



## THIRD STREET PLAZA RETAIL USE FOR LEASE

8474 W 3RD STREET, LOS ANGELES, CA 90048

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ASSET GROUP



## TRENDY HIGH END RETAIL USE IN THIRD STREET PLAZA

8474 W 3RD STREET, LOS ANGELES, CA 90048

### Highlights

- Retail store front located on trendy West 3rd Street in Los Angeles
- Vacant store front occupies Ground Floor and 2nd Floor
- Location Borders Beverly Hills and West Hollywood
- On-site Parking Attendant
- Recent Remodeling Includes: Balconies and Shopping Center Sign
- Surrounded by the Trendiest Restaurants, Cafes, Bars, and Retailers of Los Angeles
- High Volumes of Car and Foot Traffic

### Immediately Available Retail Space:

- 1,300 sq. ft. @ \$4.95/sq. ft. NNN on Ground Floor **AVAILABLE!**
- 2,600 sq. ft. @ \$4.00/sq. ft. NNN on Ground Floor **LEASED!**
- 1,300 sq. ft. @ \$2.50/sq. ft. NNN on Second Floor **LEASED!**
- 2,100 sq. ft. @ \$2.50/sq. ft. NNN on Second Floor\* **LEASED!**
- 1,200 sq. ft. @ \$2.50/sq. ft. NNN on Second Floor\* **LEASED!**

## ADDITIONAL PHOTOGRAPHY

8474 W 3RD STREET, LOS ANGELES, CA 90048

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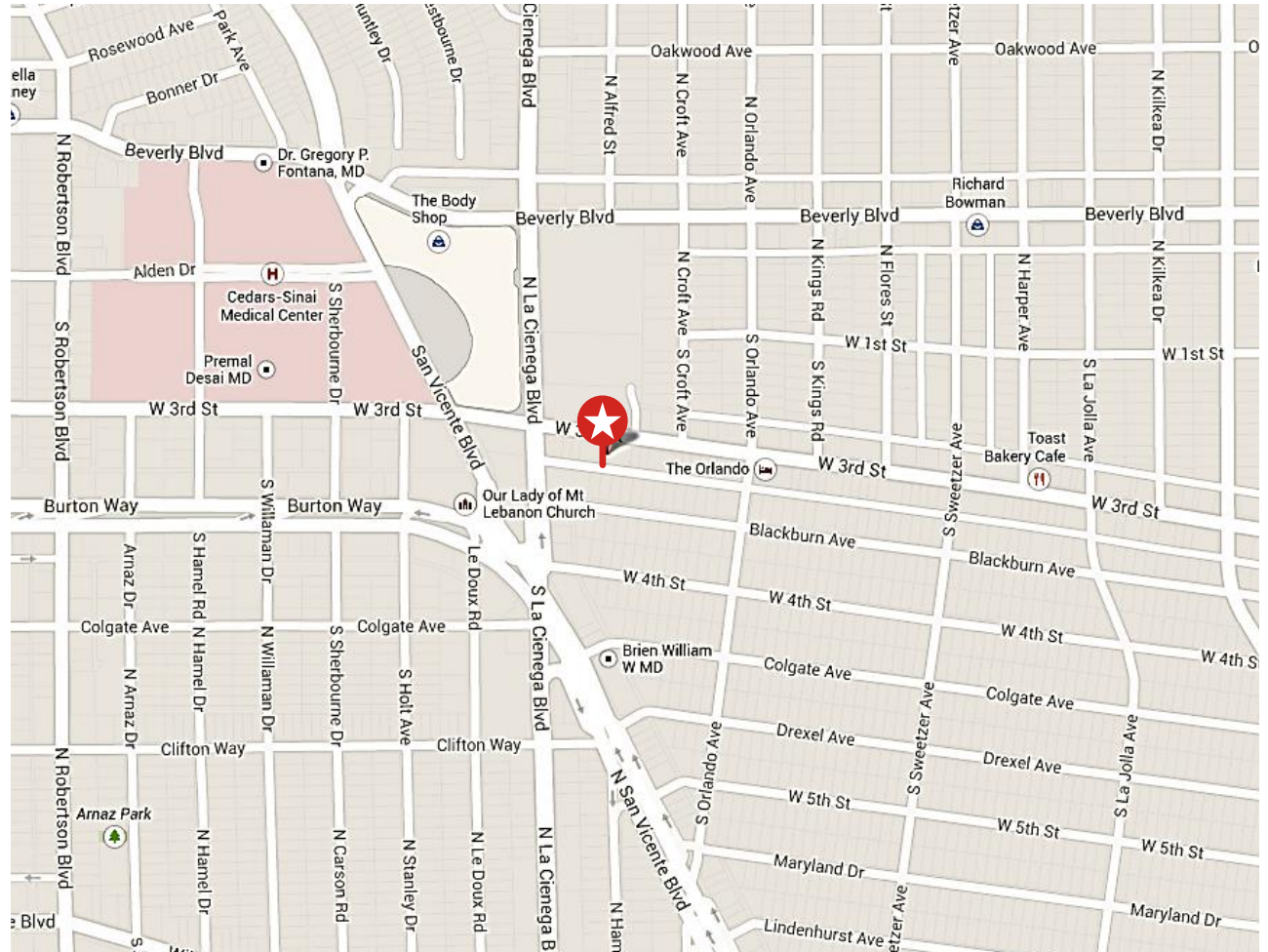


