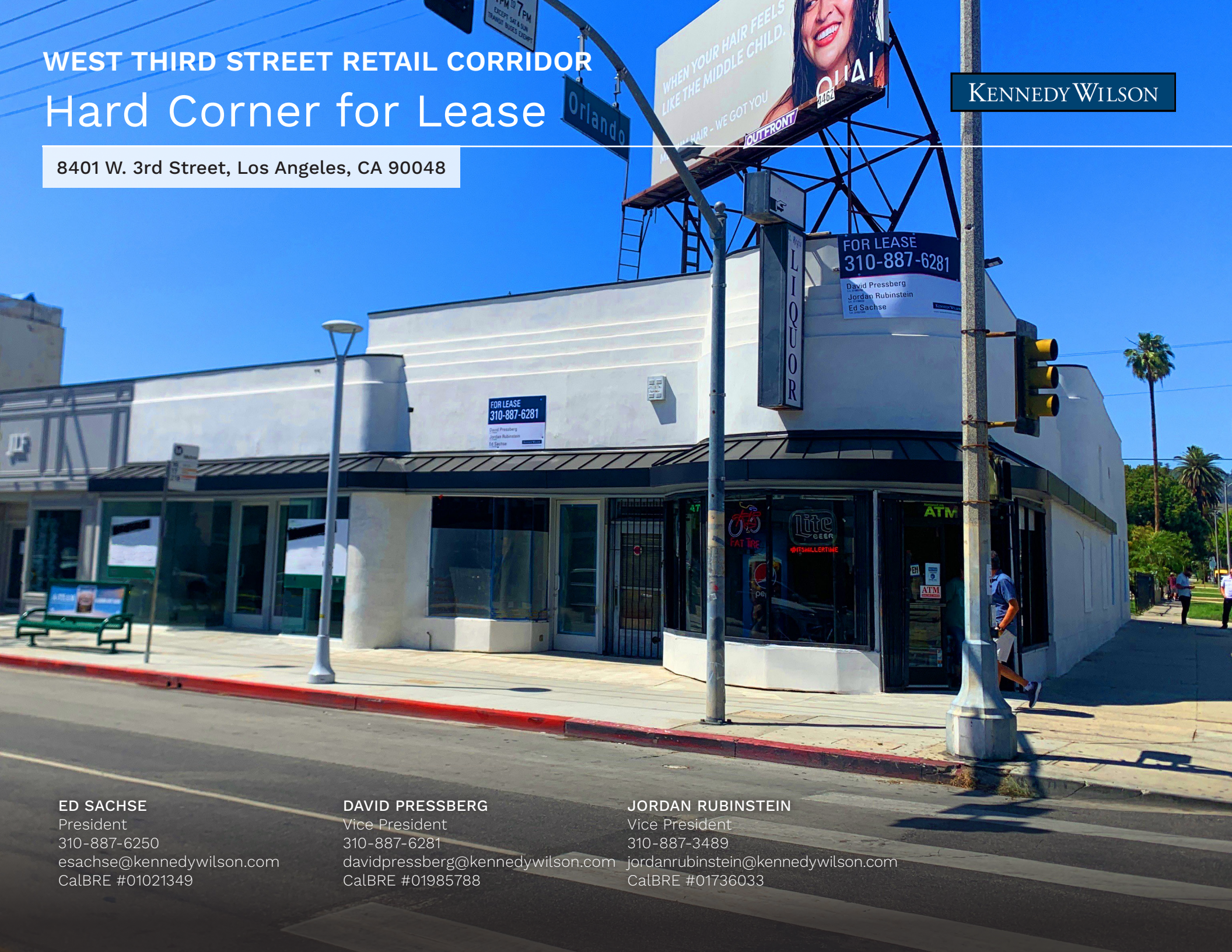


WEST THIRD STREET RETAIL CORRIDOR Hard Corner for Lease

8401 W. 3rd Street, Los Angeles, CA 90048

KENNEDY WILSON



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WEST THIRD STREET RETAIL CORRIDOR

