

# RATE REDUCTION!

Retail or Showroom Opportunity / West Hollywood / La Brea



5810 W Third Street, Los Angeles, CA 90036

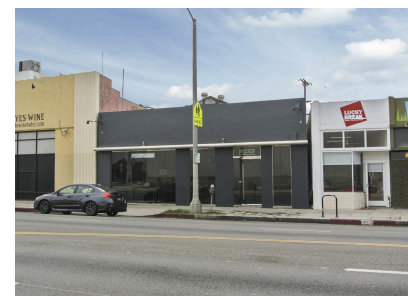


Laura Pozarny, Executive Vice-President  
(310) 458-4100 ext: 222  
[lpozarny@muselli.net](mailto:lpozarny@muselli.net)  
DRE License 02129230

Evan Pozarny, Executive Vice-President  
310-458-4100 ext: 221  
[epozarny@muselli.net](mailto:epozarny@muselli.net)  
DRE License 01304769

Excellent gallery, showroom retail, private event or soundstage space! This is an exciting opportunity to expand into this hip neighborhood and built-in clientele. Surrounded by well-established businesses, in a booming neighborhood, this is a dream location for many types of businesses to open their first location or expand their business into this popular urban marketplace.

- Lease Rate**                ~~\$14,000~~ **\$10,900** per month Modified Gross
- Size**                        Approximately 4,000 Square Feet
- Term**                      Lease expires July 31, 2027. ***Longer term available!***
- Highlights**                Beautiful Open Space with mezzanine  
Lots of Natural Light  
High Ceilings (Approximately 14-18 feet)  
Rollup Door to Alley in the Back  
Great for Gallery, Showroom, Private Event, Soundstage, Office, Delivery
- Parking**                    3 Parking Spaces in Back
- Area**                        Located on the south side of 3rd St just west of La Brea Ave.  
Centrally located with easy access to Hollywood, West Hollywood, Beverly Hills, West Los Angeles, and Santa Monica.  
Easy access to the 10 Freeway  
Within walking distance to The Grove, Ralphs Supermarket, Trader Joe's, Starbucks, Target, CVS, Sweetgreen, The Sycamore Kitchen, Sugarfish, and La Brea Bakery Café.



## Interior Photos



## Location Map



1513 6<sup>th</sup> Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 [www.muselli.net](http://www.muselli.net)

**DRE BROKER # 00825237**

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by the Broker. You are advised to conduct an independent investigation to verify all information.