

THIRD & TRACTION

810 EAST 3RD STREET | LOS ANGELES, CA

CBRE



JOIN THE ARTS DISTRICT RENAISSANCE!

Discover a vibrant retail space nestled in the historic Arts District, where the spirit of creativity and imagination thrives. Once an industrial area, this neighborhood has transformed into a dynamic and artistic community, attracting artists, entrepreneurs, and enthusiasts from all walks of life.

As you step into THIRD & TRACTION, you'll be greeted by a space that is more than just a retail opportunity; it's an impressive experience. Picture walls adorned with vibrant, larger-than-life murals, each telling a unique story. Imagine repurposed warehouses that now house cutting-edge galleries, showcasing the works of the most talented local and international artists.

The atmosphere is electric, vibrant with the energy of a community that celebrates innovation, expression, and authenticity. Stroll along the streets and witness the melding of art and commerce, with eclectic dining options, trendy shops, and a bustling nightlife.

Embrace the spirit of this remarkable community and become a part of its ever-evolving artistic landscape. At THIRD & TRACTION, your business will thrive in a space that encourages collaboration, inspiration, and limitless possibilities. Join a community that knows no bounds when it comes to creativity.



A CREATIVE HAVEN IN THE HEART OF THE ARTS DISTRICT

Nestled within the historic Arts District, THIRD & TRACTION is more than just a retail space; it's an oasis for creativity and innovation. Originally an industrial area, this neighborhood has undergone a remarkable transformation. In the 1970s and 1980s, artists flocked to the district, drawn by its low rents and spacious industrial buildings – ideal canvases for their work. These creative pioneers laid the foundation for the vibrant artistic community that thrives here today.

THE WALLS SPEAK

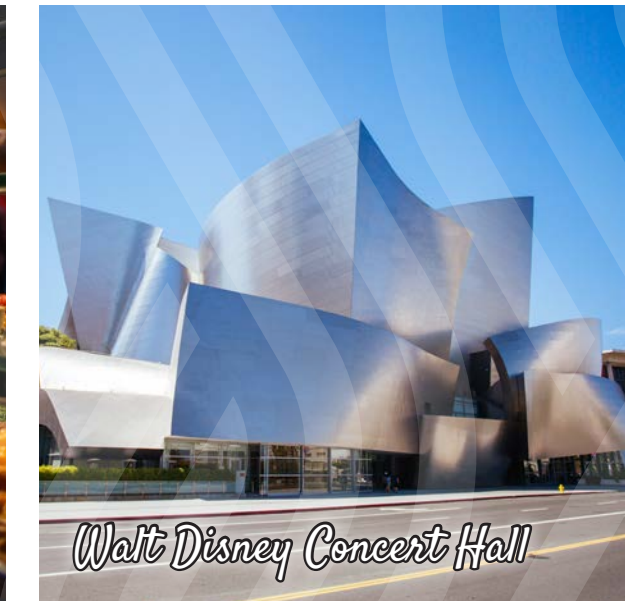
The Arts District: a vibrant neighborhood where old meets new, filled with street art, galleries, and trendy spots. It's a unique blend of grit and creativity, attracting tech companies and trendsetters while maintaining its authentic spirit.



The Broad



Grand Central Market



Walt Disney Concert Hall

CULINARY DELIGHTS, ART GALLERIES, AND MORE

Step outside THIRD & TRACTION, and you're immersed in a world of sensory delights. Explore the famous Grand Central Market, where culinary treasures await – from artisanal cheeses to exotic spices.

Nearby, The Broad showcases modern art, inviting you to marvel at contemporary masterpieces.

And don't miss the chance to catch a live performance at the iconic Walt Disney Concert Hall – a symphony of architectural brilliance. Whether you're an artist seeking inspiration, a foodie craving diverse flavors, or a culture enthusiast, the Arts District welcomes you. Come experience the fusion of history, creativity, and community at THIRD & TRACTION – where the streets themselves tell stories of resilience and reinvention.

COMMUNITY SPOTLIGHT

THE DIVERSE TENANTS OF THIRD & TRACTION

Tenants at THIRD & TRACTION enjoy a dynamic environment where creativity and commerce intersect. From Barroon Tattoo's personalized ink artistry to Yunomi Handroll's innovative sushi, each tenant contributes to the neighborhood's vibrant tapestry. Kreation offers health-conscious elixirs, while Laqui brings contemporary fashion. And at Death & Co., craft cocktails redefine imbibing. Terraza Cha Cha Cha, known for its lively ambiance and authentic Mexican cuisine, adds another layer of flavor to this eclectic community.

Being part of this community means embracing authenticity, artistic expression, and a lifestyle that pulses with energy.

MEET OUR TENANTS:



EXPLORING THE ARTS DISTRICT:

Located in the Arts District of Downtown Los Angeles, THIRD & TRACTION boasts a vibrant mix of retail, restaurants, and offices. From iconic seafood eateries to inviting sandwich shops, tenants enjoy a dynamic environment where creativity and commerce intersect. The neighborhood pulses with energy, offering a lifestyle that embraces authenticity and artistic expression.



