

Third Street Plaza

FOR LEASE 8474 W 3RD ST | LOS ANGELES, CA 90048



MATTHEWS™

PROPERTY *Highlights*

- Two-story shopping center located on Third St and La Cienega Blvd
- Opportunity to create amazing tenant synergy in Beverly Grove filled with boutiques, restaurants, bars, and retailers
- This center provides a hassle-free experience for customers dining in, picking up, or shopping



ASKING RENT

\$2.50 - \$4.50 PSF NNN



SIZE

±825 SF & ±1,120 SF



ESTIMATED NNN

\$1.35 PSF



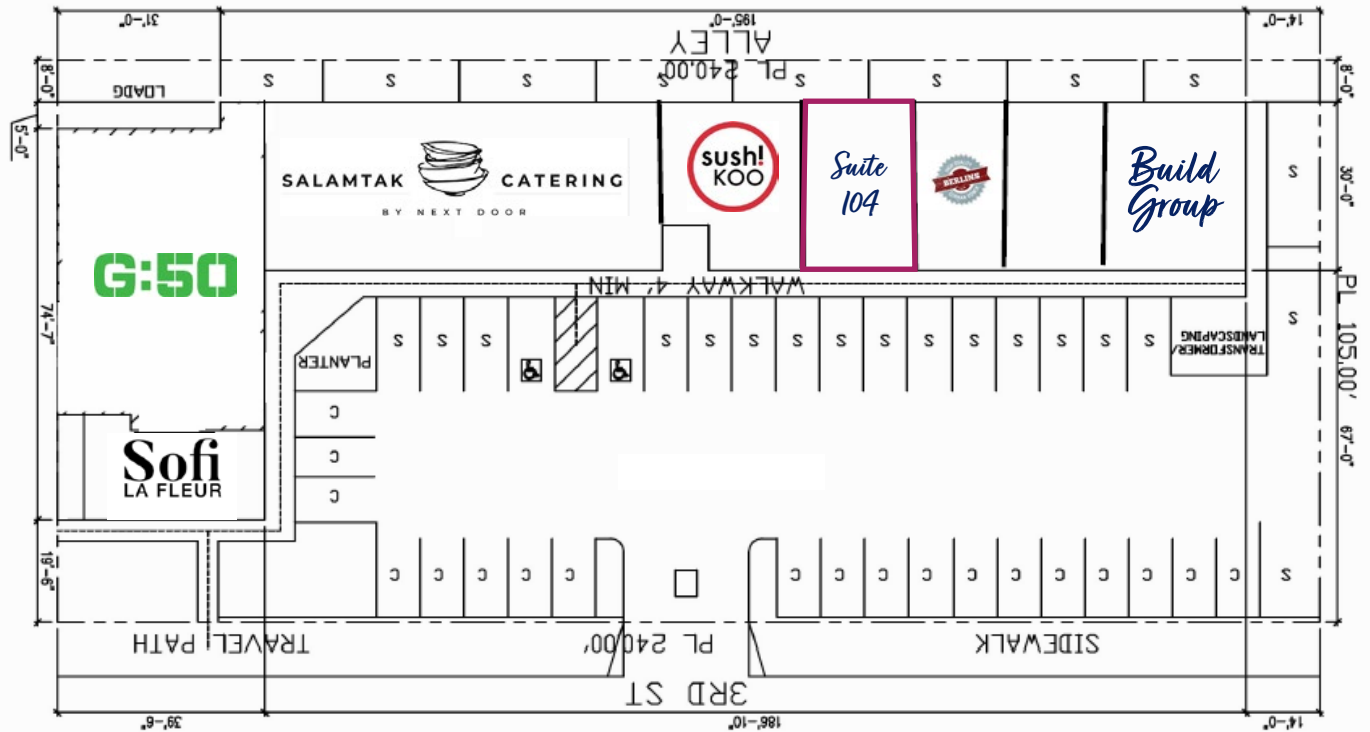
PARKING

±26 SPOTS
(VALET AVAILABLE)



FIRST FLOOR TENANTS

SUITE	TENANT	SF	ASKING RENT/SF
101	BUILD GROUP	1,360	
102	MI TIME	720	
103	BERLINS	740	
104	AVAILABLE	825	\$4.50
106	SUSHI KOO	1,280	
108	SALAM TAK CATERING	2,930	
110	G50	2,500	
112	SOFI LA FLEUR FLORISTS	695	



SECOND FLOOR AVAILABILITY

Suite 200-208

SUITE	TENANT	SF	ASKING RENT/SF
200 A/B	AVAILABLE	1,290	\$2.50
204	HAIR SALON	1,960	
206	PREGNANCY ULTRASOUND BY LITTLE BELLIES	1,250	
208	AVAILABLE	1,120	\$2.50
214	SIR BARBERSHOP	1,365	





RESTAURANTS, HOTELS, LIFESTYLE DESTINATIONS



\$1.96B

Economic Impact



\$129,241

1-Mile Avg HH Income



21

Hotels Nearby



±286,459

3-Mile Population

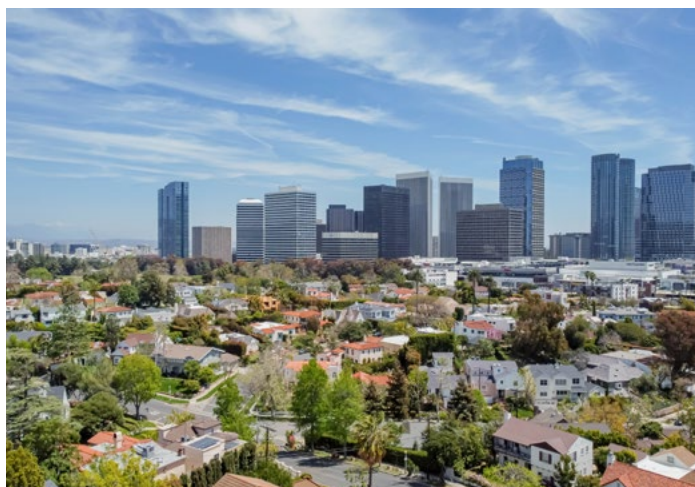
Rodeo Drive

5M ANNUAL VISITORS



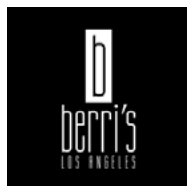
Westfield Century City

10.6M ANNUAL VISITORS



The Grove

7.5M ANNUAL VISITORS



Welcome to the Neighborhood



FOR LEASE

RETAIL OPPORTUNITIES | BEVERLY GROVE SHOPPING CENTER

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LET'S CONNECT!

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