

8731-8735
W 3RD STREET
LA 90048



**COLDWELL BANKER
COMMERCIAL**



**MULTI-TENANT RETAIL/OFFICE/FLEX
OWNER-USER OPPORTUNITY**

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EXECUTIVE SUMMARY

Coldwell Banker Commercial Realty is pleased to present the opportunity to acquire 8731-8735 West 3rd Street, a multi-tenant triple net (NNN) retail/flex property comprised of 2 retail units and a 3rd flex/warehouse unit in the back with offices. This trophy asset is in one of Los Angeles' prime retail corridors in Beverly Grove, just east of Beverly Hills and south of West Hollywood.

One of the retail spaces is currently occupied by Café Angelino, a beloved neighborhood Italian restaurant, with a long-term NNN lease in place. For owner-users, this property will be delivered with the second retail unit vacant. The flex space unit with an office located at the north side of the property is currently leased to a photo studio tenant on a month-to-month lease. As an investment property, this popular retail location will present investors with an opportunity to operate a fully leased building, as it presents versatile uses for a wide range of tenants.

This West 3rd Street area of Beverly Grove is a hip shopping and dining destination. The property is near the Robertson Shopping District, The Beverly Center, The Grove, The Farmers Market. Major employers are short distance from this property such as Cedars Sinai hospital that has a staff of over 10,000 employees including 2,000 physicians. This location is also adjacent to highly populated affluent residential neighborhoods and has great foot traffic for businesses to thrive. Do not miss this opportunity and contact us for more information.



INVESTMENT HIGHLIGHTS

Address 8731-8735 W 3rd St
Los Angeles, CA 90048

Property Type Retail/Office/Flex

GLA 5,481 SF

BLDG Size 3,626 SF Per Assessor

Lot Size 5,405 SF Per Assessor

Year Built 1939

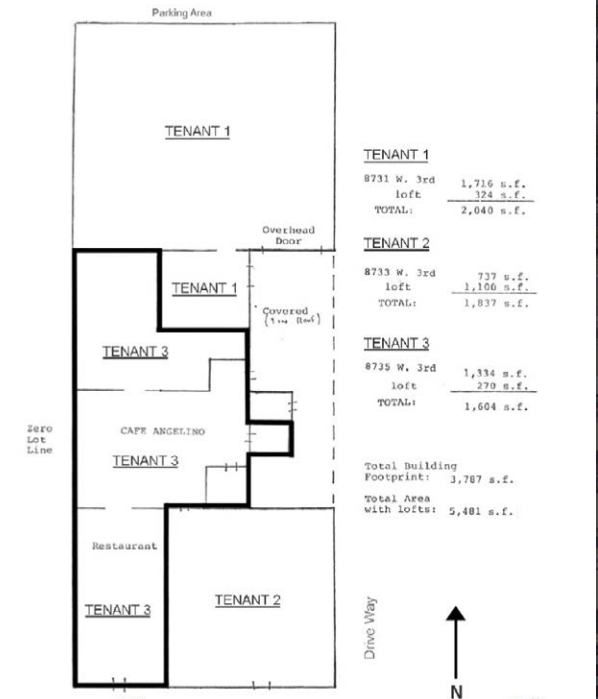
APN 4334-005-013

Zoning LAC2

WALK SCORE 98 (Walker's Paradise)



EXHIBIT 1: DIAGRAM OF THE PROPERTY



RENT ROLL

Unit	Tenant	Lease Type	Est. GLA	Monthly Rent	\$/SF	Lease End	Options	Notes
8735 W 3rd St	Cafe Angelino	NNN	1,604	\$7,089	\$4.41	03/31/2028	1 x 5YR @FMV	
8733 W 3rd St	Retail/Office	NNN	1,807	VACANT				VACANT
8731 w 3rd St	Flex + Office	NNN	2,040	VACANT				DELIVERED VACANT 4/30/24



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	34,826	150,062	350,500
Median Age	38.5	38.0	37.0
Families	7,344	30,728	67,418
Owner Households	5,691	23,712	52,135

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	16,485	70,618	158,938
Average Househol Size	2.10	2.06	2.04
Average HH income	\$109,737	\$104,648	\$104,620
Median HH Income	\$157,295	\$159,067	\$161,756

LOCATION OVERVIEW

BEVERLY GROVE

Beverly Grove is a vibrant and varied community in Los Angeles, offering the best of city living with a small-town feel. Beverly Grove is the perfect place to call home, from its art galleries and boutiques to its lush parks and delectable restaurants. Residents love the area for its modern homes, diverse culture, and upscale amenities. Beverly Grove has a rich history, dating back to the late 19th century when it was an agricultural hub for some of the state's most successful farmers.

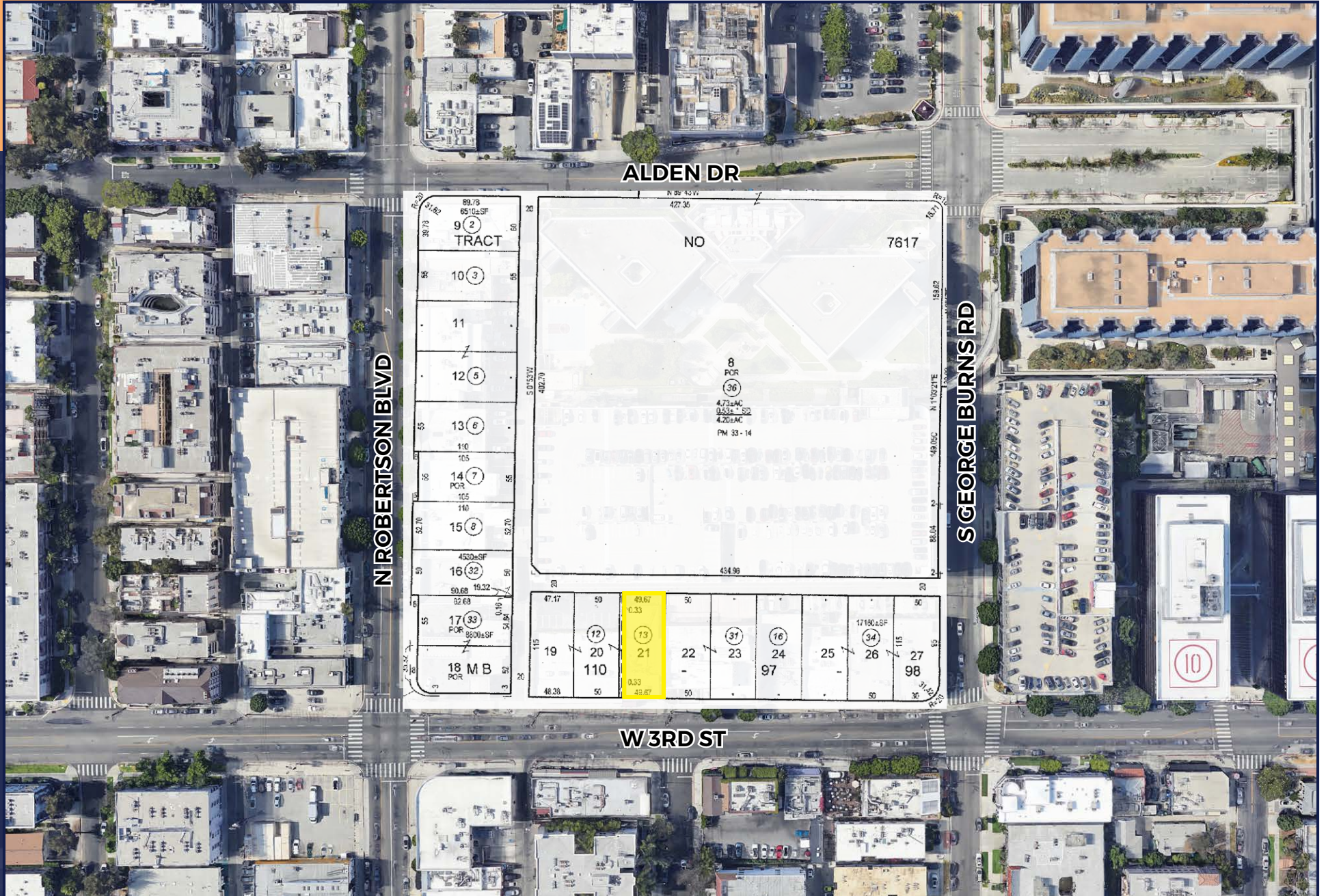
Beverly Grove is a paradise for shoppers and diners with its chic boutiques, designer stores, and incredible international cuisine. The Grove is a high-end open-air shopping mall with a mix of restaurants, shops, and entertainment. The mall provides luxury concierge services like valet parking, bellman service, shipping assistance, event planning, gift boxes, shoe shining, and more. Guests can also visit the AMC Theatre or attend events and live entertainment shows here. The Beverly Center is a luxury shopping mall with renowned retailers like Louis Vuitton, Zara, Gucci, and Saint Laurent. The mall also provides concierge shopping services for a comfortable and seamless retail experience.



