

THIRD & TRACTION

ARTS DISTRICT
806-820 E THIRD STREET
LOS ANGELES CA 90013

LIVE/WORK OFFICES FOR LEASE



ERIK KRASNEY

+1 323 270 1920

erik.krasney@cbre.com

Lic. 01970585

ZACHARY CARD

+1 310 550 2542

zachary.card@cbre.com

Lic. 01717802

CBRE



AVAILABLE FOR LEASE:

RETAIL

- Unit 110 - 1,551 SF

WORK / LIVE

- Unit 301 - 2,650 SF

PROPERTY HIGHLIGHTS:

- Prestigious building in the most impactful corner of the Arts District
- Character architecture with Beaux-Arts detailed and modest decorative features
- Best-in-class food & beverage co-tenancy from Kreation Juice for breakfast, Loqui Tacos / Yunomi Handroll for lunch, and Death & Company for happy hour
- Build 1910 and thoughtfully renovated 2019
- Well-sized work / live offices available now

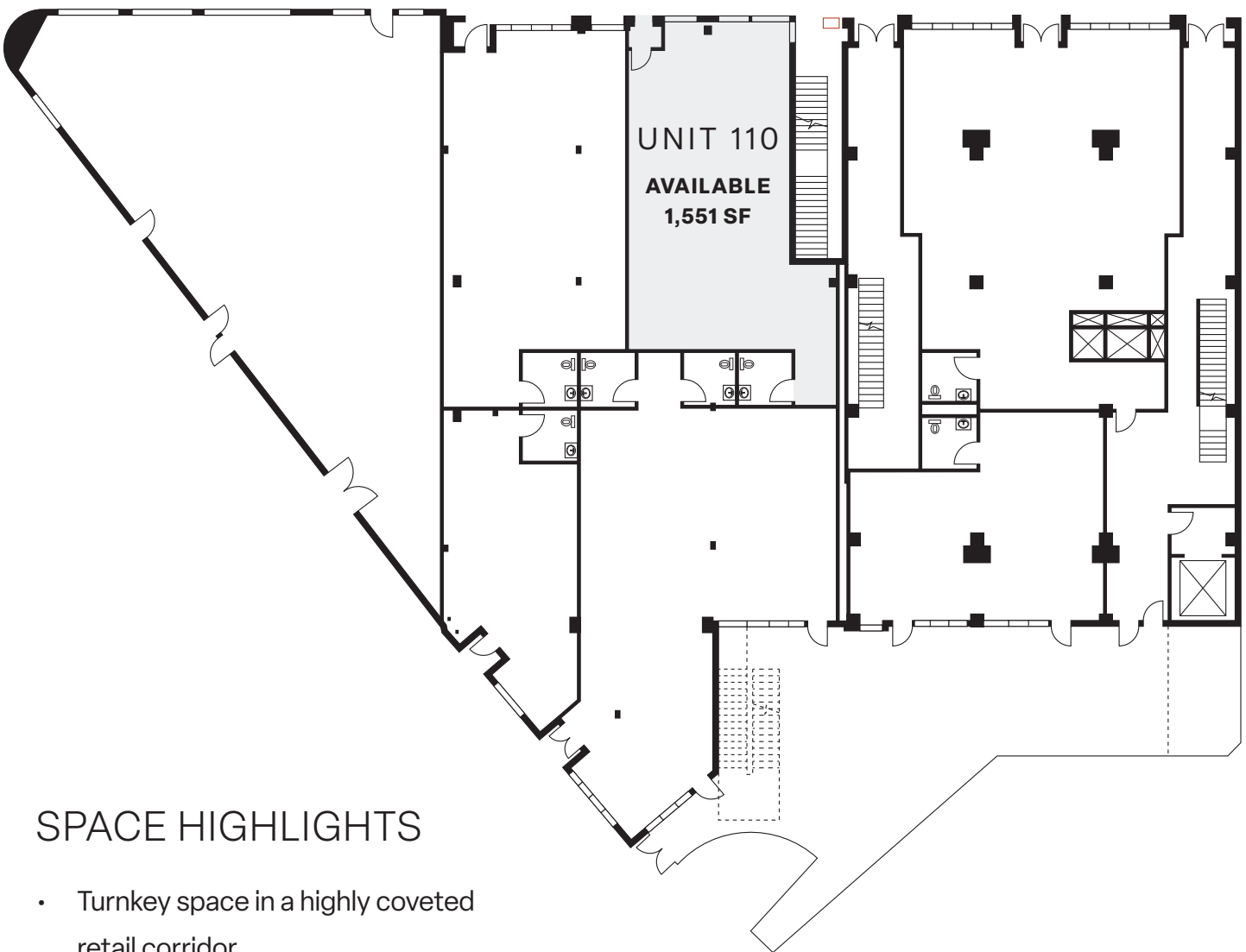


THIRD & TRACTION

AN INNOVATIVE COMMUNITY
IN THE HEART OF THE ARTS DISTRICT

UNIT 110
1,551 SF

RENT
UPON REQUEST



SPACE HIGHLIGHTS

- Turnkey space in a highly coveted retail corridor
- Generous windows with tons of natural light
- Prominent storefront near Hauser & Wirth, Signal Shops and more

