

2nd Gen Restaurant & Retail Space Available in Iconic Center

8500-8522 W. 3rd Street, Los Angeles, CA 90048



COMMERCIAL
REAL ESTATE

ROSELENE WHITE (310) 227-0483

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Main signalized tri-corner of La Cienega/3rd/San Vicente
- Adjacent to the Miracle Mile District, Beverly Hill and West Hollywood
- Across from the Beverly Center and Beverly Connection centers
- Across from Cedars Sinai Hospital campus
- Surrounded by densely populated residential neighborhoods

PROPERTY DESCRIPTION

2nd generation restaurant and retail space for lease at the iconic Plaza Cienega on the SWC of 3rd & La Cienega. This exceptionally well located retail center features high street visibility, monument signage and parking in a rare dedicated on-site lot. The Center's A+ National & Regional tenants include Fatburger, Subway, Northend Pizza, Saigon Fresh and more!

DEMOS	1 mile	3 mile	5 mile
Population	38,934	297,048	770,337
Avg. HH Income	\$98,019	\$101,526	\$91,693
Traffic Count	±62,592 cars per day		



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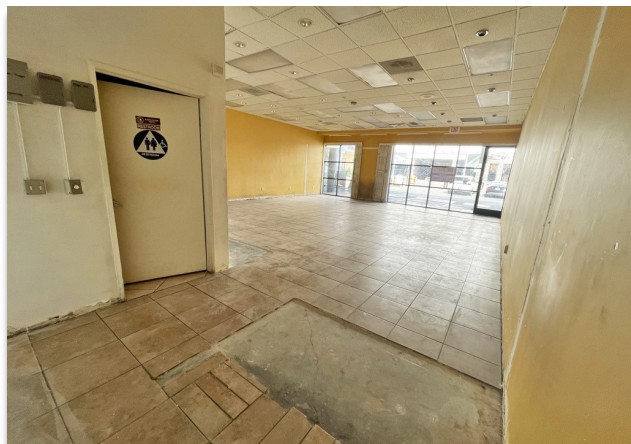
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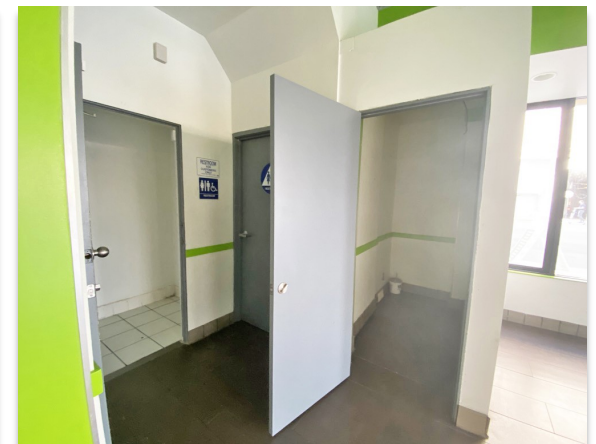
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Suite 8512 - Retail



Suite 8520 - 2nd Gen Restaurant



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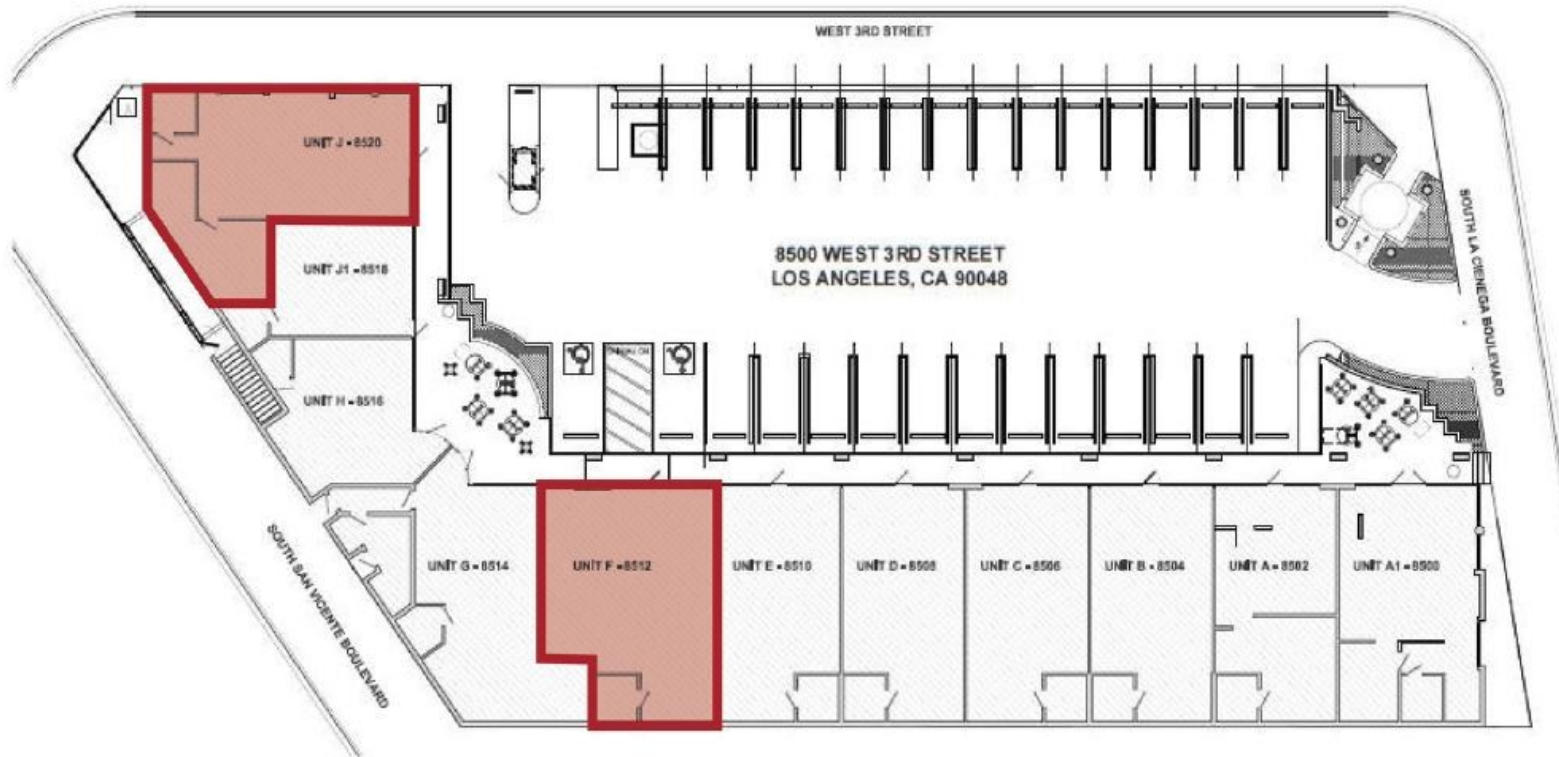
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Site Plan



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