

THIRD & TRACTION

ARTS DISTRICT
806-820 E THIRD STREET
LOS ANGELES CA 90013

LIVE/WORK OFFICES FOR LEASE



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AVAILABLE FOR LEASE:

RETAIL

- Unit 110 - 1,551 SF

WORK / LIVE

- Unit 301 - 2,650 SF
- Unit 401 - 2,670 SF

PROPERTY HIGHLIGHTS:

- Prestigious building in the most impactful corner of the Arts District
- Character architecture with Beaux-Arts detailed and modest decorative features
- Best-in-class food & beverage co-tenancy from Kreation Juice for breakfast, Loqui Tacos / Yunomi Handroll for lunch, cocktails at Death & Company and Cha Cha Cha for dinner
- Build 1910 and thoughtfully renovated 2019
- Well-sized work / live offices available now

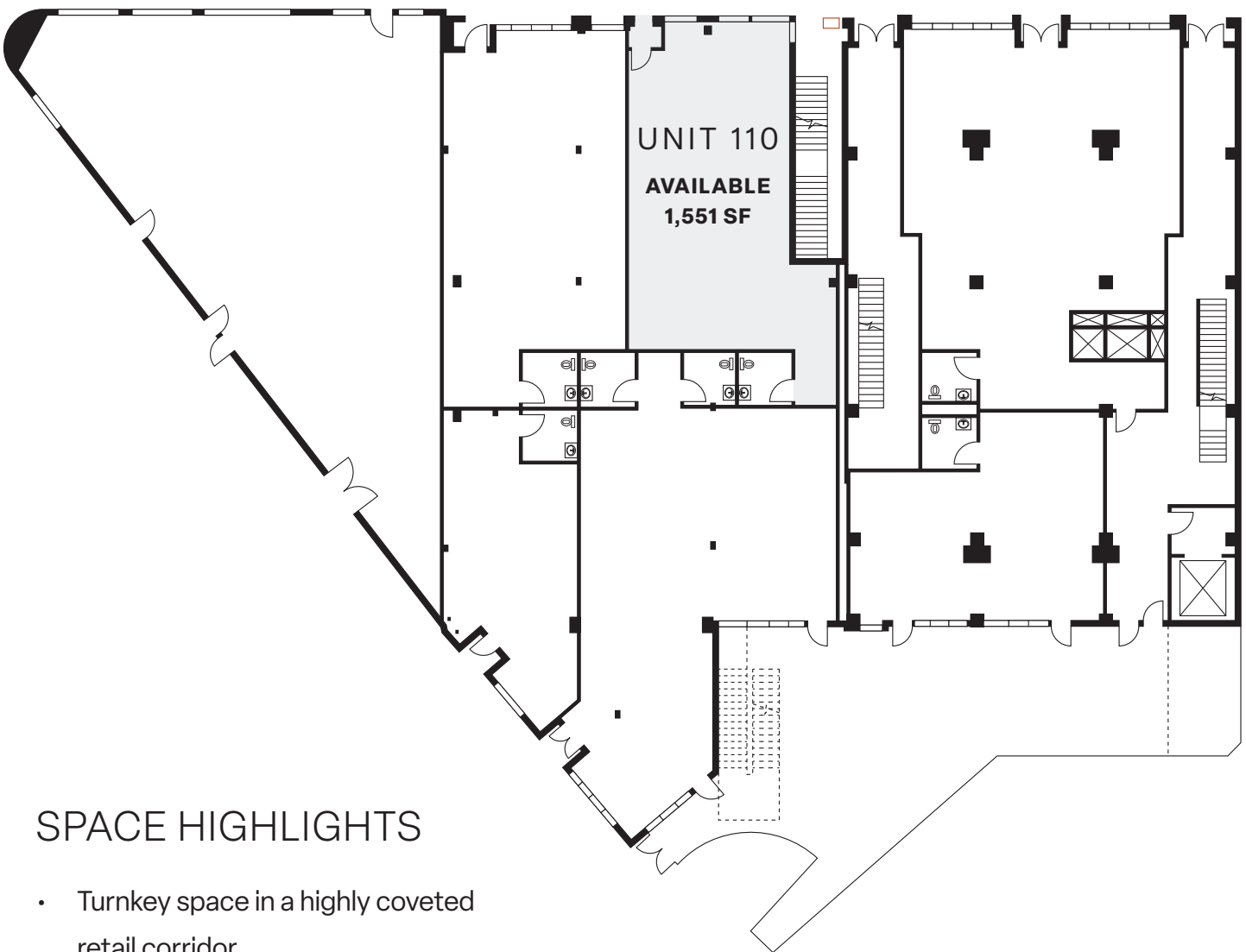


THIRD & TRACTION

AN INNOVATIVE COMMUNITY
IN THE HEART OF THE ARTS DISTRICT

UNIT 110
1,551 SF

RENT
UPON REQUEST



SPACE HIGHLIGHTS

- Turnkey space in a highly coveted retail corridor
- Generous windows with tons of natural light
- Prominent storefront near Hauser & Wirth, Signal Shops and more

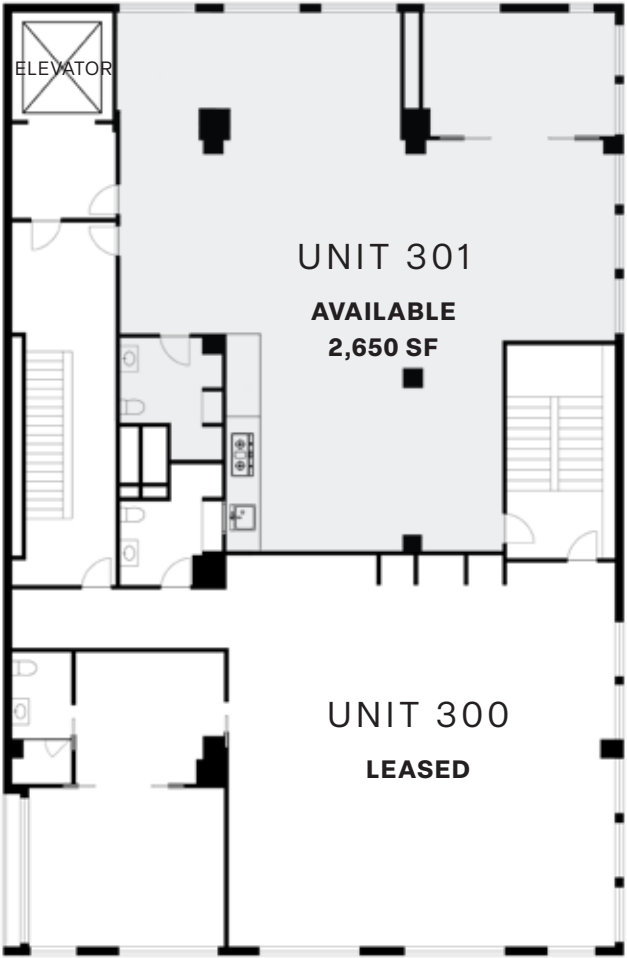


UNIT 301
2,650 SF

RENT
\$3.75 / SF, NNN

SPACE HIGHLIGHTS

- Open floor plan with abundant natural light
- Turnkey with an office, attractive kitchenette and restroom
- Excellent southern and eastern views
- High-end finishes throughout



