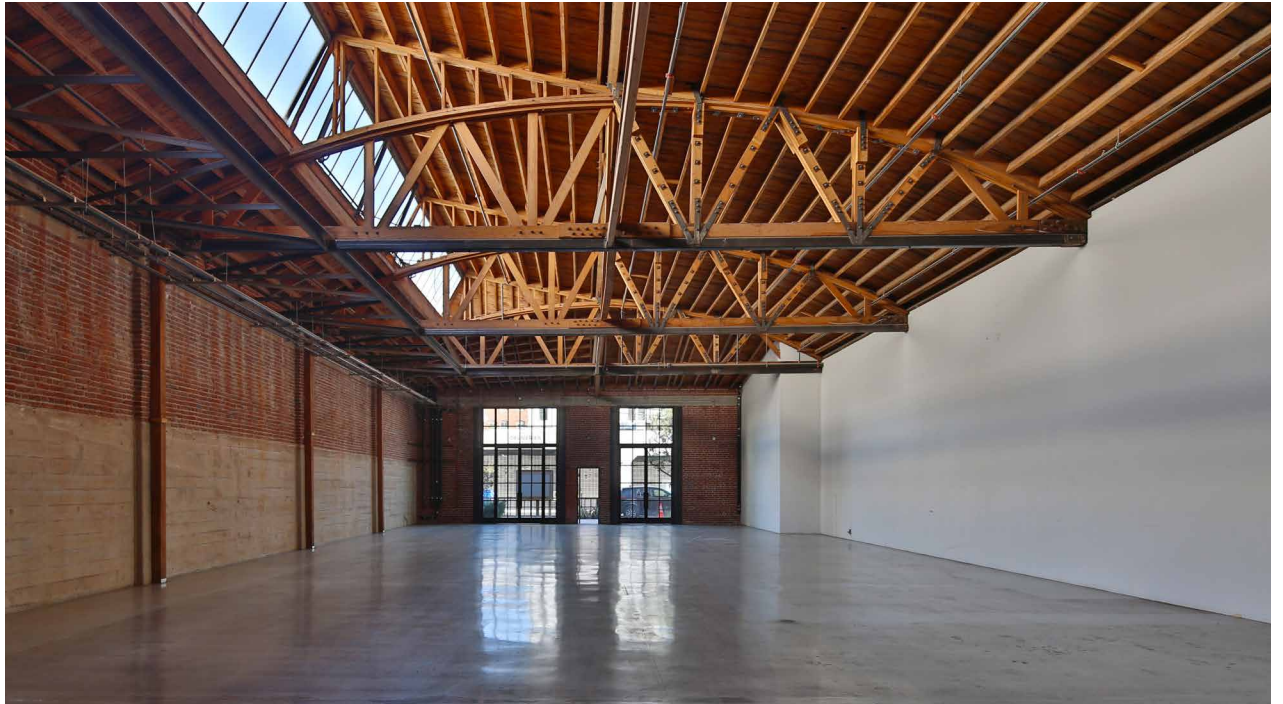




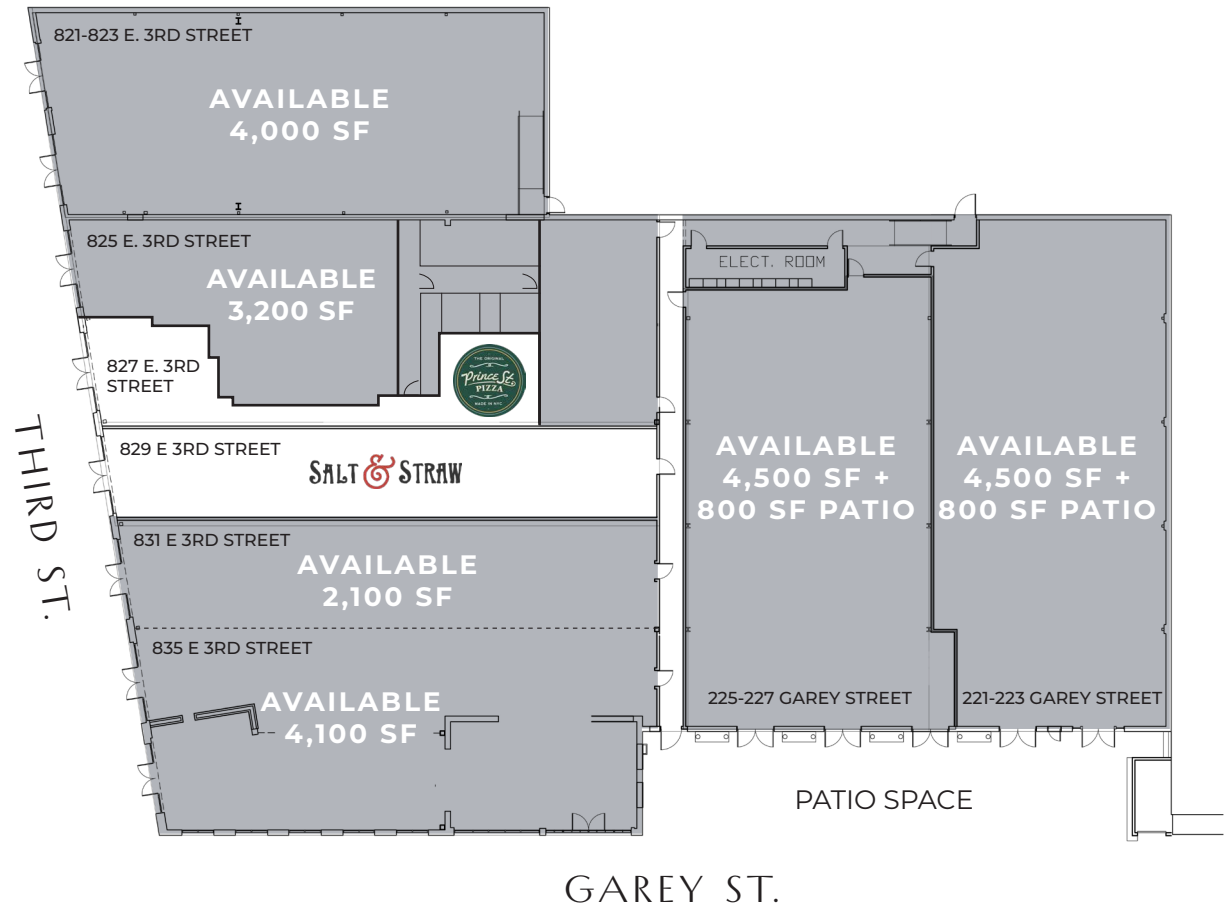
3rd & Garey

DOWNTOWN ARTS DISTRICT

NEWMARK
PACIFIC

In the heart of the Arts District

Positioned at the busy corner of 3rd & Garey, the project is surrounded by standout Arts District restaurant operators including **Loqui**, **Alfred Coffee**, **Wurstküche**, **Kreation Juicery** and retail neighbors including **Le Labo**, **Simon