



Gorgeous Arts District Retail Property For Lease

3rd St

734 E 3RD ST DTLA

4,400 SF Retail Space with high end build out. 400 sf Patio. Can be Retail, Restaurant, or Creative Space.

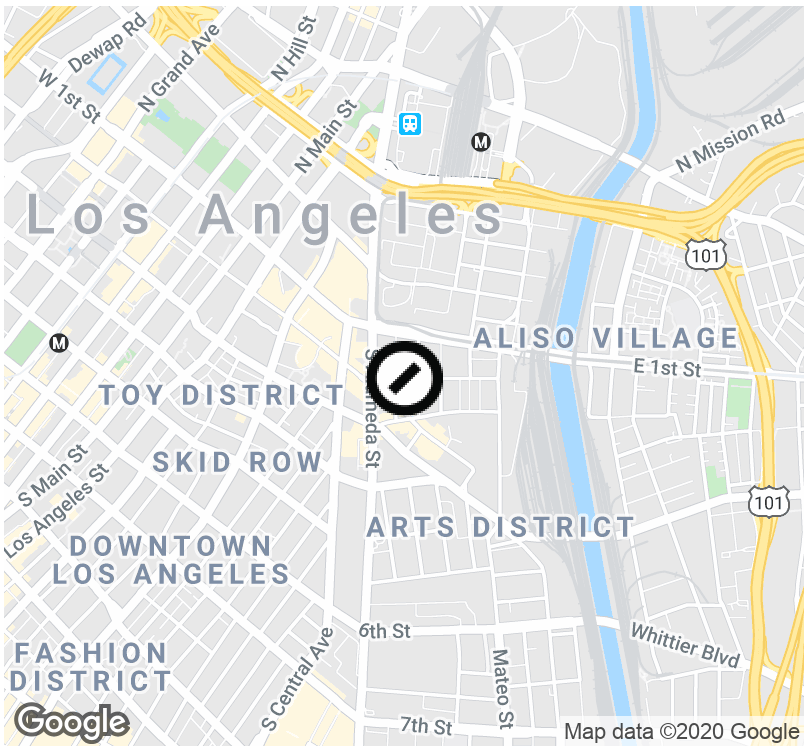
COMPASS
COMMERCIAL

Get in touch

Brett Alphin
Real Estate Advisor

323.686.1976
brettalphin@compass.com
CalDRE #01998404

Executive Summary



Offering Summary

Available Space:	4,400 SF
Use:	Retail or Food Use
Base Rent:	\$4.93 psf/mo
NNN:	Approx \$.80 Cents psf
Outdoor Patio:	Approx 400 SF



Photos



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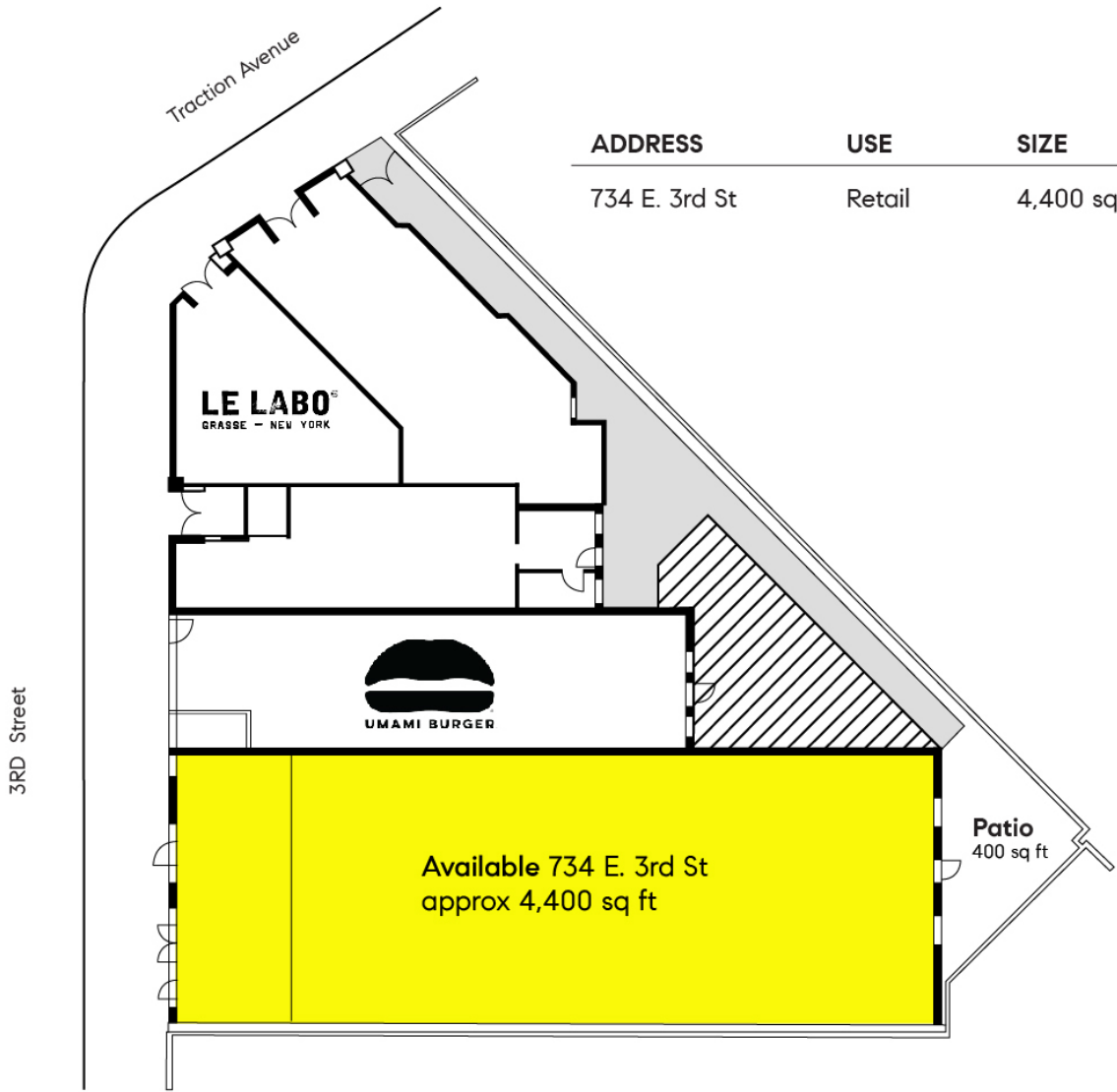
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Aerial Photos



