



8032 W. 3rd Street • Los Angeles, CA 90048

Prime Retail Lease
HIGHLY DESIRABLE WEST 3RD STREET

conroy 
conroycommercial.com



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8032 W. 3rd St

PROPERTY SUMMARY

PREMISES	▪ 1,600 SF *
RATE	▪ \$6,995 per month (includes NNN and utilities)
AVAILABILITY	▪ IMMEDIATE
TERM	▪ NEGOTIABLE
TYPE	▪ RETAIL

* SF IS APPROXIMATE



8032 W. 3rd Street



Featured Highlights

Strategic 3rd Street location in the epicenter of one of the most densely populated areas in Los Angeles.

Immediate proximity to the Grove, The Farmer's Market, CBS Studios, and Park La Brea

- Located on the highly desirable shopping area of W 3rd Street
- Great open space w/shared patio
- Parking - 2 space garage parking lot
- Amazing building signage available



8032 W. 3rd St

INTERIOR

*Great open space
w/shared patio*

Within the coveted West 3rd
Street Shopping District,
centrally located and easily
accessible by automobile or
public transport





8032 W. 3rd St

INTERIOR

West 3rd Street SHOPPING DISTRICT

With over one hundred destination shops, acclaimed restaurants, and independent specialty stores, West 3rd Street is the most walkable dining and shopping district in Los Angeles. Comprised of six connecting blocks between La Cienega and Fairfax, West 3rd Street is just moments from The Grove, the original Farmer's Market, the Beverly Center, and The Los Angeles County Museum of Art (LACMA).





*Close Proximity
The Grove*

Dominant LOCATION

“Beverly Grove is an upscale neighborhood which borders the independent cities of West Hollywood and Beverly Hills. The neighborhood is best known for the popular West 3rd Street shopping district, as well as the landmark Beverly Center mall complex. Cedars-Sinai, one of the premier hospitals in Southern California, also calls Beverly Grove home.” - UrbanizeLA

West 3rd Street is a prime mid-city resource for men, women, children and pets. Discover established and trendsetting clothing, accessories and optical boutiques, top beauty bars and fitness studios, chic home furnishing, premier art finds, local craft specialties, and the best bars, gourmet cafes, and hidden foodie finds.

3rd Street Synergy

LOCATION

WOMEN

Alexis Bittar	8383 W. 3rd, 323-951-9803 B
Anine Bing	8128 W. 3rd, 323-424-3165 S
August	8311½ W. 3rd, 323-653-2600 B
Bead Boutique	8313 W. 3rd, 323-966-5880 B
BedHead Pajamas	8336 W. 3rd, 323-653-8336 Q
ELAINE KIM	8373 W. 3rd, 323-937-0355 C
Elisabeth Weinstock	8159 W. 3rd, 323-655-3000 H
Kinsley James Couture Bridal	8231 W. 3rd, 323-337-4305 F
KFK Jewelers	8319 W. 3rd, 323-655-7583 E
Lot, Stock and Barrel	8363 W. 3rd, 323-879-9896 C
M. Cohen Designs	8362 W. 3rd, 323-782-0600 Q
Mom's the Word	7952 W. 3rd, 323-879-9838 U
Monserat De Lucca	8406 W. 3rd, 323-653-8132 P
Nathalie Seaver Boutique	8360 W. 3rd, 323-653-8286 Q
NFP New Form Perspective	8234 W. 3rd, 323-782-1709 R
noodle stories	8323 W. 3rd, 323-651-1782 E
Parliament	8364 W. 3rd, 323-746-5193 Q
Polkadots & Moonbeams (Modern)	8361 W. 3rd, 323-655-3880 C
Polkadots & Moonbeams (Vintage)	8367 W. 3rd, 323-651-1746 C
Pyrrha	8315 W. 3rd, 323-424-4807 E
Ragdoll LA	8400 W. 3rd, 310-890-9024 P
Raquel Allegra	8372 W. 3rd, 323-433-4245 Q
Shopaholic Sample Sales	8032 W. 3rd, 323-930-9909 T
Social Butterflies LA	8222 W. 3rd, 323-782-9898 R
Wardrobe Department	311½ S. Sweetzer Ave, 323-653-5492 Q
William B. + Friends	8300½ W. 3rd, 323-548-9939 Q

