

THIRD & TRACTION

RETAIL OPPORTUNITY

Turnkey retail space at 3rd & Traction in the heart of the Arts District. Adjacent to acclaimed restaurants like Wurstkusche, Death & Company and Cineopera and across from the renowned Hauser & Wirth gallery, tall windows and prominent glassline storefront grant the space waves of natural light.



806 E 3RD STREET LOS ANGELES, CA 90013

1,551 Sq. Ft. on East 3rd Street

Surrounded by Best-in-Class Retail & Restaurants

Concrete & Exposed Brick Buildings

Turnkey Shell with High Ceilings

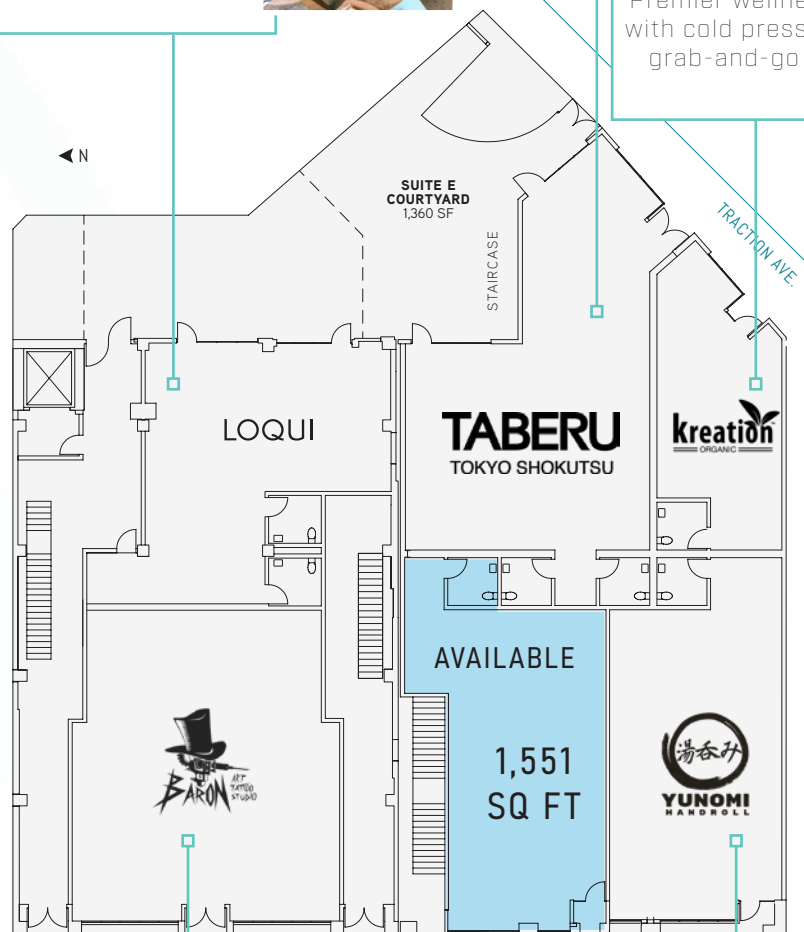
GROUND LEVEL

2nd outpost for LA taco favorite by Tartine alum.



Modern izakaya by veteran Japanese restaurant group.

Premier wellness outpost with cold pressed juices & grab-and-go nutrition.



Contemporary tattoo shop focusing on fine-line drawing.



Traditional and modern sushi hand rolls, with elevated sake and tea program.



ROOFTOP Cineopera

Terraza Cha Cha Cha's owners have re-imagined their space into a rooftop restaurant and bar anchored by a shared screen for movie and sports screenings. The menu now focuses on Italian food and drinks.

BASEMENT



Iconic NYC cocktail bar with intimate booths and small bites.



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RESIDENTIAL UNDERWAY

520 Mateo (475 lofts)
6AM (1,736 units)
Aliso (472 units)
The Garey Building (320 units)
One Santa Fe (438 units)

OFFICE ARTS DISTRICT

Warner Music Group-254,000 SF
Spotify-155,000 SF
Soylent-180,000 SF
Honey-130,000 SF
Weedmaps-115,000 SF
Adidas-80,000 SF



HIGHLIGHTED NEIGHBORS

Hauser & Wirth
Wurstküche
Art Share LA
Salt & Straw
Urth Caffé
Zinc Café
Blue Bottle Coffee
Factory Kitchen
Willow Studios
Le Labo
Girl & The Goat
Hennessy + Ingalls
Manuella
Breadlam

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Prince Street Pizza
Arts District Brewing Company
Simon Miller
Groundwork Coffee Co.
Holy Basil
Van Leeuwen Ice Cream
Chuy's Tacos Dorados
Matcha Ren
Arrow Lodge Brewing
Bar Americano
Tatsu Ramen
Alfred Coffee
Tsujita Artisan Noodle
Cafe Knotted



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