Miller**, **Departamento**, and **Hauser & Wirth**. The neighborhood continues to attract a strong mix of food, fashion, and lifestyle brands.



821 E 3rd Street

FLAGSHIP RETAIL OPPORTUNITY

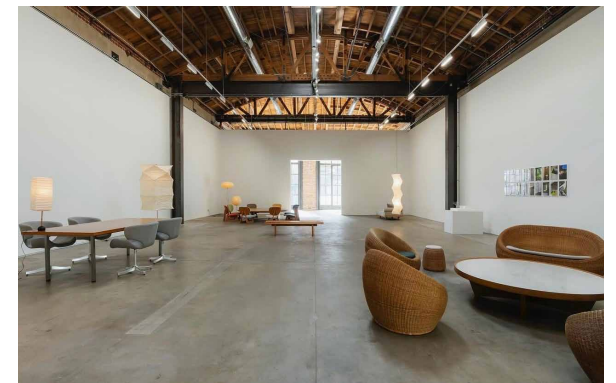
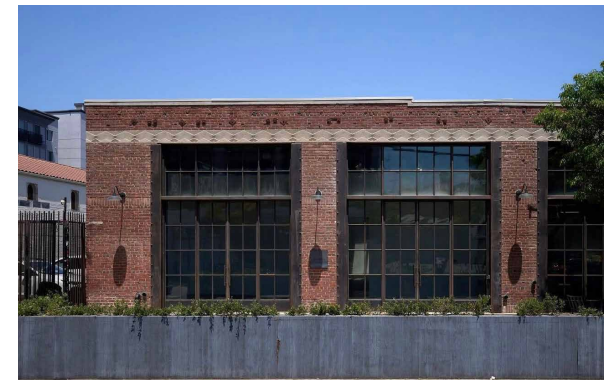
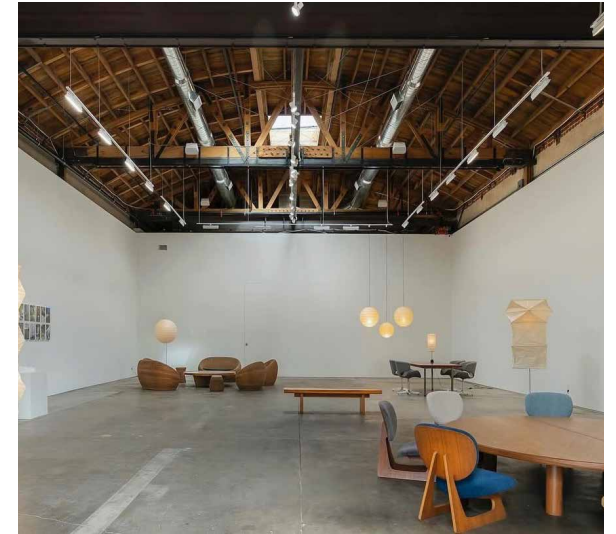
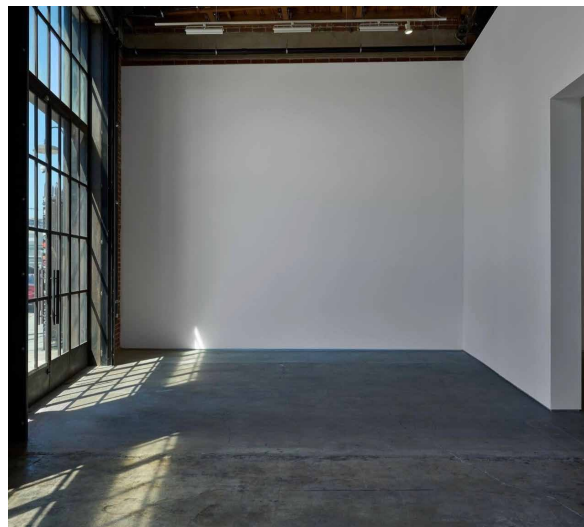
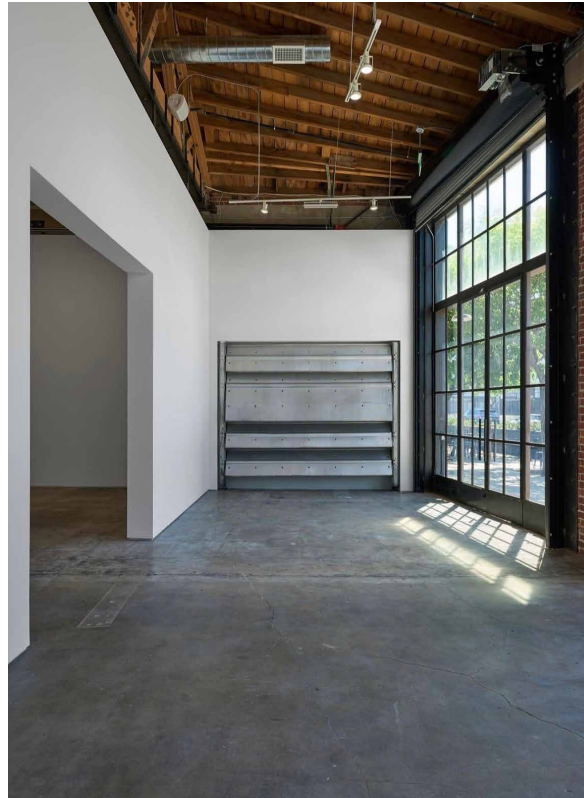
Approx. 4,000 SF | 400 AMPS