HOTEL

Orlando Hotel	8384 W. 3rd, 323-658-6600 Q
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HOME & GIFTS

Aero Shade Co., Inc.	8404 W. 3rd, 323-655-2411 P
Allan Jeffries Framing	8301 W. 3rd, 323-655-1296 E
Area	8307 W. 3rd, 323-951-0133 E
August	8311½ W. 3rd, 323-653-2600 B
Craft in America Center	8415 W. 3rd, 323-951-0610 B
Floor Plan	8115 W. 3rd, 323-951-9103 J
Freehand Gallery	8413 W. 3rd, 323-655-2607 B
KFK Jewelers	8319 W. 3rd, 323-655-7583 E
Michael Hittleman Gallery	8403 W. 3rd, 323-655-5364 B
MUD Australia	8216 W. 3rd, 424-258-7142 R
New Stone Age	8407 W. 3rd, 323-658-5969 B
OK	8303 W. 3rd, 323-653-3501 E
Portola Paints & Glazes	8213 W. 3rd, 323-655-2211 G
Quick Art Frame	7955 W. 3rd, 323-930-2928 V
Revolver Gallery	8130 W. 3rd, 310-786-7417 S
Vitsoe	8216 W. 3rd, 310-601-4059 R

Learn more about each business at west3rdstreet.com

FOOD & DRINK

Belcampo Meat Co.	8053 W. 3rd, 323-937-0170 K
Berri's Cafe on Third	8412 W. 3rd, 323-852-0642 D
Blending Lab	7948 W. 3rd, 323-424-4051 U
Bluestone Lane	8121 W. 3rd, 718-374-6858 U
Carmela Ice Cream	7920 W. 3rd, 323-944-0232 U
Cleo	8384 W. 3rd, 323-579-1600 Q
C.O.D. Seafood and Raw Bar	8408 W. 3rd, 323-658-9188 P
D'Amores Pizza	8369 W. 3rd, 323-951-0070 C
El Carmen	8138 W. 3rd, 323-852-1552 S
Electric Karma	8222½ W. 3rd, 323-653-2121 R
Fonuts	8104 W. 3rd, 323-592-3075 S
Four Winters	8065 W. 3rd, 323-900-0449 K
Gelateria Uli	8044 W. 3rd, 213-900-4717 T
Goal Sports Cafe	8334 W. 3rd, 323-655-5955 Q
Goldie's	8422 W. 3rd, 323-677-2470 P
Groundworks	8022 W. 3rd, 323-951-9800 T
Gusto	8022 W. 3rd, 323-951-9800 T
Hummus Republic	8320 W. 3rd, 323-272-3926 Q
INKO NITO	8338 W. 3rd, 310-439-3076 Q
Izakaya by Katsu-Ya	8420 W. 3rd, 323-782-9536 P
Jaffa	8048 W. 3rd, 323-433-4978 T
Joan's on Third	8350 W. 3rd, 323-655-2285 Q
Joe and The Juice	8016 W. 3rd, no phone number T
Kreation Organic	8428 W. 3rd, 323-782-1777 P
The Little Door	8164 W. 3rd, 323-951-1210 S
The Little Next Door	8142 W. 3rd, 323-951-1010 S
Magnolia Bakery	8389 W. 3rd, 323-951-0636 C
Mainland Poke	8318½ W. 3rd, 323-452-9904 Q
Mama's Secret Bakery & Cafe	8314 W. 3rd, 323-424-3482 Q
Mercado	7910 W. 3rd, 323-944-0947 U
The Phoenix	8480 W. 3rd, 844-454-7354 P
Plancha Tacos	8250 W. 3rd, 323-951-9911 R

