



AVISON
YOUNG

Visconti

1221 W. 3RD STREET

LOS ANGELES, CALIFORNIA



NOW LEASING

±1,505 to ±5,195 SF

RETAIL SPACE

AVAILABLE



PROPERTY DESCRIPTION



Visconti

SQUARE FOOTAGE:	±1,505 SF to ±5,195 SF
ASKING RENT:	Negotiable
TERM:	5 - 10 Years
DATE AVAILABLE:	Immediately

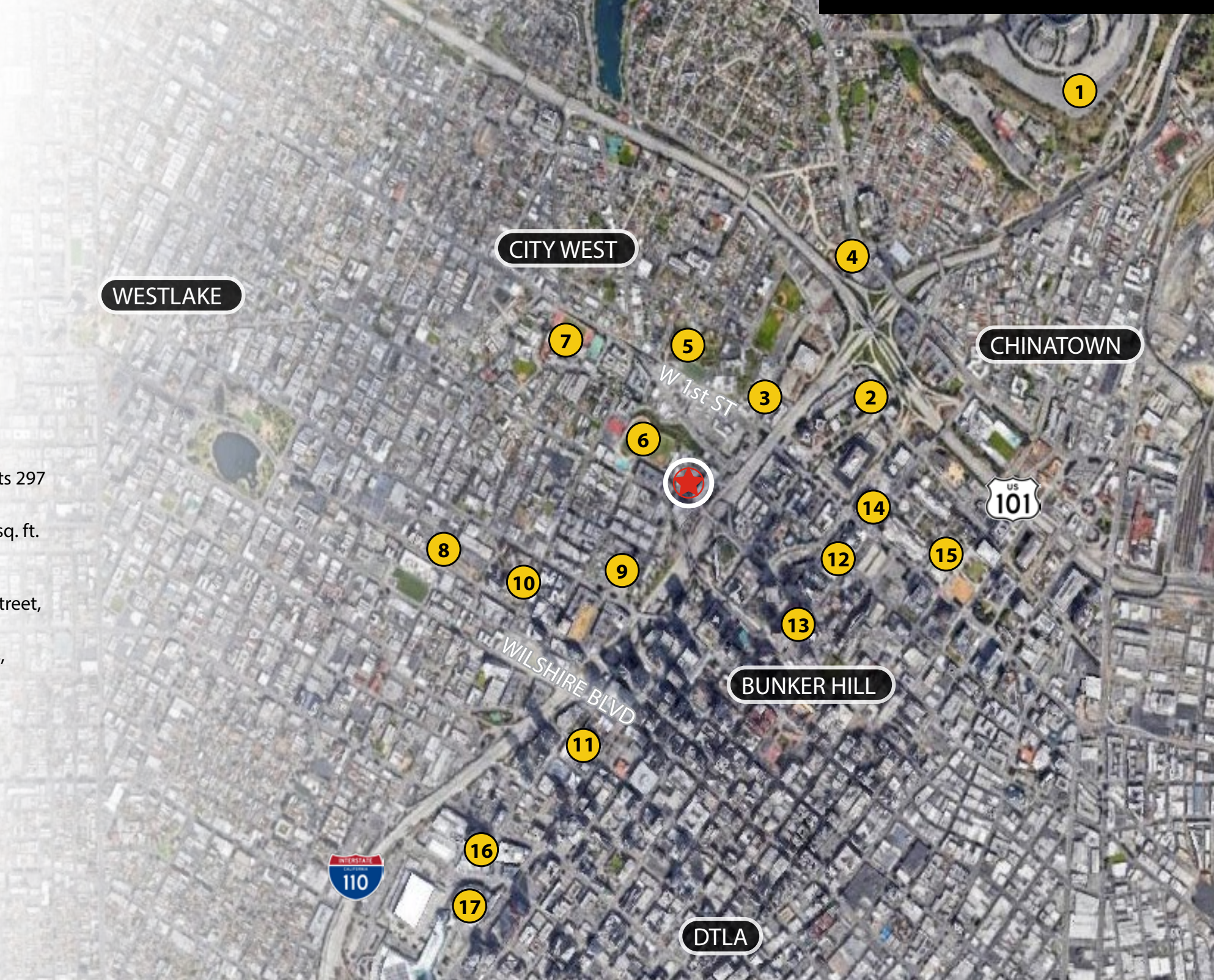
1221 W. 3rd Street
Los Angeles, California

Highlights

- The Visconti, an Italian Renaissance inspired mixed-use project by GH Palmer boasts 297 luxury apartments with ground floor retail
- Highly visible ground level street facing units ranging from ±1,505 sq. ft. – ±5,195 sq. ft.
- ±1,505 sq. ft. Restaurant Space (Former Subway)
- Retail Space: ±1,560 sq. ft. & ±5,195 sq. ft.
- Excellent and highly visible location on hard corner of W. 3rd Street & S. Boylston Street, adjacent to Harbor Freeway (Highway 110), in City West
- Property location benefits from the synergy of the abundance of nearby amenities, businesses, proximity to Downtown LA, Hwy 101 and 110 Freeways
- Good amount of street parking
- Great opportunity for various retail and office users: Convenience, Beauty, Cafe, Insurance and more!