## PROPERTY MAP

8474 W 3RD STREET, LOS ANGELES, CA 90048

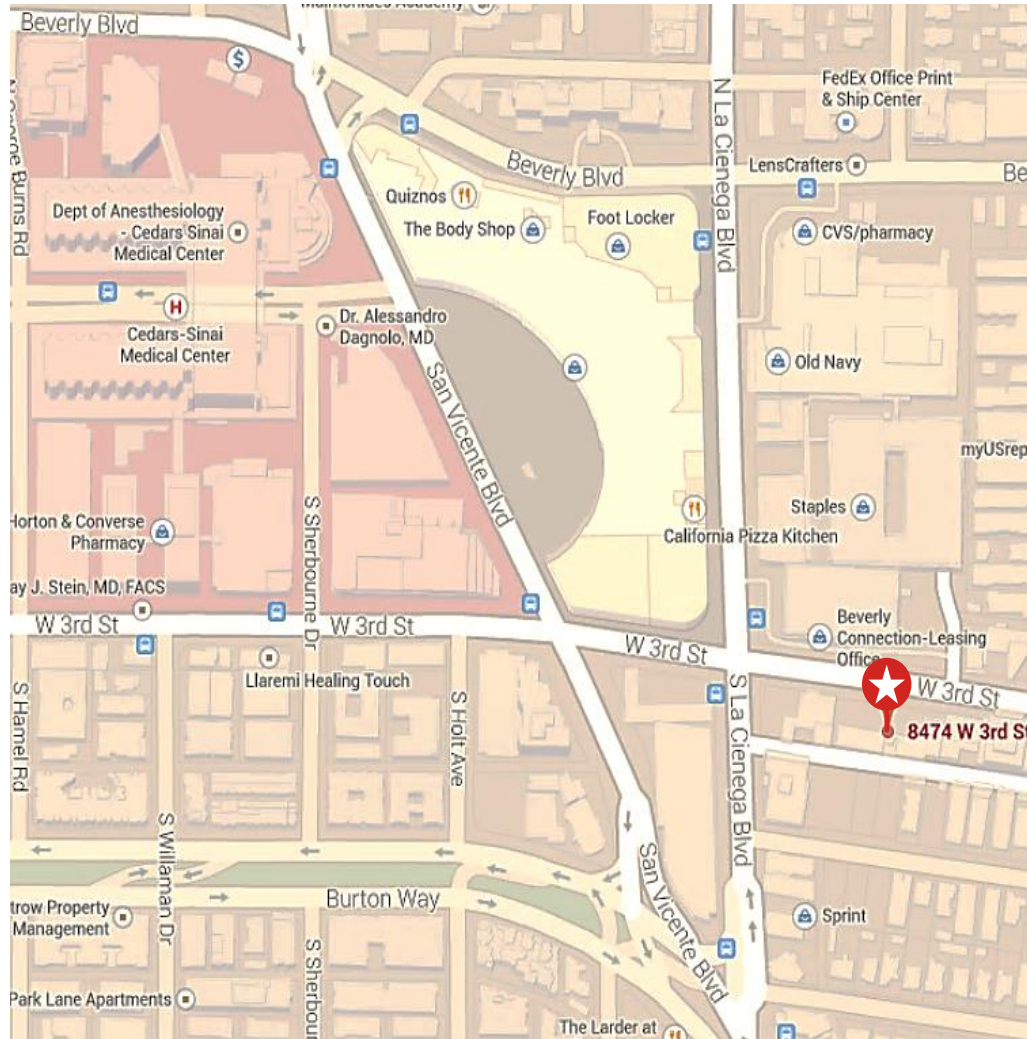
The crown jewel of the Los Angeles shopping district, located on West Third Street and just East of La Cienega Boulevard, Third Street Plaza is a dynamic restaurant, massage and lifestyle destination. It's convenient location across from Beverly Connection and the Beverly Center make for a plethora of attractive Neighboring Tenants. Area Tenants include Coffee Bean, Son of a Gun, Izaka-yaby Katsu-ya, Joan's on Third and Sushi Rokuto name a few. A parking attendant is on site and parking for customers is located directly in front of the center.

