

LITTLE TOKYO OFFICE SPACE FOR LEASE

OFFERING MEMORANDUM



JAPANESE VILLAGE PLAZA | 356 E 1ST STREET, LOS ANGELES, CA 90012

PROPERTY DETAILS

356 E 1ST STREET, SECOND FLOOR LOS ANGELES, CA 90012

Available Area:	9,128± SF
Floor:	Second
Buildout:	Open Space, 6 Private Offices, and 2 Conference Rooms
Total Building Area:	35,528± SF
Year Built:	1979
Construction:	Masonry
Parking:	Onsite Structure With Spaces For Rent
Zoned:	LA C2
Traffic Count (2022):	17,877 Vehicles Per Day

**Lease Rental: \$0.75 Per SF MG Base Year
\$1.50 Per SF MG Second Year
(3% Annual Increases Remaining Years)**

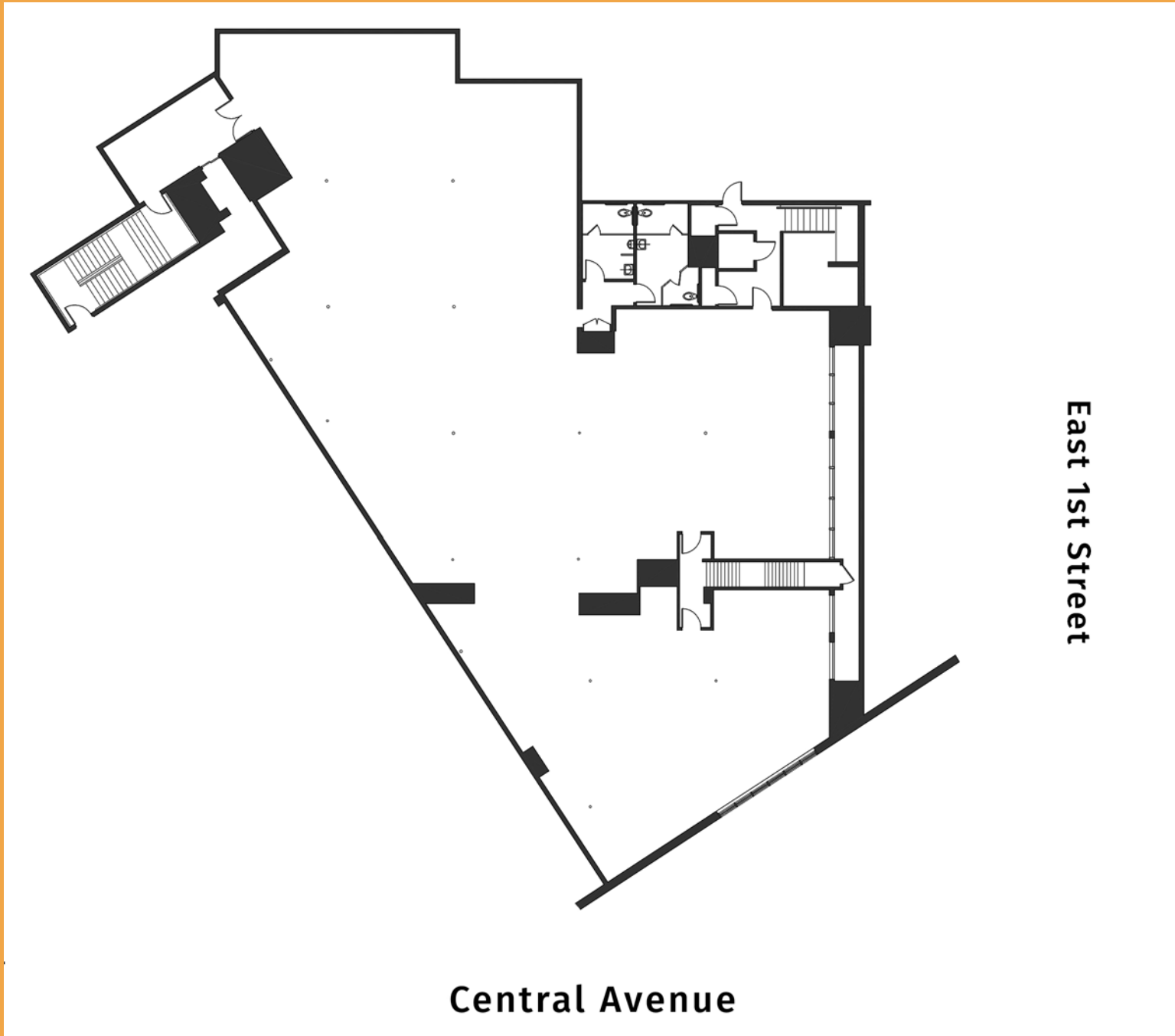
- Prime Little Tokyo location at the southwest corner of Central Avenue and 1st Street
- Recently renovated, turn key professional or creative office space
- Located in the charming, heavily trafficked, historic Japanese Village Plaza
- 2-story mall with a variety of restaurants, cafés, markets, shops and other amenities
- 24-hour onsite security
- Abundant onsite parking for rent
- Across from the Japanese American National Museum
- Walking distance to The Geffen Contemporary at MOCA
- Just steps away from the new Metro Station due to open in early 2023