AVAILABLE SPACES IN THIRD & TRACTION

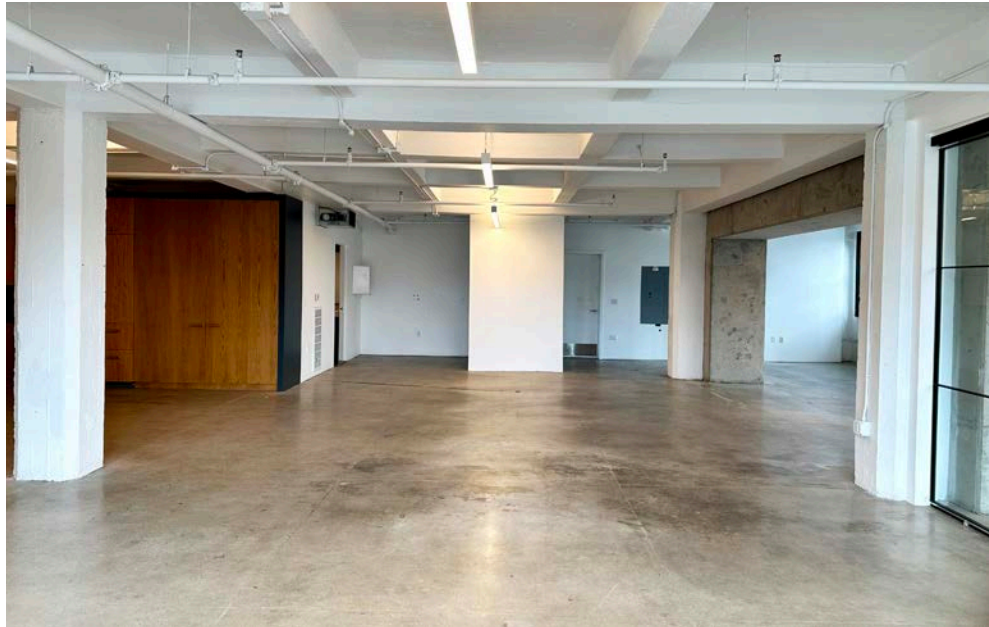
**TWO (2) LIVE/WORK SPACES
ARE AVAILABLE FOR LEASE**

1 UNIT 401 : 2,670 SF

2 UNIT 301: 2,650 SF

PROPERTY DESCRIPTION

- Located in the heart of the Arts District
- Exposed concrete
- Large open ceiling/open plan units
- Large windows with an abundance of natural light
- Retail and restaurant options on-site
- Two units per floor
- Individual HVAC for each unit
- High level air filtration system
- Separate office and retail entrances
- "Work/Live" permitted



