

FOR LEASE

8480 W 3RD STREET, LOS ANGELES

Turnkey Owner/User Opportunity



Property Details



For Lease:

\$4.50/SF NNN

Gross Leasable Area:

4,056 SF

Lot Size:

4,401 SF

Parking:

1-2 spaces

Property Details



Property Description:

8480 W 3rd Street sits at the highly trafficked intersection of La Cienega and 3rd Street, surrounded by notable destinations including the Beverly Center, Beverly Connection, Pali Hotel, Carla Café, and La La Land Kind Café. The property features valuable restaurant entitlements—a full liquor license with service until 2 a.m., outdoor dining approval, and reduced parking requirements—making it a true

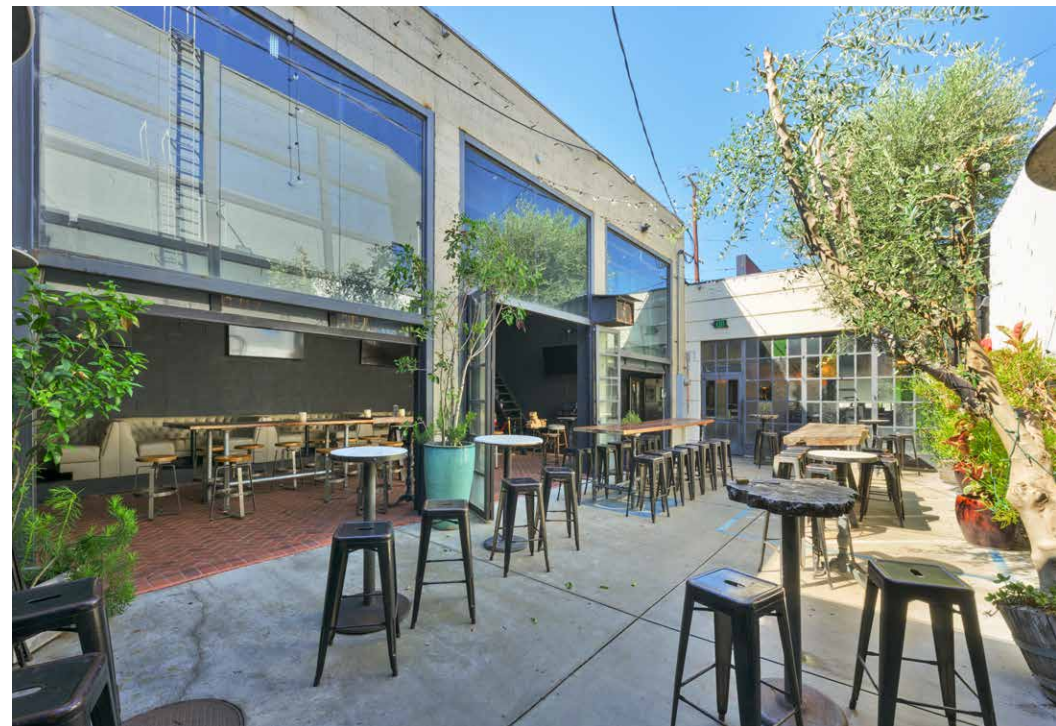
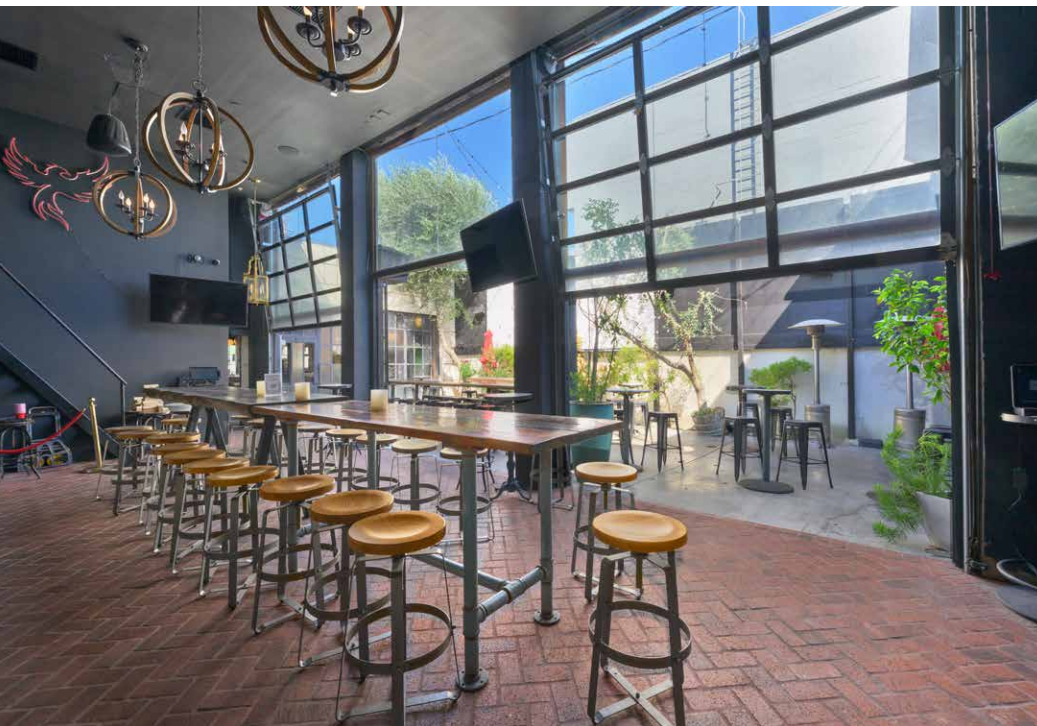
turnkey opportunity for operators. Formerly home to The Phoenix, a celebrated neighborhood restaurant with a strong day-and-night customer base, the space carries a proven track record of success. With unbeatable visibility and connectivity in the heart of West Hollywood/Beverly Grove, the property is perfectly positioned for the next great dining concept.