Hard Corner and Boutique Spaces for Lease

8401 W. 3rd Street, Los Angeles, CA 90048

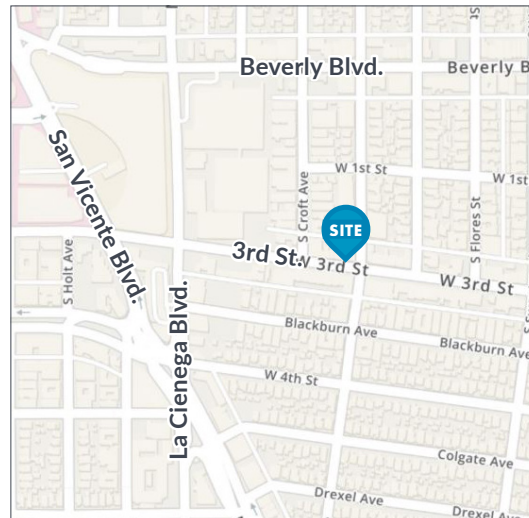
AVAILABLE

- Size: ±500 - 1,800 SF
- Rent: \$7.50 PSF/Mo., NNN
- NNN: \$1.00 PSF/Mo.
- Parking: Behind premises

PROPERTY HIGHLIGHTS

- Current liquor store; uses for liquor sales (off-site consumption) possible. Confirm with City.
- Spaces may be combined
- Façade recently renovated
- Join J'Adore Les Fleurs Floral Design and Delivery and Candid Teeth Whitening
- Trophy location at the NWC of Third Street and Orlando Avenue, in the heart of the West Third Street shopping and dining district
- Across from the Orlando Hotel and the West Coast's only Magnolia Bakery; surrounded by popular shopping, dining, and nightlife
- One block from the Beverly Connection and Beverly Center (\$600 million renovation); two blocks from Cedars-Sinai Medical Center and less than a mile from The Grove and Original Farmer's Market
- Excellent demographics: \$150,000 Avg. HHI within a half mile

Prospective tenants are hereby advised that all uses are subject to City approval



NEIGHBORING TENANTS

CANDID



JACOB JEWELERS



drybar™



Aēsop.

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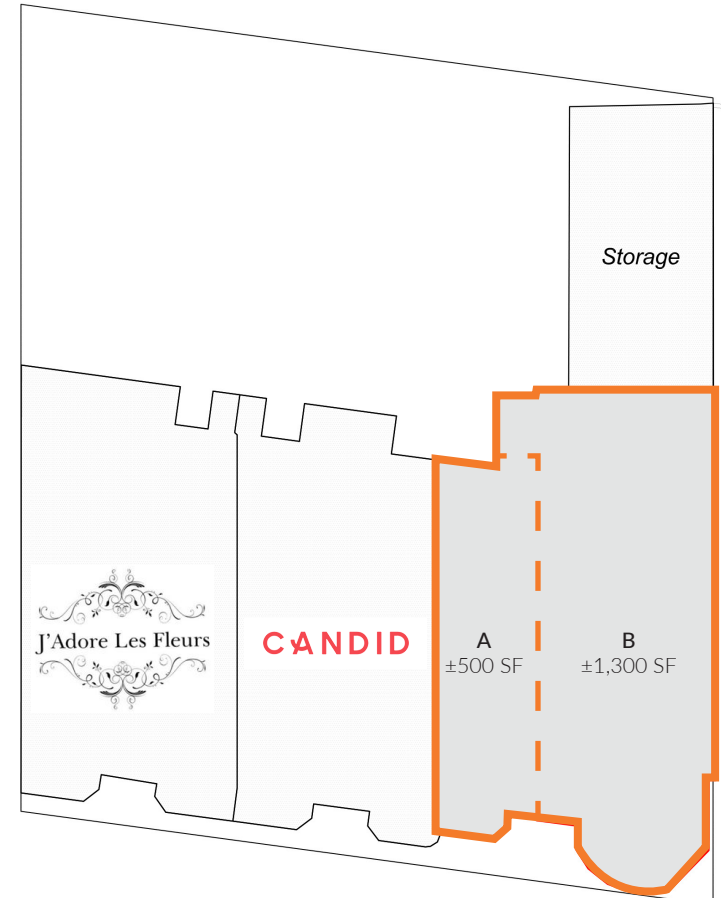
Kennedy Wilson | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400

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Hard Corner and Boutique Spaces for Lease

