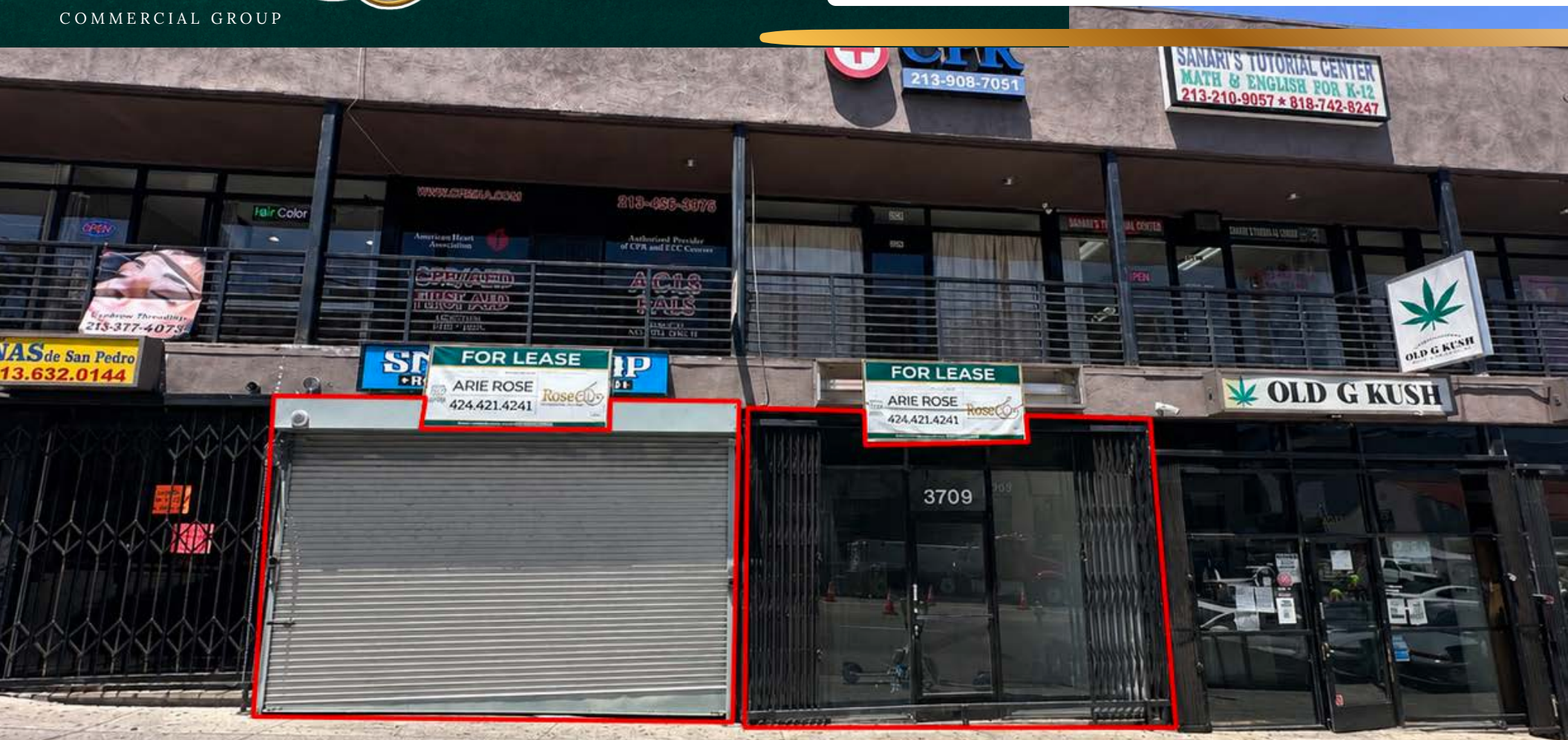




FOR LEASE

3709 - 3711 W 3rd St,
Los Angeles, CA 90020

COMMERCIAL GROUP



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



W 3RD ST

3711-3709

PROPERTY OVERVIEW



TYPE

Retail



SIZE

3709 - 900 SF
3711 - 900 SF
202-A - 364 SF
206-A - 513 SF



RATE

3709 - \$3,440/mo + \$560/mo CAM
3711 - \$3,440/mo + \$560/mo CAM
202-A - \$1,300/mo Gross
206-A - \$1,600/mo Gross