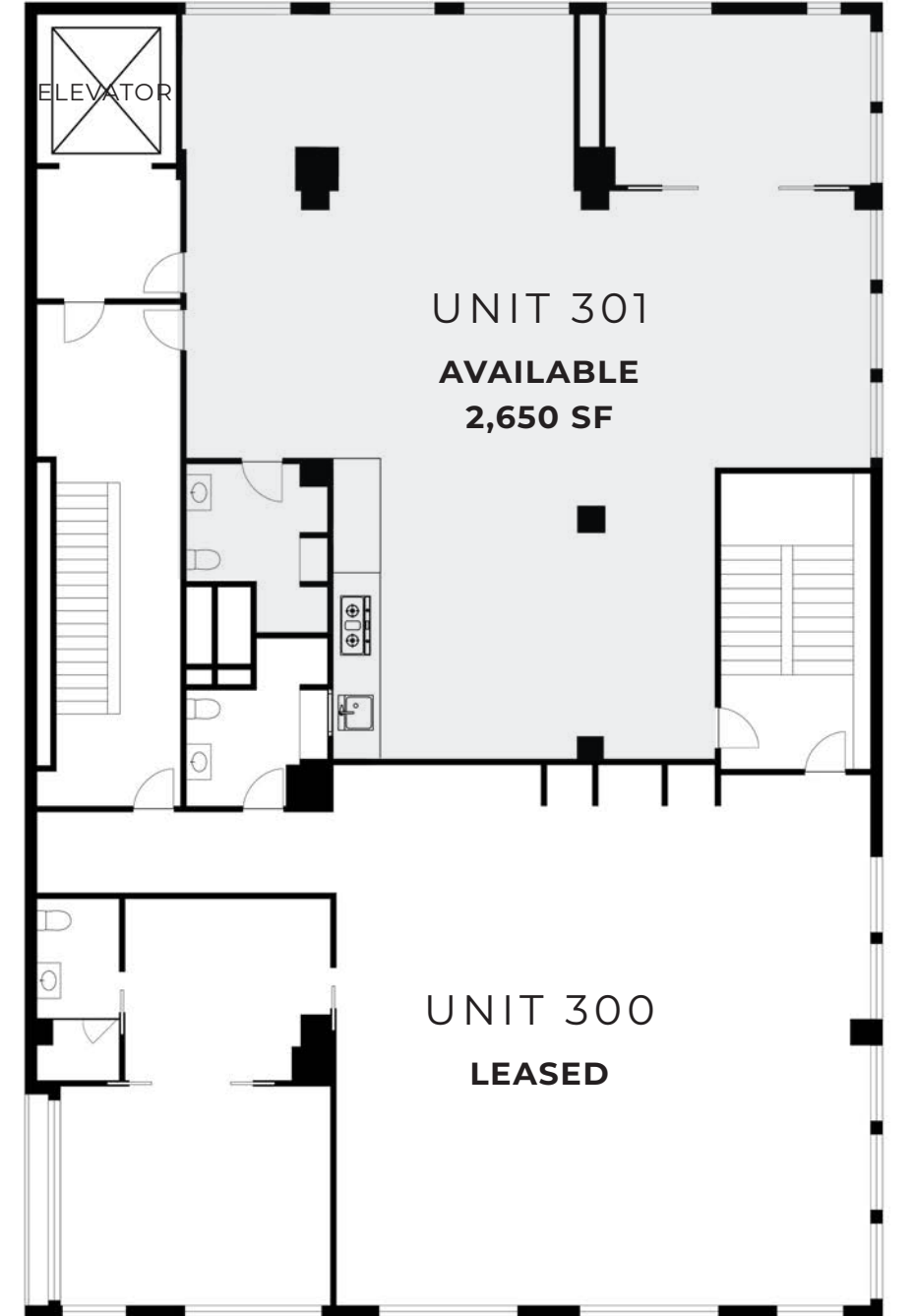
UNIT 301

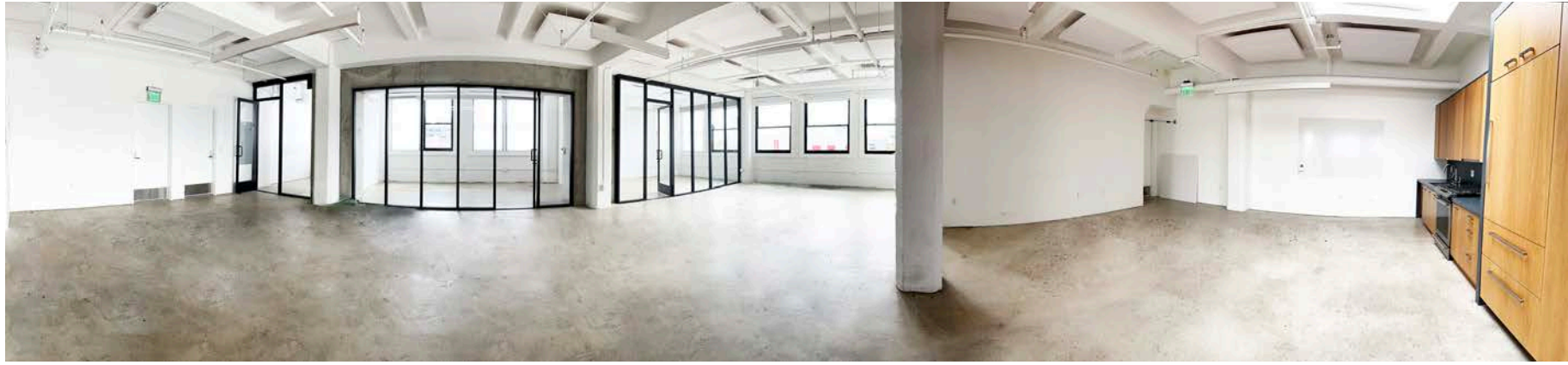
2,650 SF • RENT: \$5.45 MG/SF/MO.

SPACE HIGHLIGHTS

- High-End Finishes
- 1 Glass Front Office
- 1 Restroom with Shower
- State-of-the-Art Kitchen
- Open Storage Area
- Incredible City View

[VIDEO TOUR](#)





