

**RETAIL FOR LEASE**

**±3,500 SF**

**MAJOR PROPERTIES**  
REAL ESTATE



**8216 W 3rd Street  
Los Angeles, CA 90048**

***Close to Beverly Center & The Grove***

**8216 W 3RD ST, LOS ANGELES, CA 90048**

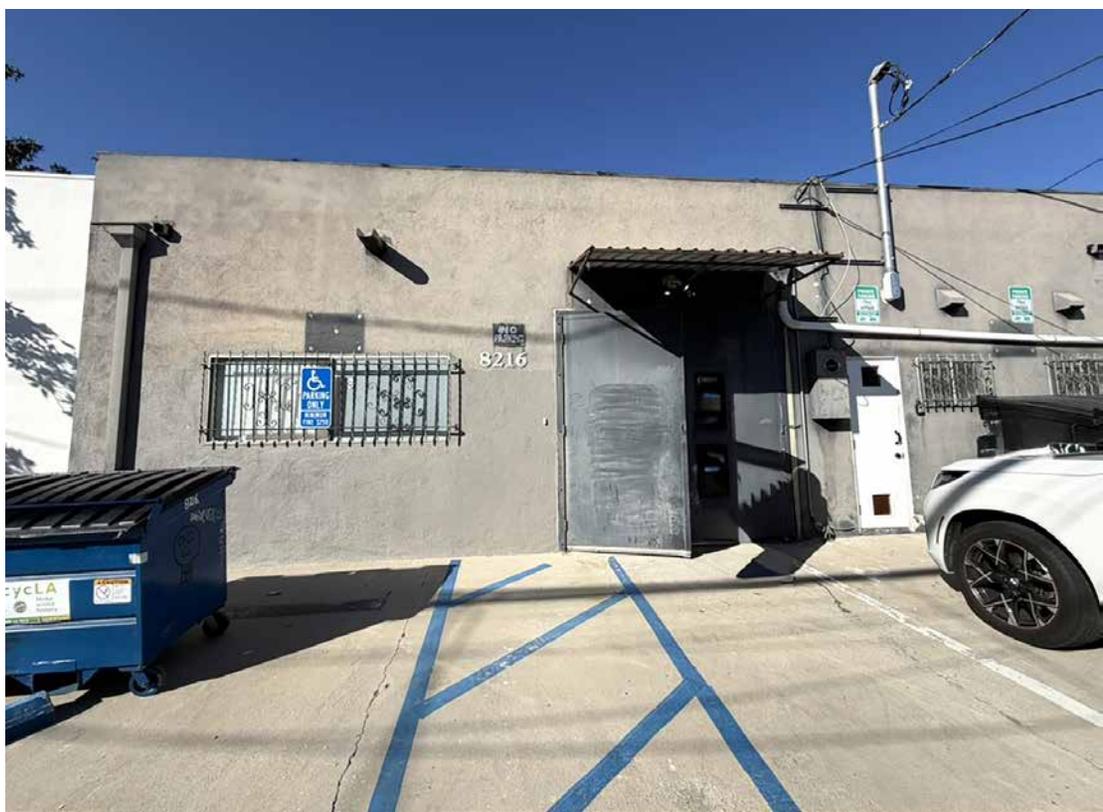
## Property Details

Building Area:	±3,500 SF
Land Area:	±5,140 SF
Year Built:	1970
Parking:	4-5 Surface Spaces
Zone:	LAC2
Traffic Count:	52,526 Vehicles Per Day

## Property Highlights

- Ideal for any retail use
- Fantastic exposure and frontage on busy 3rd Street
- Abundant natural light and recessed lighting
- HVAC throughout – 2 restrooms
- Available warehouse shelving
- Includes staff parking at the rear of the building with alley access
- Neighboring tenants include Joan's on 3rd, Bacio di Latte, Benny's Tacos, La La Land, Normandie Bakery, MOOD Breakfast, Oste Italian, Warby Parker, Electric Karma, and Melanie Restaurant

