

# FLAGSHIP GROUND FLOOR RETAIL/RESTAURANT/OFFICE SPACE(S) FOR LEASE ON WEST 3RD STREET

DEAD CENTER BETWEEN THE GROVE & THE BEVERLY CENTER



8124 W 3RD STREET  
LOS ANGELES, CA 90048



COMMERCIAL  
ASSET GROUP

8124

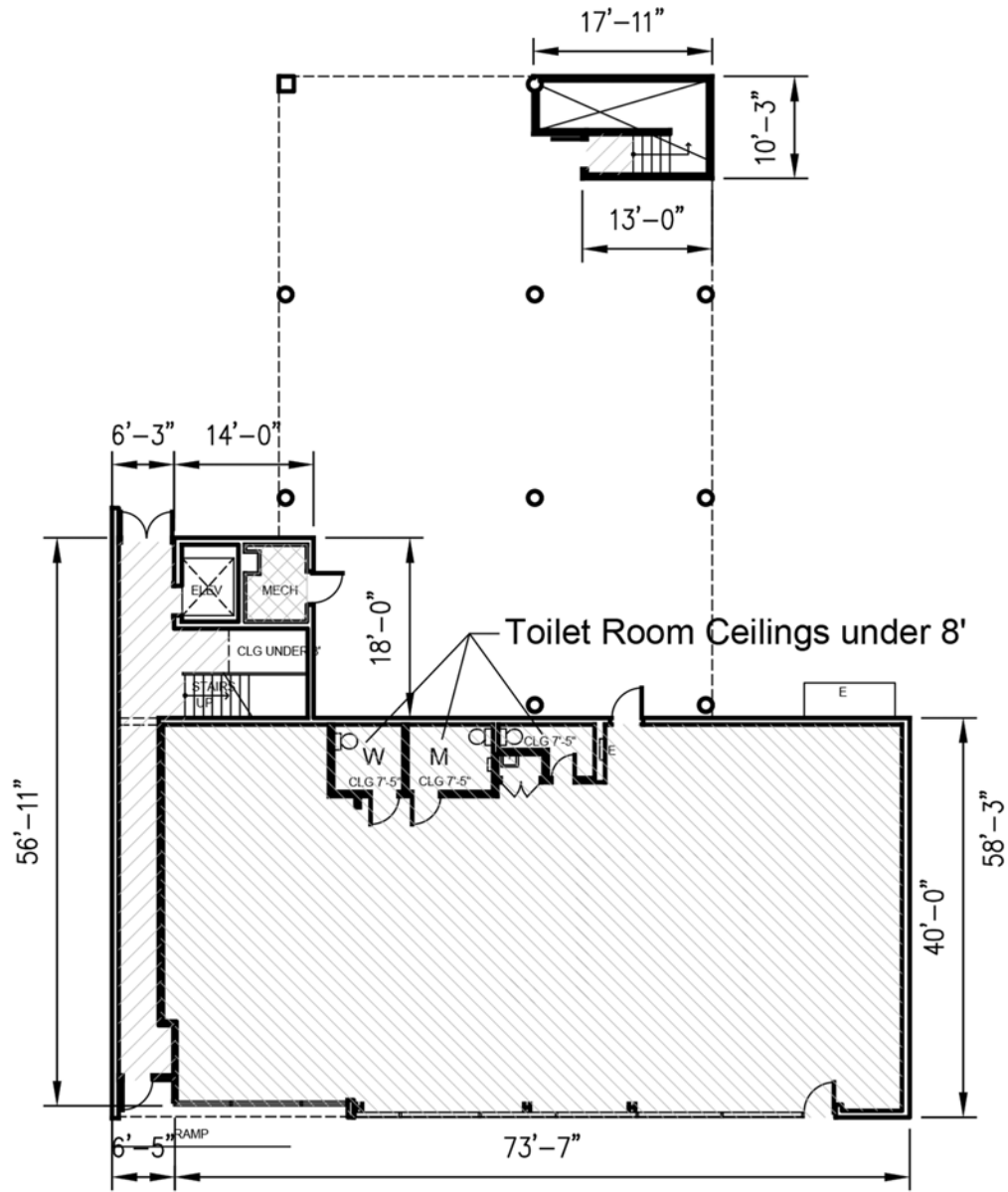
MERCER VINE

**SPACE**  
±3,000 SF  
DIVISIBLE TO  
±1,433 & ±1,567 SPACES

**RATE**  
\$5.50 PSF/NNN

- IN THE HEART OF THE VIBRANT CAFE ROW OF LOS ANGELES
- NEWLY RENOVATED SPACE WITH ALL GLASS STOREFRONT AND OPEN FLOOR PLAN
- STEPS FROM THE SEVERAL RESTAURANTS, CAFES, AND RETAIL AMENITIES ON WEST THIRD STREET
- SPACE CAN BE DIVIDED FOR BOTH RETAIL USE AND CREATIVE OFFICE TENANTS
- PRIME LOCATION DEAD CENTER BETWEEN THE GROVE & THE BEVERLY CENTER
- NEIGHBORS INCLUDE: GROUNDWORKS COFFEE, SWEETGREEN, JOAN'S ON THIRD, SLAB BBQ, WARBY PARKER, SWEETFIN POKE, TOAST BAKERY CAFÉ, CARRIE'S PILATES, AND MANY MORE

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.