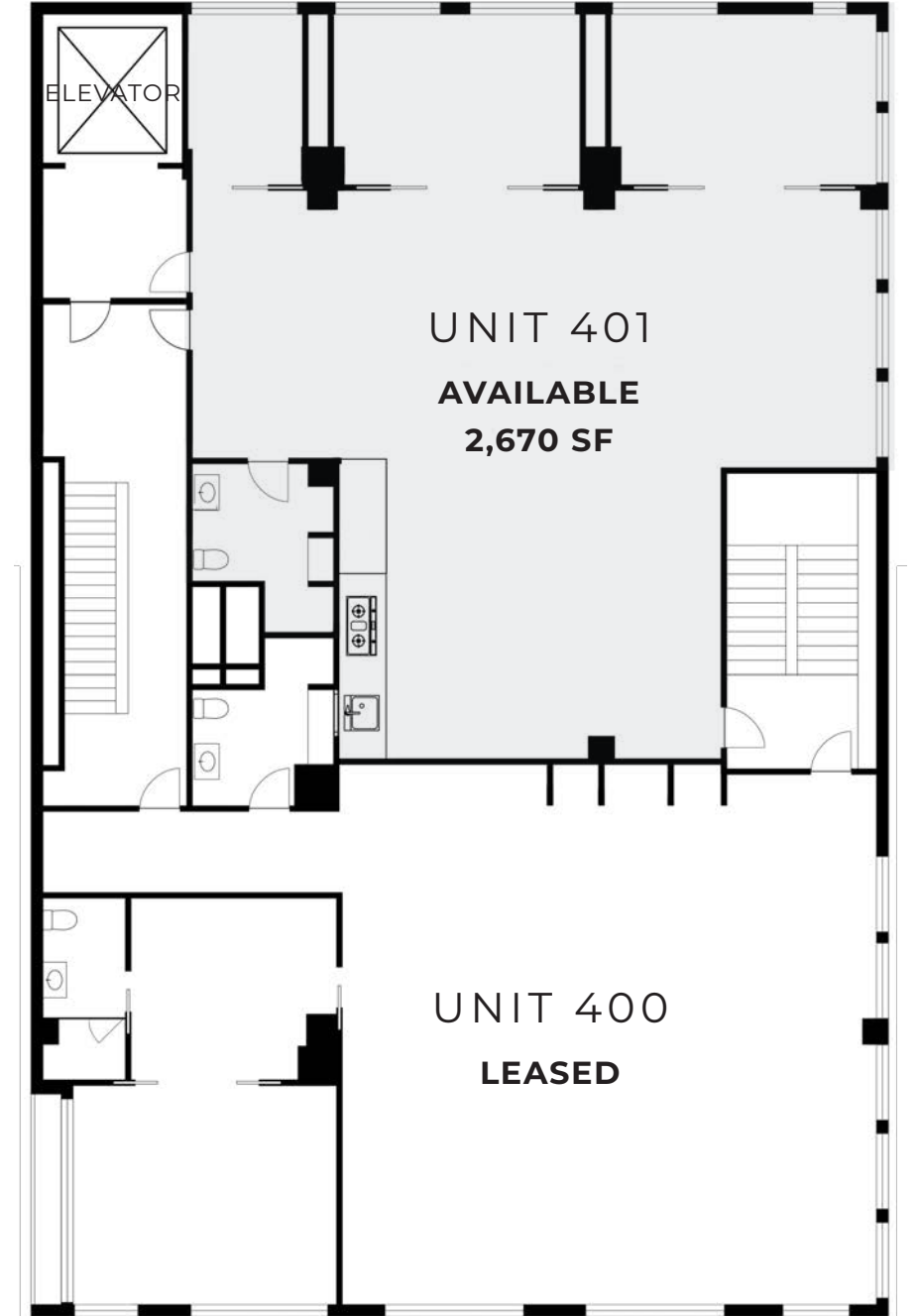
UNIT 401

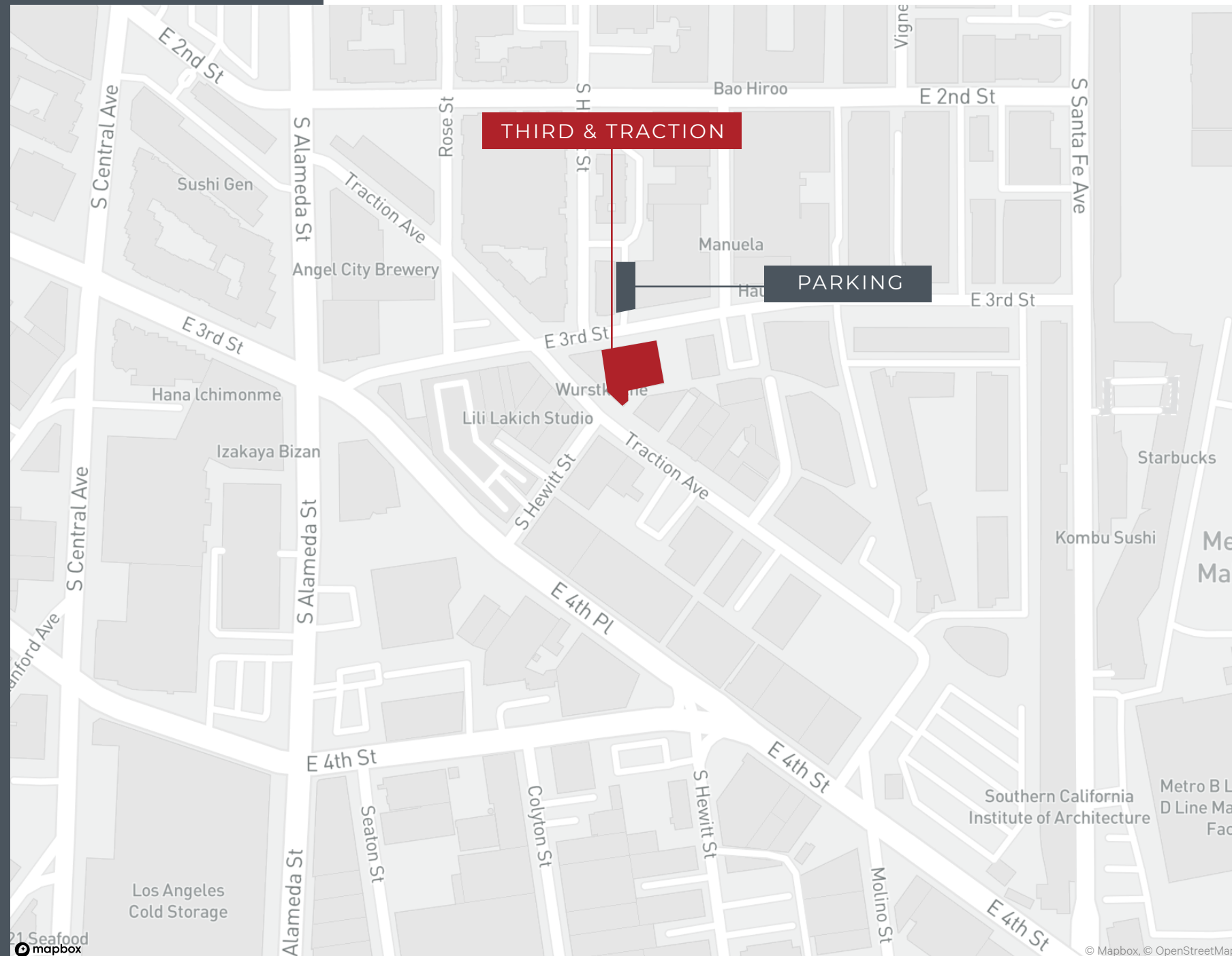
2,670 SF • RENT: \$5.45 MG/SF/MO.