Original brick & wooden truss

16'5" - 23'4" foot ceilings

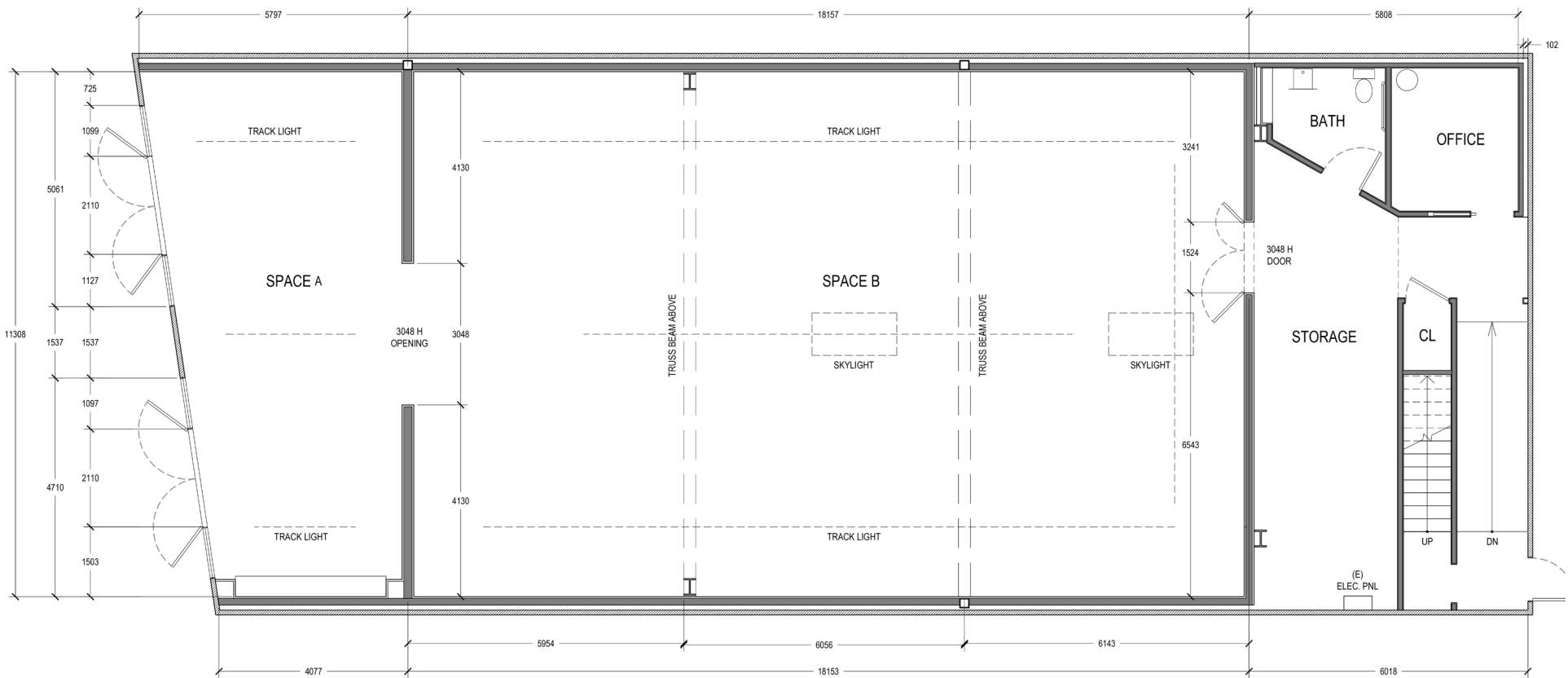
Polished concrete floors with gallery-quality
white walls

