



LIFT

COMMERCIAL GROUP

FOR LEASE

— KOREATOWN · LOS ANGELES

Chapman Court

A 1929 European-style retail landmark, reborn at the heart of K-Town.

3501–3519 W 6th Street, Los Angeles, CA 90020

Retail · 1,537–4,500 SF



— THE PROPERTY

Historic value, *modern flair*

A newly renovated landmark that stands out in a sea of modern structures — intimate, boutique-style suites from 1,537 to 4,500 SF, astonishing natural light, and a Tower Loft already leased to fragrance house ELOREA.

1929
BUILT

2020
RENOVATED

6
SUITES
AVAILABLE

— A 24/7 HIVE OF ACTIVITY

Experience the vibrant *day & nightlife* of Koreatown



Day

With neighbors like the international-style Equitable Building — 700K SF of office space — Chapman Court is integral to the daily rhythm of over 70,000 workers and 67,000 commuters. Morning coffee, midday shopping, and company lunches, all in one place.

Night

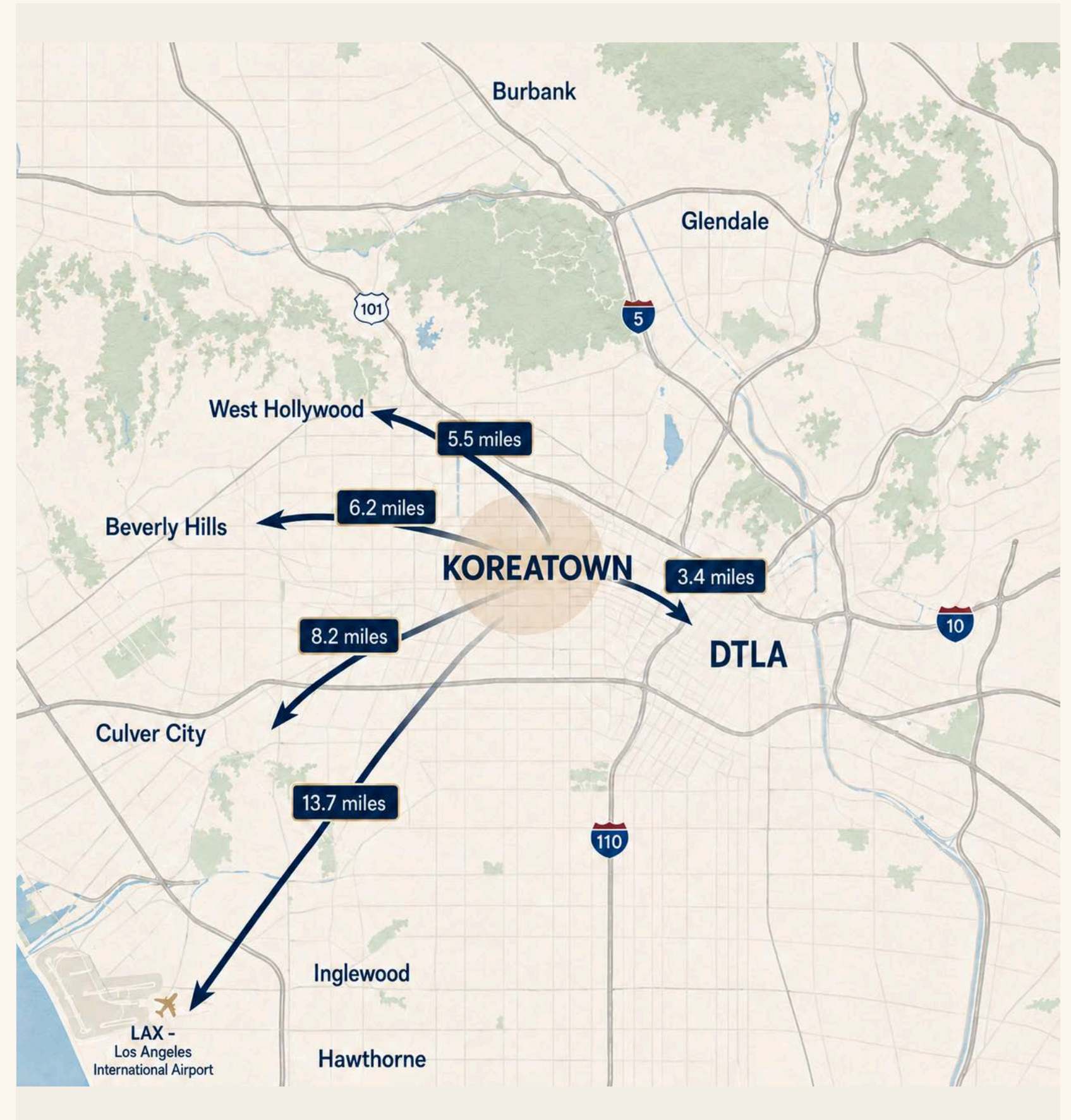
Everyone who knows K-town knows 6th Street is where it happens — noraebang with friends, fine dining, and rows of bars and lounges drawing herds of multicultural professionals and in-the-know visitors looking to experience all that the beloved neighborhood has to offer.