Features



- Type 47 Liquor License from 11 AM - 2 AM, daily
- Fully approved outdoor patio dining with alcohol service

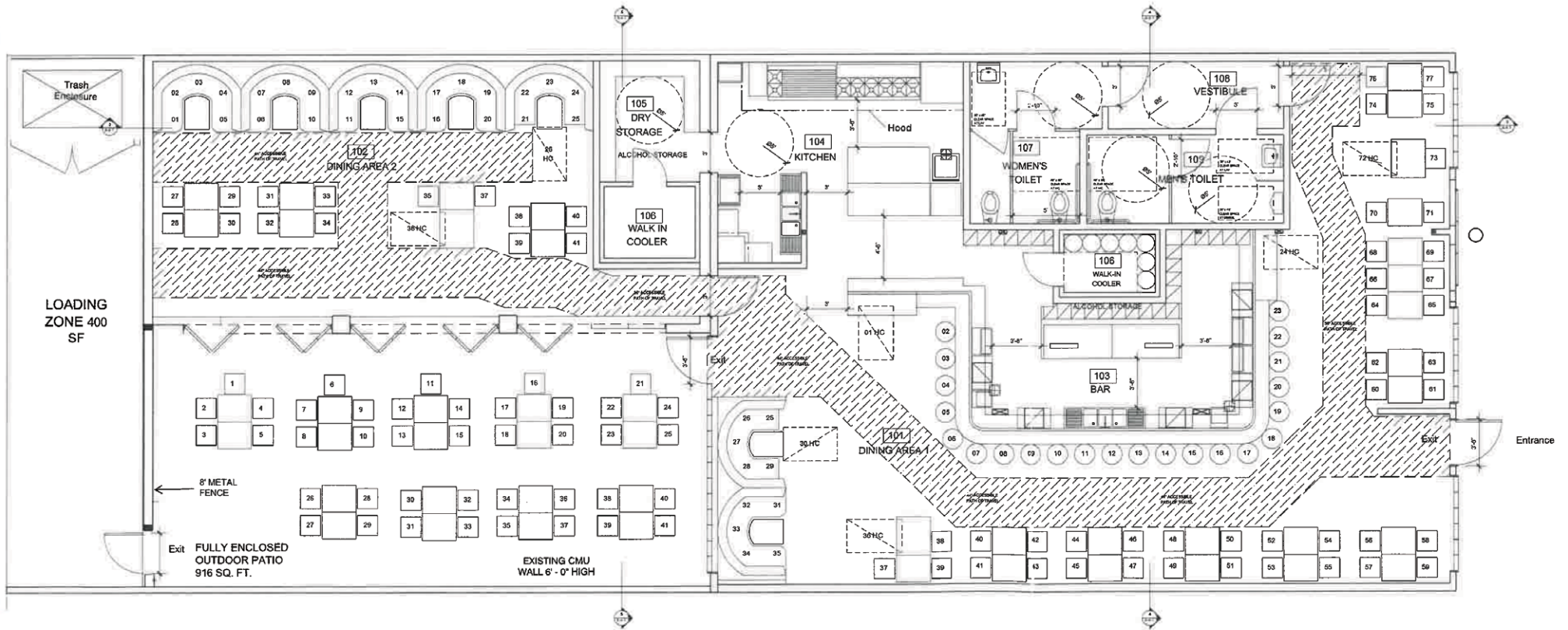
- Turnkey restaurant with full kitchen, walk in fridge and large bar
- Permitted for Live Entertainment



Property Photos



Floor Plan



3 ACCESSIBLE PATH OF TRAVEL
SCALE: 3/16" = 1'-0"



Aerial Map



BEVERLY
CENTER

Beverly
Connection

LACIENEGA BLVD

3RD STREET

SITE

Contact Info

JARED SWEDELSON

Vice President
d: 818-742-1632
m: 818-644-7597
jswedelson@naicapital.com
Cal DRE Lic #02105146

NAI CAPITAL - WEST LOS ANGELES

11835 W. Olympic Blvd., Suite 700E
Los Angeles, CA 90064
d: 310-806-6100
f: 310-806-6101
www.naicapital.com



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE #02130474

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE