

# TEN TERRACES

RETAIL SPACE  
**FOR LEASE**

# 420

**E. THIRD STREET**

LOS ANGELES, CALIFORNIA 90013

± 17,827 Square Feet  
Available Space  
(Divisible)



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# PROPERTY

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## FEATURES & HIGHLIGHTS

### PROPERTY FEATURES:

Downtown Los Angeles is truly becoming a 24-hour city. 420 East Third Street is in a prime position to capitalize on this Downtown Renaissance including the expanding Little Tokyo and Arts District's. Ten Terraces easily visible and accessible retail space is a great opportunity for growing retailers.

### AVAILABLE SPACE:

±17,827 SF (DIVISIBLE)

### PROPERTY HIGHLIGHTS:

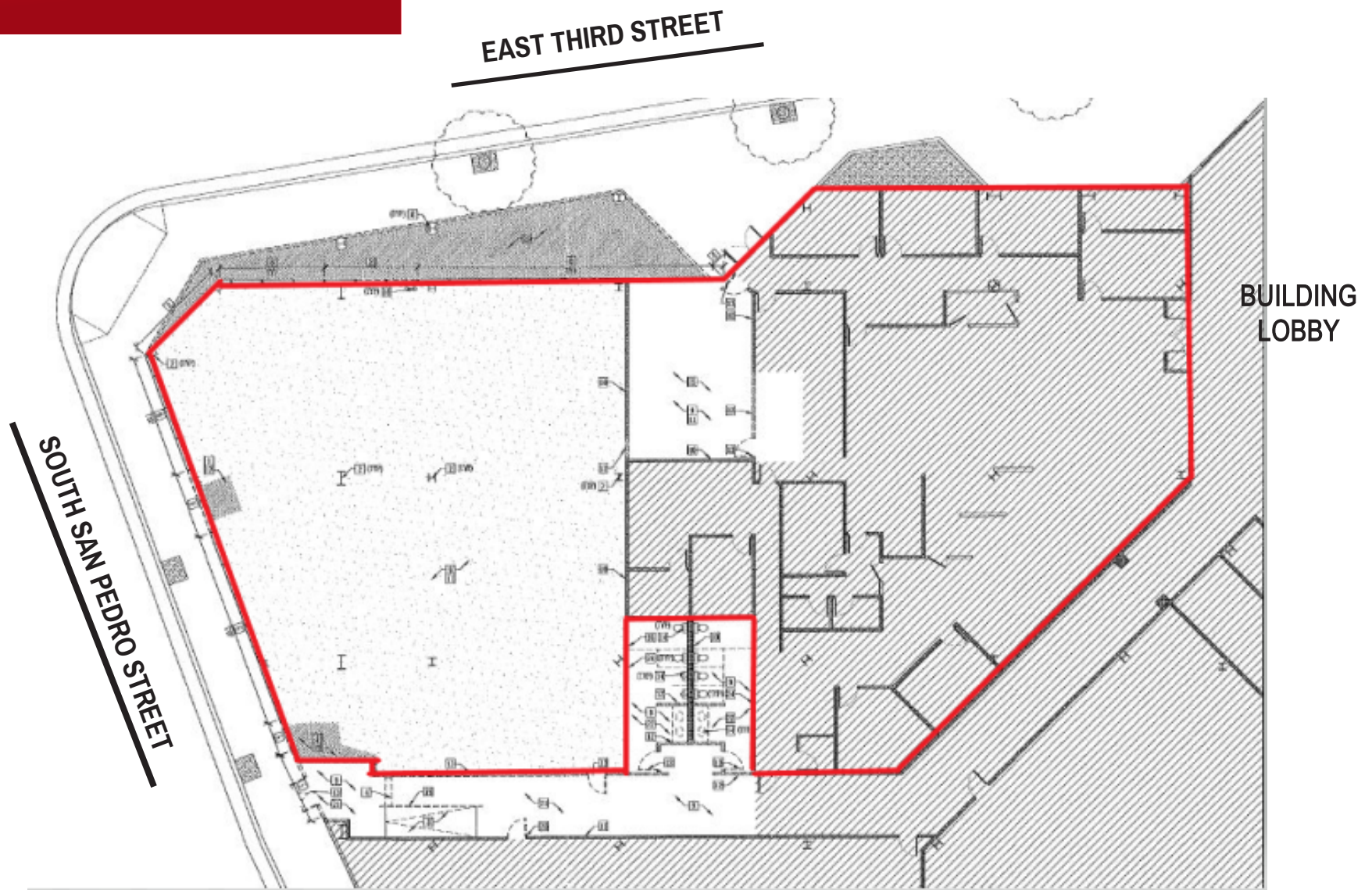
- › 113,000 SF Class A Office Building above retail space
- › Highly trafficked signalized corner 21,065 cars per day\* (3rd Street & San Pedro Street)
- › Excellent signage opportunity
- › 4 minute walk to existing rail transit
- › Walk Score® 98
- › On-site property management
- › One of the largest blocks of ground floor retail space in Downtown Los Angeles
- › Abundant on-site, secured parking for employees and customers
- › Over 150 feet of glass storefront street exposure on 3rd and San Pedro

\*Source: CoStar (Data Matrix)



# TEN TERRACES

## RETAIL FLOOR PLAN



# NEIGHBORHOOD

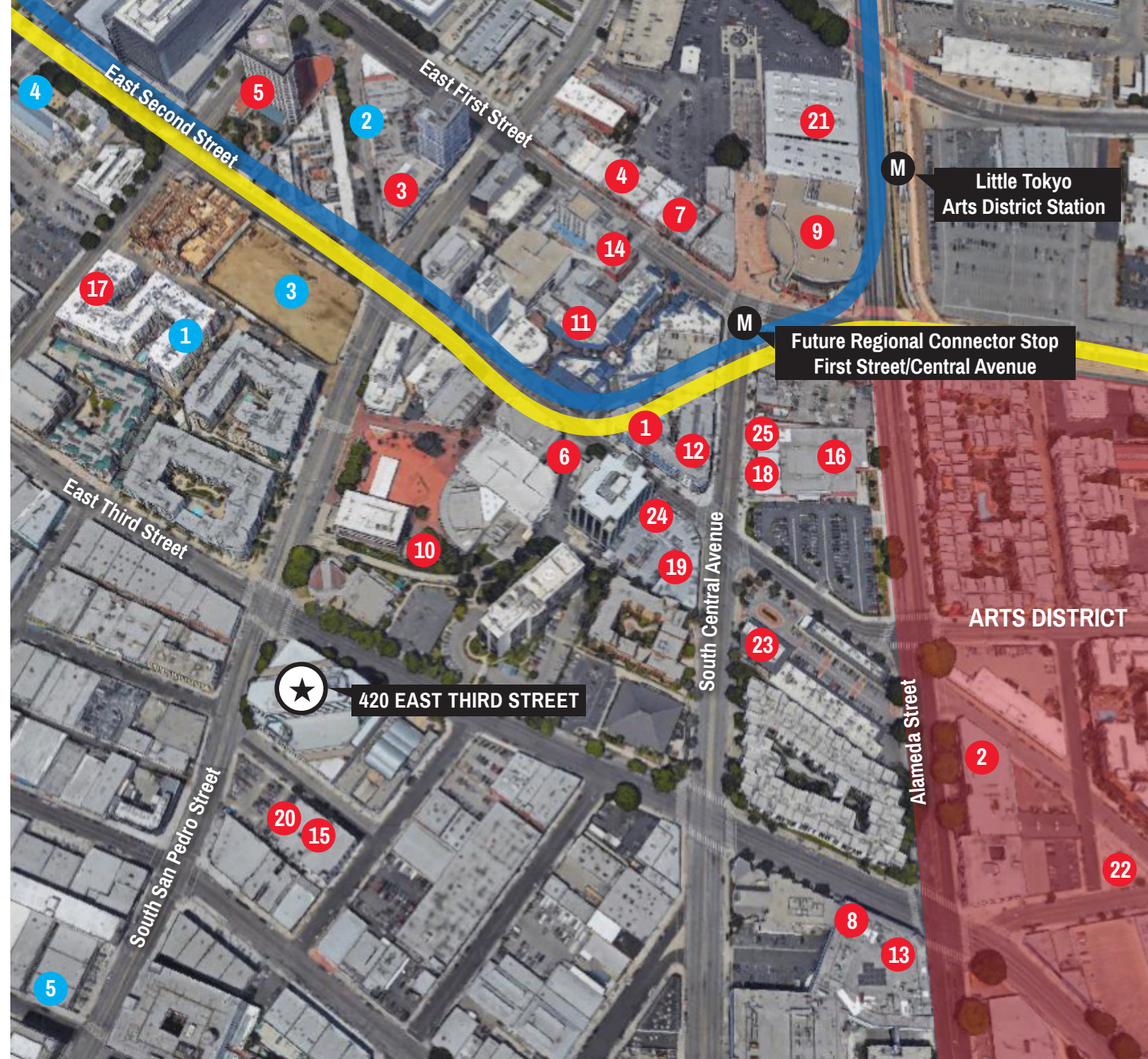
## AMENITIES & DEVELOPMENTS

### AMENITIES

- 1 | American Apparel
- 2 | Angel City Brewery
- 3 | Café Demitasse
- 4 | Daikokuya
- 5 | Doubletree Hotel
- 6 | Ebisu Japanese Tavern
- 7 | Far Bar
- 8 | Honda Ya Japanese Restaurant
- 9 | Japanese American National Museum
- 10 | Japanese Garden at JACCC
- 11 | Japanese Village Plaza
- 12 | Johnny Rockets
- 13 | Manna Korean BBQ
- 14 | Miyako Hotel
- 15 | Mumford Brewing
- 16 | Office Depot
- 17 | Seoul Sausage Co.
- 18 | Starbucks
- 19 | Tenno Sushi
- 20 | The Escondite
- 21 | The Geffen Contemporary
- 22 | The Pie Hole
- 23 | US Post Office
- 24 | Wolf & Crane
- 25 | Yogurtland

### DEVELOPMENTS

- 1 | **Ava Little Tokyo**  
280 residential units  
Open
- 2 | **Lotus 77**  
77 residential units  
Opening 2020
- 3 | **Wakaba LA**  
240 residential units  
Open
- 4 | **Vibiana Lofts**  
238 residential units  
Open
- 5 | **The Catalina**  
