

3RD STREET RETAIL FOR LEASE

Heavy Traffic Exposure

AVAILABLE SQ.FT.: 1,278±



8314 W 3RD ST, LOS ANGELES, CA 90048

- Heavy traffic location with excellent exposure ideal for any retail use
- Former barbershop
- Prime 3rd Street location between Sweetzer Ave and Orlando Ave
- 4 car tandem parking at the rear of building
- 4 blocks east of La Cienega Blvd, Beverly Center and Beverly Connection
- Near Joan's on Third and The Little Door
- 52,526 vehicles per day traffic count (2018) — Excellent foot traffic as well
- Lease rental: ~~\$8,000~~ \$7,000 per month (\$5.48 per sq.ft. NNN)
NNN charges = \$360 per month (approx.)
- Call broker to show

For More Information, Please Contact

JEFF LUSTER

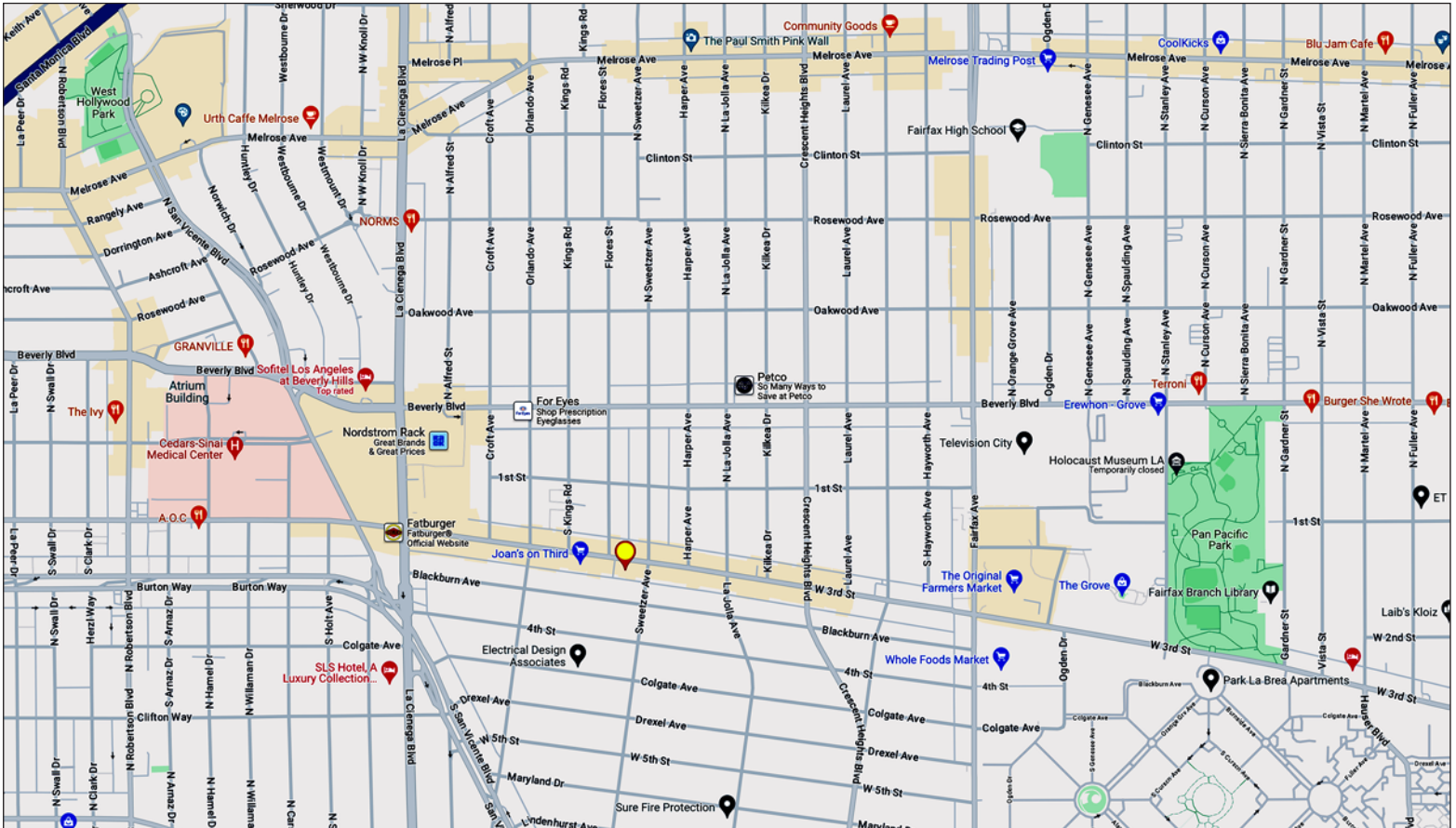
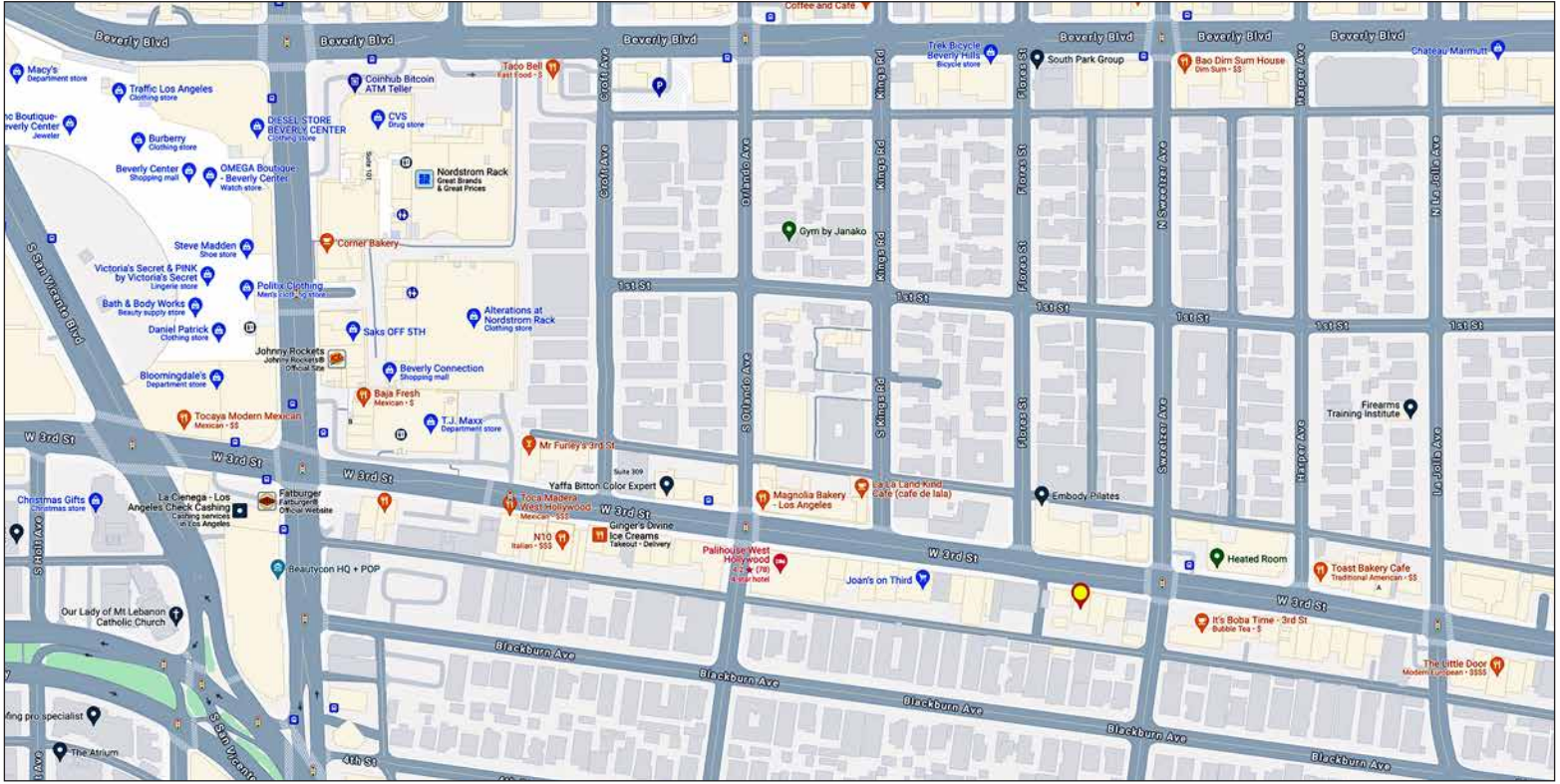
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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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