

ASSET SALE | 998 SF CAFÉ

beta.

8121 W 3RD ST | LOS ANGELES, CA

DO NOT DISTURB EXISTING TENANT



For leasing, please contact:

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PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a turn-key coffee shop on one of LA's busiest restaurant streets
- Current term expires August 30th, 2027; direct deal with landlord possible
- Premises comes with two (2) exclusive parking spaces in the rear
- Newer build-out completed in 2018
- Outdoor seating area fronting W 3rd Street
- DO NOT DISTURB EXISTING TENANT

DEMOGRAPHICS



RESIDENTIAL POPULATION

1 Mile
40,565

2 Miles
174,693

3 Miles
323,766



AVG. HOUSEHOLD INCOME

1 Mile
\$176,454

2 Miles
\$162,119

3 Miles
\$161,744



DAYTIME POPULATION

1 Mile
62,497

2 Miles
202,025

3 Miles
366,730

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AREA OVERVIEW

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ABOUT WEST 3RD ST – RESTAURANT ROW

Anchored by Beverly Center on the west and The Grove/ Farmers Market on the east, West 3rd St functions as one of LA's great restaurant corridors.

From trendy cafes and brunch spots to upscale dining establishments, visitors to the street can indulge in a wide range of cuisines, including Mexican, Italian, Japanese, Mediterranean, and of course, coffee. Many of these restaurants prioritize locally sourced ingredients and innovative cooking techniques, making West 3rd Street a hub for food lovers seeking unique and high-quality dining options. In recent years, the street has also emerged as a target for retail and service tenants, further cementing its importance within LA's retail landscape.

W 3RD ST CO-TENANCY



MAGNOLIA BAKERY



JOAN'S ON THIRD



TOCA MADERA



SWEETFIN



SWEETGREEN



VERVE COFFEE



UNCLE PAULIE'S



WANDERLUST

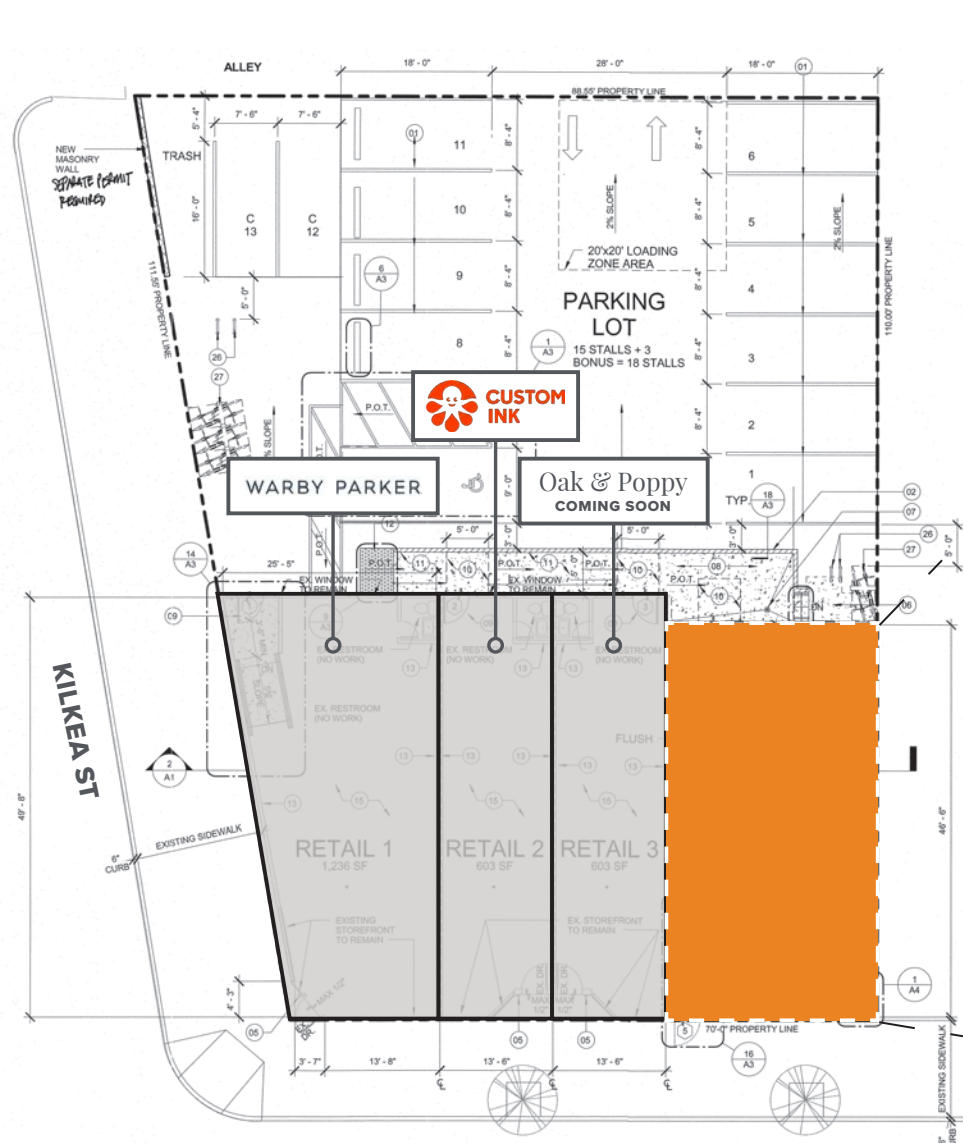


SIDECAR



MENDOCINO FARMS

EXISTING SITE & FLOOR PLAN



W 3RD ST | ±29,350 CPD

