

# FOR LEASE

## 7960 W. 3RD STREET

LOS ANGELES, CA  
90048

### 4,472 SF RETAIL SPACE



**FOR RETAIL  
LEASE INQUIRIES:**

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**CBRE**

# PRIME RETAIL END CAP FEATURING A SPACIOUS OPEN LAYOUT

Available Retail Space Near The Grove and The Original Farmers Market! Along the Highly Trafficked Street of West Third, This Retail Space Offers High Visibility and Excellent Signage Opportunity with High Ceilings, Abundant Natural Light, and Expansive Walls. This End Cap Opportunity Includes a Separate Reception Area with a Flexible Layout, Perfect for Creative Showroom or Retail Flagship.



Incredible visibility with over 40' feet frontage



# HIGHLIGHTS



4,472 SF



Shared  
Surface Parking



Excellent Signage  
and Visibility



High Traffic Corridor  
on West Third



Rate Upon  
Request



Retail Ready Space



Adjacent to The Grove  
and West from Fairfax Ave



# BEVERLY GROVE HIGHLIGHTS



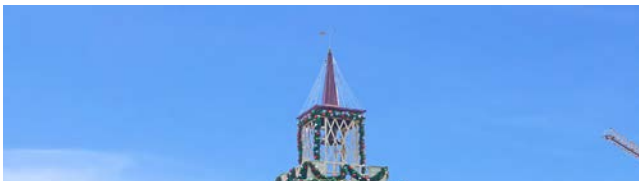
Joans On 3rd



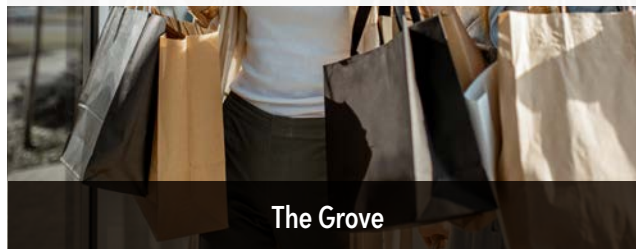
Lala Land Café



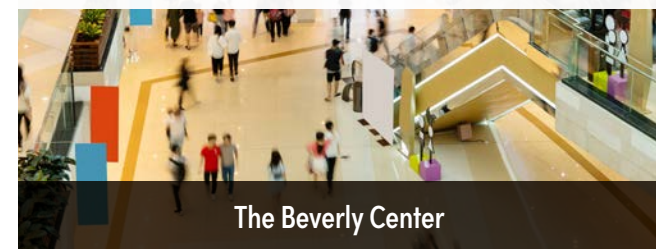
Bacari W 3rd



Farmers Market



The Grove



The Beverly Center

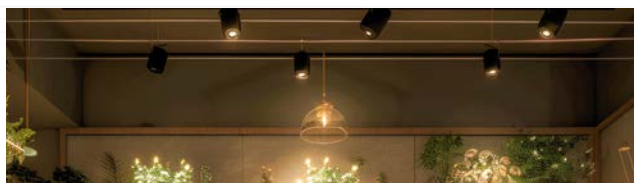
# BEVERLY GROVE HIGHLIGHTS



*The Bar at*  
*Short Stories* HOTEL



Short Stories Hotel & Bar



Aēsop.



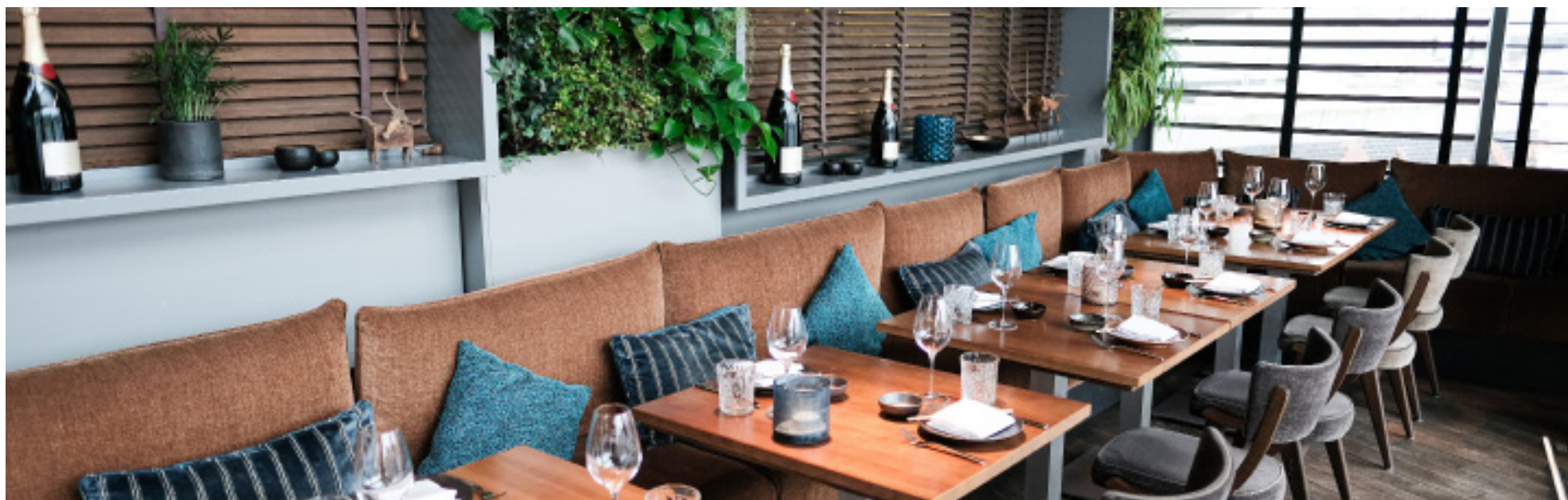
Aesop



TAKAGI  
COFFEE



Tagaki Coffee



# DEMOGRAPHICS



## POPULATION

**44,945**  
1 MILE

**358,883**  
3 MILES

**942,564**  
5 MILES



## INCOME AVERAGE HOUSEHOLD

**\$155,747**  
1 MILE

**\$134,929**  
3 MILES

**\$120,172**  
5 MILES



## EMPLOYEES

**43,968**  
1 MILE

**280,795**  
3 MILES

**652,427**  
5 MILES



## BUSINESSES

**6,465**  
1 MILE

**38,797**  
3 MILES

**71,930**  
5 MILES



## HOUSING UNITS

**25,274**  
1 MILE

**192,725**  
3 MILES

**461,328**  
5 MILES



## EDUCATION

**35,291**  
1 MILE

**276,308**  
3 MILES

**695,797**  
5 MILES



## HOUSEHOLDS

**23,257**  
1 MILE

**175,590**  
3 MILES

**422,348**  
5 MILES



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**CBRE**

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