



COMMERCIAL
REAL ESTATE
the sign of a profitable property

AVAILABLE
±936-960 SF

RETAIL SPACES AVAILABLE IN ICONIC CENTER

8500-8522 W. 3rd Street, Los Angeles, CA 90048



COMMERCIAL
REAL ESTATE

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PROPERTY FEATURES

8500-8522 W. 3rd Street, Los Angeles, CA 90048



APPROX. 936-960 SF

RETAIL SPACES AVAILABLE

- ✓ Main signalized tri-corner of La Cienega/3rd/San Vicente
- ✓ The iconic Plaza Cienega's A+ National & Regional tenants include Fatburger, Subway, Hoy's Wok, and more!

AREA AMENITIES

- ✓ Exceptionally well located retail center features high street visibility, monument signage and parking in a rare dedicated on-site lot
- ✓ Adjacent to the Miracle Mile District, Beverly Hills and West Hollywood
- ✓ Across from the Beverly Center and Beverly Connection
- ✓ Across from Cedars Sinai Hospital campus
- ✓ Surrounded by densely populated residential neighborhoods

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	40,553	296,489	889,803
 Avg. HH Income	\$130,958	\$123,462	\$103,973
 Daytime Pop	42,814	303,572	882,921
 Traffic Count	± 47,324 CPD ON W 3RD ST & S LA CIENEGA BLVD		

RETAIL SPACES
LOS ANGELES, CA

UNIT 8510

8500-8522 W. 3rd Street, Los Angeles, CA 90048



RETAIL SPACES
LOS ANGELES, CA

UNIT 8512

8500-8522 W. 3rd Street, Los Angeles, CA 90048



RETAIL SPACES
LOS ANGELES, CA

UNIT 8514

8500-8522 W. 3rd Street, Los Angeles, CA 90048





Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



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PRESIDENT

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.