Flexible layout suitable for retail, showroom,
gallery, or experiential use



821 E 3rd Street — Floor Plan

Approx. 4,000 SF



825 E 3rd Street

FLAGSHIP RETAIL OR
RESTAURANT OPPORTUNITY

Approx. 3,200 SF | 400 AMPS

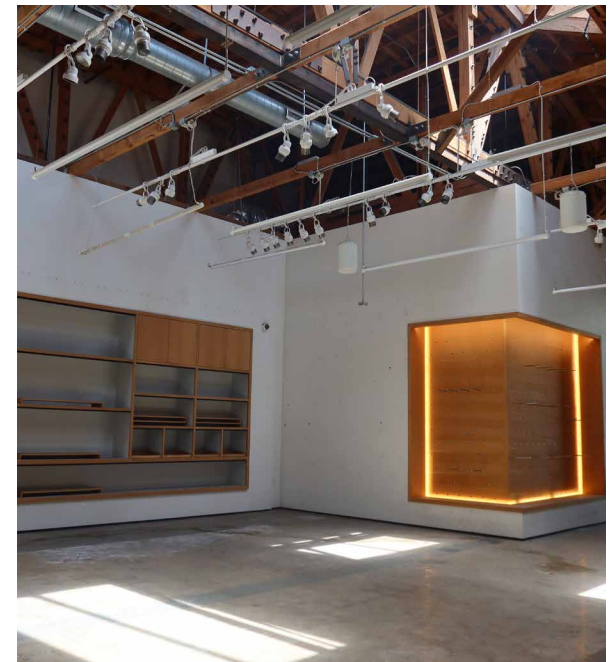
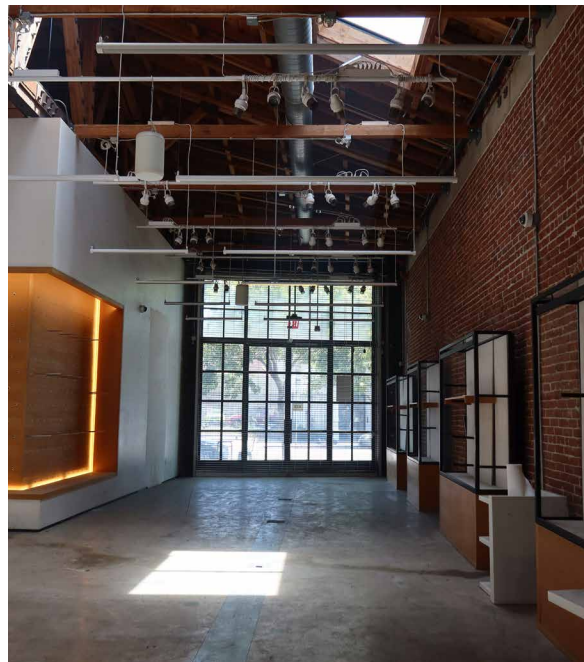
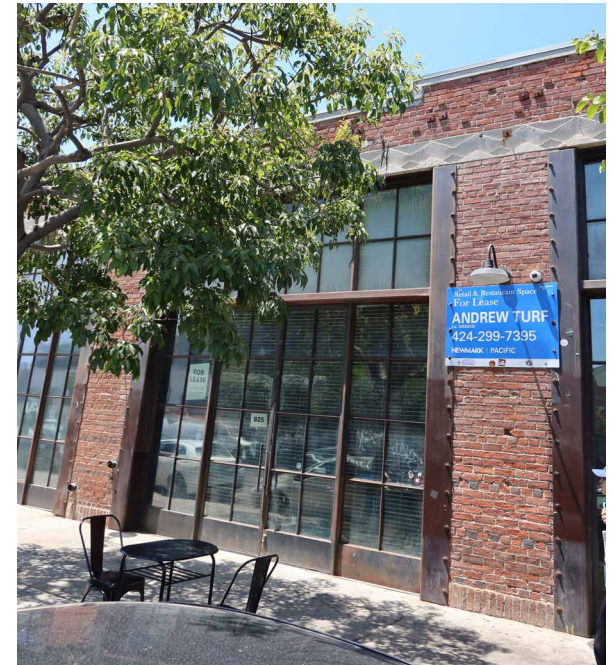
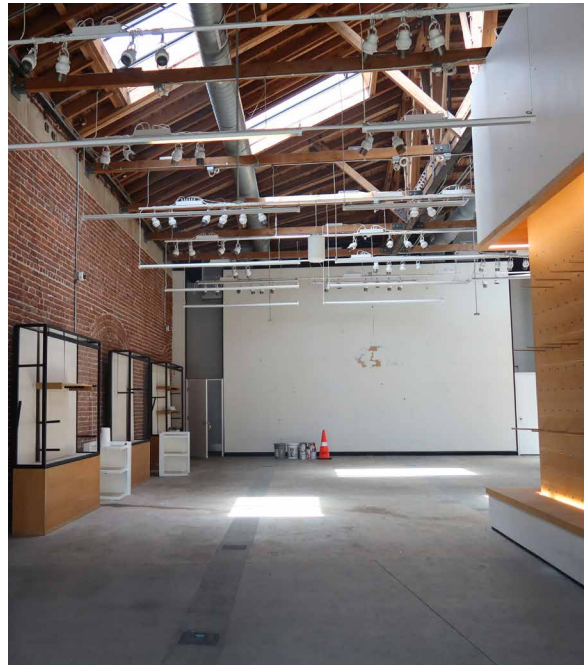
Original brick & wooden truss