SPACE HIGHLIGHTS

- High-End Finishes
- 2 Glass Front Office
- 1 Glass Front Conference Room
- 1 Restroom with Shower
- State-of-the-Art Kitchen
- Open Storage Area
- Incredible City View

[VIDEO TOUR](#)





TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol	Last Measurement	Distance
S Alameda St	Traction Ave N	32,065	2022	0.15 mi
E 2nd St	S Alameda St W	8,010	2022	0.16 mi
S Alameda St	E 4th St S	31,500	2022	0.16 mi
E 3rd St	S Alameda St SE	20,342	2022	0.17 mi
S Santa Fe Ave	E 3rd St N	9,068	2022	0.18 mi
S Santa Fe Ave	E 3rd St S	9,066	2022	0.18 mi
E 2nd St	S Alameda St E	10,657	2022	0.18 mi
E 4th St	Molino St SE	35,395	2018	0.20 mi
S Alameda St	E 2nd St S	20,952	2022	0.21 mi

PARKING

222 S HEWITT LOT (operated by Perfect Parking)

Parking for tenants and customers is available across the street from THIRD & TRACTION. Monthly Parking is also available, please contact Perfect Parking for more information. Street parking is also available on surrounding streets.

HOURS OF OPS	
MON	8:30 AM - 10:00 PM
TUE	8:30 AM - 12:00 AM
WED	8:30 AM - 12:00 AM
THU	8:30 AM - 12:00 AM
FRI	8:30 AM - 12:00 AM
SAT	11:00 AM - 12:00 AM
SUN	11:00 AM - 12:00 AM

