

5951 W. 3RD STREET

LOS ANGELES, CA 90036



LEASE OFFERING ■ A+ LOCATION

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PROPERTY SUMMARY

1,196

BUILDING SF

6,435

LOT SF

C1-1VL Tier 1

ZONING

17±

PARKING

\$5/SF

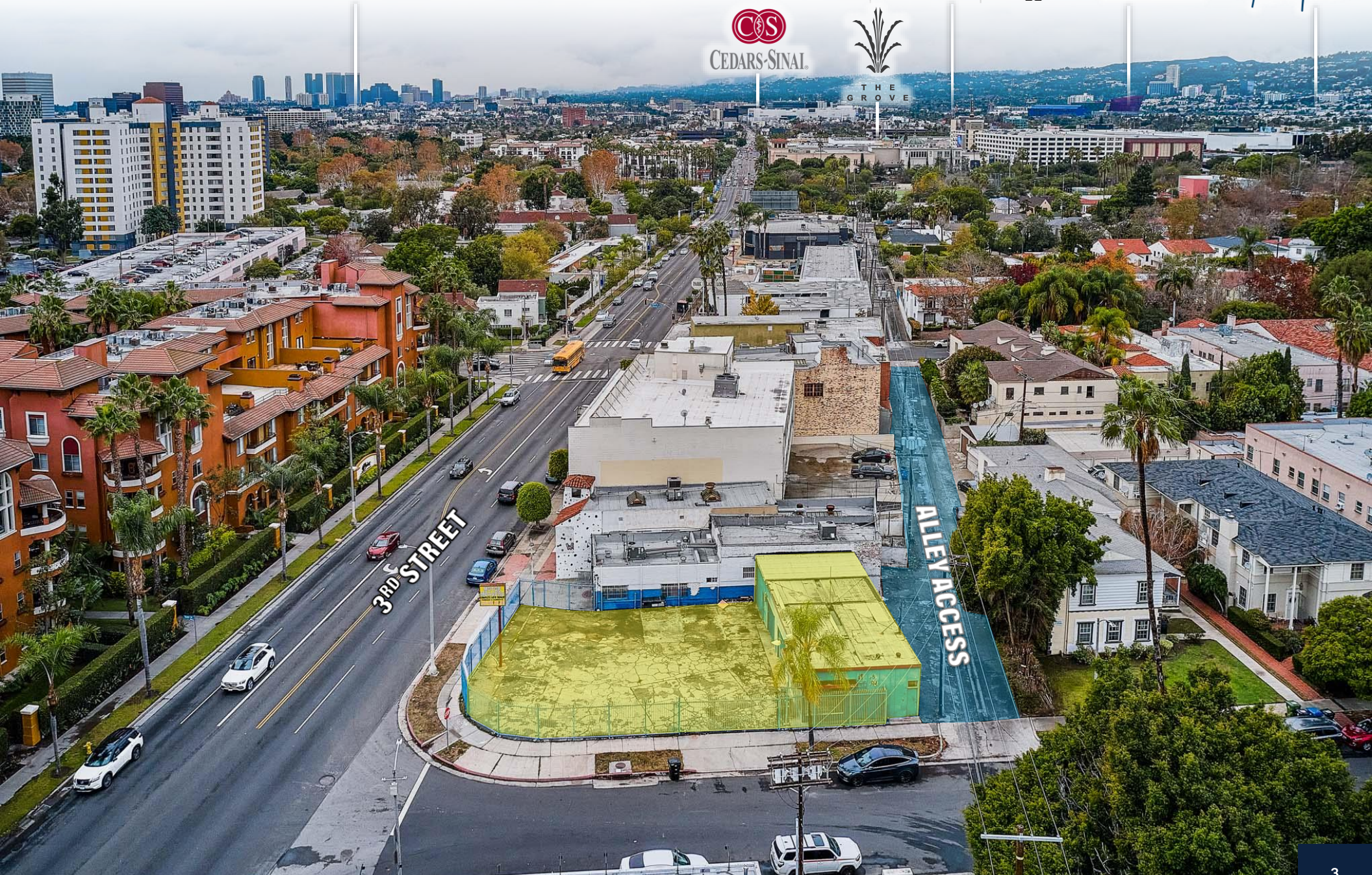
PER MONTH NNN



CENTURY CITY



BEVERLY HILLS GOLDEN TRIANGLE

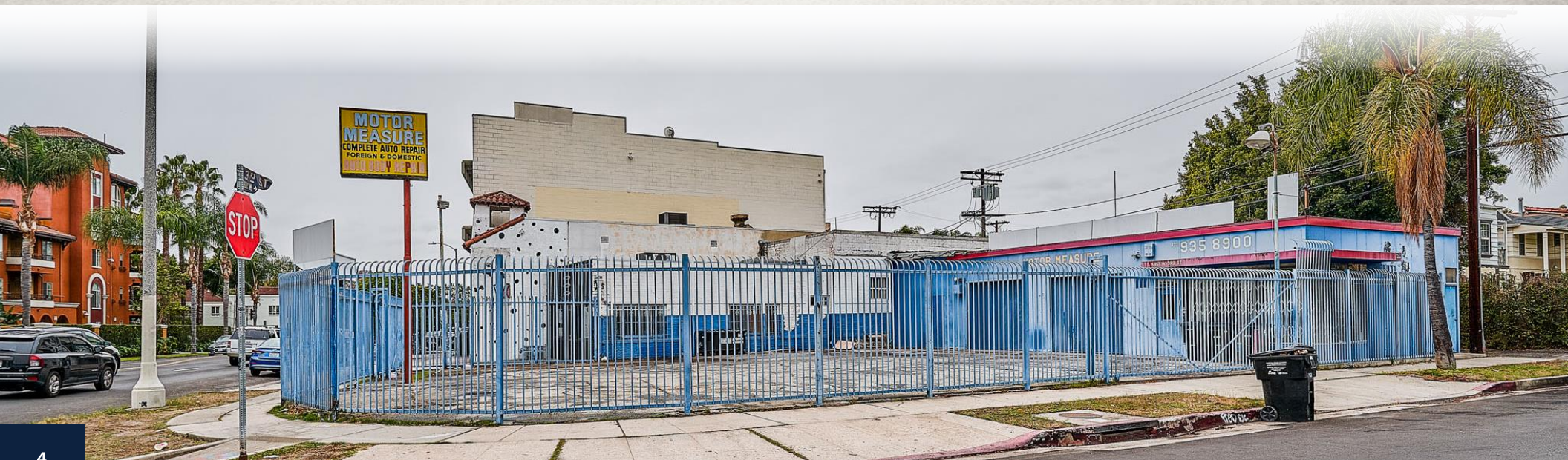


3RD STREET

ALLEY ACCESS



1,196 SF ■ \$5/SF NNN





LEASE HIGHLIGHTS



Corner property in an A+ Location



Ample parking enables medical, restaurant, or gym use- approximately 17 spaces



91 Out of 100 Walkscore



Walking Distance to Fairfax Avenue, The Grove and Beverly Boulevard Offering Countless Coffee Shops, Restaurants, Shopping and Dining Options.



FAIRFAX

Epicenter of Los Angeles

Nestled between West Hollywood and La Brea, Fairfax is best known for the renowned Farmer's Market, its major shopping destination (The Grove), and the iconic CBS Television City broadcasting center. To walk along the famous Melrose Avenue is to fully embrace the Los Angeles culture filled with eclectic eateries, upscale boutiques, and chic hotels. The area gets its name from Fairfax Avenue, the epicenter of the neighborhood's fashion and food scene that also bleeds into Melrose's buzzing traffic. Its substantial distance from major freeways and prime positioning between West Hollywood and Beverly Grove also makes it a commonly explored part of town



39,875
POPULATION



95.4%
WHITE COLLAR JOBS



\$134,478
AVG HH INCOME

It's this mixture of old and new that makes it one of Los Angeles's most eclectic neighborhoods, which often attracts diverse crowds and age groups as one of the city's top shopping, dining and entertainment destinations.