Prime Cuts	8312 W. 3rd, 323-852-3496 Q
Quality Food & Beverage	8030 W. 3rd, 323-658-5959 T
Robata JINYA	8050 W. 3rd, 323-653-8877 T
Simplethings Sandwich & Pie Shop	8310 W. 3rd, 323-592-3390 Q
Sockerbit	7922 W. 3rd, 323-951-0402 U
SLAB BBQ	8136 W. 3rd, 323-855-7221 S
Son of a Gun	8370 W. 3rd, 323-782-9033 Q
Sweetfin Poke	8075 W. 3rd, 323-934-3701 K
Sweetgreen	8055 W. 3rd, 323-934-3404 K
Tasty Noodle House	8054 W. 3rd, 323-272-3933 T
Toast Bakery Cafe	8221 W. 3rd, 323-655-5018 G
Winston Pies	8366 W. 3rd, 323-925-4743 Q
Toca Madera	8450 W. 3rd, 323-852-9400 P
Verve Coffee Roasters	8051 W. 3rd, 323-746-5070 K

BEAUTY

A&Sop	8368 W. 3rd, 323-852-1187 Q
Alchemy 43	8110 W. 3rd, 323-880-4343 S
Benefit Cosmetics	8387 W. 3rd, 323-944-0600 C
Blow Me Away Blow Dry Bar	8223 W. 3rd, 323-655-0316 G
Clark Nova Salon	8118½ W. 3rd, 323-655-1100 S
Crede Beauty	8327 W. 3rd, 323-272-3195 E
Drybar	8379 W. 3rd, 310-734-5990 C
Face Haus	8377 W. 3rd, 855-550-4287 C
Glamour Beauty Center	8342 W. 3rd, 323-655-4567 Q
Le Labo	8385 W. 3rd, 323-782-0411 C
Lionel Renard	8113 W. 3rd, 323-782-1397 J
MudbuM	8127 W. 3rd, 310-492-3610 J
Natural Feeling Spa and Boutique	8042 W. 3rd, 310-770-7972 T
SkinSense Wellness Spa	8448 W. 3rd, 323-653-4701 P
Spoke & Weal	8211 W. 3rd, 323-591-0979 T
Strip Wax Bar	8218 W. 3rd, 323-951-9517 R
Sugared + Bronzed	8106 W. 3rd, 213-973-8439 S
Taboo Hair Care	8446 W. 3rd, 323-655-3770 P
Uvasun	8242 W. 3rd, 323-651-4540 R

KIDS

Eggy	8365 W. 3rd, 323-658-8882 C
Lil Bit	8302 W. 3rd, 323-452-9971 Q
Youth Academy of Dramatic Arts	8115 W. 3rd, 323-655-9232 J

SERVICES

Rendezvous Flowers	7961 W. 3rd, 323-653-4166 V
Beverly Blossoms	7936 W. 3rd, 323-655-7171 U
Denim Revival	7934 W. 3rd, 323-852-0171 U
Grandpoint Bank	110 S. Fairfax Ave, 323-549-3619 N
Royal Heritage Tattoo & Piercing165 Crescent Hts,	323-782-9977 J
uBreakiFix	8308 W. 3rd, 323-782-0644 Q

FITNESS

AIR—Aerial Fitness	8474 W. 3rd, Suite 200, 203-305-8447 P
AuraCycle	8231 W. 3rd, 323-570-0570 F
The Bar Method	8416 W. 3rd, 323-651-2226 P
Bunda	8231 W. 3rd, 323-852-3355 F
Carrie's Pilates Plus	7960 W. 3rd, 310-358-9491 U
modelFIT	8067 W. 3rd, 323-852-3480 K
WOLA Fitness	7944 W. 3rd, 323-452-9748 U
Swerve Studio	8250 W. 3rd #205, 323-782-0741 R