GROUND FLOOR

# EXISTING FLOOR PLAN

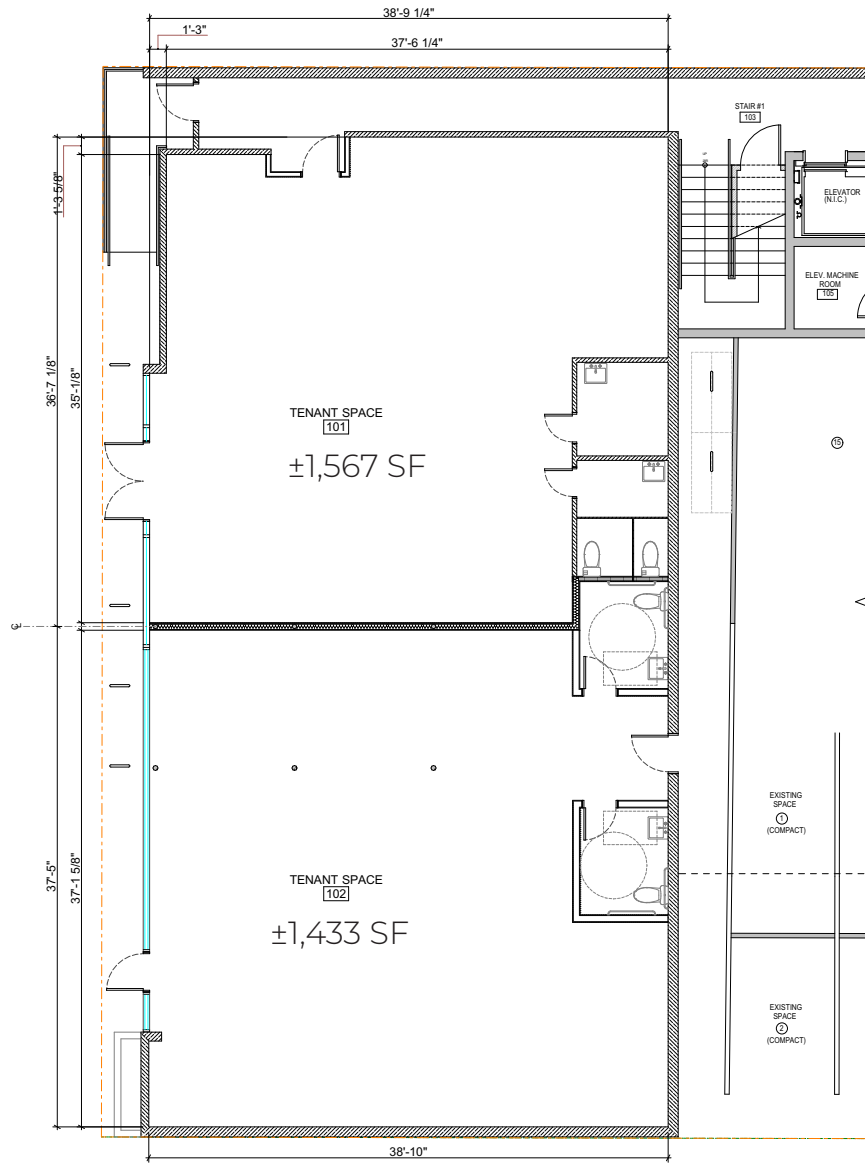