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Floor Plans



Orlando Avenue



Can be combined for up to ±1,800 SF

3rd Street



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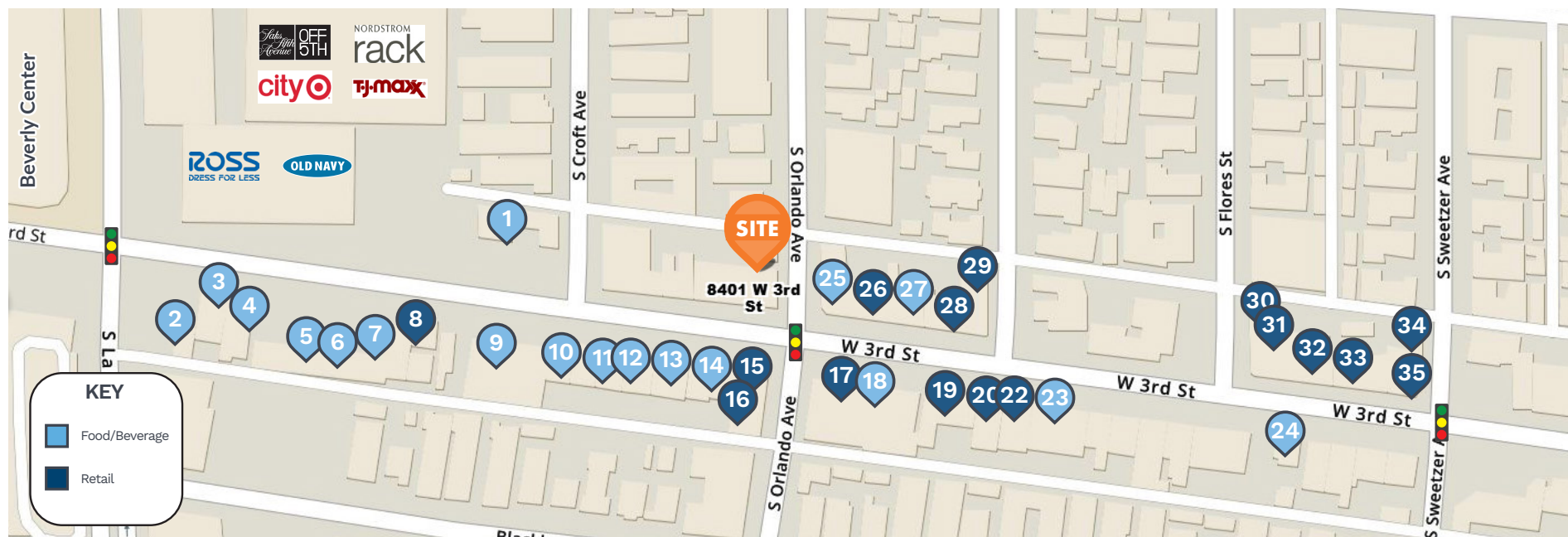
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Hard Corner and Boutique Spaces for Lease

8401 W. 3rd Street, Los Angeles, CA 90048

Focused West Third Street Trade Area



- | | | | | |
|---------------------------|------------------------------|--------------------|-----------------------------|----------------------------|
| 1. The Shelby | 8. Taboo Hair Salon | 15. Jacob Jeweler | 22. CosmoProf | 29. Lot Stock and Barrel |
| 2. Coffee Bean & Tea Leaf | 9. n10 | 16. Ragdoll LA | 23. Joan's on Third | 30. Save Khaki United |
| 3. Hamjabouka | 10. Kreation Organic Kafe | 17. The Orlando | 24. Mainland Poke Shop | 31. Noodle Stories |
| 4. The Phoenix | 11. Kassi Club | 18. Cleo | 25. Magnolia Bakery | 32. KFK Jewelers |
| 5. Berlins | 12. the Izaka-Ua by Katsu-ya | 19. Raquel Allegra | 26. Drybar | 33. Pyrrha |
| 6. Sushi Koo | 13. berri's Cafe | 20. Son of a Gun | 27. D'amore's Pizza | 34. The Goody Shoppe |
| 7. Toca Madera | 14. C.O.D. | 21. Aesop | 28. Polkadots and Moonbeams | 35. Allan Jeffries Framing |

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Hard Corner and Boutique Spaces for Lease

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Area Demographics & Description

	(Distance from property)		
	0.5 mile	1 mile	2 miles
Population	9,178	40,704	171,793
Median Age	38.7	38.2	38.2
Households	4,956	22,774	93,575
Average Household Income	\$149,398	\$138,824	\$129,853
Total Businesses	1,712	7,831	22,133

Source: Regis Online



With over one hundred destination shops, acclaimed restaurants, and independent specialty stores, West 3rd Street is the most walkable dining and shopping district in Los Angeles. Comprised of six connecting blocks between La Cienega and Fairfax, West 3rd Street is just moments from The Grove, the original Farmer's Market, the Beverly Center, and The Los Angeles County Museum of Art (LACMA). With public valet service and street parking available every day, West 3rd Street is a prime mid-city resource for men, women, children and pets

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