



HALLS AN

RETAIL & RESTAURANT SPACES



  
HOLLAND  
RESIDENTIAL

*district*  
REALTY GROUP



# DETAILS

Rental Rate    Contact Broker

Total Available    2,832 RSF +/-  
Space Can Be Demised To Two Units– One Corner Tenant  
(1,450sf) and One Inline (1,382sf) Tenant.

Condition        1st Generation/Shell

Parking            Onsite Secure Garage + Street Parking

Potential Uses    Retail, Cafe, Restaurant, Bodega, Fitness +

# FEATURES

- Prominent corner location
- Metered Parking Surrounding Premises
- High visibility signage available
- Base of a 38-story, 375-unit luxury tower (built-in customer base)
- Densely populated, high-foot-traffic Koreatown location, one block south of Wilshire
- Significant TI package available, subject to terms
- Soaring 13'5" ceilings

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# OPPORTUNITY HIGHLIGHTS

Brand-new ground-floor opportunity one block south of Wilshire at the prominent corner of 7th St & S. New Hampshire. Located in the booming Koreatown submarket, Hallasan is home to many of L.A.'s most notable restaurants, bars, cafes, and entertainment. The  $\pm 2,832$  SF space offers a flexible footprint ideal for retail, café, restaurant, boutique fitness, and more. Positioned at the base of Hallasan, a 38-story, 375-unit residential tower, and immediately adjacent to the under construction Harridge (277 unit) and Grayson (255 unit) developments, this site delivers built-in daily traffic and standout visibility in one of L.A.'s most walkable, vibrant neighborhoods.

