



2,500 SF of Fully Built Restaurant Space Available for Lease
Well-Positioned Location just North of Koreatown Los Angeles

Well-Positioned and High Traffic Area Fully Built-Out Restaurant Space with Ample Parking.

First Center Equity (FCE) is pleased to present an exciting opportunity to lease approximately 2,500 SF Anchor/End Cap Retail Space with great visibility just off the corner of Western Avenue and Melrose Avenue.

Highlights

- Approximately 2,500 SF Anchor/End Cap Retail Space with Ample Parking
- Located just North of Melrose Avenue on Western Avenue
- Very high visibility and traffic counts

More information, tours, demographic reports, and details can be provided upon request. Please contact us.

Exclusively Presented By:
First Center Equity, Inc.
3435 Wilshire Blvd, Suite 920, Los Angeles, CA 90010
(213) 788-3575 Telephone (213) 788-3576 Facsimile
www.firstcenterequity.com (Corporate Lic. 01931987)

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Retail Space For Lease

2,500 SF Anchor/End Cap Retail space with great visibility just off the corner of Western Avenue and Melrose Avenue. Well-Positioned and High Traffic Area with Ample Parking.

820 N. Western Avenue
Los Angeles, CA 90029

Photos



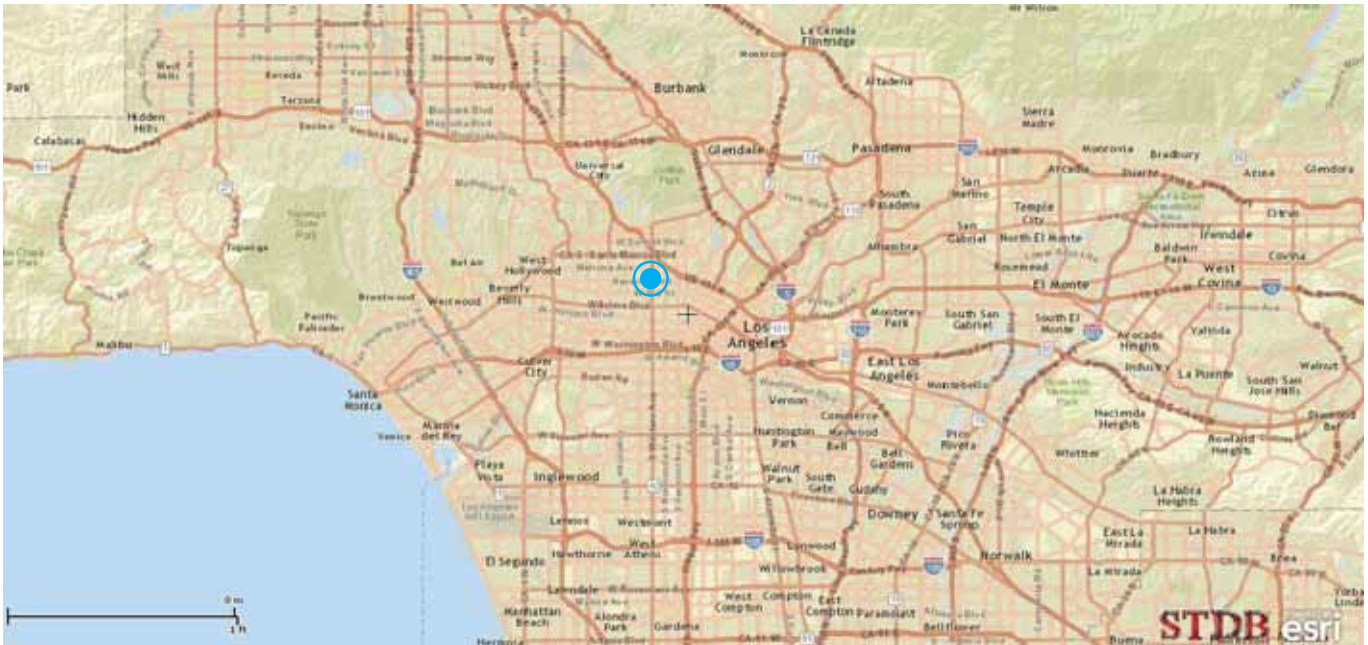
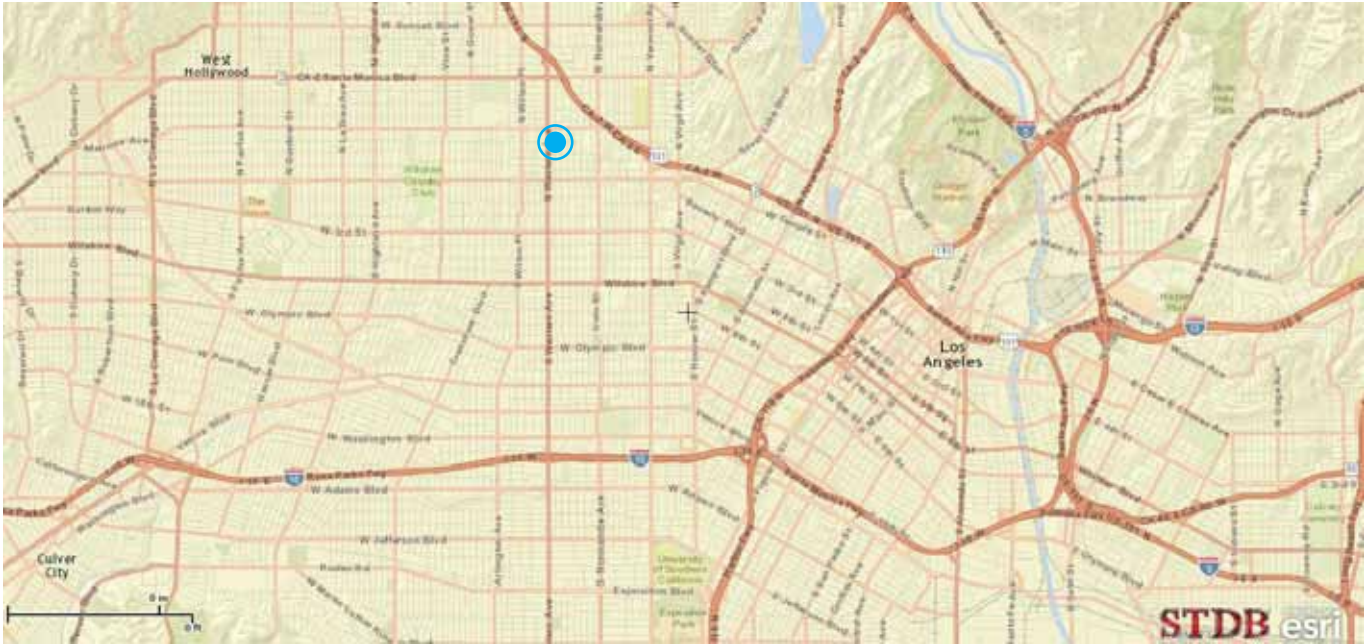
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Maps