PUBLIC PARKING RATE
\$4
 EACH 15 MINS
\$24
 MAX. RATE
 Monthly Parking Available



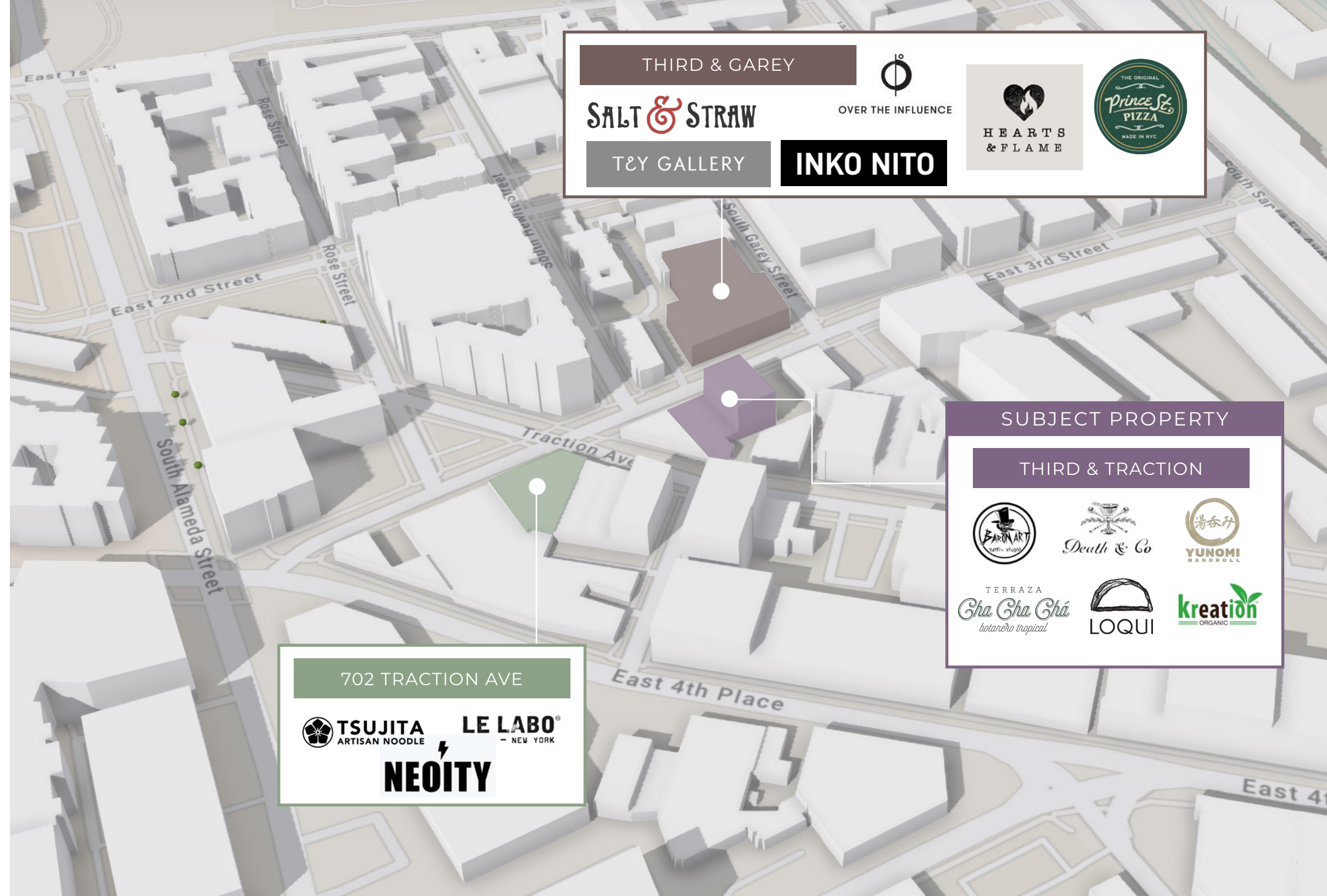
VISIT METRICS

Metric Name	THIRD & TRACTION	THIRD & GAREY	702 TRACTION AVE
Visits	192.6K	223.9K	3.4K
Visitors	133.3K	154.1K	2.3K
Visit Frequency	1.43	1.42	1.48
Avg. Dwell Time	63	49	36
Visits YoY	20.1	28	56.6

DAILY AND HOURLY VISITS

	THIRD & TRACTION	THIRD & GAREY	702 TRACTION AVE
Monday	17K	18.3K	79
Tuesday	17.1K	21.6K	202
Wednesday	19.1K	24.3K	492
Thursday	22.4K	24.5K	402
Friday	37.4K	44.2K	658
Saturday	49.8K	49.4K	1.2K
Sunday	29.9K	41.7K	482

	THIRD & TRACTION	THIRD & GAREY	702 TRACTION AVE
10:00 AM	885	8.3K	79
12:00 PM	6.4K	18.6K	530
2:00 PM	21.4K	22.6K	481
4:00 PM	23.1K	19.5K	935
6:00 PM	40K	35.4K	491
8:00 PM	53K	52.1K	373
10:00 PM	31.6K	41.9K	244





WHERE WORK, LIFE, AND INSPIRATION CONVERGE

Nestled within the vibrant Arts District of Los Angeles, THIRD & TRACTION is a strategic epicenter for businesses. Here, towering office spaces house some of the city's most influential companies. From the iconic office of Warner Music Group to the creative hub of Spotify, this neighborhood buzzes with innovation and collaboration. But it's not just about corporate giants; it's about the dynamic synergy that permeates the air.

Imagine stepping out of your live/work loft, greeted by the aroma of freshly brewed coffee from a nearby café. Picture brainstorming sessions against a backdrop of historic brickwork and abundant natural light.

At THIRD & TRACTION, businesses thrive in an environment where work seamlessly blends with life. Whether you're a startup founder, an artist, or a seasoned entrepreneur, this address offers more than just office space—it provides a lifestyle.

Welcome to the heart of commerce, where the pulse of business beats in harmony with the rhythm of life.

