

# 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

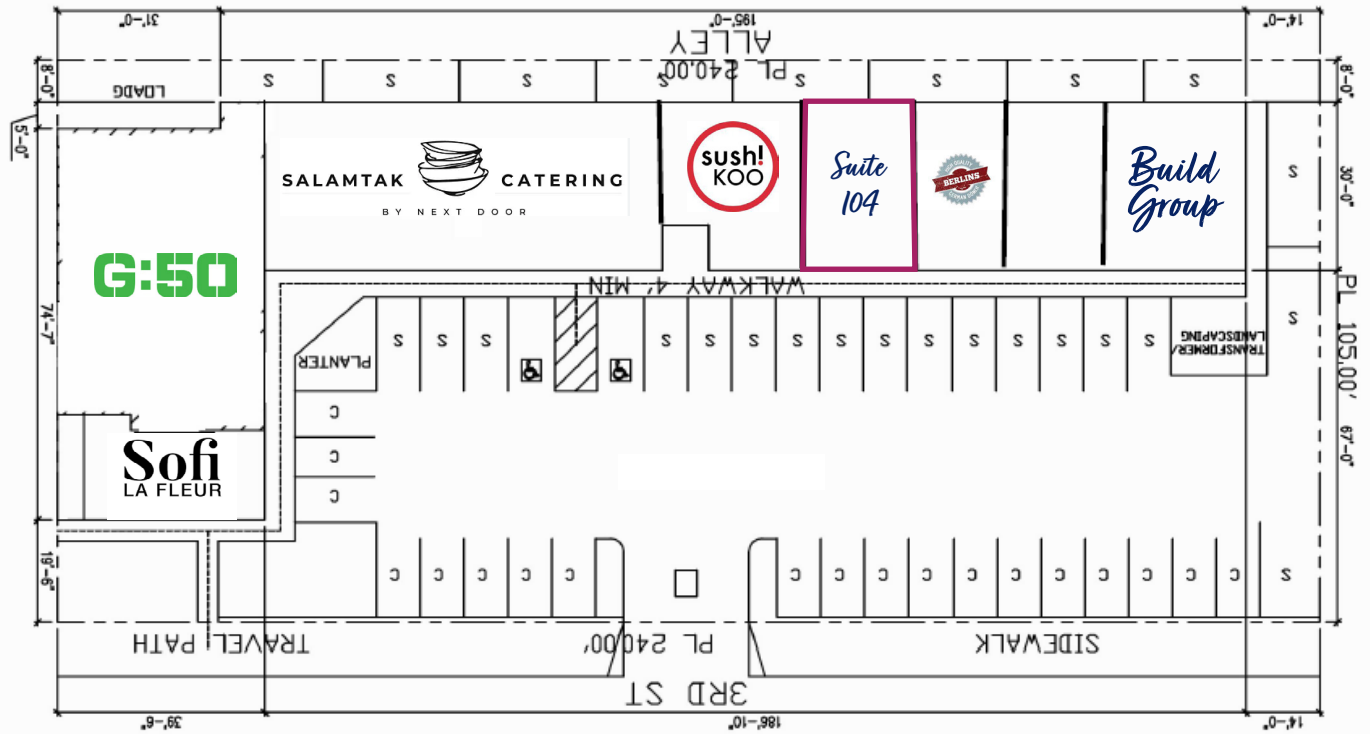
**±26 SPOTS**

(VALET AVAILABLE)