78 live/work lofts  
Opening 2018



# DOWNTOWN DEVELOPMENT

## Existing

**Residential**  
35,520 Units

**Hotels**  
8,163 Rooms

**Retail**  
24.6M SF

**Office Space**  
68+M SF

**Metro**  
Expo Line Extension

**MOST RECENT LEASE**

- COS** | Fashion
- Shinola** | Watch Purveyor
- Shake Shack** | Eatery
- Dunkin' Donuts** | Eatery
- 4th and Traction** | Office
- Wilshire Grand Center** | Mixed Use
- Row DTLA** | Office
- The Bloc** | Retail

## Under Construction

**Residential**  
10,980 Units

**Hotels**  
2,515 Rooms

**Retail**  
1.9M SF

**Office Space**  
2.8M SF

**Metro**  
1.9 Mile underground light rail extension

**PROJECTS**

- Ford Factory** | Office
- Broadway Trade Center** | Mixed Use
- Metropolis** | Mixed Use
- Oceanwide Plaza** | Mixed Use

## Proposed

**Residential**  
14,752 Units

**Hotels**  
3,976 Rooms

**Retail**  
1.1M SF

**Office Space**  
190K SF

**PROJECTS**

- JW Marriott Expansion** | Hotel
- 1020 South Figueroa** | Mixed Use
- Fig + Pico** | Hotel