16'5" - 23'4" foot ceilings

Permitted for F&B use with existing grease interceptor

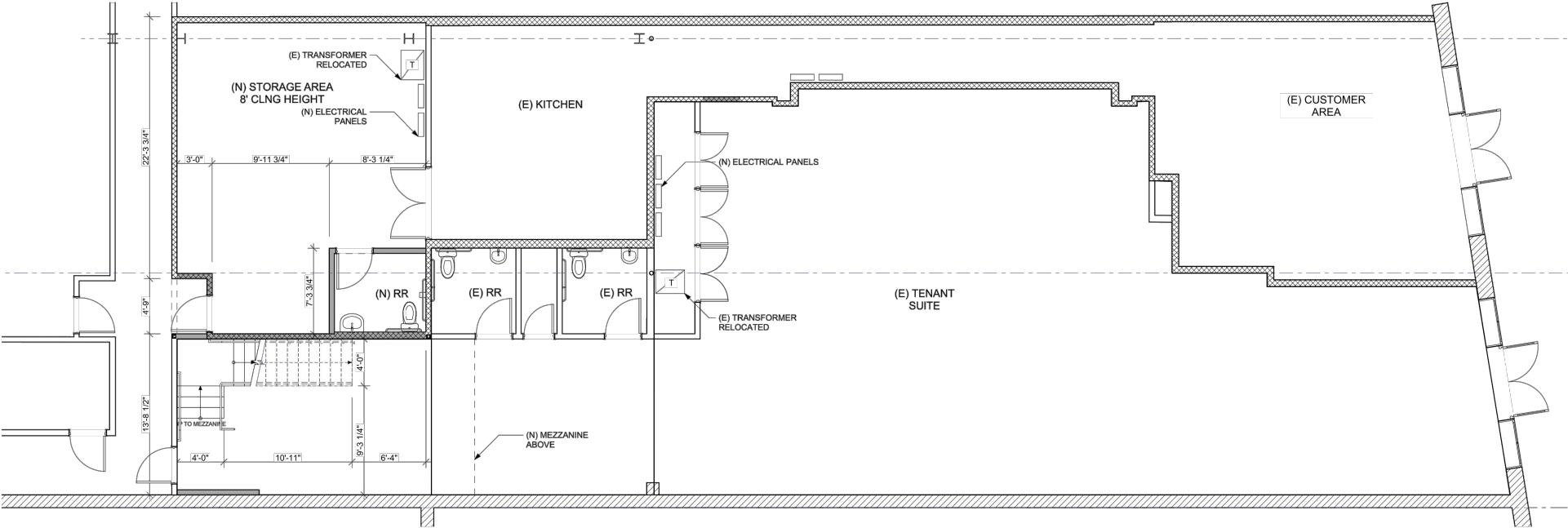
Ambient lighting & several skylights

Plug & play fixtures



825 E 3rd Street — Floor Plan

Approx. 3,200 SF



831 E 3rd Street

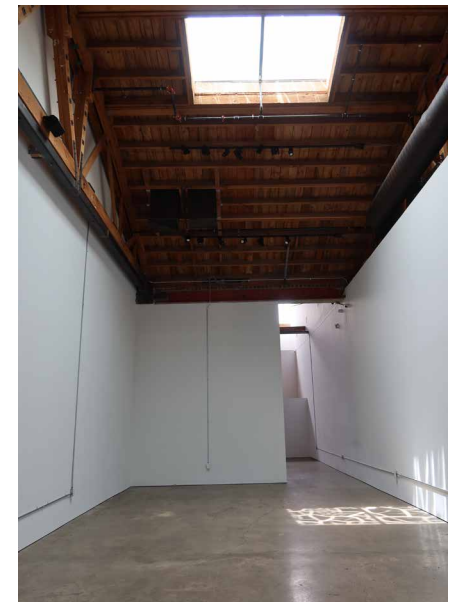
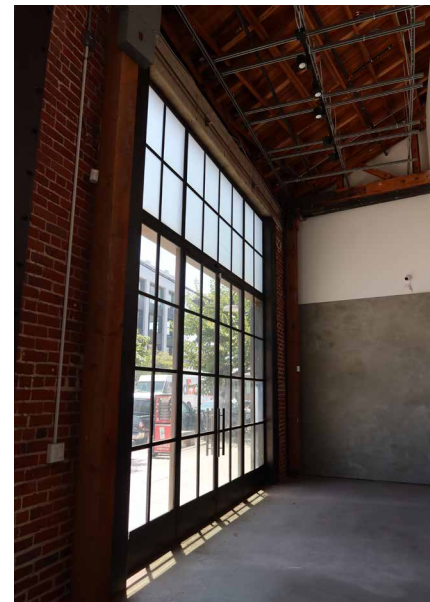
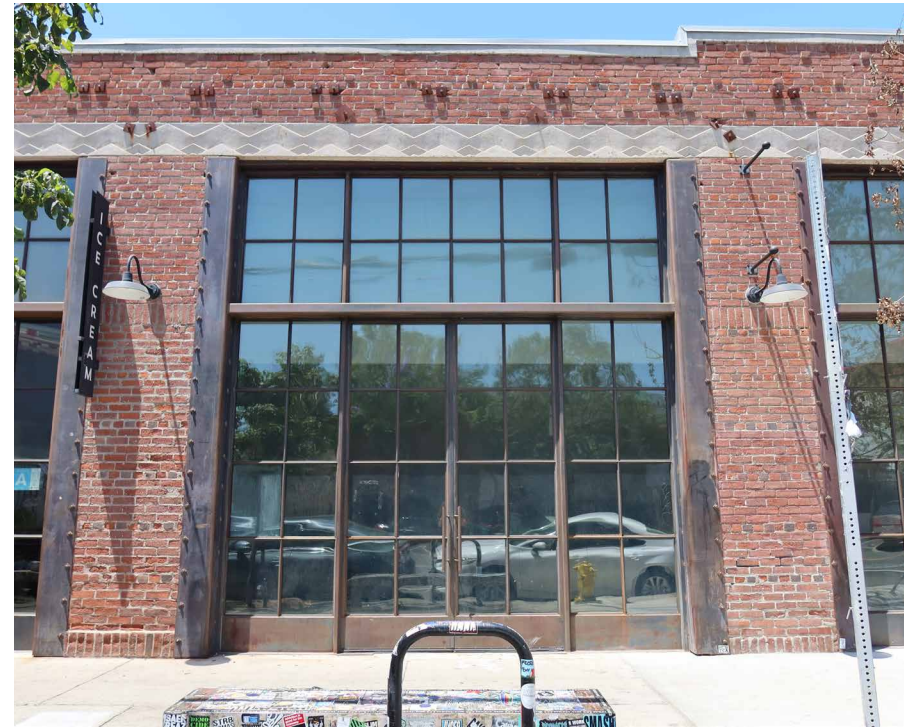
FLAGSHIP RETAIL OR
RESTAURANT OPPORTUNITY

