



# PRIME WEST 3RD STREET RETAIL SUBLEASE

APPROVED COFFEE SHOP PERMITS | FLEXIBLE LEASE TERMS

8230 W 3rd St, Los Angeles, CA 90048, USA

## KW Commercial

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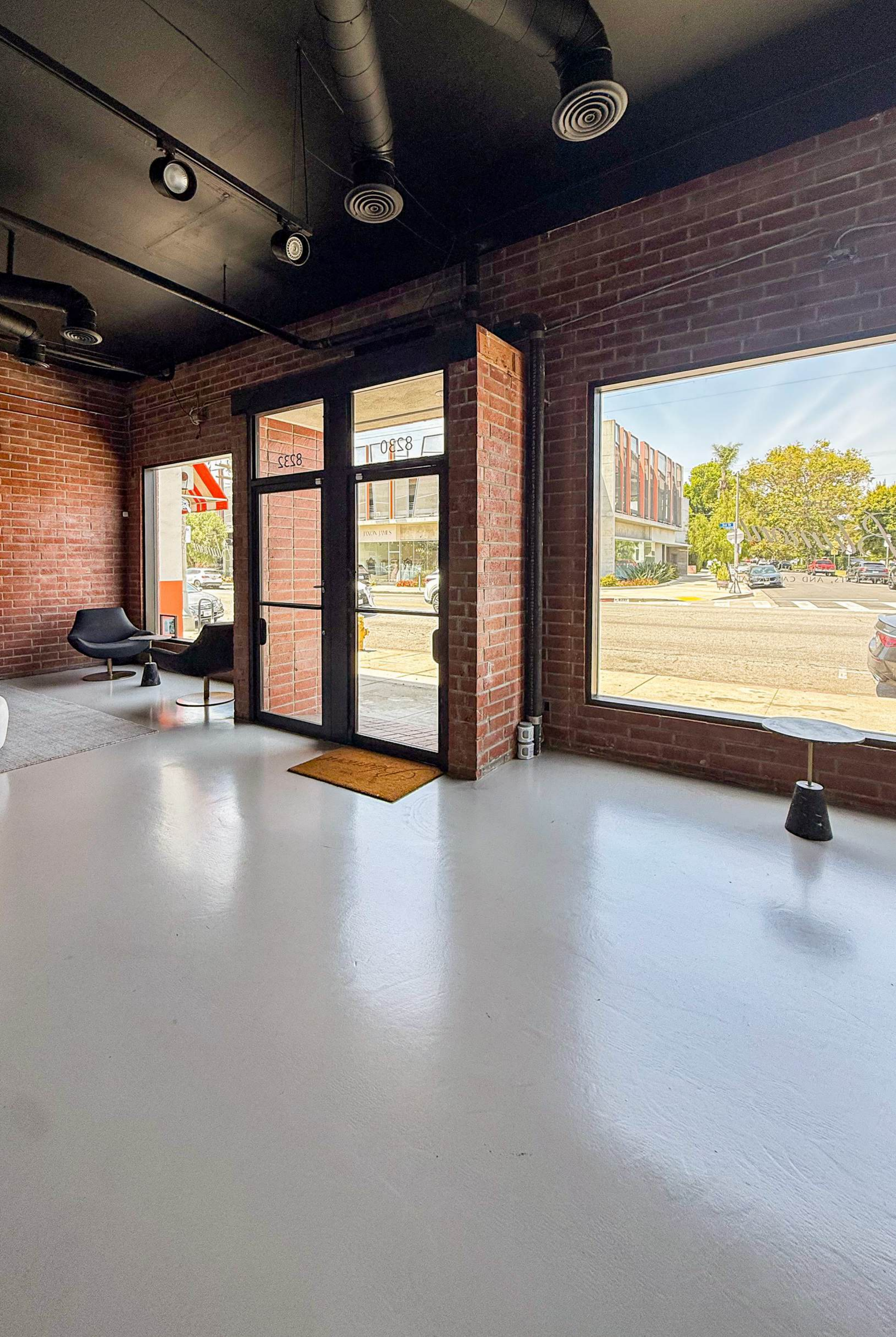
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## | OFFERING SUMMARY

