oste, Joan's on Third, The Little Door, and Toast Bakery Cafe

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	44,601	361,212	979,036
Avg. HH Income	\$131,539	\$115,913	\$101,924
Q Daytime Pop	36,166	298,692	804,371
Traffic Count	± 33,065 CPD ON 3RD ST		

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# **INTERIOR PHOTOS**

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