# FIRST FLOOR TENANTS

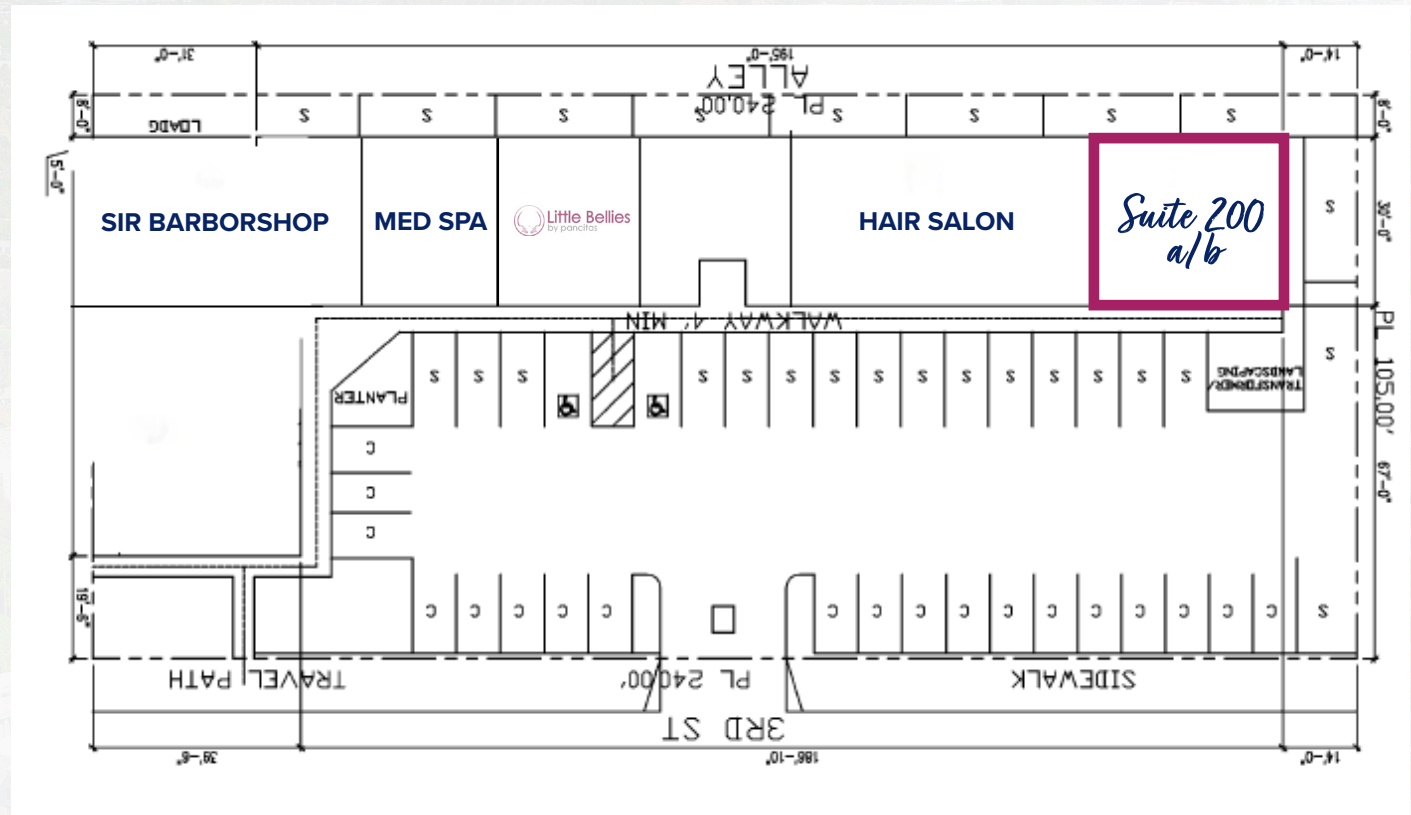
SUITE	TENANT	SF	ASKING RENT/SF
101	BUILD GROUP	1,360	
102	MI TIME	720	
103	BERLINS	740	
104	AVAILABLE	825	\$4.50
106	SUSHI KOO	1,280	
108	SALAM TAK CATERING	2,930	
110	G50	2,500	
112	SOFI LA FLEUR FLORISTS	695	



# 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	MED SPA	1,120	
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

SANTA MONICA BLVD ± 60,400 VPD

BEVERLY CENTER



THE GROVE



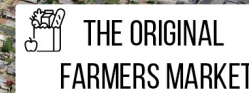
BEVERLY CONNECTION



SUBJECT PROPERTY



W 3RD ST ± 20,700 VPD



FAIRFAX AVE ± 26,016 VPD



FOR LEASE

RETAIL OPPORTUNITIES | BEVERLY GROVE SHOPPING CENTER

# Third Street Plaza

8474 W 3RD ST | LOS ANGELES, CA 90048

LET'S CONNECT!

**DAVID HARRINGTON**  
BROKER OF RECORD  
License No. 02168060 (CA)

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