

3RD STREET RETAIL FOR LEASE

Prime Commercial Exposure

AVAILABLE SQ.FT.: 1,450±



8316 W 3RD ST, LOS ANGELES, CA 90048

- Heavy traffic location with excellent exposure ideal for any retail use
- Former jewelry shop — 1,450± sq.ft. building area — 18' x 80.5'
- Prime 3rd Street location between Sweetzer Ave and Orlando Ave
- Parking for 2 vehicles at rear of building plus abundant street parking
- 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
- Lease rental: \$7,612 per month (\$5.25 per sq.ft. NNN)
NNN charges = \$0.54 per sq.ft. per month
- *Do not disturb tenant — call broker to show*

For More Information, Please Contact

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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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