Approx. 2,100 SF | 200 AMPS, 277/480 Volt

Original brick & wooden truss

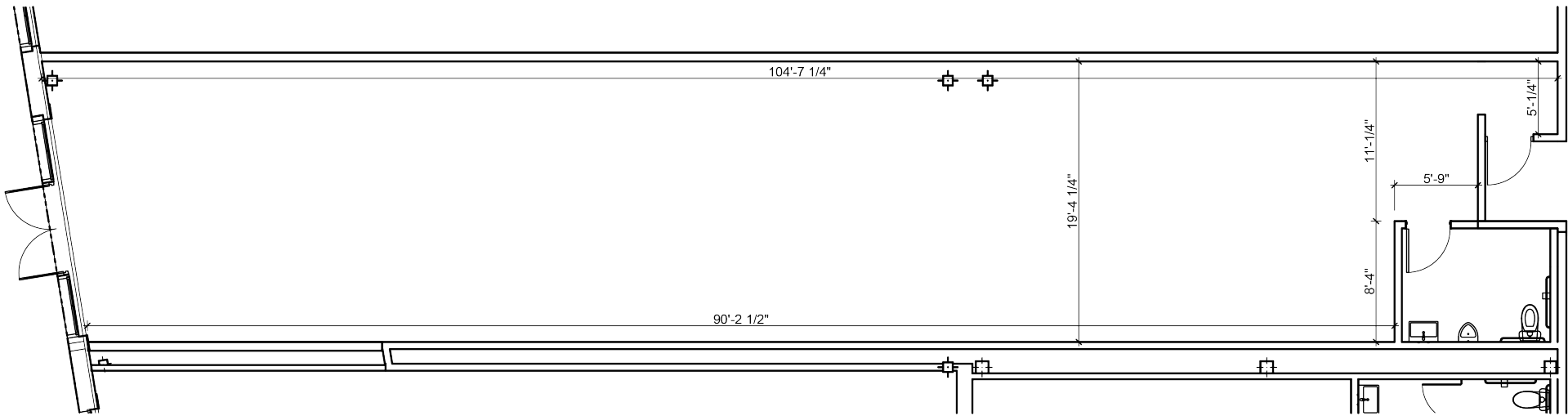
16'5" - 23'4" ceiling heights

Polished concrete floors with gallery-quality white walls



831 E 3rd Street — Floor Plan

Approx. 2,100 SF



835 E 3rd Street

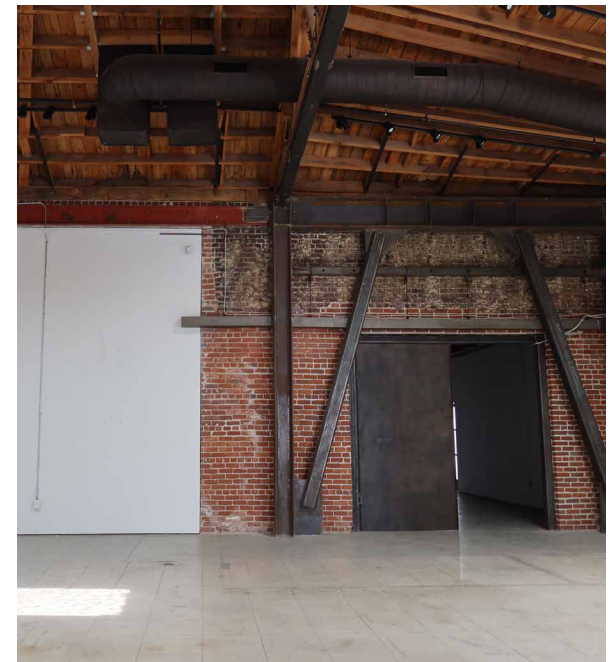
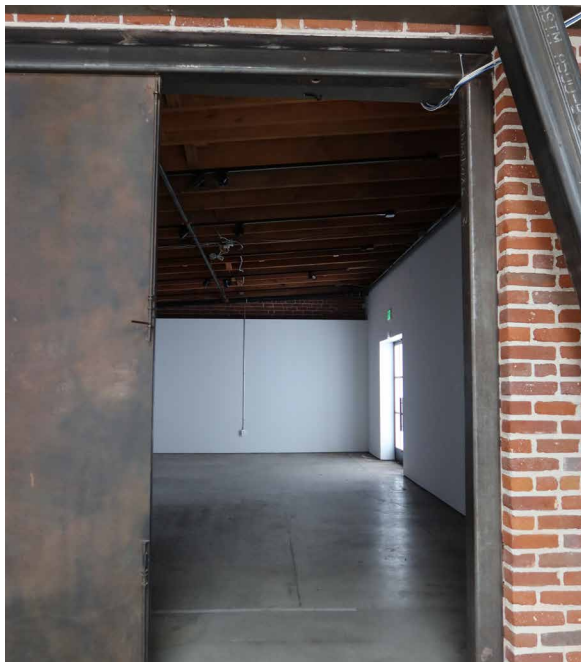
FLAGSHIP RETAIL OPPORTUNITY