Traffic Counts & Walking Score

W. 3rd Street & Lucas Avenue - ±22,103 VPD
Walk Score - Walkers Paradise (96)

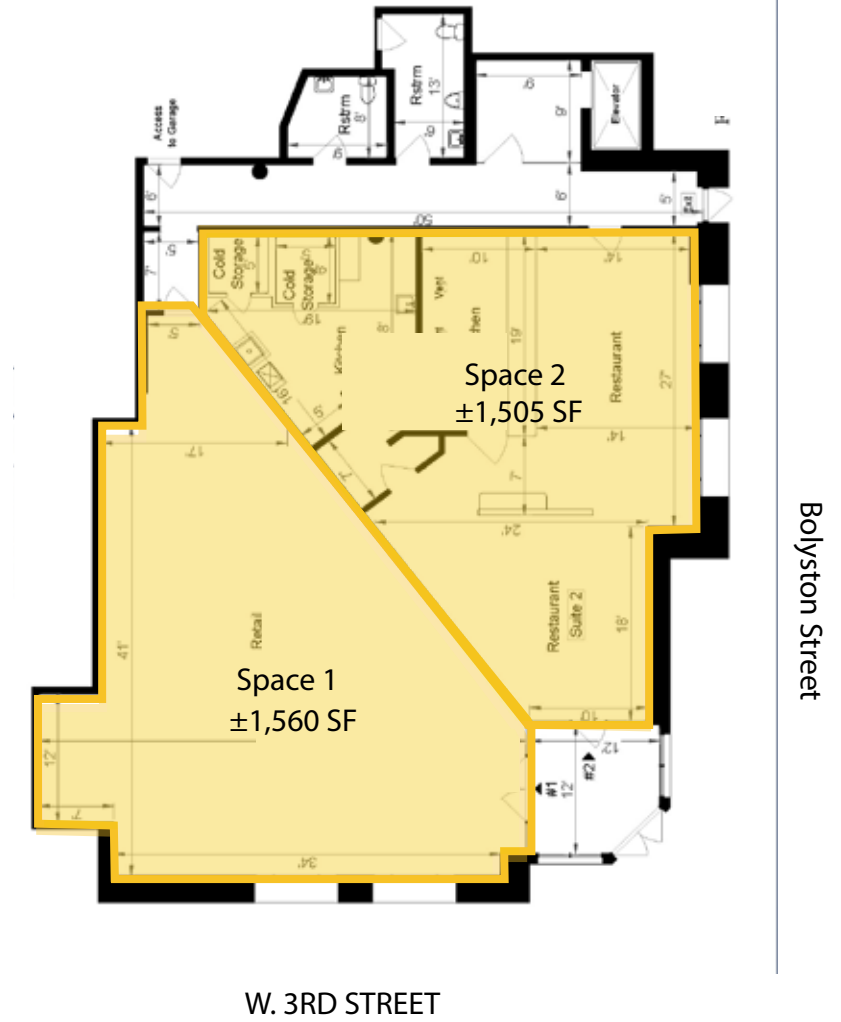
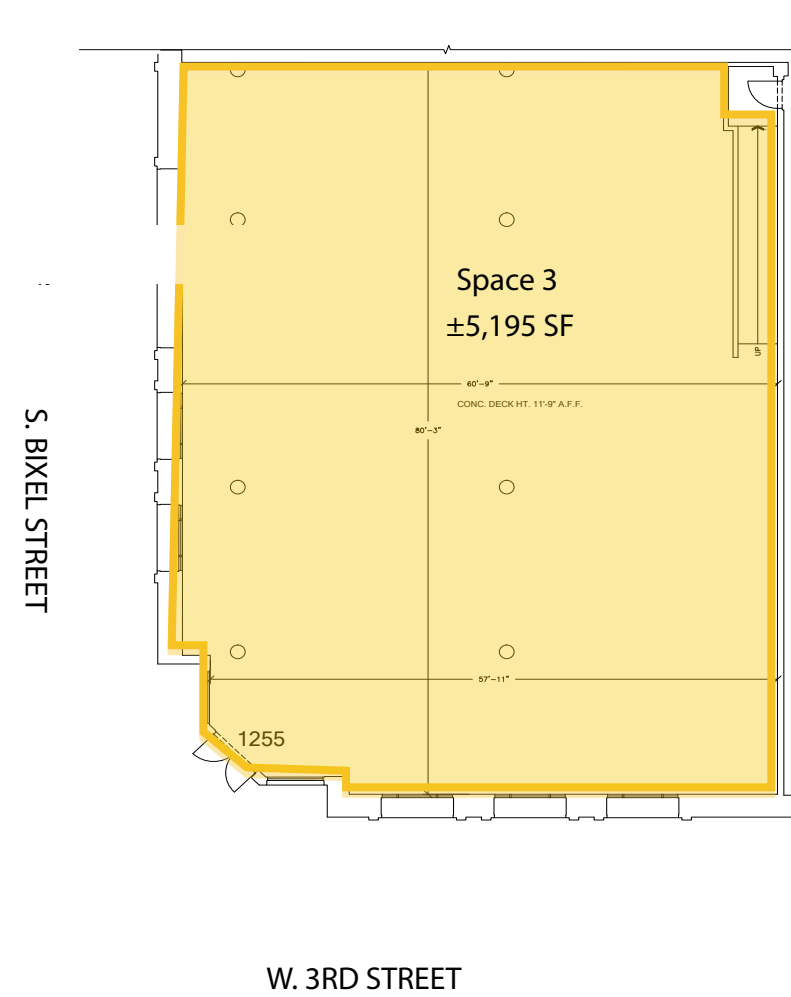