OPTICAL

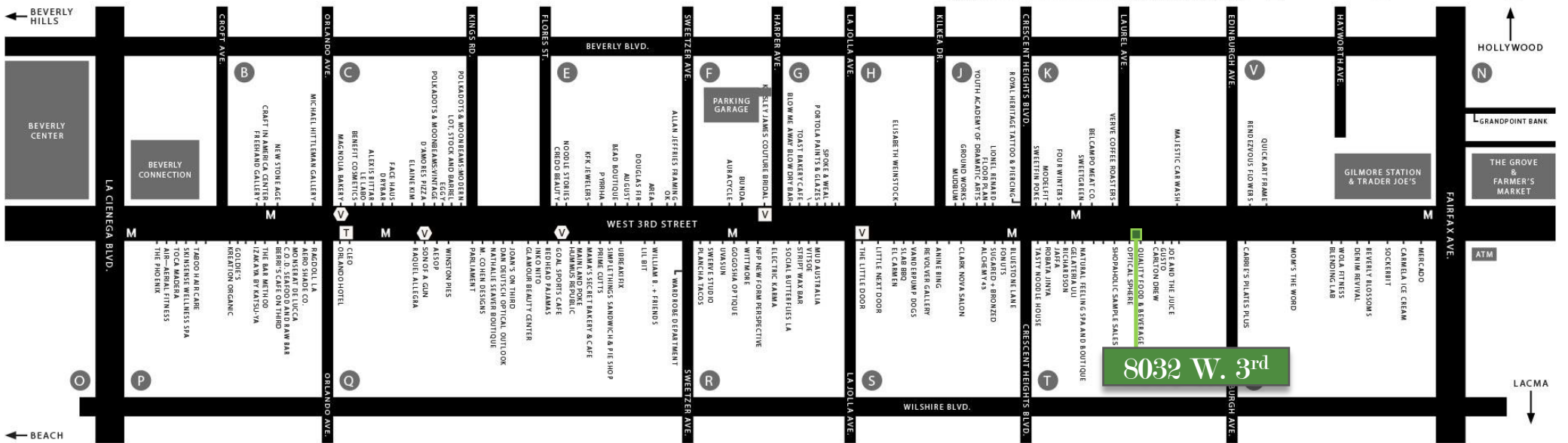
Dan Deutsch Optical Outlook	8358 W. 3rd, 323-658-6181 Q
Gogosa Optique	8238 W. 3rd, 323-655-1122 R
Optical Sphere	8026 W. 3rd, 323-852-9255 T

PETS

Vanderpump Dogs	8134 W. 3rd, 323-852-3647 S
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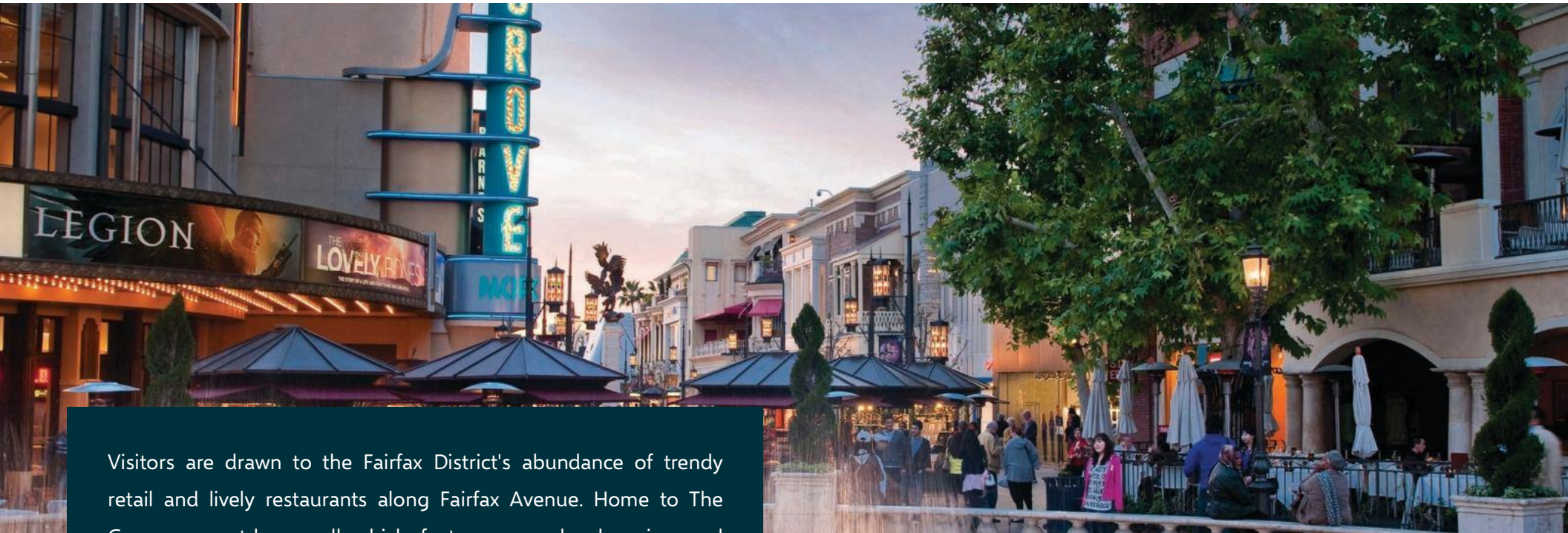
M METRO (Bus)

