

Active CUP Allowing for 9am - 2am Liquor Service

2nd Gen Restaurant Space For Lease

3387 Motor Ave., Los Angeles, CA 90034



Available

Size: ±5,640 SF

Rent: \$4.50 PSF/Mo., NNN

NNN: ±\$0.65 PSF/Mo.

Parking: 23 spaces

Features

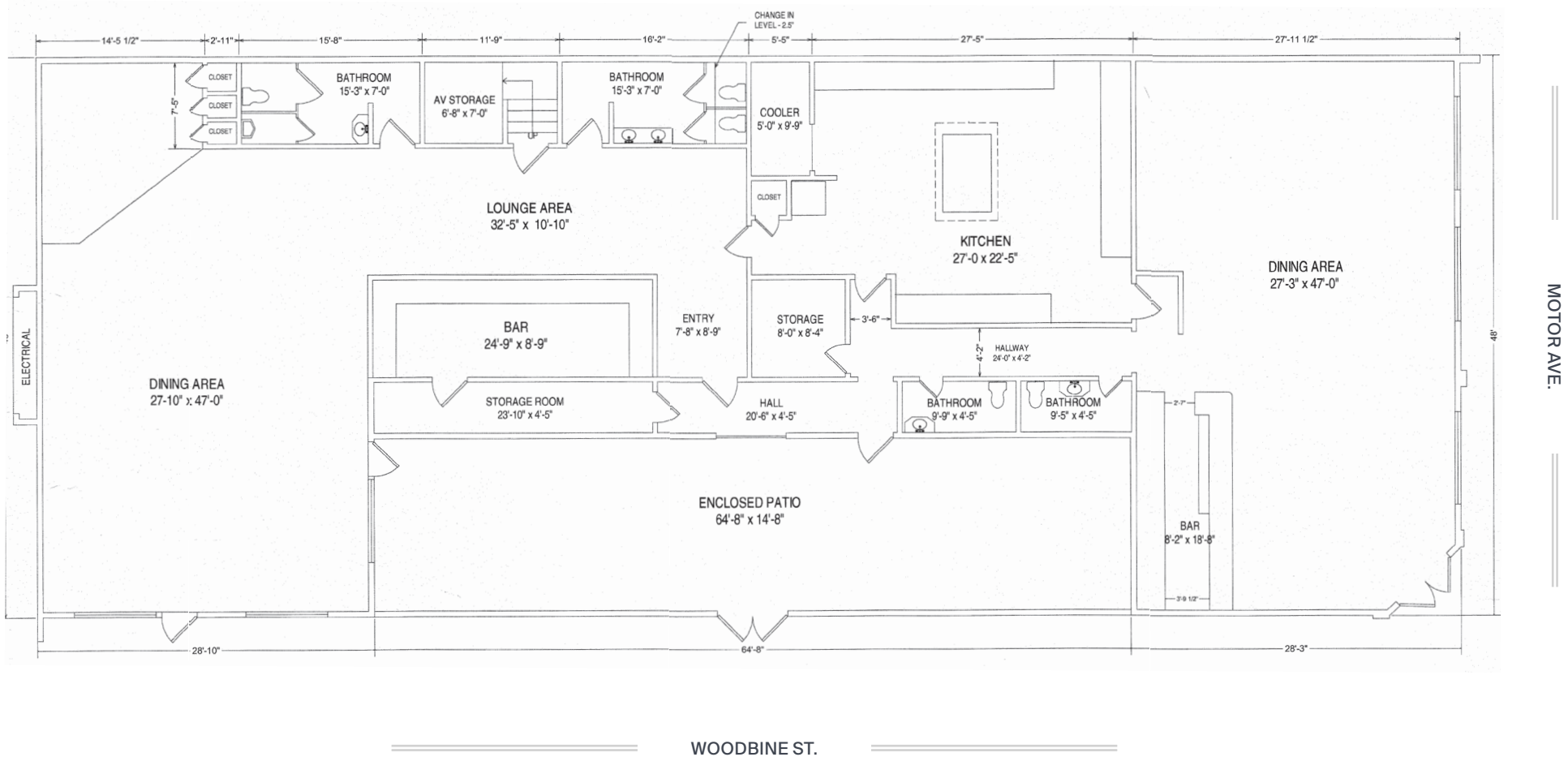
- ▶ Fully built-out and operating 2nd generation restaurant space
- ▶ Large outdoor patio
- ▶ No key money
- ▶ Current tenant operating under CUP which allows for the sale of a full line of alcoholic beverages for on-site consumption between 9:00 am and 2:00 am 7 days a week
- ▶ Strong demographics with an HHI of ±\$195,400 within two miles
- ▶ Neighborhood co-tenancy includes Coffee Commissary, The Little Marionette, n/naka, Soan by Sasabune Express, Madre, Momo Souls, and Pizzeria Sei, among others
- ▶ *Do not disturb existing tenant*

Prospective tenants are hereby advised that all uses are subject to City approval



Available

±5,640 SF



Dining Room



Dining Room



Kitchen



Private patio area



Parking

23 spaces



West Los Angeles Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2026 Estimated Population	17,967	50,817	141,008
2030 Projected Population	17,780	49,799	137,910
2020 Census Population	16,970	50,555	140,167
2010 Census Population	17,304	50,179	136,502
Projected Annual Growth 2026 to 2030	-0.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2026	0.2%	-	0.2%
2026 Median Age	35.4	36.5	38.7
HOUSEHOLDS			
2026 Estimated Households	9,488	25,111	63,440
2030 Projected Households	9,415	24,743	62,320
2020 Census Households	8,897	24,522	62,284
2010 Census Households	8,646	23,715	60,131
Projected Annual Growth 2026 to 2030	-0.2%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2026	0.6%	0.4%	0.3%
RACE & ETHNICITY			
2026 Estimated White	46.7%	47.7%	51.0%
2026 Estimated Black or African American	8.1%	7.3%	6.1%
2026 Estimated Asian or Pacific Islander	21.8%	22.0%	19.3%
2026 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2026 Estimated Other Races	22.5%	22.3%	22.8%
2026 Estimated Hispanic	26.7%	26.6%	26.8%
INCOME			
2026 Estimated Average Household Income	\$139,931	\$165,710	\$195,400
2026 Estimated Median Household Income	\$109,873	\$118,099	\$130,743
2026 Estimated Per Capita Income	\$74,039	\$82,158	\$88,249
EDUCATION			
2026 Estimated High School Graduate	8.5%	7.7%	8.8%
2026 Estimated Some College	12.3%	11.2%	11.6%
2026 Estimated Associates Degree Only	5.9%	5.9%	5.4%
2026 Estimated Bachelors Degree Only	42.5%	40.9%	37.4%
2026 Estimated Graduate Degree	26.3%	28.6%	30.1%
BUSINESS			
2026 Estimated Total Businesses	633	3,044	10,191
2026 Estimated Total Employees	4,023	24,050	80,878
2026 Estimated Employee Population per Business	6.4	7.9	7.9
2026 Estimated Residential Population per Business	28.4	16.7	13.8

Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Jaysen Chiaramonte

Jaysen.Chiaramonte@kwprealestate.com
310-887-3492
DRE #02145586