## AREA DEMOGRAPHICS

### Residential Population

1 Mile  
**141,553**

2 Mile  
**381,142**

3 Mile  
**625,011**

### Daytime Population

1 Mile  
**41,362**

2 Mile  
**183,549**

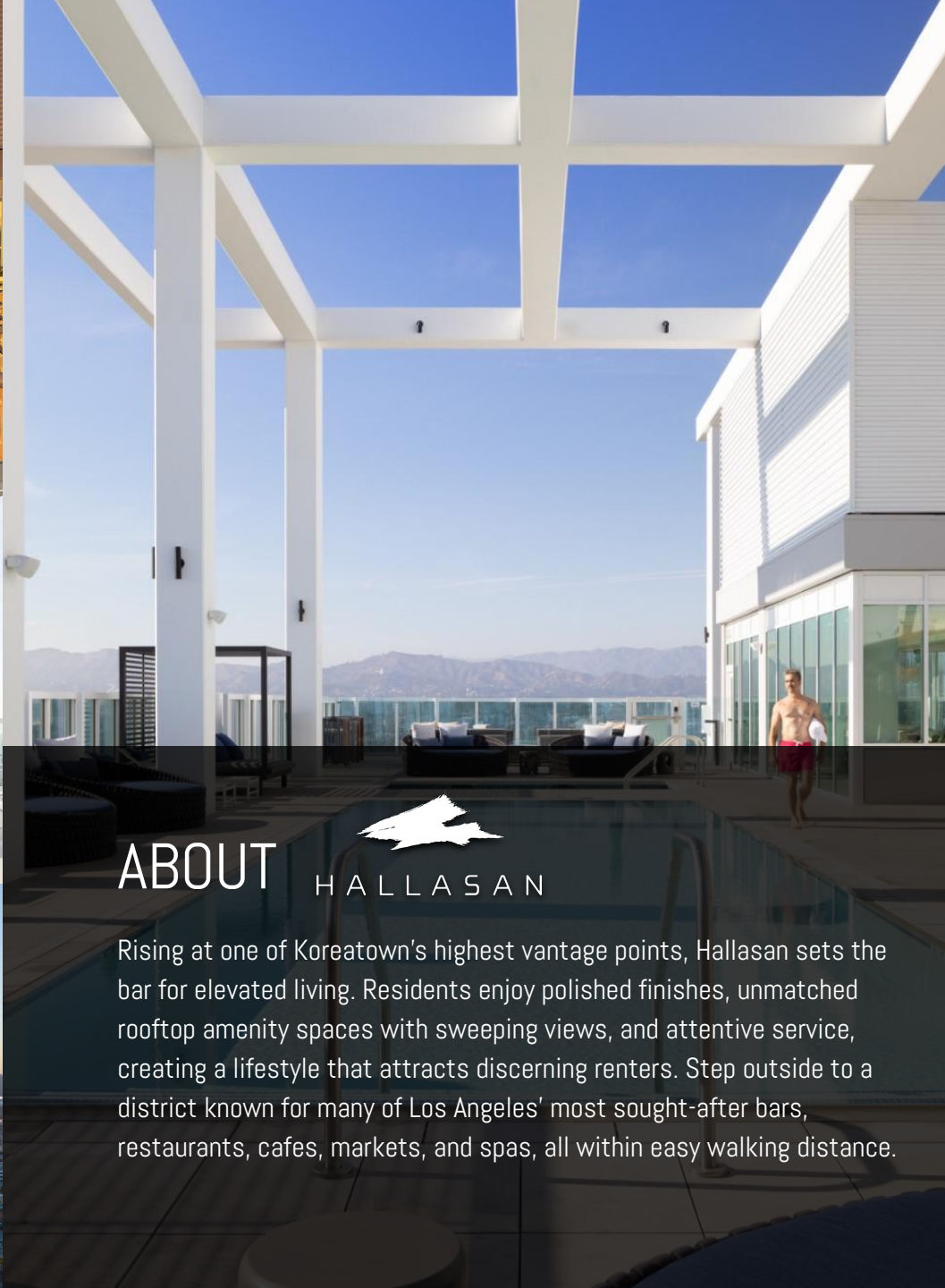
3 Mile  
**323,925**

Avg Household  
Income At  
Hallasan

**\$138,000**

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## ABOUT HALLASAN

Rising at one of Koreatown's highest vantage points, Hallasan sets the bar for elevated living. Residents enjoy polished finishes, unmatched rooftop amenity spaces with sweeping views, and attentive service, creating a lifestyle that attracts discerning renters. Step outside to a district known for many of Los Angeles' most sought-after bars, restaurants, cafes, markets, and spas, all within easy walking distance.