Miracle Mile Proximity

COMMUNITY OVERVIEW

Located near The Miracle Mile in Los Angeles, California, the subject is moments from the Mid-Wilshire district consisting of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. Luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, advertising agencies, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis of our city. Several museums are permanent residents of Museum Row on the Miracle Mile which includes Peterson Automotive Museum, LACMA, Craft & Folk Art Museum and La Brea Tar Pits.

Los Angeles County Museum of Art

LACMA's collections and particularly its exhibitions and programming have long been the most impressive in the city.

Petersen Automotive Museum

Miracle Mile was the first commercial development in LA designed expressly for the benefit of drivers, and so a former department store makes an apt home for this museum of car culture.

La Brea Tar Pits and Museum

Paleontologists are still at work here, having dragged more than 3.5 million fossils from the mire over the years. Many of these specimens are now on display in this delightfully old-fashioned museum.



LOS ANGELES MUSEUM OF ART



PETERSEN AUTOMOTIVE MUSEUM



LA BREA TARPITS



COMMUNITY

SNAPSHOT

The subject is located at the epicenter of Los Angeles, just blocks from the CBS Studios and benefits from its immediate proximity to the Grove, Park La Brea, LACMA as well as shops along Melrose Avenue.

The Immediate area boasts a dense and affluent residential and daytime population with incomes in excess of \$130,000 per year.

HIGH PROFILE INFILL LOCATION

Incredible demographic characteristics with a population of over 524,000 and 540,000 employees within a 5-mile radius

Nearby Major Employment Hub Synergy from Mid-Wilshire, Hollywood, and Century City

Close proximity to the Grove, LA County's most prestigious and successful retail destination



EREWHON

18 DIBS Angelini. NOVA TACOS 1986 BEVERLY BLVD BEVERLY Cinema

TELEVISION CITY

CBS

PAMPAS GRILL BRAZILIAN CHURRASCO

FARMERS MARKET

TRE JO'S TACOS

MARKET TAVERN

lululemon athletica

AMC THEATRES

ROSS DRESS FOR LESS

WHOLE FOODS MARKET

SHAVING OCTOPUS BARBERSHOP

monsieur marcel gourmet market & restaurant

FAIRFAX AVE

Alandele Circle

PARK LABREA

LACMA Academy Museum of Motion Pictures

LA BREA TAR PITS & MUSEUM

LA Art Center

6TH STREET

PETERSEN AUTOMOTIVE MUSEUM

Holocaust Museum

Open Sesame AUTHENTIC LEBANESE | MEDITERRANEAN

ma+39

Fairfax Branch Library

DESIGN HARDWARE [DH] SINCE 1985

VILLAS MELROSE

Park La Brea Apartments

Rami's Grill

Park La Brea Tower 45

Villas at Park La Brea

El Rey THEATRE

walnut wallpaper

ige

LOS ANGELES

MODERNA

BLEU CLOTHING

ade SSO

grey matter

NONGlá vietnamese cafe

Berkshire House

SUGARFISH BY SUSHI NOZAWA

BONOBOS

THE SYCAMORE KITCHEN BAKERY • CAFE

GENERAL QUARTERS

modshop modern furniture boutique

LEVEL UP DANCE ACADEMY

LA TROPÉZIENNE BAKERY

JapanLA

TRADER JOE'S

CVS pharmacy LAMPS EXPO

VINCA & MOORE

Target

S. LA BREA AVE

ALAN DESK BUSINESS INTERIOR DESIGN EST. 1941

NILEON OFFICE FURNITURE

FAHEY/KLEIN GALLERY

metalwood

DR. COLLECTORS

sweetgreen

Maison Midi AMERICAN RAG CIE

petco

Ralphs

ănăn SusieCakes

LEKFIT

LAND-ROVER

LA BREA BAKERY



ONE MUSEUM SQUARE

5900 WILLSHIRE



PETERSEN AUTOMOTIVE MUSEUM



Academy Museum of Motion Pictures



BEVERLY CENTER



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