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Market & Demographic Summary / Koreatown Los Angeles

Koreatown is one of the most vibrant sections in the City of Los Angeles. With unrivaled population density and proximity to Downtown Los Angeles & Hollywood, Koreatown is a true infill market that benefits from the myriad urban amenities that surround it.

Less than a mile away from Wilshire Financial District and its 8.2 million square feet of office space

Metro Red and Purple Line had 4.1 million travelers in 2014

Less than a mile away from the recently constructed Robert F. Kennedy Community School, a \$578 million public school complex on the historical site of the former Ambassador Hotel

Less than three miles away from the University of Southern California, one of the most prestigious institutions in the country

Few-blocks distance to over thousand units of luxury apartment complexes renting between \$2.50 to \$3.00 per SF. For example, The View, The Vermont, Vermont Wilshire Station, Gardens at Wilshire, and K2 (see following page).

In the core of Koreatown, there are 8,151 businesses employing over 58,584 people with largely upwardly mobile population of 132,404.

Close proximity to Key Employers in Los Angeles:

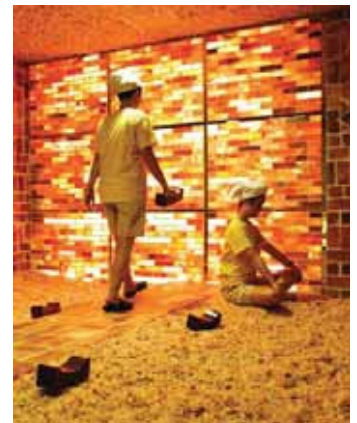
- Hollywood Presbyterian Medical Center 1,250 Employees
- Los Angeles City College 975 Employees
- Paramount Pictures 1,700 Employees
- Kaiser Permanente Los Angeles Medical Center 3,000 Employees
- University of California Los Angeles 18,507 Employees
- University of Southern California 25,211 Employees

Demographic Highlights:

- Over 130,000 population in fewer than 1.5 mile radius
- Average Household income in the core of Korea town is \$52,563 and projected to reach \$61,180 by 2017.
- Metro Renters, High-rise Renters and Trend-setters make up a strong population at core of Koreatown

More market data and full-demographic report can be provided up request.

Sources: ESRI and CoStar





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Major Employers, Schools, and Health Care Centers

In the core of Koreatown, there are 8,151 businesses employing over 58,584 people with largely upwardly mobile population of 132,404. One mile population is 110,168 and two mile population is 352,803. Less than a mile away from Wilshire Financial District and its 8.2 million square feet of office space

National Retailers and Neighborhood Centers

Metro Renters, High-rise Renters and Trend-setters make up a strong population at core of Koreatown. There over 130,000 population in fewer than 1.5 mile radius. Average Household income in the core of Korea town is \$52,563 and projected to reach \$61,180 by 2017.

List of Popular Retailers within 2 mile radius

Property is located within unrivaled population density and proximity to Downtown Los Angeles & Hollywood, Koreatown is a true infill market that benefits from the myriad urban amenities that surround it.

Multifamily Units / Koreatown Los Angeles

Within 2 mile radius of the Property there are approximately 4,000 units of recently developed and renovated multifamily units that are asking \$2.50 to \$3.00 per SF and several new projects are on their way.

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