INTERIOR PHOTOS



SITE PLAN



East 1st Street

Central Avenue

AERIAL AMENITIES



Wakaba LA
Apartments

Doubletree by
Hilton Hotel

Little Tokyo
Mall

Japanese
Village Plaza

San Pedro St

Miyako Hotel
Los Angeles

SUBJECT

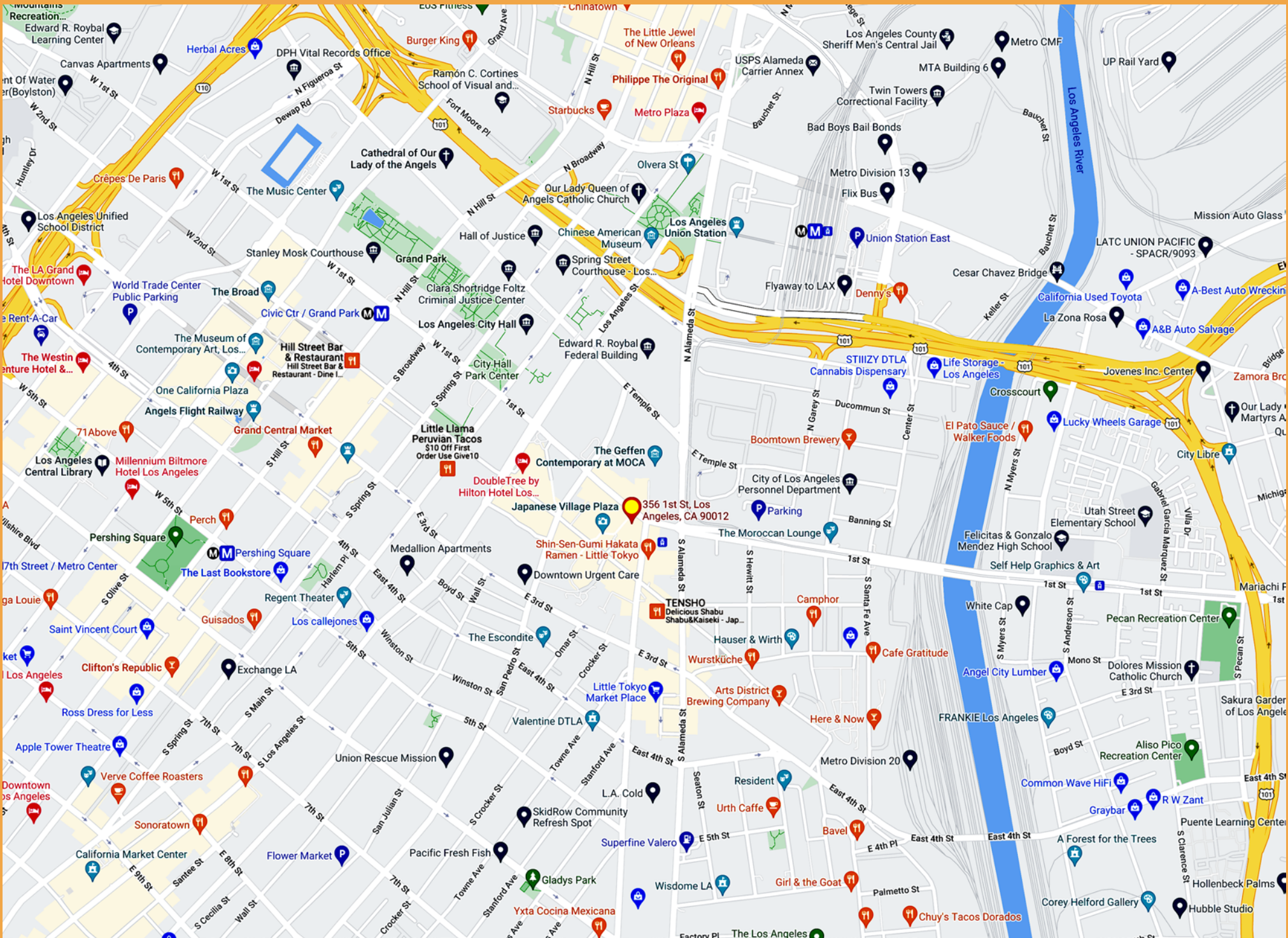
1st Street

Central Ave

Japanese American
National Museum

The Geffen
Contemporary at MOCA

AREA MAP



DOWNTOWN LOS ANGELES DEMOGRAPHICS

80,000

Residential
Population

500,000

Weekday
Population

22 million

Annual
Visitors

70%

of residents and workers
feel they are part of the
Downtown community.

71%

believe that DTLA
is moving in the
right direction.



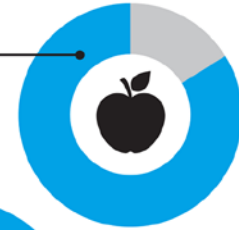
I LIVE in DTLA

\$123K

Average Household Income



84%
want more
supermarkets



38

Median
Age

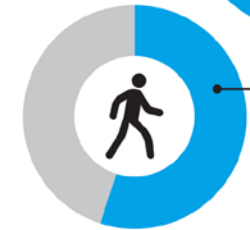


81%

Earned a BA or Higher

54% moved to DTLA in the past 5 years

80% are passionate about DTLA



55%
walk to
work in
DTLA



I WORK in DTLA

\$122K

Average Household Income



33%
regularly use
Metro Rail to
commute



41

Median
Age

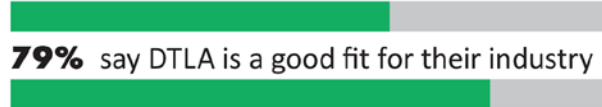


81%

Earned a BA or Higher

63% are top executives or professionals

79% say DTLA is a good fit for their industry



44%
would
consider
moving
to DTLA



I VISIT DTLA

Top visited locations:

83% Arts District

82% Grand Central Market

79% L.A.LIVE/Staples Center



93% recommend DTLA
as a destination*

\$6 billion spent yearly
in DTLA by visitors*



356 E 1st Street
Los Angeles, CA 90012

Prime Japanese Village Plaza
Location

Turn Key Little Tokyo Office Space

9,128± SF Second Floor



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