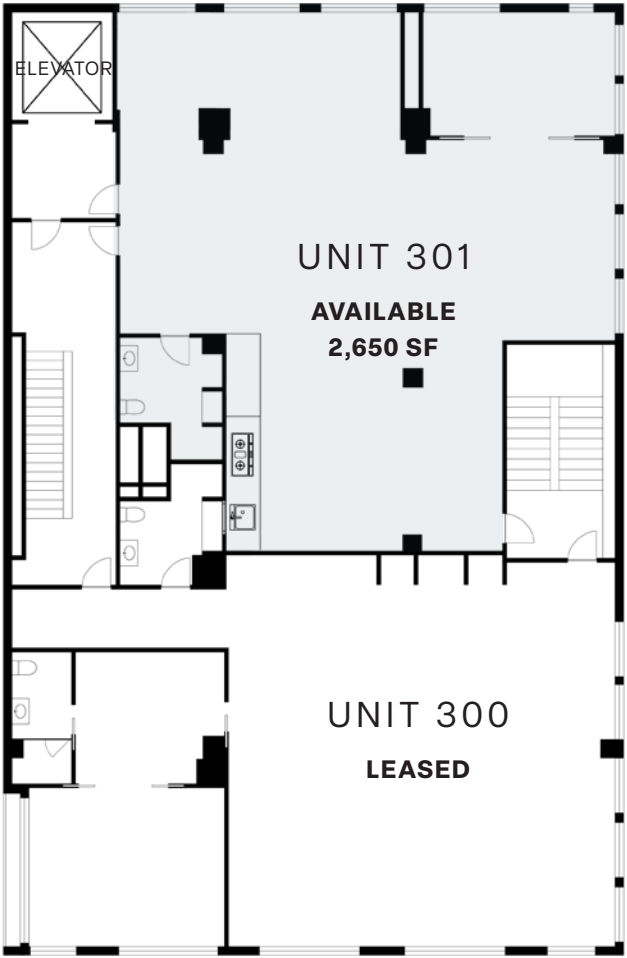


UNIT 301
2,650 SF

RENT
\$3.75 / SF
Modified Gross

SPACE HIGHLIGHTS

- Open floor plan with abundant natural light
- Turnkey with an office, attractive kitchenette and restroom
- Excellent southern and eastern views
- High-end finishes throughout





COMMUNITY SPOTLIGHT

THE DIVERSE TENANTS OF

THIRD & TRACTION

Tenants at THIRD & TRACTION enjoy a dynamic environment where creativity and commerce intersect. From Barron Tattoo’s personalized ink artistry to Yunomi Handroll’s innovative sushi, each tenant contributes to the neighborhood’s vibrant tapestry. Kreation offers health-conscious elixirs, while Laqui brings contemporary fashion. and at Death & Company, craft cocktails redefine imbibing.

Being part of this community means embracing authenticity, artistic expression, and a lifestyle that pulses with energy.

MEET OUR TENANTS:



SEAMLESS ACCESS

(IN THE ARTS DISTRICT)



..... WALKING PATH
8 MIN (0.4 MILES TO STATION)

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol	Last Measurement	Distance
S Alameda St	Traction Ave N	32,065	2022	0.15 mi
E 2nd St	S Alameda St W	8,010	2022	0.16 mi
S Alameda St	E 4th St S	31,500	2022	0.16 mi
E 3rd St	S Alameda St SE	20,342	2022	0.17 mi
S Santa Fe Ave	E 3rd St N	9,068	2022	0.18 mi
S Santa Fe Ave	E 3rd St S	9,066	2022	0.18 mi
E 2nd St	S Alameda St E	10,657	2022	0.18 mi
E 4th St	3 St SE	35,395	2018	0.20 mi
S Alameda St	E 2nd St S	20,952	2022	0.21 mi

PARKING

222 S HEWITT LOT

(operated by Perfect Parking)

Parking for tenants and customers is available across the street from THIRD & TRACTION. Monthly Parking is also available, please contact Perfect Parking for more information. Street parking is also available on surrounding streets.

HOURS OF OPS	
MON	8:30 AM - 10:00 PM
TUE	8:30 AM - 12:00 AM
WED	8:30 AM - 12:00 AM
THU	8:30 AM - 12:00 AM
FRI	8:30 AM - 12:00 AM
SAT	11:00 AM - 12:00 AM
SUN	11:00 AM - 12:00 AM

PUBLIC PARKING RATE	
\$4	EACH 15 MINS
\$24	MAX. RATE
Monthly Parking Available	





NEIGHBORHOOD AMENITIES



SHOP





IMBIBE







EAT







CAFFEINATE







THIRD & TRACTION

ARTS DISTRICT
806-820 E THIRD STREET
LOS ANGELES CA 90013

LIVE/WORK OFFICES FOR LEASE

**FOR MORE INFORMATION,
PLEASE CONTACT:**

ERIK KRASNEY
+1 323 270 1920
erik.krasney@cbre.com
Lic. 01970585

ZACHARY CARD
+1 310 550 2542
zachary.card@cbre.com
Lic. 01717802



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE