

THIRD & TRACTION

RETAIL SUBLEASE OPPORTUNITY

Turnkey retail space at 3rd & Traction in the heart of the Arts District. Adjacent to acclaimed restaurants like Wurstkusche, Death & Company and La Cha Cha Cha, and across from the renowned Hauser & Wirth gallery, tall windows and prominent glassline storefront grant the space waves of natural light.



806 E 3RD STREET LOS ANGELES, CA 90013

1,551 sq. ft. on East 3rd Street

Sublease until June 2026 with shorter term available

Surrounded by best-in-class retail & restaurants

Concrete & Exposed Brick Buildings

Turnkey Shell with High Ceilings

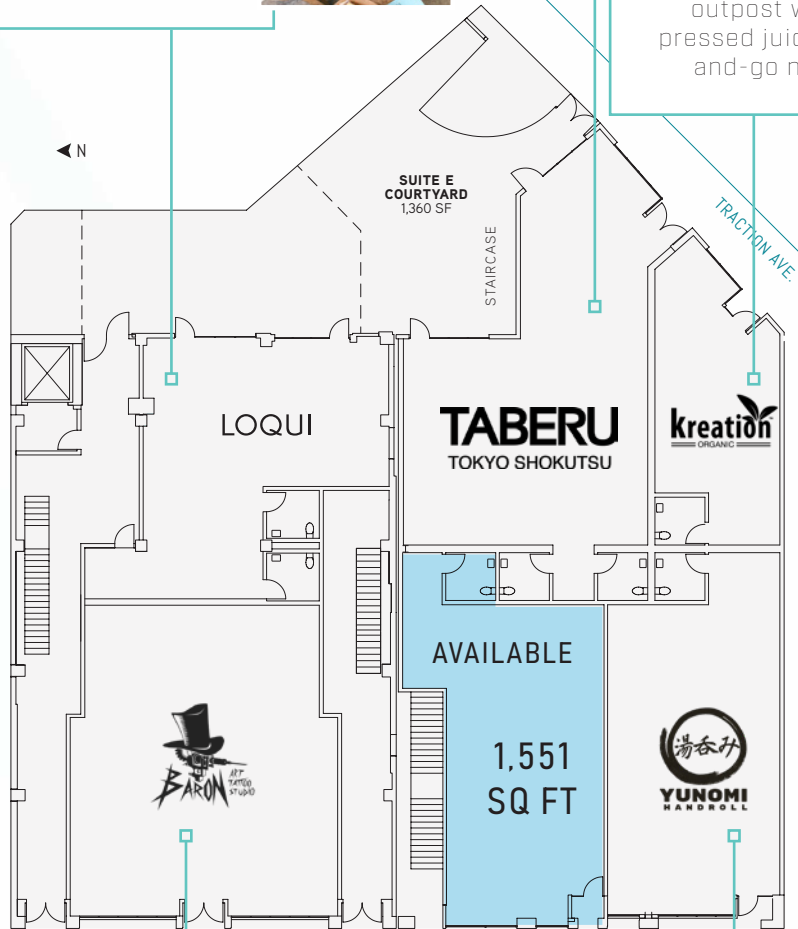
GROUND LEVEL

2nd outpost for LA taco favorite by Tartine alum.



Modern izakaya by veteran Japanese restaurant group

Premier wellness outpost with cold pressed juices & grab-and-go nutrition.



Contemporary tattoo shop focusing on fine-line drawing.



Traditional and modern sushi hand rolls, with elevated sake and tea program.



ROOFTOP

TERRAZA
Cha Cha Cha
botanero tropical

Sprawling rooftop lounge and ceviche bar by Mexico City's Grupo Palmares.

BASEMENT

Death & Co

Iconic NYC cocktail bar with intimate booths and small bites.



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RESIDENTIAL UNDERWAY

- 520 Mateo (475 lofts)
- 6AM (1,736 units)
- Aliso (472 units)
- The Garey Building (320 units)
- One Santa Fe (438 units)

OFFICE ARTS DISTRICT

- Warner Music Group - 254,000sf
- Spotify- 155,000sf
- Soylent- 180,000sf
- Honey- 130,000sf
- Weedmaps- 115,000sf
- Adidas- 30,000sf

HIGHLIGHTED NEIGHBORS

- Hauser, Wirth & Schimmel Gallery
- Wurstküche
- Free Market
- Angel City Brewing
- The Pie Hole
- Art Share LA
- Salt & Straw
- Guerilla Atelier
- The Chairman
- Urth Caffé
- Resident
- Zinc Café
- Bar Mateo
- Blue Bottle Coffee

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- Factory Kitchen
- Villains Tavern
- Willow Studios
- A + D Museum
- Guerilla Tacos
- Le Labo
- Girl & The Goat
- Wittmore
- Hennessey + Ingalls
- Manuella
- Breadlam
- Prince Street Pizza
- Anna Zorina Gallery



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