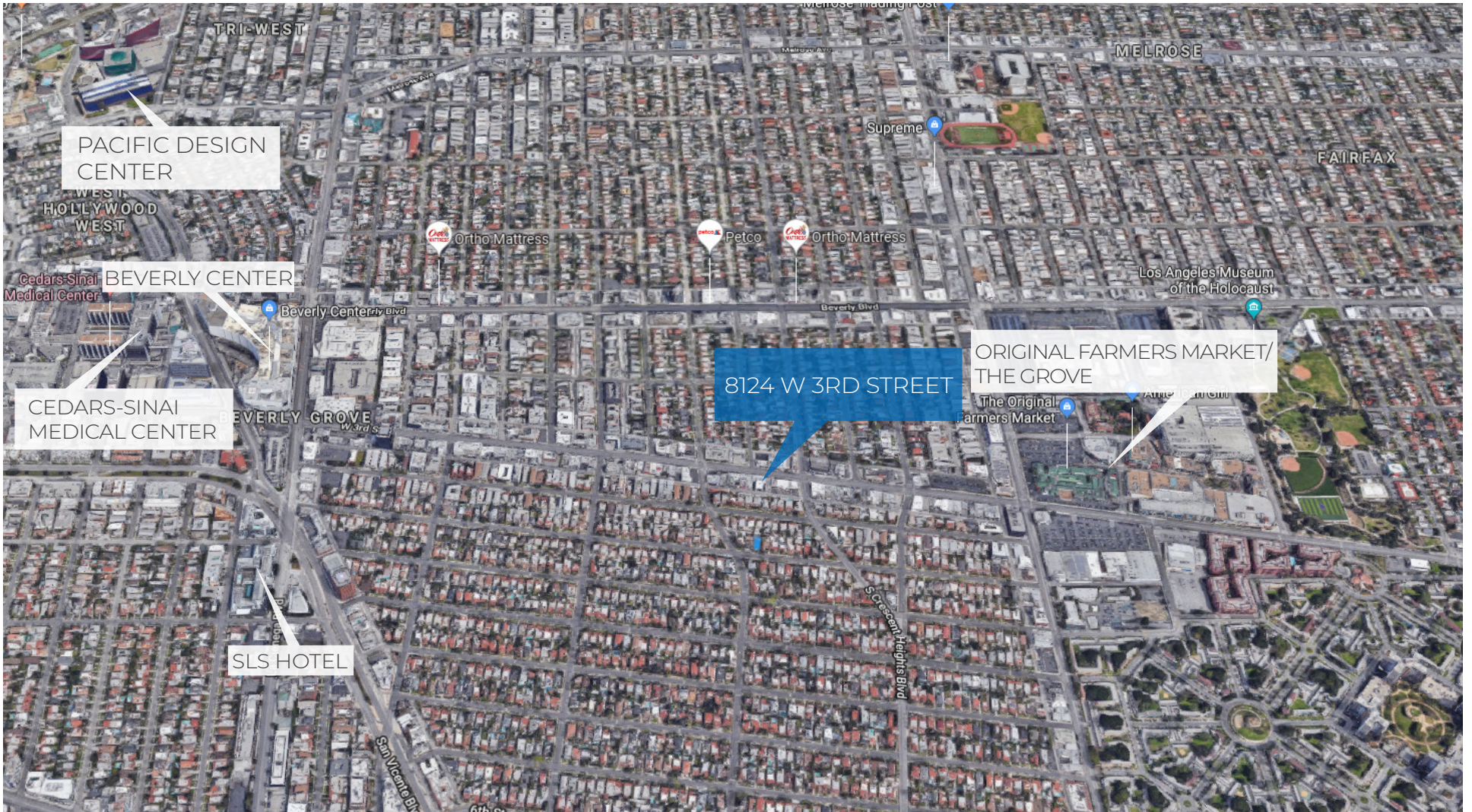