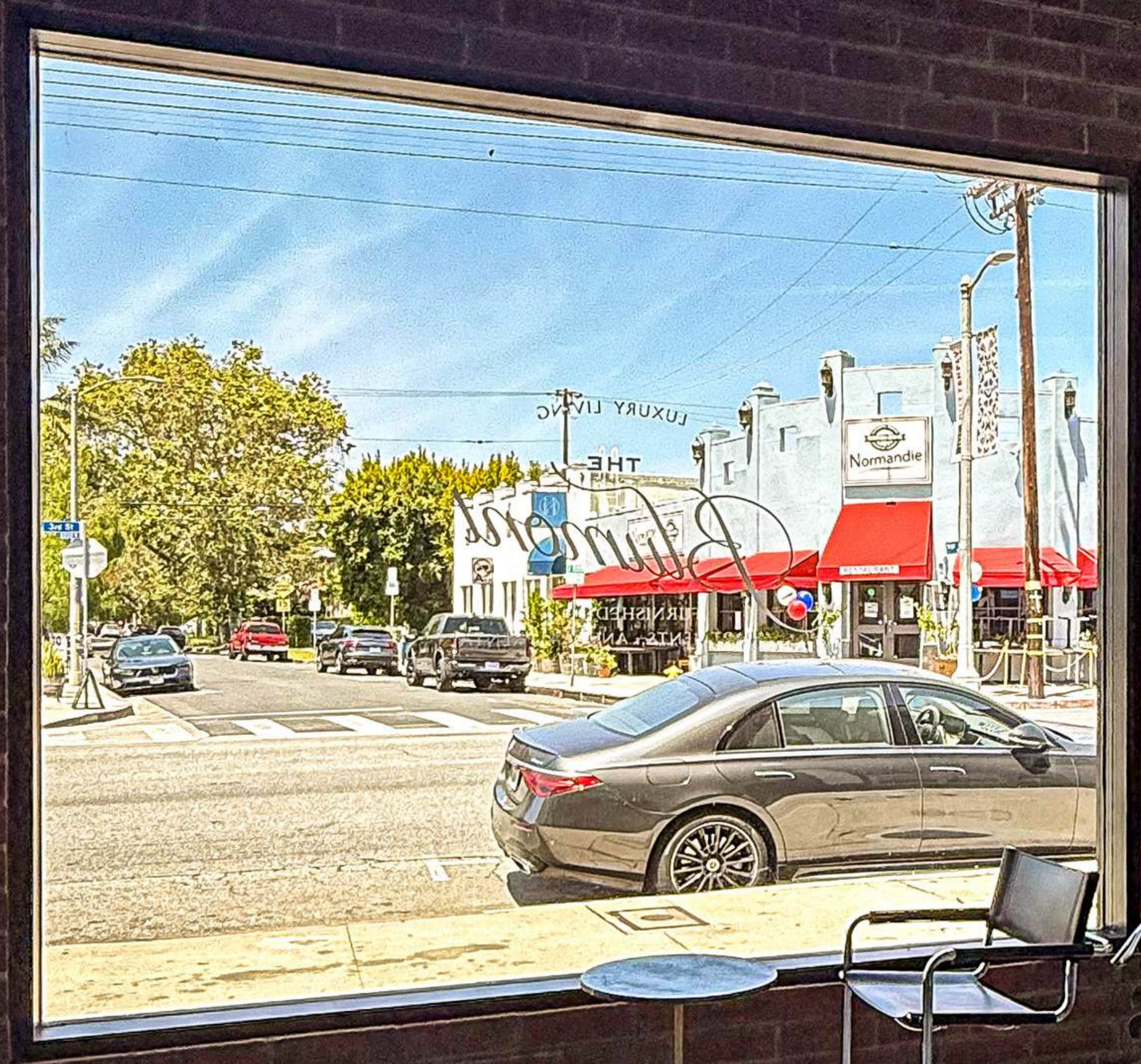
**8230 W. 3rd Street** presents a rare opportunity to sublease a storefront in one of Los Angeles' most desirable neighborhood retail corridors. Located in the heart of West 3rd Street, the space is surrounded by destination cafés, boutique retailers, and popular dining establishments that generate consistent pedestrian activity throughout the day.