**Lease Rental: \$15,750 Per Month (\$4.50 Per SF NNN)**  
**Available for Occupancy June 1, 2026**









SITE PLAN

8216 W 3rd Street



# AERIAL PHOTO

8216 W 3rd Street

Hollywood

West Hollywood

BEVERLY CENTER

Fairfax High School

8216 W 3RD ST



Television City



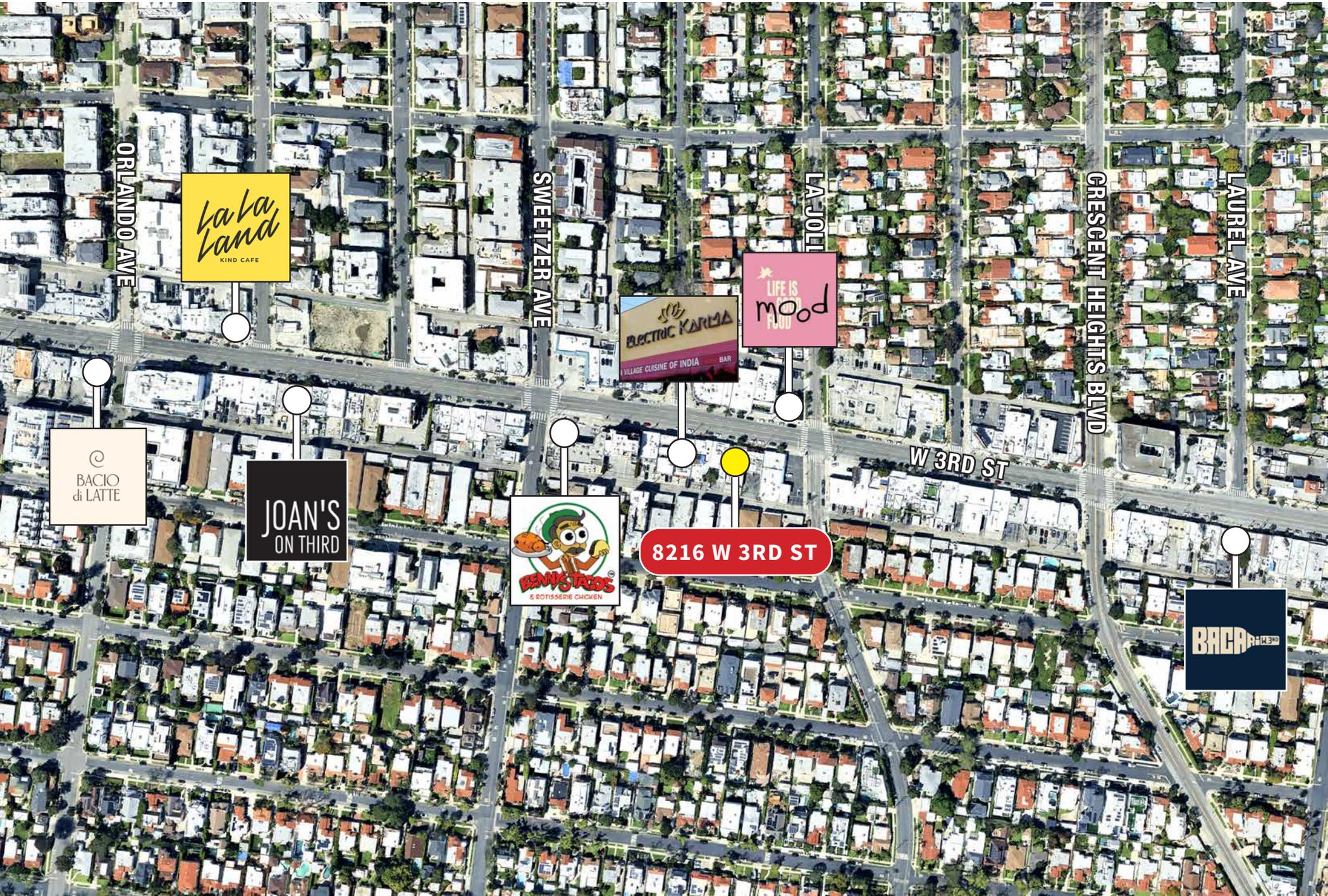
The Grove

Original Farmer's Market