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Beverly Grove

Residents and visitors enjoy plenty of community benefits, including great dining and shopping options



Visitors are drawn to the Fairfax District's abundance of trendy retail and lively restaurants along Fairfax Avenue. Home to The Grove, an outdoor mall which features upscale shopping and dining, as well as a choreographed fountain and a trolley car that runs throughout, and the Original Farmers Market, which retains its 1930s atmosphere with open-air stalls and casual eateries.

The Fairfax District has also historically been a center of the Jewish community in Los Angeles. Longstanding Jewish delis, kosher markets and businesses continue to serve the community, including Canter's Deli which has been in business since 1931. The mix of old and new has led the Huffington Post to dub Fairfax "the coolest street in Los Angeles".

333 La Cienega is a mixed-use, environmentally sustainable residential and transit oriented building destined to set a new standard of timeless excellence and become a new Los Angeles landmark.

1 333 La Cienega Development

333 La Cienega will offer 145 state-of-the-art units for rent, 10% of which will be designated affordable housing. The project also includes a wide array of community benefits that will transform the outdated Loehmann's site into a central gathering place for residents, neighbors and visitors to enhance the entire neighborhood. 333 La Cienega is located at the gateway between Los Angeles and Beverly Hills at the intersection of Burton Way, La Cienega and San Vicente Boulevards, less than a half-mile from the new Purple Line subway stop.

333 La Cienega is investing in significant off-site improvements, including enhanced sidewalks lined with mature shaded trees, landscaped medians and new painted bike lanes and crosswalks on La Cienega, San Vicente and Burton Way. Additionally, there will be a new 7,000-square-foot publicly accessible park-like green with shading and seating, as well as a neighborhood-serving market and restaurant with outdoor seating.



2



411-439 S. Hamel Road

Four-Story, 37-Unit Development Topped Out in Beverly Grove: The Beverly Hills-based firm's latest project, located at 411-439 S. Hamel Road, consists of a four-story building featuring 37 residential units. The development site, which sits just south of Burton Way, was previously improved with five smaller apartment buildings. The wood-frame development, designed by Kevin Tsai Architecture, is split into two wings flanking a central courtyard. The project is one of a slew of new housing developments built by ETCO in the Beverly Grove community, joining four projects now in construction near Melrose Avenue.

3



316-320 N. La Cienega

Revised Look for Beverly Center-Adjacent Development: The project, slated to replace a series of small commercial buildings at 316-320 N. La Cienega Boulevard, would consist of a six-story structure containing 61 one-bedroom apartments - ranging from 647 to 1,016 square feet in size - above roughly 4,100 square feet of ground-floor commercial space and 77 off-street parking spaces on three subterranean levels. Requested entitlements for the project include density bonus incentives permitting increased floor area in height. In exchange, a total of five apartments would be set aside as deed-restricted very low-income affordable housing.