The available first-floor storefront offers approximately **1,400 square feet of retail space** with **flexible month-to-month or one-year sublease options**. Already **approved for coffee shop use**, the space offers a rare opportunity for café and beverage operators to significantly reduce permitting time while also accommodating boutique retail, wellness, showroom, and other customer-facing businesses.

## | PROPERTY HIGHLIGHTS

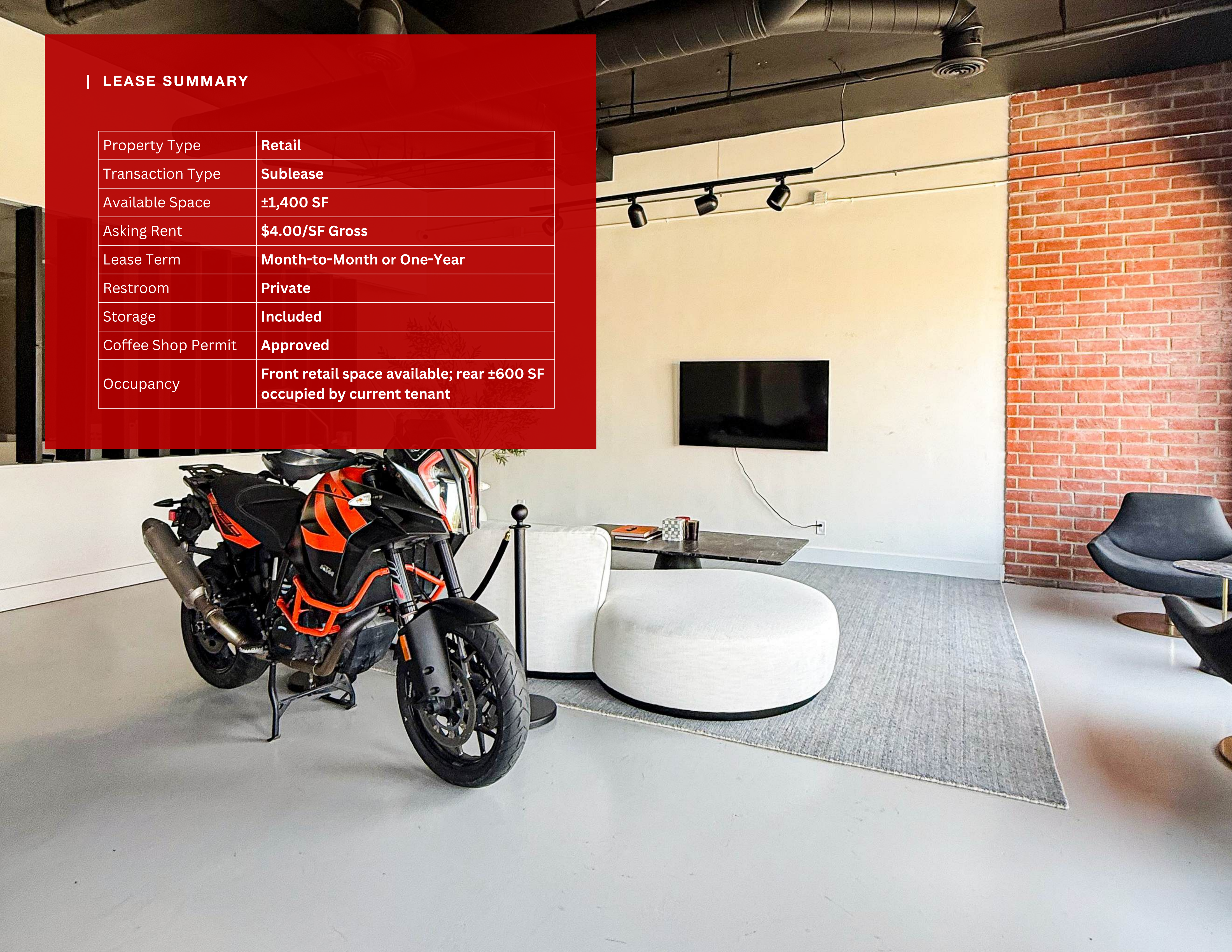
- **Approved Coffee Shop Permits**
- ±1,400 SF ground-floor retail storefront
- Asking Rent: \$4.00/SF Gross
- Flexible month-to-month or one-year sublease
- Existing tenant occupies rear ±600 SF
- Private restroom
- Dedicated storage room
- Prominent storefront signage
- High pedestrian visibility
- Located within the West 3rd Street retail corridor