Approx. 4,100 SF | 400 AMPS

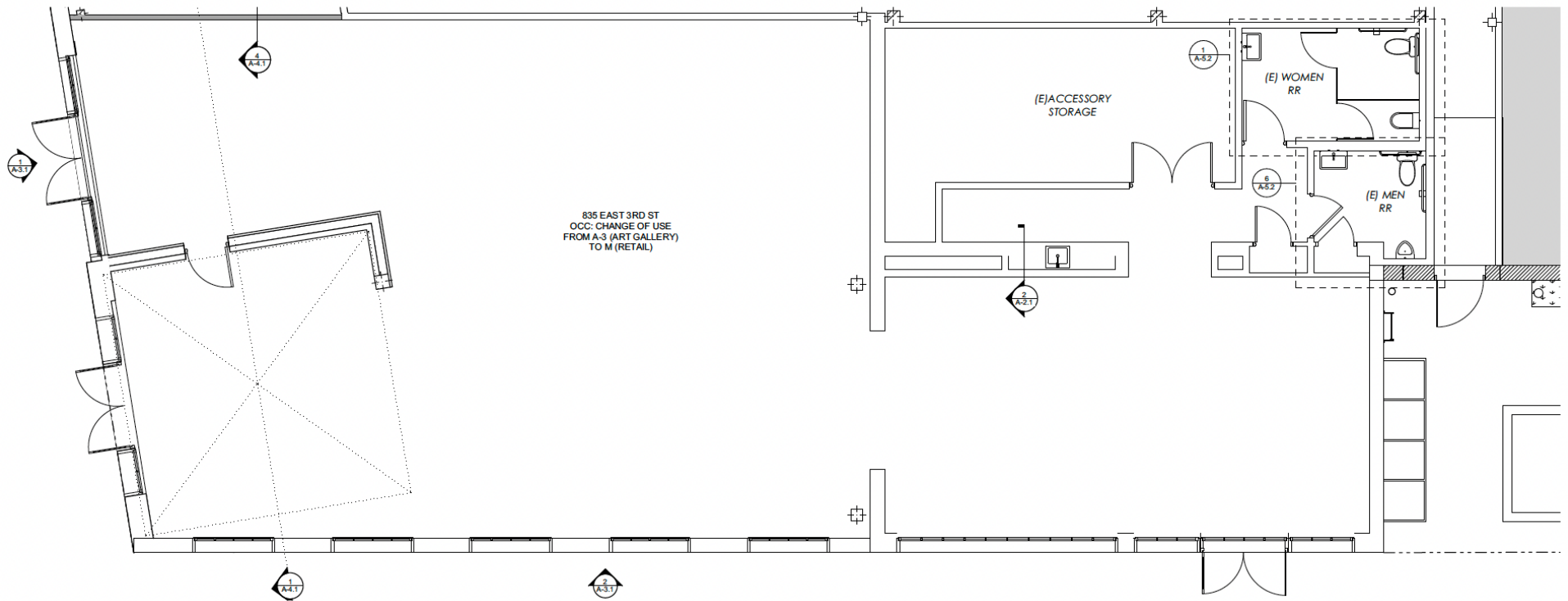
Original brick, wooden truss, and custom industrial pivot door

16'5" - 23'4" ceiling heights

Highly visible corner opportunity with four points of entry



Approx. 4,100 SF



221-223 S Garey Street

FLAGSHIP RETAIL OR
RESTAURANT OPPORTUNITY

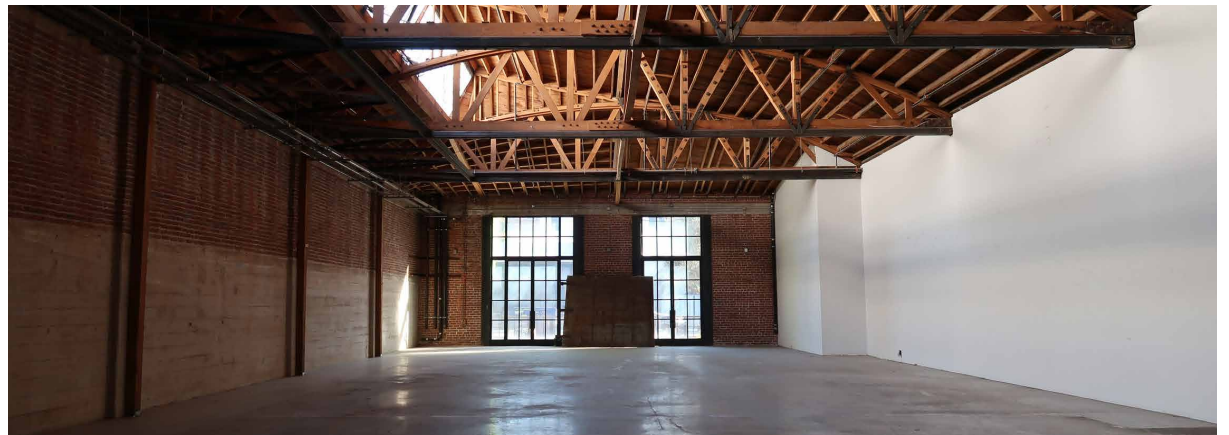
Approx. 4,500 SF + 800 SF Patio
400 AMPS

