

# 5957 W. 3RD STREET

LOS ANGELES, CA 90036 ■ LEASE OFFERING ■ A+ LOCATION



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## PROPERTY SUMMARY

1,725

BUILDING SF

2,304

LOT SF

C1-1VL Tier 1

ZONING

3

PARKING SPACES

\$3.25/SF

PER MONTH NNN



# 5957 W. 3RD STREET

PREMIER LOCATION ■ 91 WALKSCORE



**BEVERLY HILLS GOLDEN TRIANGLE**

PRADA MILANO	LACOSTE	Dior
LV	BB BALENCIAGA	GIORGIO ARMANI
Bruno Magli	SAINT LAURENT PARIS	GUCCI

**BEVERLY CENTER**

AX MONACO	BB BALENCIAGA	COACH NEW YORK
LV	macy's	GIORGIO ARMANI
PRADA	SAINT LAURENT PARIS	GUCCI

**THE GROVE**

COACH	NORDSTROM	AMC THEATRES
NIKE	lululemon athletica	Apple
Brandy Melville	BARNES & NOBLE	APL

**PETTYCASH**

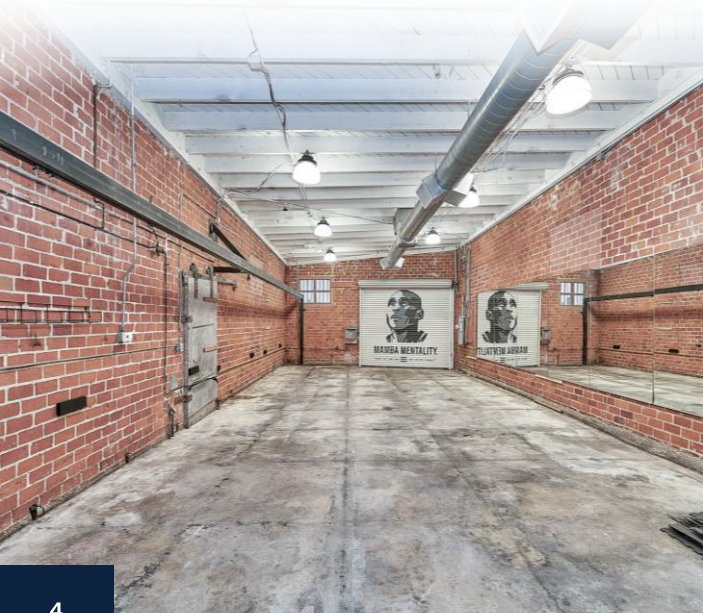
**BLEU CLOTHING**



Image Landsat / Copernicus



1,725 SF ■ \$3.25/SF NNN



# LEASE HIGHLIGHTS



**A+ Location**



**Previously Prevail Boxing**



**Tall ceilings, roll up door, and exposed brick**



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.*

# ACCESSIBILITY



HOLLYWOOD BOWL  
WEST GARDEN BLVD

El Capitan Theatre  
HOLLYWOOD BLVD

HOLLYWOOD MUSEUM  
IN THE HISTORIC B&O FACTORY BUILDING

Hollywood & Highland  
SUNSET BLVD

EGYPTIAN THEATRE  
HOLLYWOOD BLVD

The Hollywood Roosevelt  
HOLLYWOOD BLVD

THE ROXY THEATRE  
HOLLYWOOD BLVD

THE VIPER ROOM  
HOLLYWOOD BLVD

KAISER PERMANENTE  
FRANKLIN AVE

Children's Hospital  
LOS ANGELES  
WE TREAT KIDS BETTER

Hotel Covell  
HOLLYWOOD BLVD

SUR IMPROV  
RESTAURANT LOUNGE  
GRACIAS MADRE

PINK'S  
BEVERLY BLVD

OSTERIA MAMMA  
BEVERLY BLVD

CAFE STELLA  
NATUREWELL

FORAGE  
Mojave  
G.S. EST. 2008

YOLK  
CONDOR  
free range design

PDC  
PACIFIC DESIGN CENTER  
LA CIENEGA BLVD

CEDARS-SINAI  
BEVERLY BLVD

FARMERS MARKET  
BEVERLY BLVD

ATHLETA  
LULULEMON athletica

NORDSTROM  
THE GROVE

COACH  
NIKE  
THE GROVE

HOLOCAUST MUSEUM  
LA BREA

CBS  
LA BREA

HOLLYWOOD PRESBYTERIAN  
MEDICAL CENTER  
FRANKLIN AVE

RODEO DRIVE  
GUCCI  
Dior  
SUGARFISH BY SUSHI NOZAWA

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# 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

DIBS Angelini. NOVA TACOS 1986 BEVERLY BLVD BEVERLY Cinema

TELEVISION CITY CBS

Holocaust Museum

Open Sesame AUTHENTIC LEBANESE | MEDITERRANEAN walnut wallpaper opal GARDE ma+39

ige LOS ANGELES MODERNA BLEU CLOTHING

ade Sso grey matter NONGlá vietnamese cafe Berkshire House

ALAN DESK BUSINESS INTERIOR INC. EST. 1941 NILEON OFFICE FURNITURE FAHEY/KLEIN GALLERY

FARMERS MARKET PAMPAS GRILL BRAZILIAN CHURRASCO TRE JO'S TACOS A RECIPE BY LOS ANGELES

THE GROVE NORDSTROM

Fairfax Branch Library

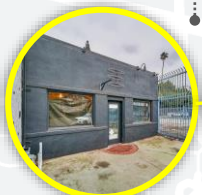
DESIGN HARDWARE [DH] SINCE 1988 goodnight VILLAS AT MELROSE NATURALS

SUGARFISH BY SUSHI NOZAWA BONOBO'S BAKERY • CAFE THE SYCAMORE KITCHEN GENERAL QUARTERS

Stussy metalwood DR. COLLECTORS Original Crystal for Authenticity. Sweetgreen Maison Midi AMERICAN RAG CIE

lululemon athletica AMC THEATRES ROSS DRESS FOR LESS

W 3RD STREET



modshop modern furniture boutique LEVEL UP DANCE ACADEMY

LA TROPÉZIENNE BAKERY JapanLA

petco Ralph's

WHOLE FOODS MARKET SHAVING OCTOPUS BARBERSHOP monsieur marcel gourmet market & restaurant

Park La Brea Apartments

TRADER JOE'S CVS pharmacy LAMPS EXPO

ănăn SusieCakes LEKFIT

FAIRFAX AVE

Alandele Circle

PARK LABREA

Rami's Grill

Park La Brea Tower 45

LA Art Center

Target

S. LA BREA AVE

LAND-ROVER

Academy Museum of Motion Pictures LACMA

LA BREA TAR PITS & MUSEUM

6TH STREET

El Rey THEATRE

Villas at Park La Brea

LA BREA BAKERY

PETERSEN AUTOMOTIVE MUSEUM



ONE MUSEUM SQUARE

5900 WILLSHIRE



PETERSEN  
AUTOMOTIVE MUSEUM



Academy  
Museum  
of Motion  
Pictures



BEVERLY CENTER



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