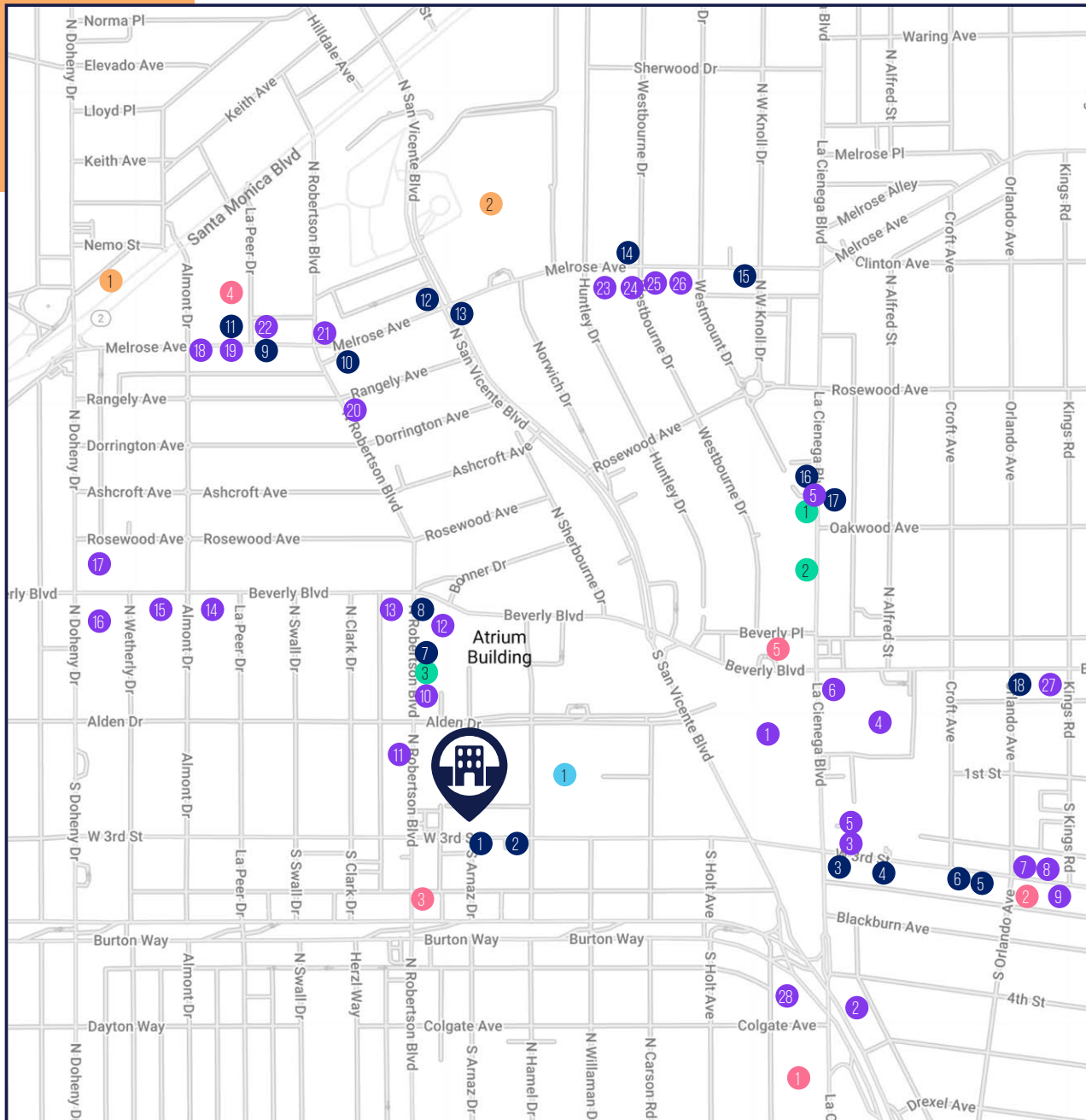
LOCATION MAP



PARCEL MAP



POINTS OF INTEREST



RESTAURANTS

- 1 MAMÁ POR DIOS
- 2 A.O.C.
- 3 MANPUKU JAPANESE BBQ
- 4 TOCA MADERA
- 5 BERRI'S CAFE
- 6 KREATION KAFE & JUICERY
- 7 BLUE BOTTLE COFFEE
- 8 STARBUCKS
- 9 CRAIG'S
- 10 CECCONI'S
- 11 GRACIAS MADRE
- 12 CATCH LA
- 13 ZINQU
- 14 ZINC CAFE & MARKET
- 15 JOE & THE JUICE
- 16 THE NICE GUY
- 17 REAL FOOD DAILY
- 18 CALIF CHICKEN CAFE

RETAIL

- 1 BEVERLY CENTER
- 2 BEVERLY PLAZA
- 3 T.J. MAXX
- 4 TARGET
- 5 ROSS DRESS FOR LESS
- 6 CVS
- 7 MAGNOLIA BAKERY
- 8 DRYBAR
- 9 AESOP
- 10 BANG & OLUFSEN
- 11 KITSON LOS ANGELES
- 12 RH MODERN
- 13 POLIFORM
- 14 MINOTTI
- 15 MASS BEVERLY
- 16 RALPHS
- 17 BRISTOL FARMS

RETAIL

- 18 ACNE STUDIOS
- 19 JAMES PERSE
- 20 H.LORENZO NORTH ROBERTSON
- 21 CHROME HEARTS
- 22 MAXFIELD
- 23 MANSOUR FINE RUGS
- 24 RH WEST HOLLYWOOD
- 25 BANANA REPUBLIC
- 26 LULULEMON
- 27 WEST ELM
- 28 TRADER JOE'S

MEDICAL

- 1 CEDARS-SINAI MEDICAL CENTER

RECREATION/FITNESS

- 1 THE MEGAFORMER STUDIO
- 2 HOWL FITNESS
- 3 BOXUNION ROBERTSON

ENTERTAINMENT

- 1 TROUBADOUR
- 2 PACIFIC DESIGN CENTER

HOTELS

- 1 SLS HOTEL
- 2 PALIHOUSE WEST HOLLYWOOD
- 3 FOUR SEASONS HOTEL
- 4 KIMPTON LA PEER
- 5 SOFTEL LOS ANGELES

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