

# FOR LEASE

# 8480 W 3<sup>RD</sup> STREET, LOS ANGELES

## Turnkey Opportunity



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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Property Details



**For Lease:**

\$3.50/SF NNN

**Gross Leasable Area:**

4,056 SF

**Liquor License:**

Type 47

**Live Entertainment:**

Yes

# 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

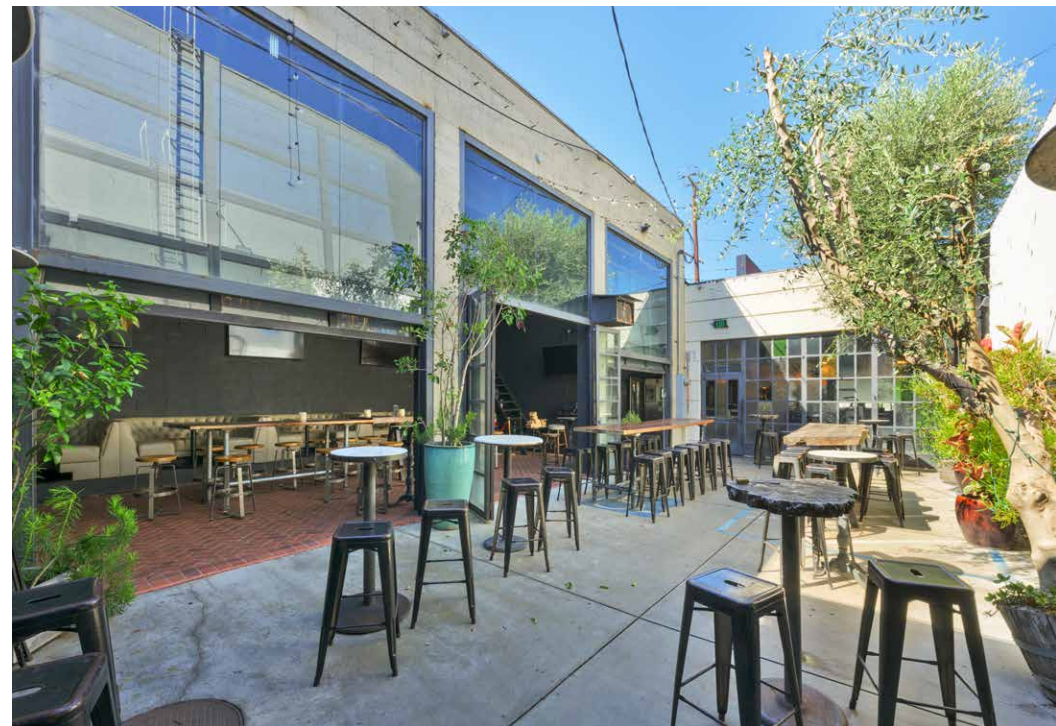
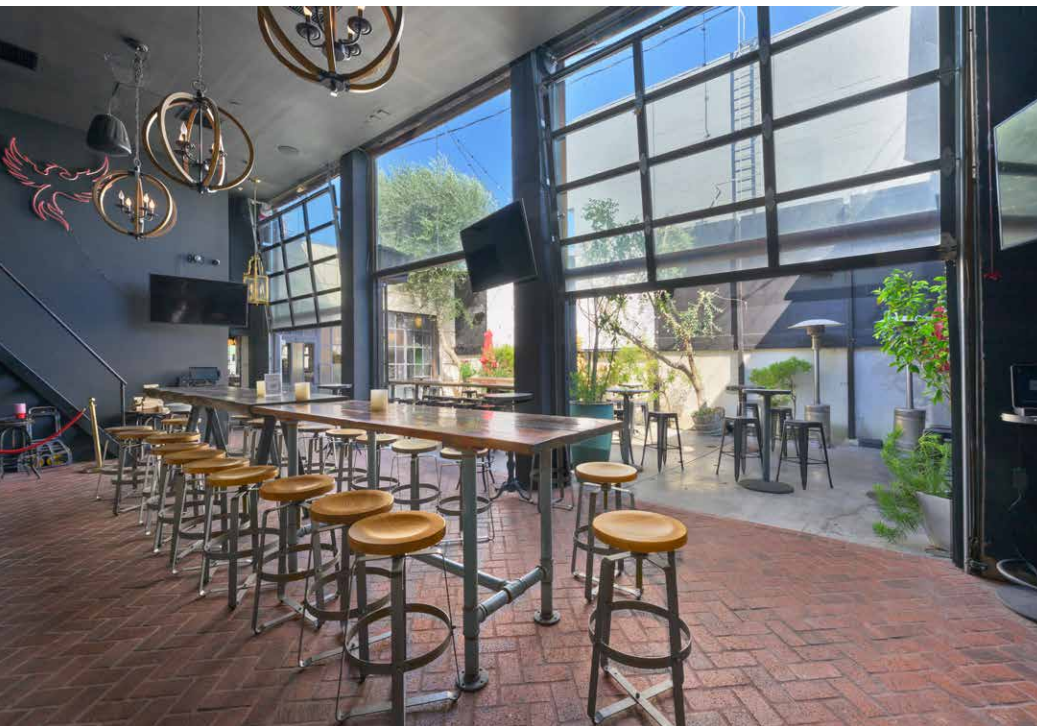
turnkey opportunity for operators. Formerly home to The Phoenix, a celebrated neighborhood restaurant with a strong day-and-night customer base, the space carries a proven track record of success. With unbeatable visibility and connectivity in the heart of West Hollywood/Beverly Grove, the property is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