SUBJECT PROPERTY

- 1 **Dodger Stadium**
- 2 **DaVinci Apartments**
- 3 **Canvas Apartments**
- 4 **CVS & Jack in the Box**
- 5 **Vista Hermosa Natural Park**
- 6 **Contreras High School**
- 7 **Belmont High School**
- 8 **PIH Health Good Samaritan Hospital**
- 9 **Los Angeles Center Studios**
- 10 **Grocery Outlet**
- 11 **FI Gat7th**
- 12 **Walt Disney Concert Hall**
- 13 **The Broad**
- 14 **Dorothy Chandler Pavilion**
- 15 **Grand Park LA**
- 16 **L.A. Live**
- 17 **Staples Center**



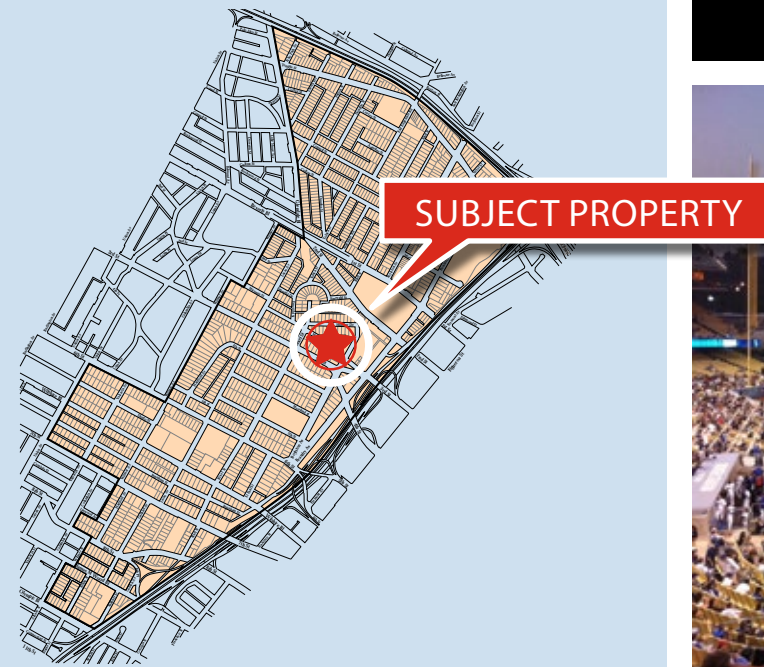
VISCONTI FLOOR PLANS



±8,260 SF

TOTAL SQUARE FOOTAGE AVAILABLE

SUITE	SIZE	RATE
SPACE 1	±1,560 SF	Negotiable
SPACE 2	±1,505 SF	Negotiable
SPACE 3	±5,195 SF	Negotiable



CENTRAL CITY WEST

Central City West Bounded by Temple Street, Wilshire Boulevard, the 110 Freeway and Lucas Avenue, City West was once a Downtown suburb that became an isolated, overlooked district separated from the central city by the freeway. The new wave of Downtown revitalization has made its once barren hills part of a larger redevelopment effort. It's now home to modern apartments and condominiums, new high schools bursting with students and several noteworthy restaurants. Once more at the top of Downtown residential neighborhoods, Central City West is home to some of the most elegant buildings in DTLA.

LOCAL AMENITIES



DODGER STADIUM

LA LIVE



VISTA HERMOSA PARK



WALT DISNEY CONCERT HALL



LA CITY HALL



103,701
POPULATION

35
MEDIAN AGE

78,430 | **33,714**
WORKERS | RESIDENTS
DAYTIME EMPLOYMENT



1-MILE DEMOGRAPHICS

\$75,036
AVERAGE HOUSEHOLD INCOME

2.0
AVERAGE HOUSEHOLD SIZE

8.0% | **80.9%**
OWNER | RENTER
1-MILE OCCUPIED HOUSING UNITS



**AVISON
YOUNG**

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