1



3



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2



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6

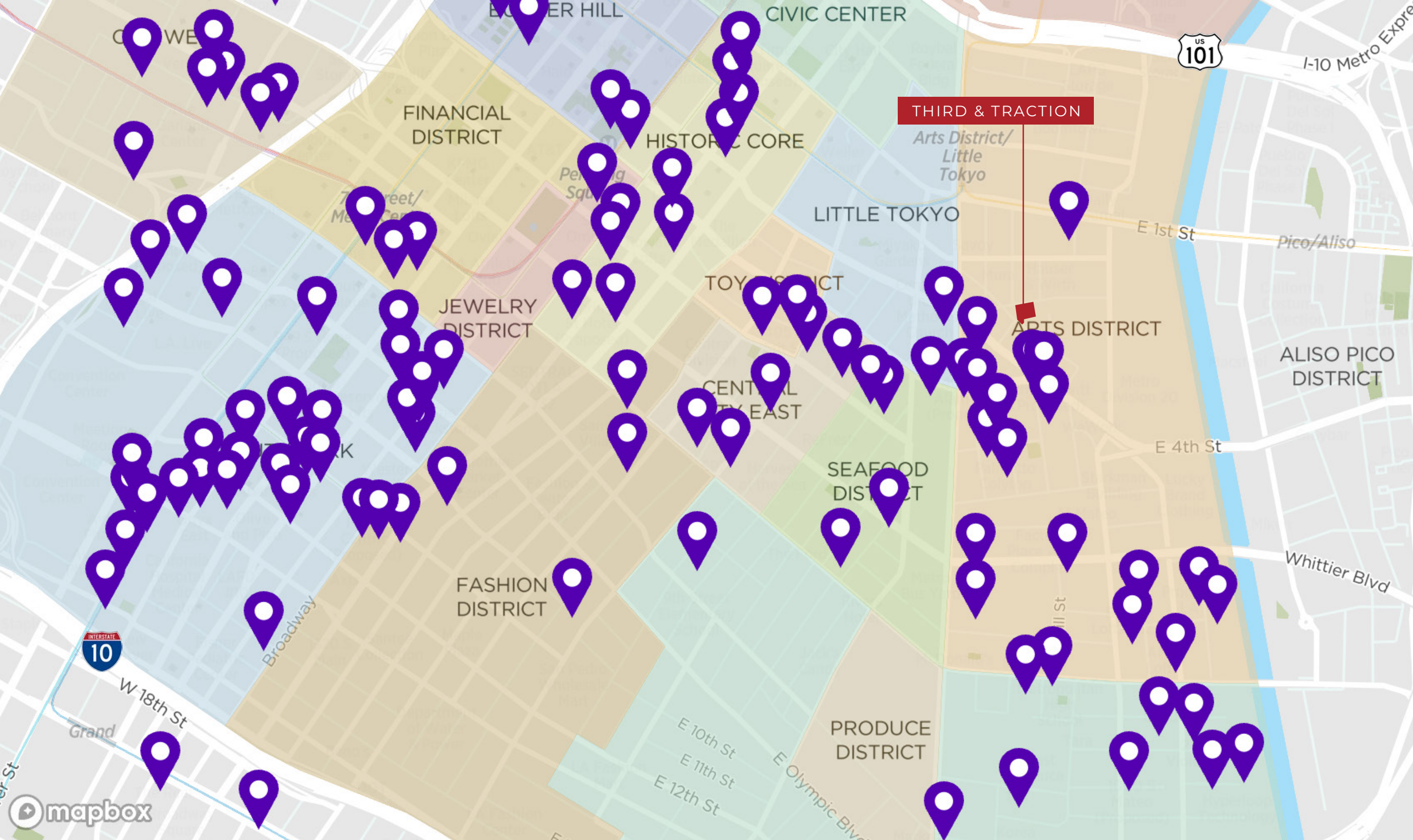


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COMING SOON TO A LOCATION NEAR THIRD & TRACTION

DEVELOPMENTS IN THE PIPELINE

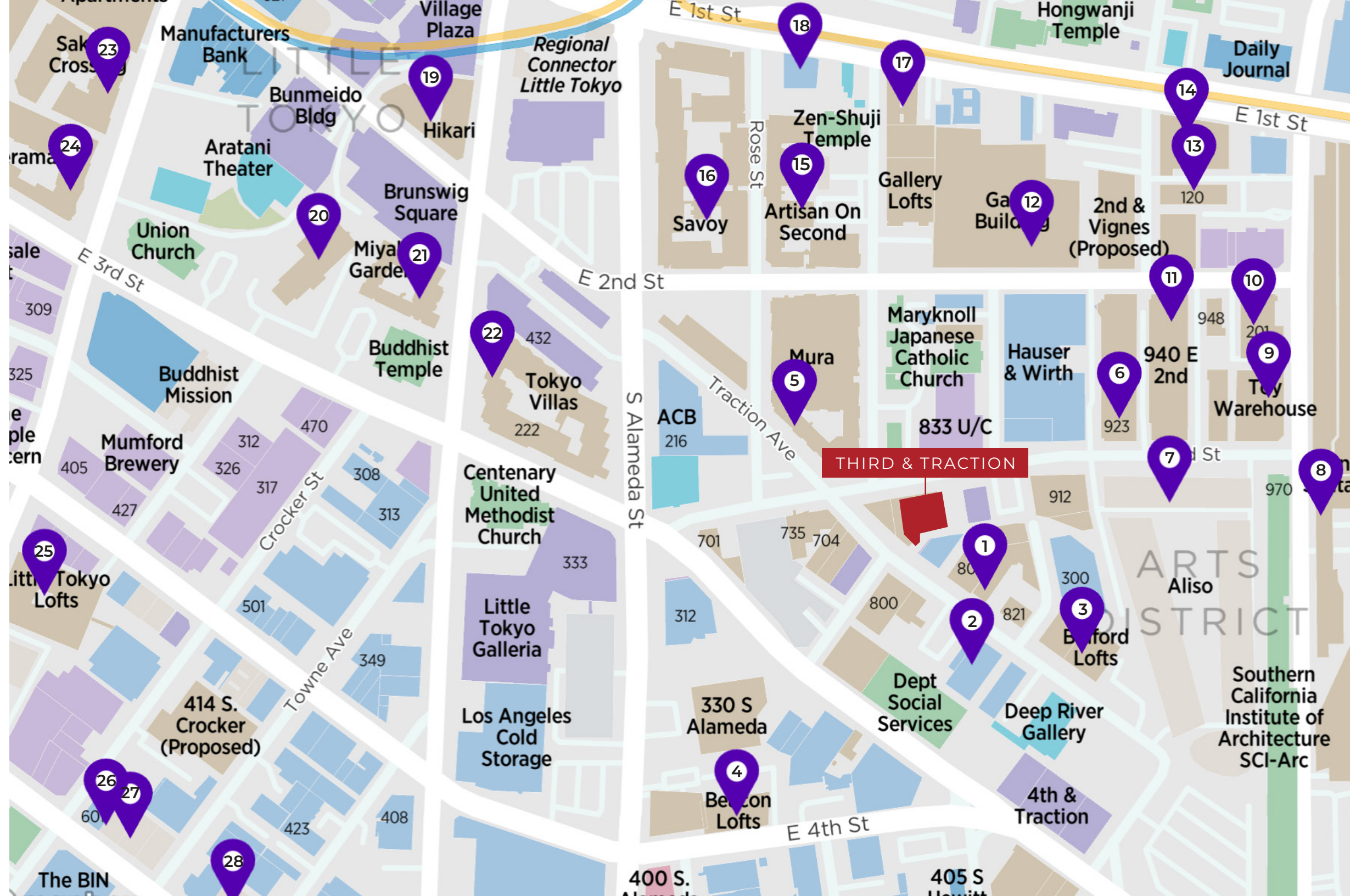
A multitude of projects are currently contending to be a part of the exciting revitalization of Downtown LA including the Arts District. These projects encompass a wide range of offerings, including luxury residential properties, efficient office spaces, high-tech research facilities, and spacious studios.