Well located on Los Angeles' fashionable 3rd Street, amid countless hip, upscale eateries, boutiques & nightclubs, featuring very heavy foot and auto traffic. Situated just east of the major signalized intersection at La Cienega Blvd and 3rd Street, site of the Beverly Center mega mall and Cedars-Sinai Medical Center.



## AREA MAP

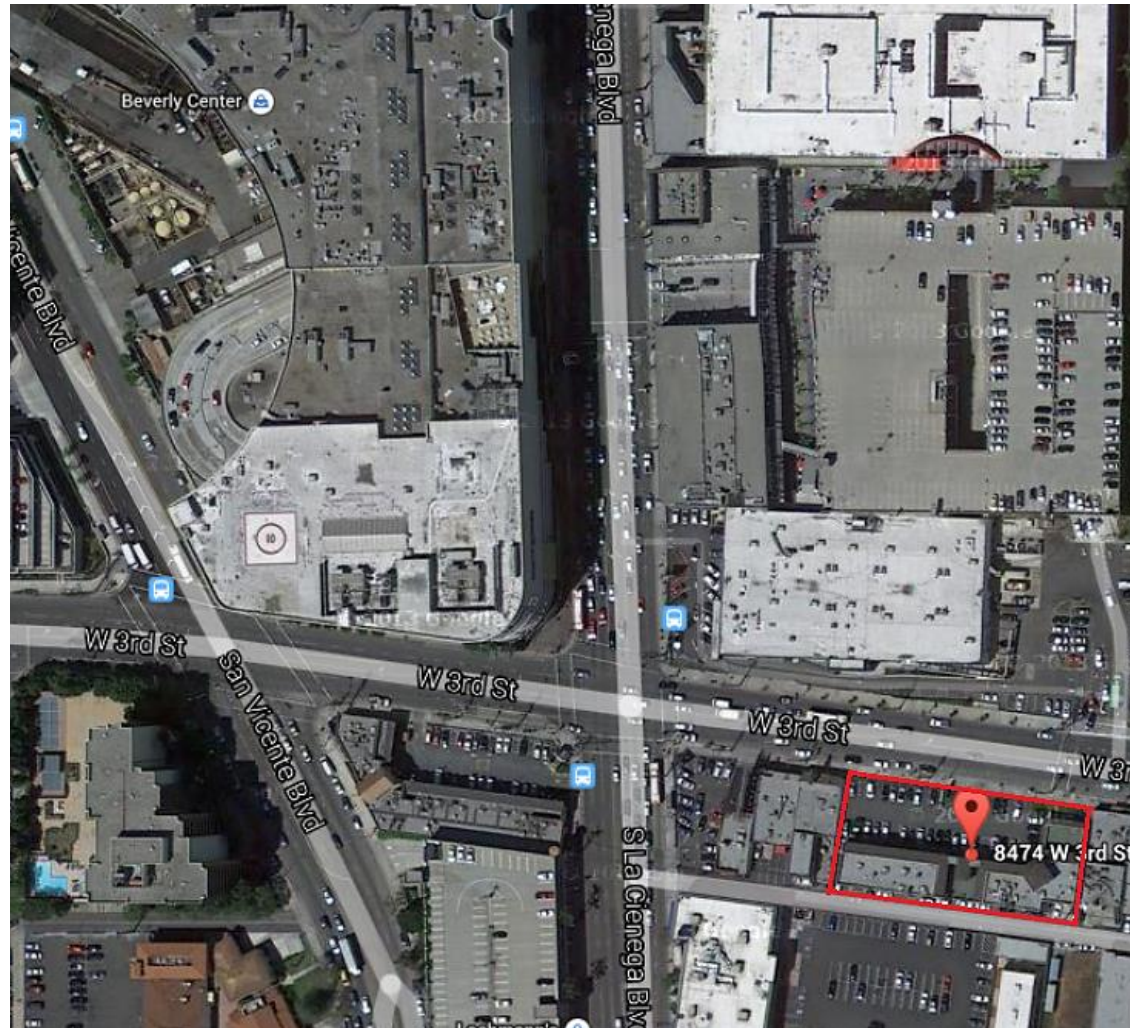
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## AERIAL