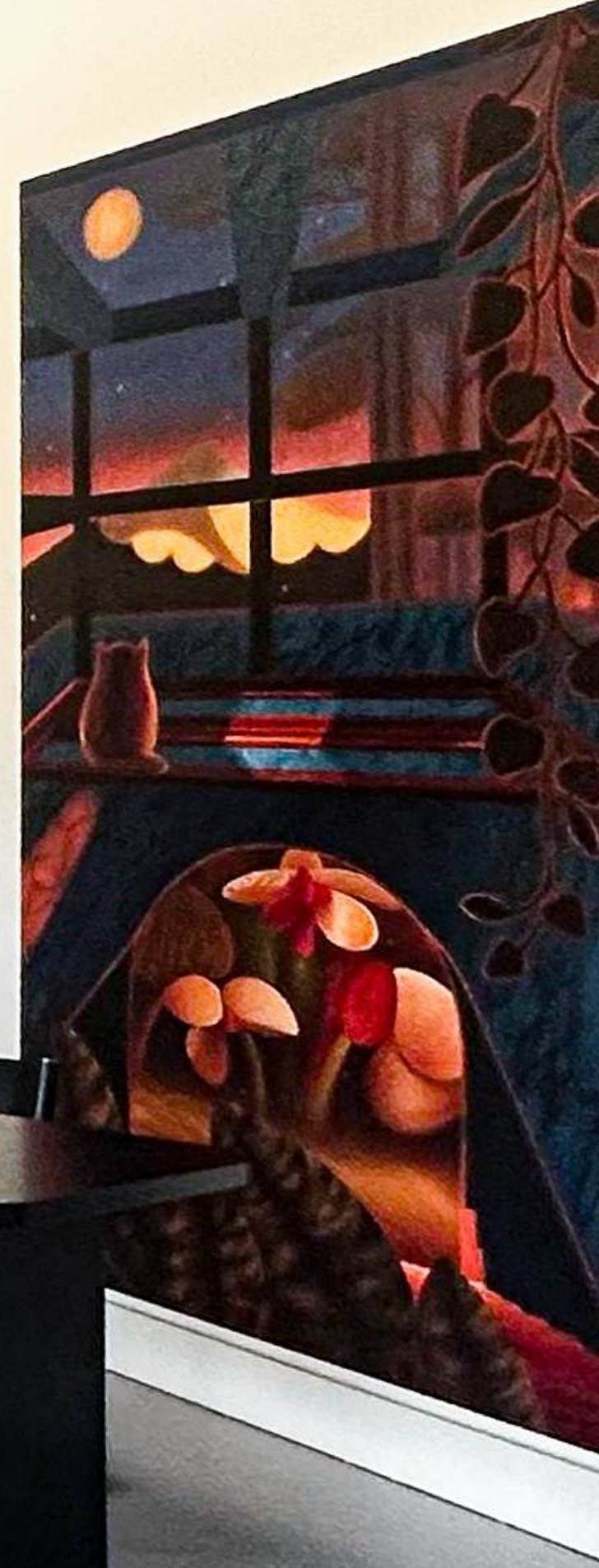




## | LEASE SUMMARY

Property Type	<b>Retail</b>
Transaction Type	<b>Sublease</b>
Available Space	<b>±1,400 SF</b>
Asking Rent	<b>\$4.00/SF Gross</b>
Lease Term	<b>Month-to-Month or One-Year</b>
Restroom	<b>Private</b>
Storage	<b>Included</b>
Coffee Shop Permit	<b>Approved</b>
Occupancy	<b>Front retail space available; rear ±600 SF occupied by current tenant</b>