The retail spaces at THIRD & TRACTION, Los Angeles, CA offer a prime location near numerous ongoing and upcoming developments. Being close to these developments means increased visibility, foot traffic, and access to a growing and affluent consumer market.

The map showcasing the development pipeline highlights the advantageous location, attracting potential tenants to be part of the exciting growth and success in the area.

DISCOVER RESIDENTIAL PROPERTIES NEAR THIRD & TRACTION

- | | | | |
|--|---|---|--|
| 1 811-815 Traction
811-815 Traction Ave
8 Units | 2 3rd & Traction
830 Traction Ave
4 Units | 3 Binford Lofts
837 Traction Ave
43 Units | 4 Beacon Lofts
825 E 4th St
53 Units |
| 5 Mura
629 Traction Ave
190 Units | 6 923 E 3rd
923 E 3rd St
30 Units | 7 The Aliso
950 E 3rd St
472 Units | 8 One Santa Fe
230 S Santa Fe Ave
438 Units |
| 9 Toy Warehouse Lofts
215 S Santa Fe Ave
20 Units | 10 201 S Santa Fe
201 S Santa Fe Ave
24 Units | 11 Barn Loft
940 E 2nd St
38 Units | 12 Garey Building
905 E 2nd St
320 Units |
| 13 Newberry Lofts
900 E 1st St
45 Units | 14 120 S Vignes St
120 S Vignes St
18 Units | 15 Artisan on Second
601 E 2nd St
118 Units | 16 Savoy
100 S Alameda St
303 Units |
| 17 Gallery Lofts
120-130 S Hewitt St
33 Units | 18 107 Hewitt
107 S Hewitt St
69 Units | 19 Hikari
375 E 2nd St
128 Units | 20 Little Tokyo Towers
455 E 3rd St
301 Units |
| 21 Miyako Gardens
223 S Central Ave
100 Units | 22 Tokyo Villas
222 S Central Ave
60 Units | 23 Sakura Crossing
235 S San Pedro St
230 Units | 24 Teramachi Senior
255-269 San Pedro St
127 Units |
| 25 Little Tokyo Lofts
420 S San Pedro St
301 Units | 26 St. Mark's Hotel
609-611 E 5th St
91 Units | 27 Crescent Hotel
617 E 5th St
55 Units | 28 Edward Hotel
713 E 5th St
47 Units |



CURRENT STATE OF THE ARTS DISTRICT

RESIDENTIAL DATA

2,318
units

Inventory Units

475
units

Under Construction Units

12 Mo. Absorption Units

434

Vacancy Rate

7.1%

Market Cap Rate

4.3%

RETAIL DATA

208K
SF

Inventory

17.6%

Availability Rate

20K
SF

Under Construction

95.2%

Percent Leased Rate

12 Mo. Absorption SF

(9.5K)

Vacancy Rate

7.6%

Market Cap Rate

5.4%

DEMOGRAPHICS - 3 MILE RADIUS



Population:
426,759



Ave. HH Income:
\$80,315



Avg. HH Size:
2.65



Housing Units:
147,962



Population 15+:
347,600



Businesses:
32,160



Employees:
320,613



Median Age:
33.4



Bachelor's Degree:
19.0%



Graduate Degree:
9.2%



Daytime Workers:
340,005



Daytime Residents:
232,666

THIRD & TRACTION

810 EAST 3RD STREET | LOS ANGELES, CA

Exclusively Listed By

JOHNNY CHOI

First Vice President

Lic. 01705079

+1 213 613 3344

johnny.choi@cbre.com



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