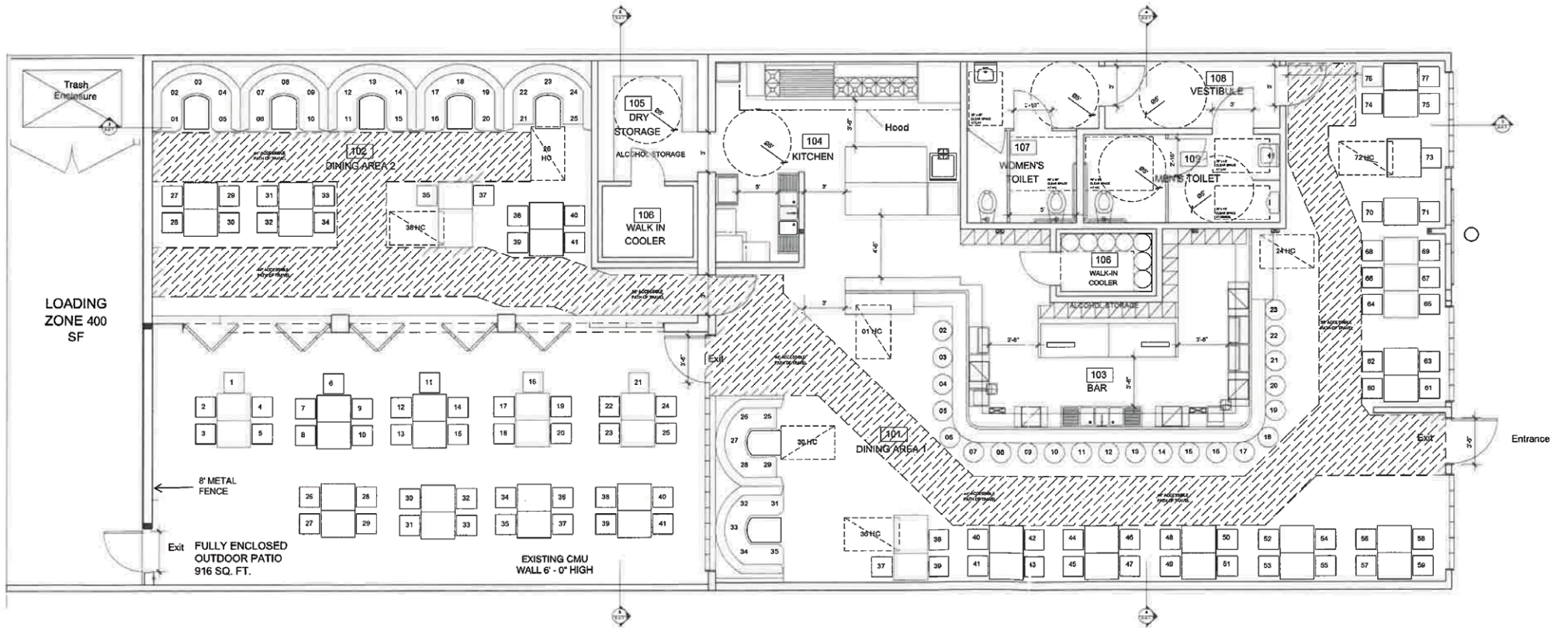
- Turnkey restaurant with full kitchen, walk in fridge and large bar
- Permitted for Live Entertainment



# 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

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