

# ASSET SALE | 998 SF CAFÉ

beta.

8121 W 3RD ST | LOS ANGELES, CA

DO NOT DISTURB EXISTING TENANT



For leasing, please contact:

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# PROPERTY HIGHLIGHTS

- Rare opportunity to acquire a turn-key coffee shop on one of LA's busiest restaurant streets
- Current term expires August 30th, 2027; direct deal with landlord possible
- Premises comes with two (2) exclusive parking spaces in the rear
- Newer build-out completed in 2018
- Outdoor seating area fronting W 3rd Street
- Key Money REDUCED to \$100,000
- DO NOT DISTURB EXISTING TENANT

# DEMOGRAPHICS



## RESIDENTIAL POPULATION

1 Mile  
**38,467**

2 Miles  
**167,650**

3 Miles  
**315,138**



## AVG. HOUSEHOLD INCOME

1 Mile  
**\$167,128**

2 Miles  
**\$155,208**

3 Miles  
**\$153,962**



## DAYTIME POPULATION

1 Mile  
**61,397**

2 Miles  
**197,622**

3 Miles  
**363,089**





# AREA OVERVIEW





# ABOUT WEST 3RD ST – RESTAURANT ROW

**Anchored by Beverly Center on the west and The Grove/  
Farmers Market on the east, West 3rd St functions as one of LA's  
great restaurant corridors.**

From trendy cafes and brunch spots to upscale dining establishments, visitors to the street can indulge in a wide range of cuisines, including Mexican, Italian, Japanese, Mediterranean, and of course, coffee. Many of these restaurants prioritize locally sourced ingredients and innovative cooking techniques, making West 3rd Street a hub for food lovers seeking unique and high-quality dining options. In recent years, the street has also emerged as a target for retail and service tenants, further cementing its importance within LA's retail landscape.

## W 3RD ST CO-TENANCY



MAGNOLIA BAKERY



JOAN'S ON THIRD



TOCA MADERA



SWEETFIN



SWEETGREEN



VERVE COFFEE



UNCLE PAULIE'S



WANDERLUST



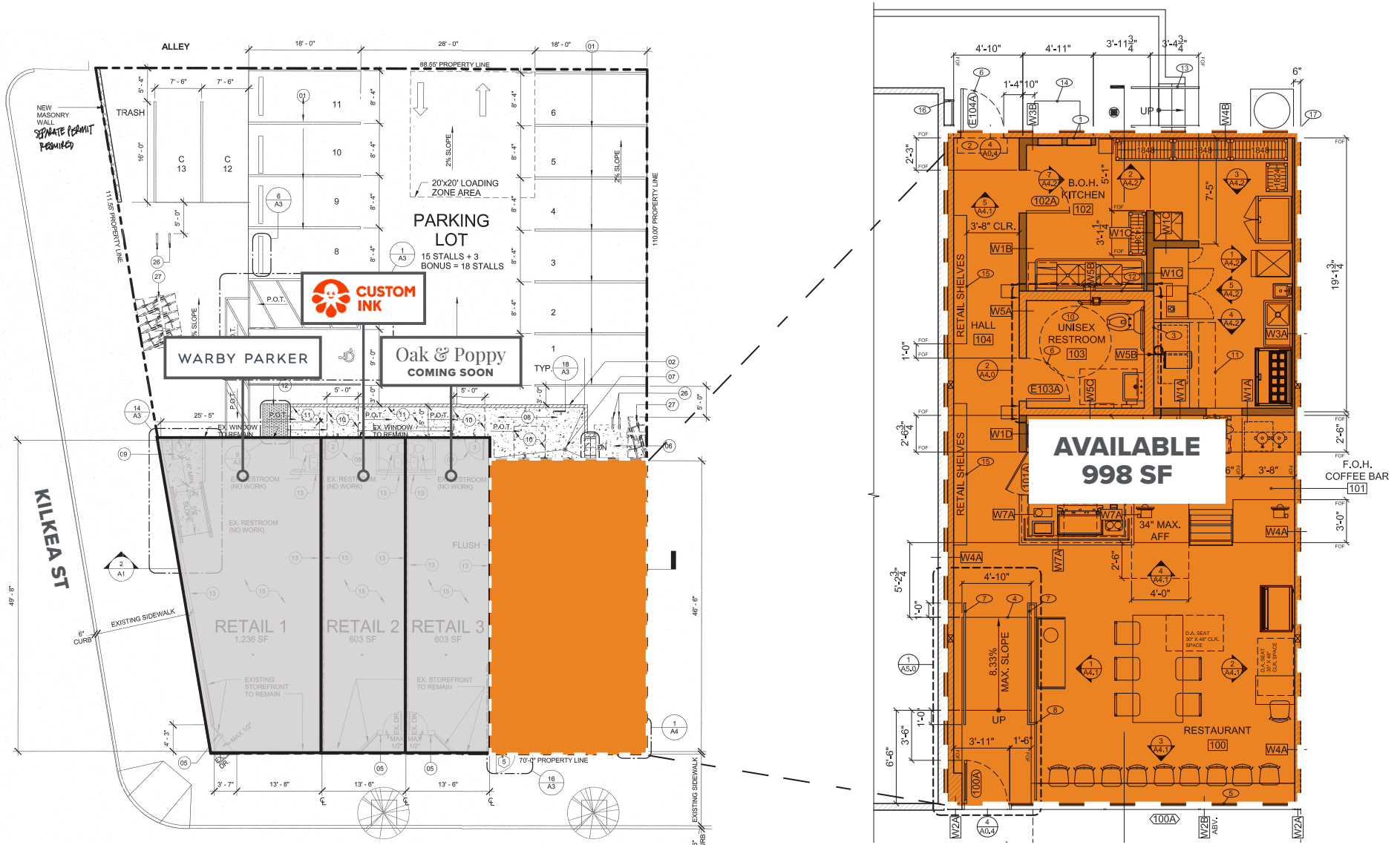
SIDECAR



MENDOCINO FARMS



# EXISTING SITE & FLOOR PLAN



W 3RD ST | ±29,350 CPD