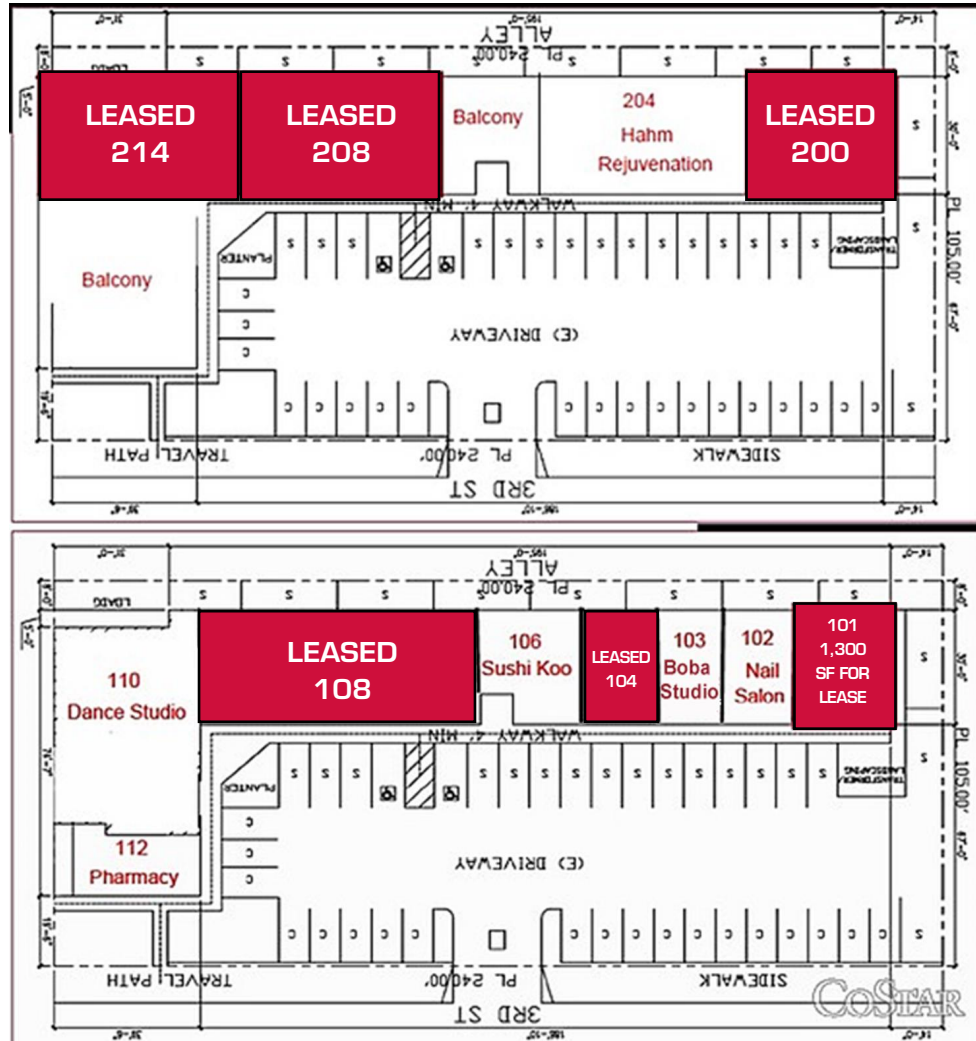
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## SITE PLAN