UNIT 401

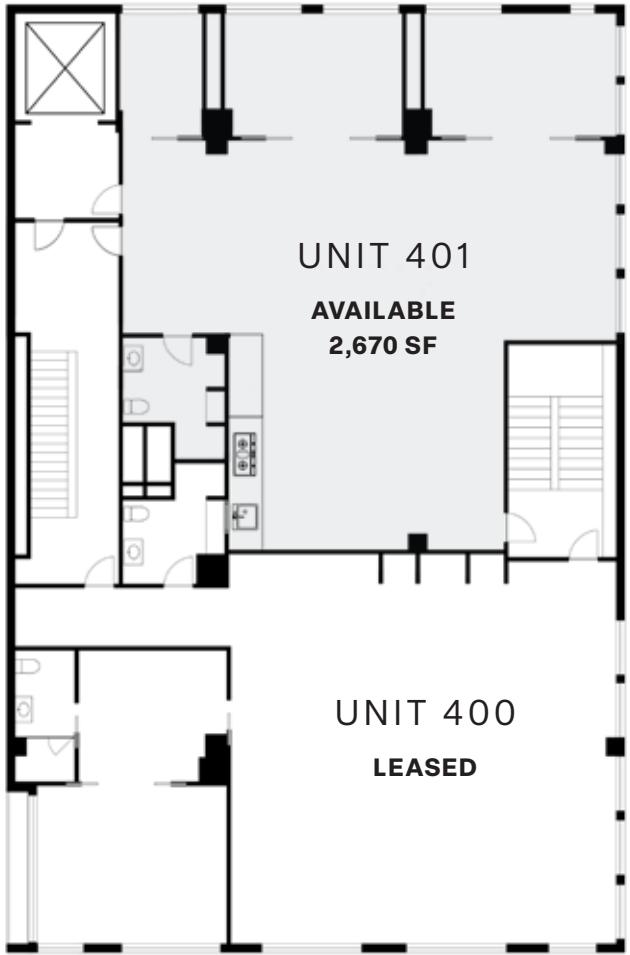
2,670 SF

RENT

\$3.75 / SF, NNN

SPACE HIGHLIGHTS

- Open floor plan with abundant natural light
- Turnkey with an office, attractive kitchenette and restroom
- Excellent southern and eastern views
- High-end finishes throughout





COMMUNITY SPOTLIGHT

THE DIVERSE TENANTS OF

THIRD & TRACTION

Tenants at THIRD & TRACTION enjoy a dynamic environment where creativity and commerce intersect. From Barron 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:



SEAMLESS ACCESS

(IN THE ARTS DISTRICT)



..... WALKING PATH
8 MIN (0.4 MILES TO STATION)

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	3 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	



NEIGHBORHOOD AMENITIES



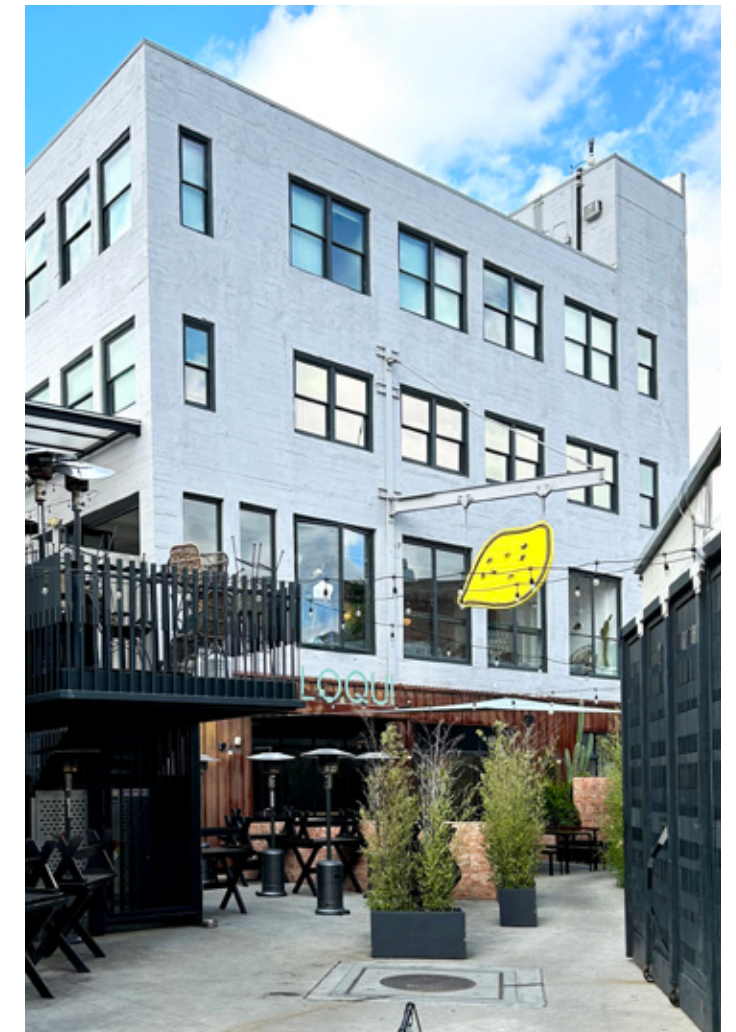
SHOP



IMBIBE



EAT



CAFFEINATE



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**FOR MORE INFORMATION,
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