EXHIBIT \_\_\_\_\_

# DIVISIBLE FLOOR PLAN

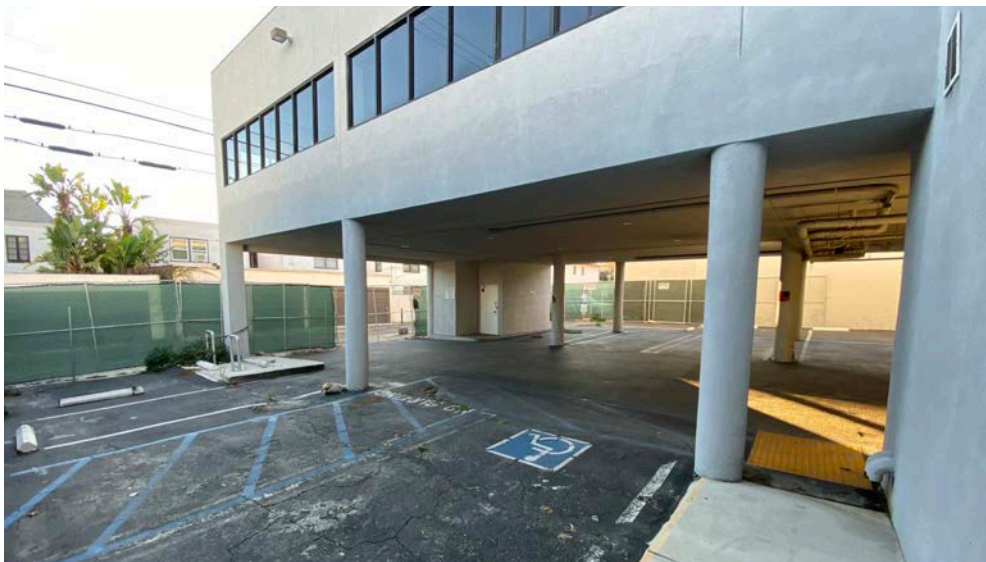


AERIAL

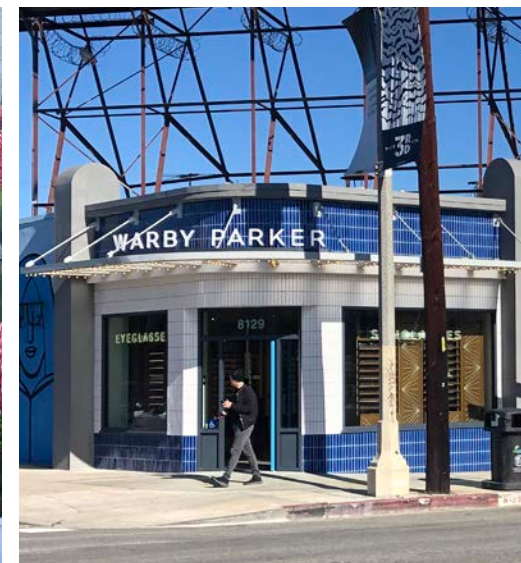


# STREET MAP

# ADDITIONAL PHOTOS



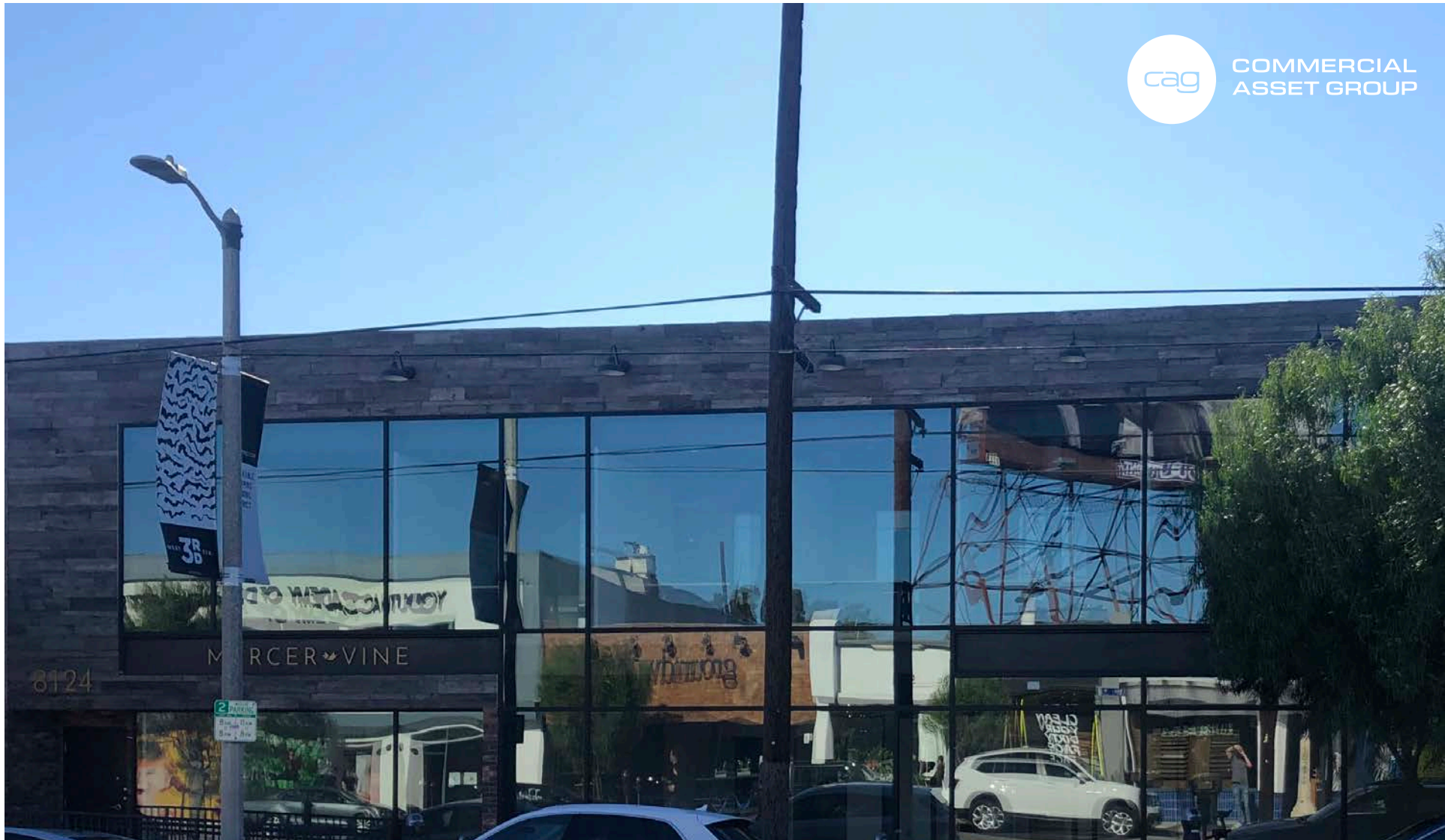
# THE NEIGHBORS







COMMERCIAL  
ASSET GROUP



**DAVID ASCHKENASY**

SENIOR MANAGING DIRECTOR  
P 310.272.7381  
E DAVIDA@CAG-RE.COM  
LIC. 01714442

**JEREMY WINTNER**

DIRECTOR  
P 310.272.7390  
E JEREMY@CAG-RE.COM  
LIC. 02062054

**COMMERCIAL ASSET GROUP**

1801 CENTURY PARK EAST, STE 1550  
LOS ANGELES, CA 90067  
P 310.275.8222 F 818.385.1470  
WWW.CAG-RE.COM LIC. 01876070