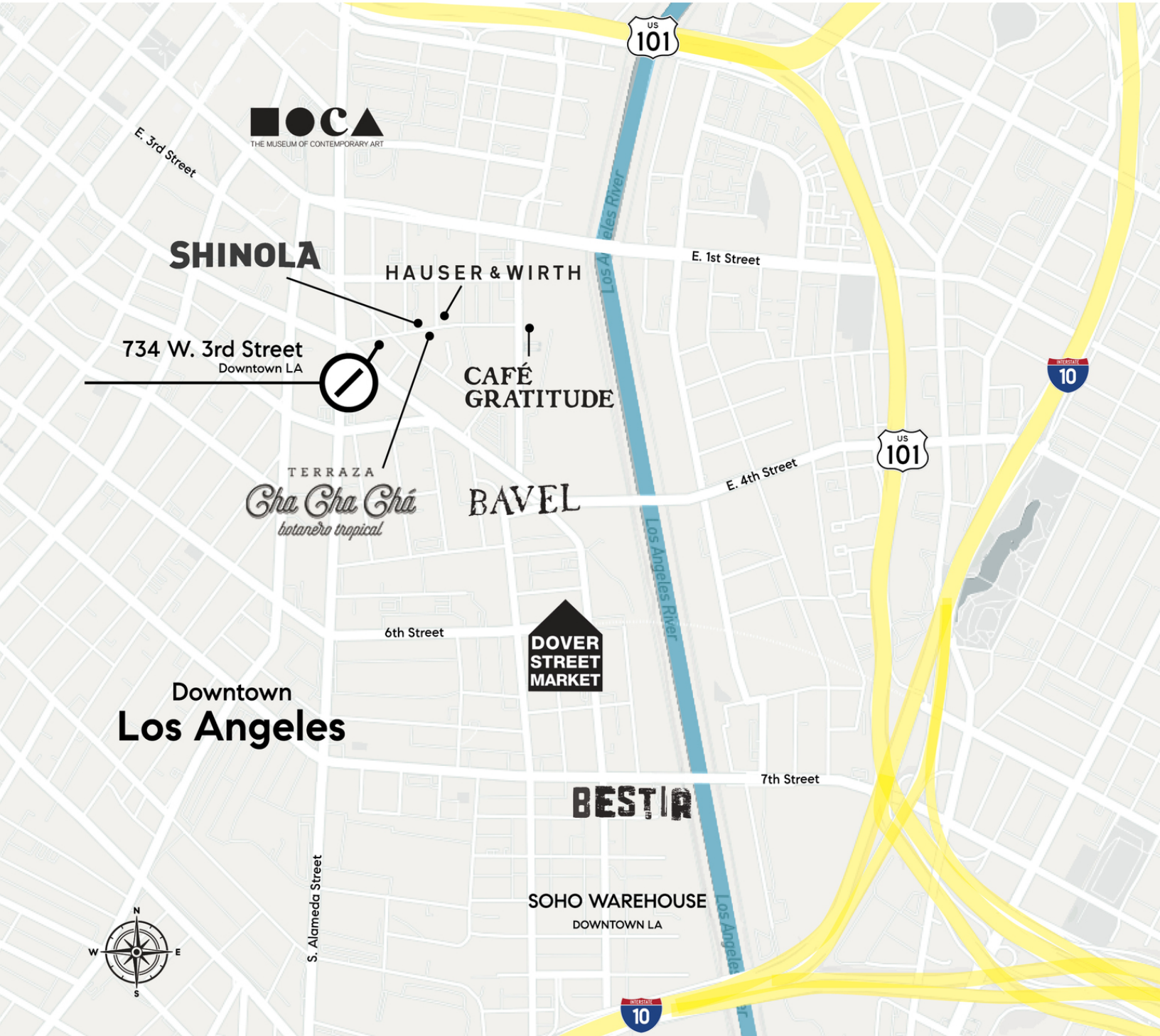
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Site Plan



ADDRESS	USE	SIZE
734 E. 3rd St	Retail	4,400 sq ft

Neighborhood Map



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About The Listing Agent

**Brett Alphin****Real Estate Advisor**

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Professional Background

Brett Alphin is a Commercial Real Estate Broker who specializes in Landlord Representation, Tenant Representation and Property Disposition with an emphasis on Office/Creative Office, Industrial, and Land.

Brett's experience in commercial real estate has given him a comprehensive understanding of leasing, owner-user purchases and investment sales. Serving a wide-ranging clientele, his strengths include helping people understand their real estate needs and developing strategies to meet those needs.

Brett approaches his real estate business from a client-centric perspective, choosing to focus his efforts on building long-term relationships with his clients rather than utilizing the traditional transaction-oriented business model. He is committed to the highest level of client service and ethical standards and ensuring that his clients receive the highest price the market will allow for their properties.