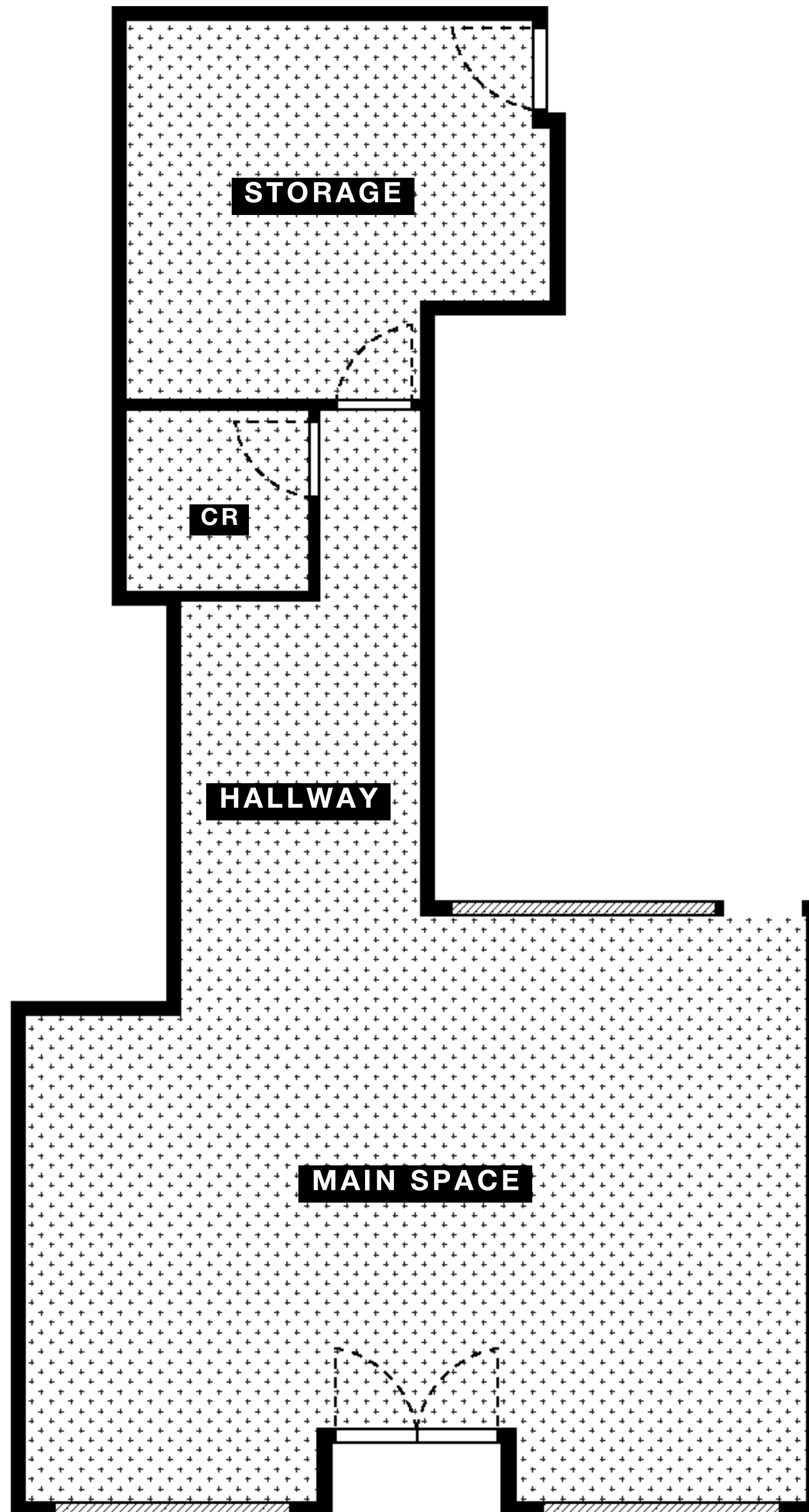








## | FLOOR PLAN



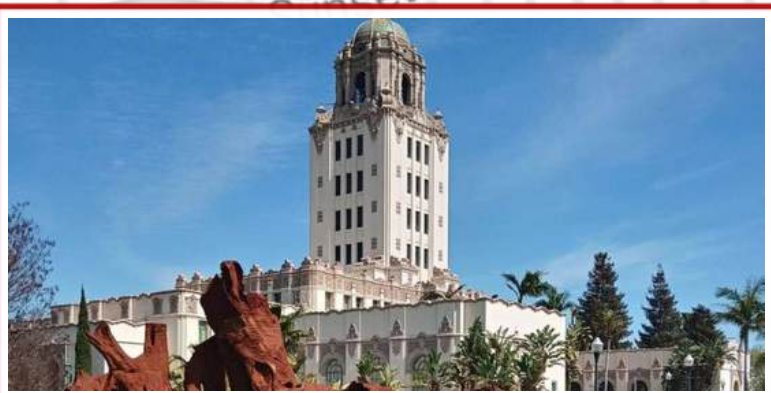
## | PROPERTY DESCRIPTION

The available premises consist of approximately **1,400 square feet** of first-floor retail space featuring an open storefront layout with large display windows, a private restroom, and dedicated storage area. A key advantage of the space is its **approved coffee shop permit**, providing an excellent opportunity for café operators and other food-and-beverage concepts looking to reduce the time typically associated with permitting. The rear approximately 600 square feet will remain occupied by the current tenant and is excluded from the sublease. Flexible leasing options include either a month-to-month tenancy or a one-year sublease.

## | IDEAL USES

- Coffee Shop
- Café
- Bakery
- Boutique Retail
- Clothing/Fashion Boutique
- Showroom
- Specialty Retail

**SUBJECT  
PROPERTY**



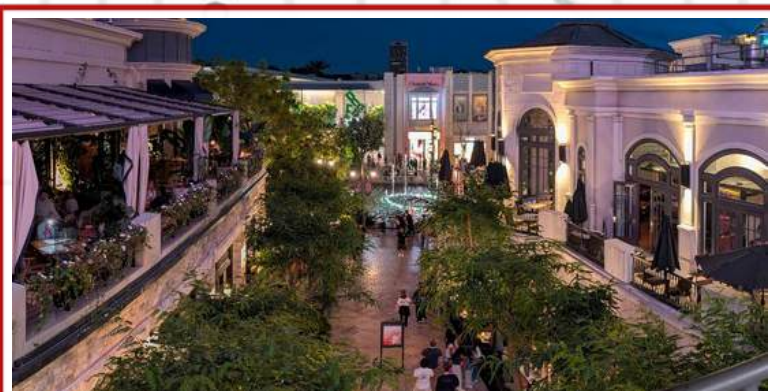
**Beverly Hills** 9 min  
World-renowned destination recognized for luxury shopping, dining, and hospitality.



**Cedars-Sinai Medical Center** 5 min  
Leading academic medical center and one of Los Angeles' largest healthcare employers.



**Melrose Avenue** 10 min  
Iconic shopping corridor known for fashion boutiques, restaurants, and lifestyle retailers.



**The Grove** 4 min  
Open-air shopping and entertainment destination with retail, restaurants, and events.



**The Beverly Center** 3 min  
Luxury shopping center featuring premium retailers, dining, and entertainment.