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**Available Units**

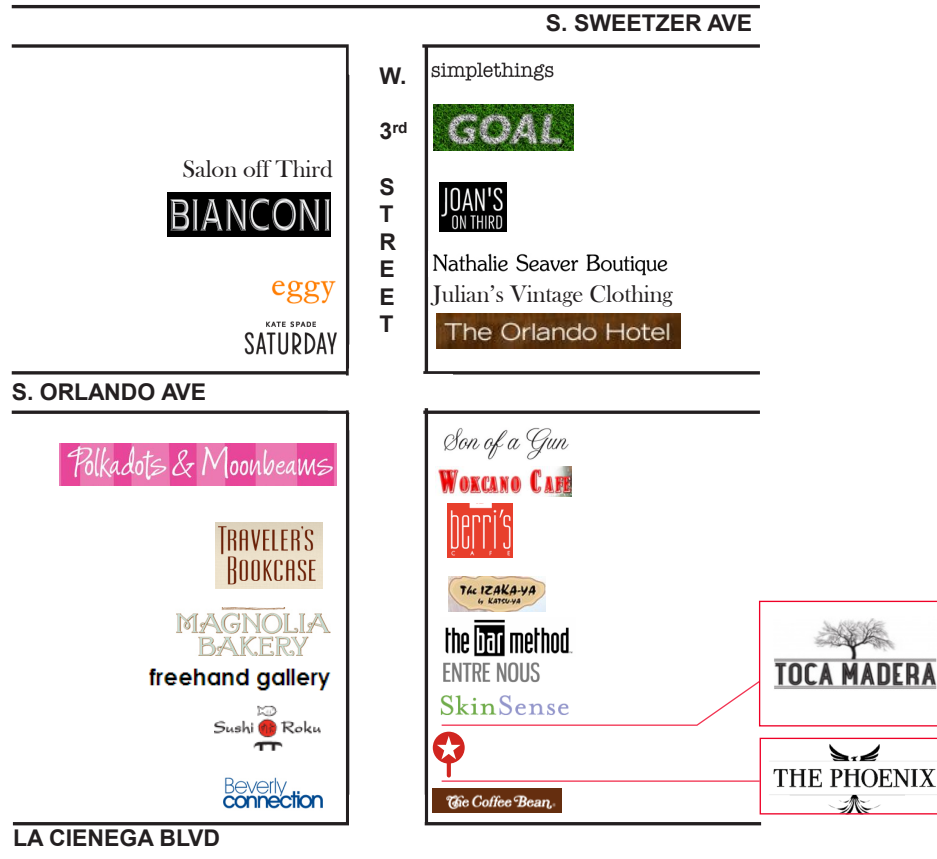


## NEIGHBORING TENANTS

8474 W 3RD STREET, LOS ANGELES, CA 90048

**THIRD STREET PLAZA: 8474 W. 3<sup>rd</sup> Street, Los Angeles, CA 90048**

### Neighboring Tenants



Property

## PRIME RETAIL SPACE FOR LEASE

8474 W 3RD STREET, LOS ANGELES, CA 90048

Well located on Los Angeles' fashionable 3rd Street amid countless hip, upscale eateries, boutiques and nightclubs, featuring very heavy foot and auto traffic. Situated just east of the major signalized intersection at La Cienega Blvd and 3rd Street, site of the Beverly Center mega mall, Beverly Connection and Cedars-Sinai Medical Center.

Third Street Plaza is ideally located within walking distance of the Beverly Center, Beverly Connection, including TJ Maxx, Marshalls, Old Navy, Target, Nordstrom Rack and Ross, just to name a few. Conveniently located alongside this property are numerous upscale and popular eateries, such as Joan's on Third, Goal, Son of a Gun, Wokcano Cafe, Berri's, Izaka-Ya, Sushi Roku, The Coffee Bean and Magnolia.



### BEVERLY CENTER

Beverly  
connection

TJ-maxx  
Marshalls

OLD NAVY

Target.

NORDSTROM RACK

ROSS  
DRESS FOR LESS

THE PHOENIX

Neighboring Tenants

JOAN'S  
ON THIRD

GOAL

Son of a Gun

WOKCANO CAFE

berri's

TAC IZAKA-YA  
by KATSU-YA

Sushi Roku

The Coffee Bean

MAGNOLIA  
BAKERY

TOCA MADERA

BIANCONI



Well-Established Tenants



For more information, please call.



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