4



728 N. Sweetzer Avenue

Fresh Renderings for 77 Condos in Beverly Grove: The projects, branded as The Melrose Collection, consist of three low-rise projects containing a total of 77 residential units. The first, called The Ainsley, is located at 728 N. Sweetzer Avenue. The four-story structure will consist of 49 one, two-, and three-bedroom dwellings as large as 2,468 square feet. Hannouche and Kang Architects are designing the project, which will incorporate amenities such as a fitness center, a yoga room, and a water feature.

5



9000 W. 3rd Street

Four Seasons-branded condo complex in Beverly Grove: The roughly \$300-million project, located at 9000 W. 3rd Street, replaced seven smaller buildings - consisting of 84 residential units - with a 12-story tower containing 59 townhomes and condominiums with an average size of 2,400 square feet.

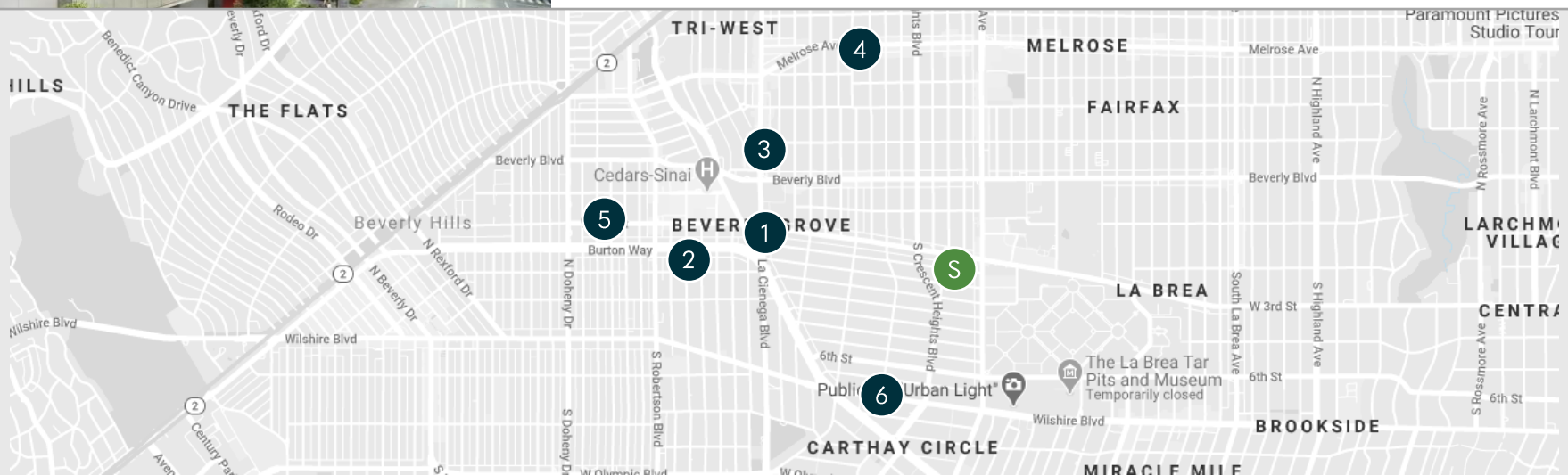
This development is the first standalone residential property in North America for the Four Seasons brand.

6



Wilshire Blvd & La Jolla Ave

16-Story Apartment Tower Begins to Rise in Beverly Grove: The 16-story building, which replaced a surface parking lot at the northwest corner of Wilshire Boulevard and La Jolla Avenue, is being developed by Santa Monica-based WS Communities. Plans call for 112 apartments above a five-level podium structure containing parking and 6,000 square feet of street-fronting commercial space.

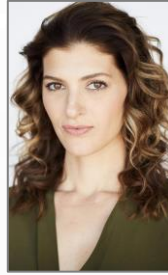




BEVERLY GROVE AMENITIES



8032 W. 3RD STREET • LOS ANGELES, CA 90048



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BROKER OF RECORD: 5877 WEST 3RD STREET LOS ANGELES, CA 90036