Original brick & wooden truss

16'5" - 23'4" foot ceilings

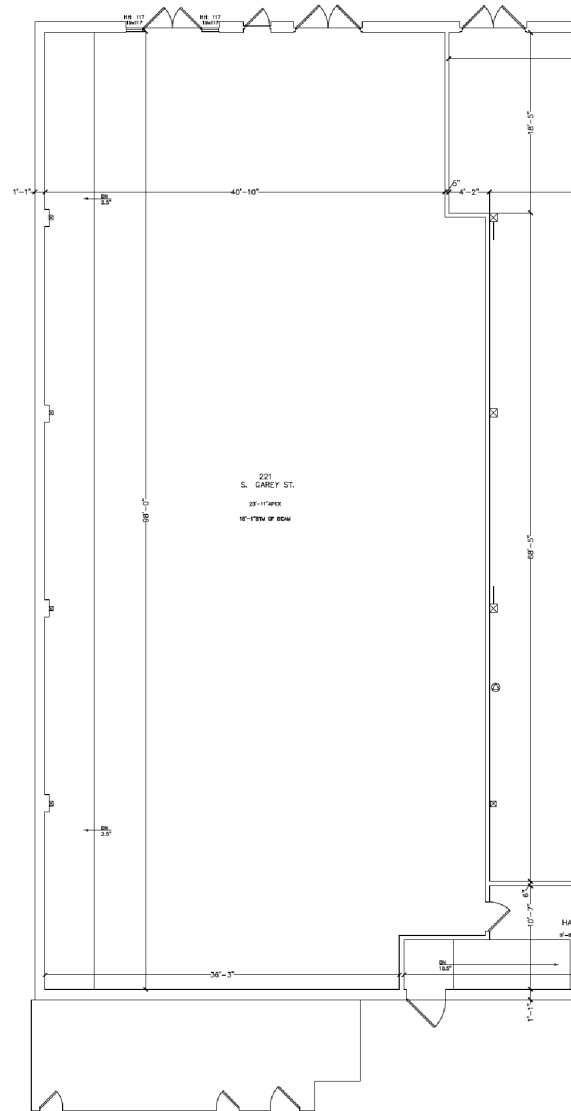
Dramatic eastern facing skylights

Permitted for F&B use with existing grease interceptor



221-223 S Garey Street — Floor Plan

Approx. 4,500 SF + 800 SF Patio



225 S Garey Street

TURNKEY FLAGSHIP RETAIL OR
RESTAURANT OPPORTUNITY

Approx. 4,500 SF + 800 SF Patio
400 AMPS

Original brick & wooden truss

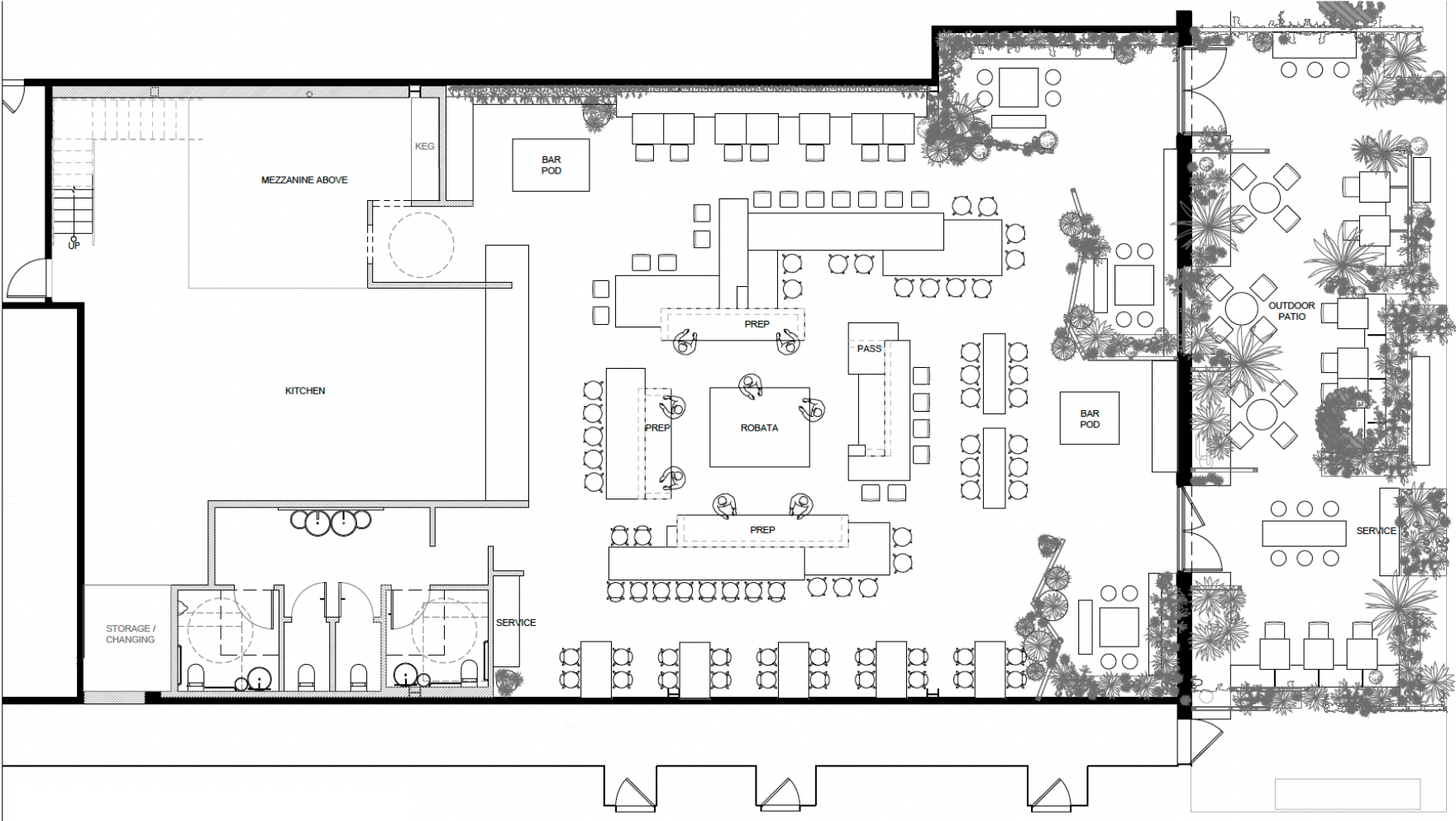
16'5" - 23'4" foot ceilings

Fully equipped 2nd-generation kitchen with
Type 1 hood



225 S Garey Street — Floor Plan

Approx. 4,500 SF + 800 SF Patio



The Arts District

DOWNTOWN LOS ANGELES

Home to a growing community of creatives, forward-thinking brands, and innovative restaurants, the Arts District is where culture and commerce intersect. This walkable, design-forward pocket of DTLA features a mix of converted industrial spaces and modern developments, attracting a steady stream of residents, workers, and visitors alike.

Demographics

WITHIN 1-MILE

- ±51k Population
- ±91k Daytime Population
- ±81k Daytime Population
- ±22k Employees
- ±5.9k Businesses
- ±75% Employees
- ±35% Businesses



1.50MM OFFICE SF Class-A	The Row	315K SF
	4th & Traction	131K SF
	520 Mateo	105K SF
	500 S. Santa Fe	96K SF
3.75K UNITS Residential	One Santa Fe	438 Units
	One Santa Fe	472 Units
	Amp Lofts	320 Units
	Ava Arts District	475 Units







3rd & Garey

DOWNTOWN ARTS DISTRICT

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PACIFIC

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