# WEST 3RD STREET AMENITIES

8216 W 3rd Street



ORLANDO AVE



SWEITZER AVE



LA JOLI



CRESCENT HEIGHTS BLVD

LAUREL AVE

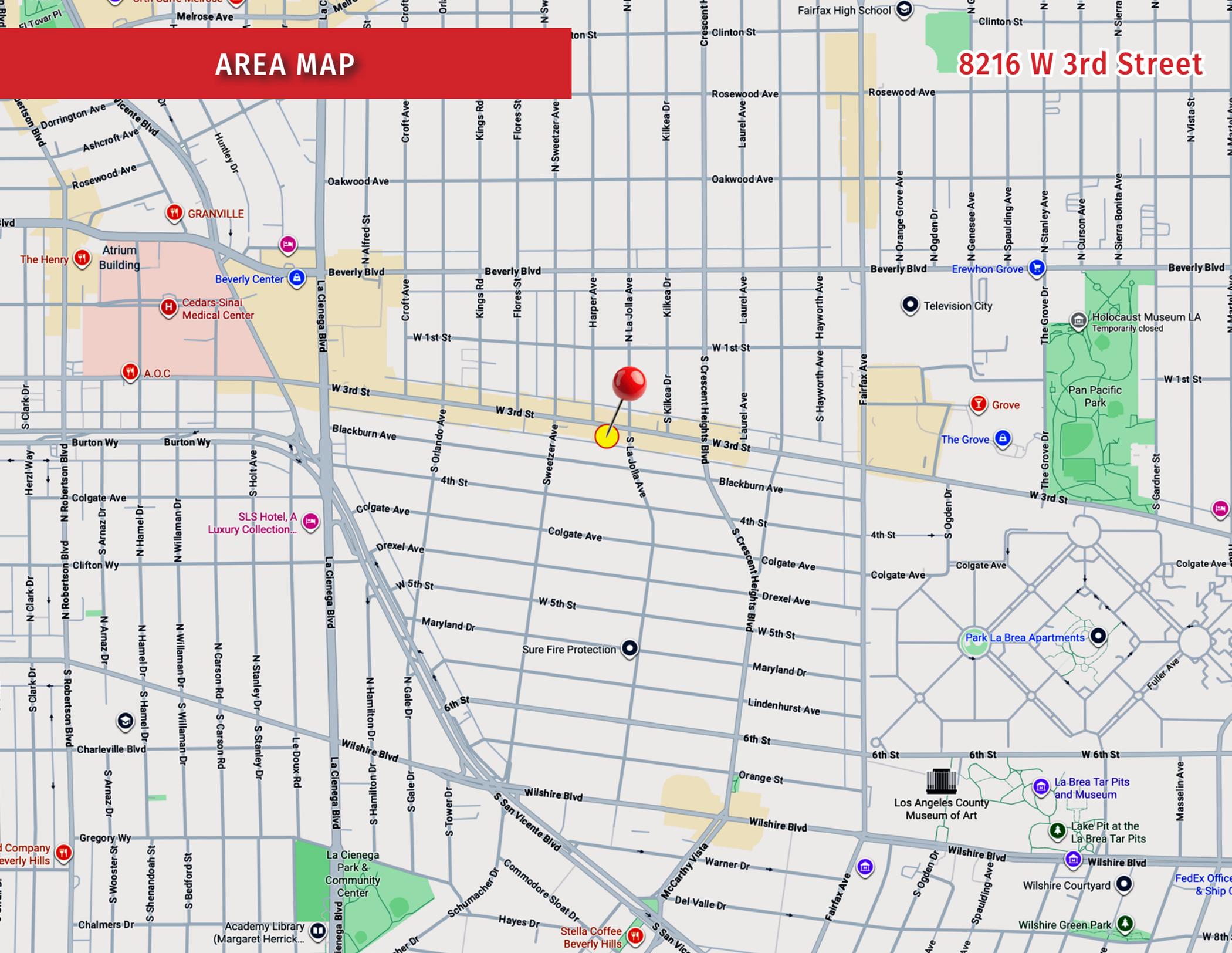
W 3RD ST

8216 W 3RD ST



# AREA MAP

## 8216 W 3rd Street



# PRIME RETAIL STORE FOR LEASE

±3,500 SF Available June 1, 2026

8216 W 3RD STREET, LOS ANGELES, CA 90048

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