**La La Land Kind Cafe** 1 min  
Popular café known for specialty coffee, signature beverages, and casual dining.



**Verve Coffee Roasters** 1 min  
Specialty coffee roaster serving handcrafted coffee in a modern café setting.



**Original Farmers Market** 2 min  
Historic open-air marketplace featuring local restaurants, specialty foods, and fresh produce.



**Joan's On Third** 1 min  
Neighborhood gourmet market, café, and bakery offering artisan foods and specialty coffee.



**Hala Coffee** 1 min  
Neighborhood café offering specialty coffee, espresso drinks, and fresh pastries.

## | LOCATION OVERVIEW

Situated in the heart of Los Angeles' renowned West 3rd Street retail corridor, 8230 W. 3rd Street offers businesses the opportunity to establish a presence within one of the city's most vibrant neighborhood shopping districts. The corridor is recognized for its curated collection of destination cafés, acclaimed restaurants, boutique retailers, wellness studios, and lifestyle brands, attracting a steady mix of local residents, professionals, and visitors throughout the day.

Positioned between The Grove, Beverly Center, Fairfax District, and Beverly Hills, the property benefits from exceptional accessibility and strong pedestrian activity. The surrounding Beverly Grove neighborhood features a dense residential population with above-average household incomes, creating a strong customer base for retail and service-oriented businesses.