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# NEARBY DEVELOPMENTS

LITTLE  
BANGLADESH

WILSHIRE  
CENTER

6TH STREET

KOREATOWN

WILSHIRE BLVD

VERMONT AVE

7TH STREET

8TH STREET

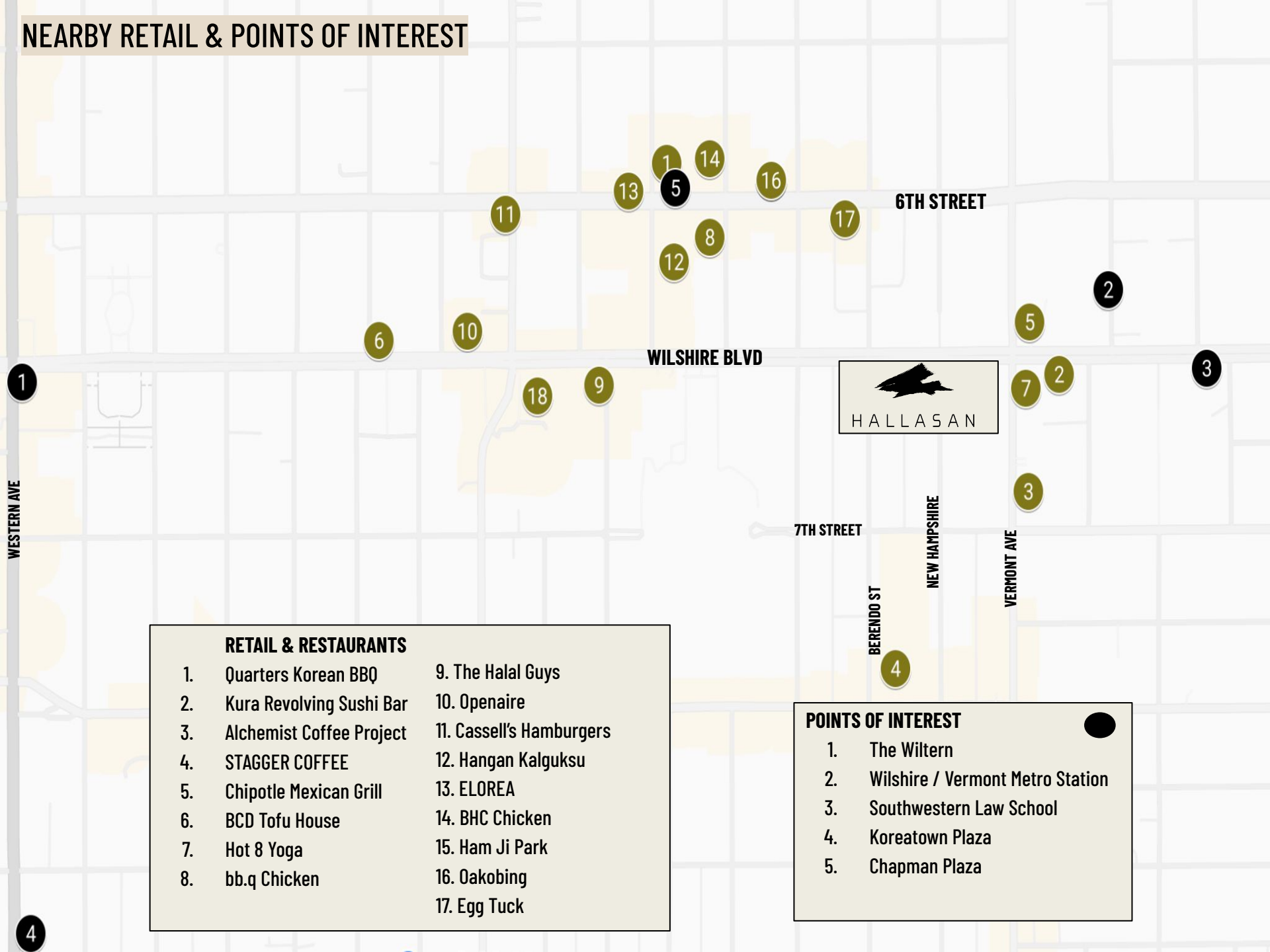
MACARTHUR  
PARK

HOOVER ST



1. The LINE LA (385 Rooms)
2. The Pearl (346 Units)
3. Nari (464 Units)
4. Rise (364 Units)
5. Radius (301 Units)
6. Wilshire Vermont (449 Units)
7. Kanvas/Mosaika (103 Units)
8. The Crosby (216 Units)
9. Park Catalina (90 Units)
10. THE 900 (193 Units)
11. Berkshire K2LA (177 Units)
12. Kurve on Wilshire (644 Units)
13. Grayson - Under Construction (255 Units)
14. Harridge - Under Construction (277 Units)

## NEARBY RETAIL & POINTS OF INTEREST



### RETAIL & RESTAURANTS

- |                             |                          |
|-----------------------------|--------------------------|
| 1. Quarters Korean BBQ      | 9. The Halal Guys        |
| 2. Kura Revolving Sushi Bar | 10. Openaire             |
| 3. Alchemist Coffee Project | 11. Cassell's Hamburgers |
| 4. STAGGER COFFEE           | 12. Hangan Kalguksu      |
| 5. Chipotle Mexican Grill   | 13. ELOREA               |
| 6. BCD Tofu House           | 14. BHC Chicken          |
| 7. Hot 8 Yoga               | 15. Ham Ji Park          |
| 8. bb.q Chicken             | 16. Oakobing             |
|                             | 17. Egg Tuck             |

### POINTS OF INTEREST

- |    |                                  |
|----|----------------------------------|
| 1. | The Wiltern                      |
| 2. | Wilshire / Vermont Metro Station |
| 3. | Southwestern Law School          |
| 4. | Koreatown Plaza                  |
| 5. | Chapman Plaza                    |



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