TERM

Negotiable



YEAR BUILT

1994



ZONING

LAC2

Rose & co.
COMMERCIAL GROUP

202-A



PROPERTY PHOTOS

Unit 3709



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS

202-A



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS

206-A



Rose & Co.
COMMERCIAL GROUP

PROPERTY SHOWCASE



PRIME KOREATOWN LOCATION

Situated in the heart of Koreatown, one of Los Angeles' most densely populated and dynamic commercial neighborhoods.



FLEXIBLE MULTI-TENANT LAYOUT:

Four retail units available across two levels, featuring two ground-floor suites and two second-floor suites suitable for a variety of business uses.



EXCELLENT VISIBILITY & EXPOSURE:

Prominent frontage along W. 3rd Street with strong pedestrian and vehicle traffic, providing outstanding branding and signage opportunities.



DENSE RESIDENTIAL & COMMERCIAL DEMOGRAPHICS:

Surrounded by apartment communities, offices, restaurants, and local businesses that generate consistent customer traffic throughout the day.

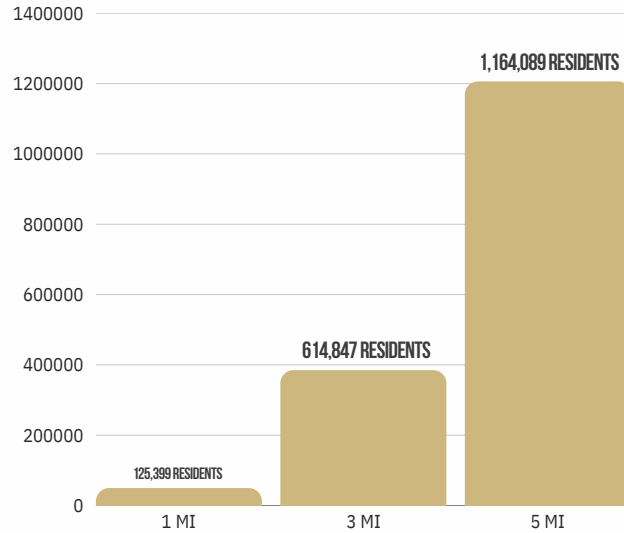


IDEAL FOR MULTIPLE USES:

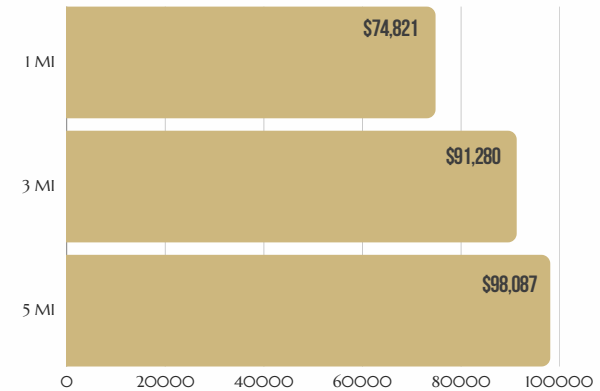
Well-suited for retail, professional office, beauty, medical, wellness, educational, and other neighborhood-serving businesses.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S Kenmore Ave	W 3rd St	3,695 vehicles/day	.05miles
S Kenmore Ave	W 3rd St	3,660 vehicles/day	.05miles
W 3rd St	S Catalina St	38,289 vehicles/day	.06miles
W 3rd St	S Catalina St	38,142 vehicles/day	.06miles
W 3rd St	S Berendo St	38,884 vehicles/day	.13miles
W 3rd St	S Berendo St	38,885 vehicles/day	.13miles
W 3rd St	S Normandie Ave	33,329 vehicles/day	.17miles
W 3rd St	S Normandie Ave	33,211 vehicles/day	.17miles
S Berendo St	W 3rd St	1,036 vehicles/day	.17miles
S Berendo St	W 3rd St	1,044 vehicles/day	.17miles



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