## | NEIGHBORHOOD HIGHLIGHTS

### **Premier Retail & Dining Destination**

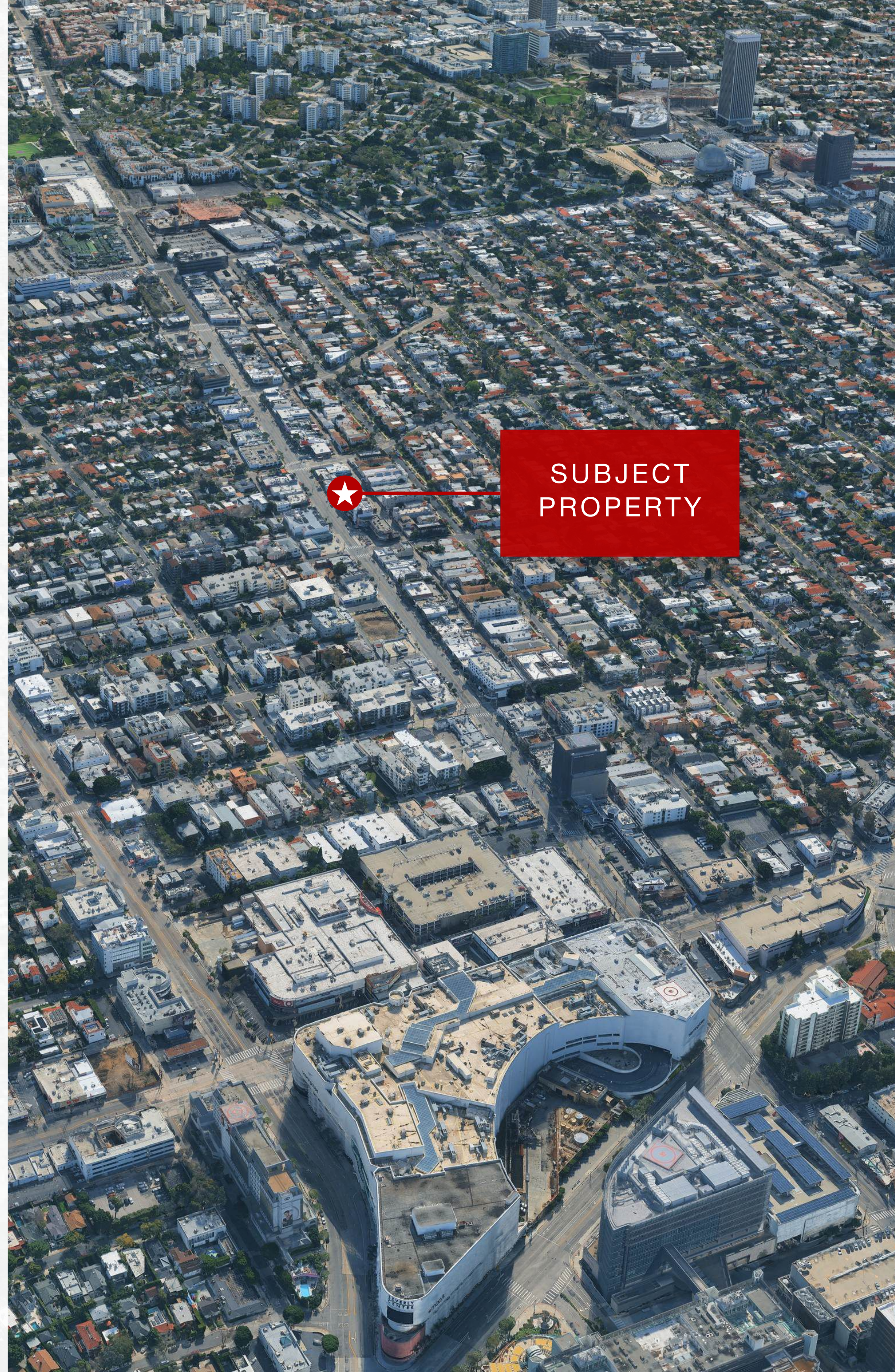
West 3rd Street has become one of Los Angeles' most established lifestyle corridors, offering a vibrant mix of independent retailers, specialty dining, cafés, beauty concepts, and wellness businesses that generate consistent foot traffic throughout the week.

### **Strong Consumer Base**

Surrounded by affluent residential neighborhoods, luxury shopping destinations, creative office users, and major visitor attractions, the property enjoys excellent visibility within one of LA's most desirable retail markets.

### **Flexible Business Opportunity**

The approved coffee shop permit, combined with flexible sublease terms, provides an excellent opportunity for retailers, cafés, wellness operators, and showroom concepts looking to enter an established commercial district.



## FOR MORE INFORMATION:

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