

THE GROVE

GUCCI Apple BARNES & NOBLE lululemon
 BANANA REPUBLIC
 lalaland
 Cheesecake Factory ZARA NORDSTROM
 WORLD MARKET SEPHORA AMC THEATRES VANS



7961 W 3RD STREET - HIGH STREET RETAIL
 7961 W. 3rd Street, Los Angeles, CA 90048



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HIGH STREET RETAIL
LOS ANGELES, CA

EXCLUSIVELY LISTED BY

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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.

PROPERTY FEATURES

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







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
 Daytime Pop	36,166	298,692	804,371
 Traffic Count	± 33,065 CPD ON 3RD ST		

HIGH STREET RETAIL
LOS ANGELES, CA

INTERIOR PHOTOS

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





AVAILABLE

THE GROVE

AMC The Cheesecake Factory H&M
 Apple lululemon BARNES & NOBLE NORDSTROM

ups verizon KFC

CHIPOTLE MEXICAN GRILL

veggiegrill NORDSTROM LAIFITNESS. AMC Starbucks

COST PLUS WORLD MARKET WHOLE FOODS MARKET LACMA citi 7 ELEVEN ACADEMY MUSEUM STORE

CVS pharmacy CHASE BARNES & NOBLE Mendocino Farms The Cheesecake Factory Staples lululemon

AERIAL MAP



COMMERCIAL
REAL ESTATE

BRANDON PARTIELI

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