— A COMPARISON

Central to *everything*

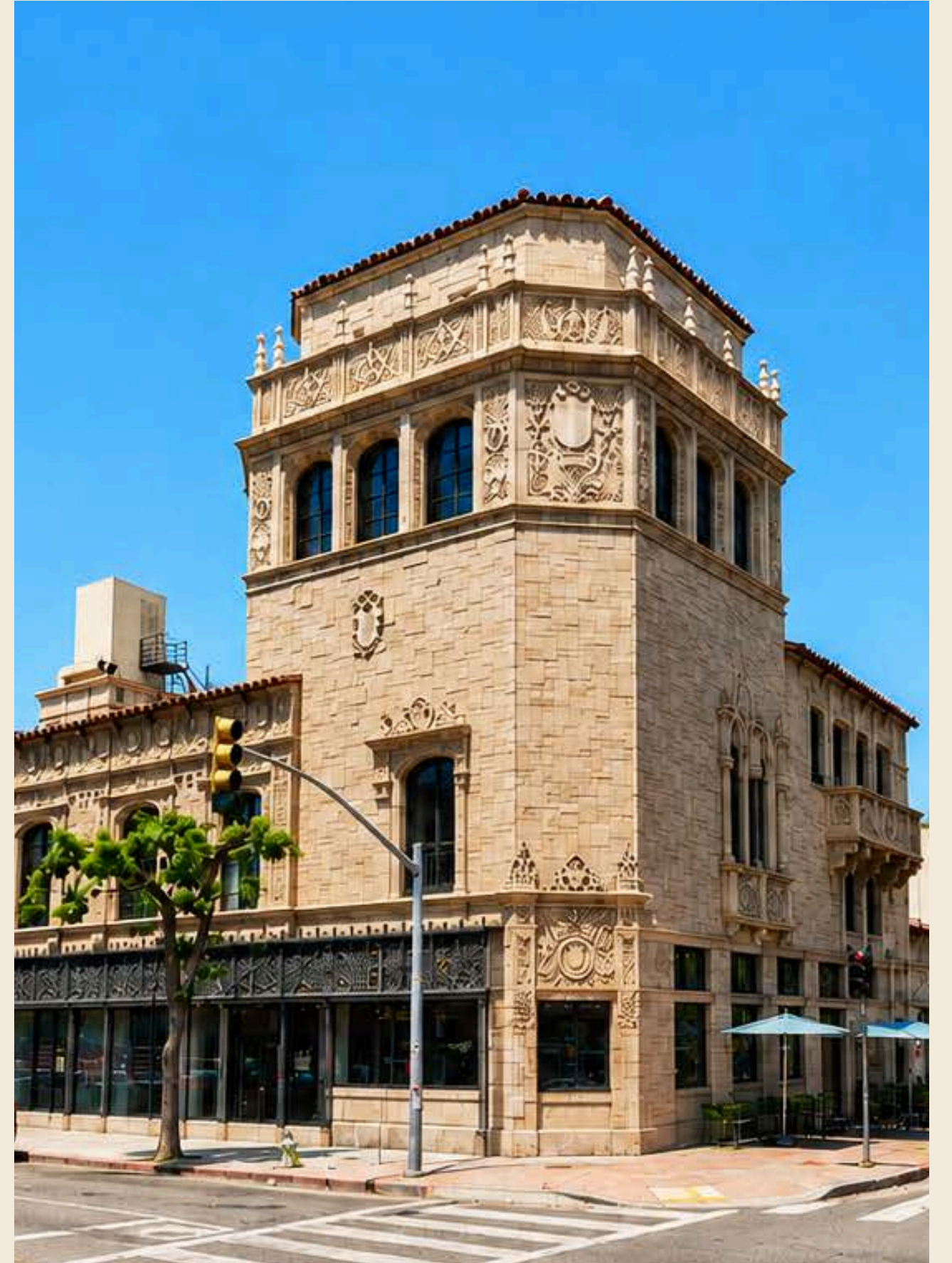
METRIC	KOREATOWN
Retail vacancy	3.65%
Available retail space	2.6M SF
Multifamily inventory	18,724 units
Residents	34,142
Daytime population	34,710

½-mile radius around Wilshire Blvd & Normandie



— LA WEEKLY

“Koreatown is already the *densest neighborhood* in Los Angeles — burnishing its reputation as the hub of a walkable, transit-oriented LA.”



— FOR LEASE

Lease summary

ADDRESS 3501–3519 W 6th St, LA 90020

PROPERTY TYPE Retail

BUILT / RENOVATED 1929 / 2020

UNIT	LEVEL	AVAILABLE SF
3513	Ground	2,872
Library Bar + 4	2nd	4,500
8	2nd	1,537
12	2nd	1,928
16	2nd	1,561
18	2nd	1,563

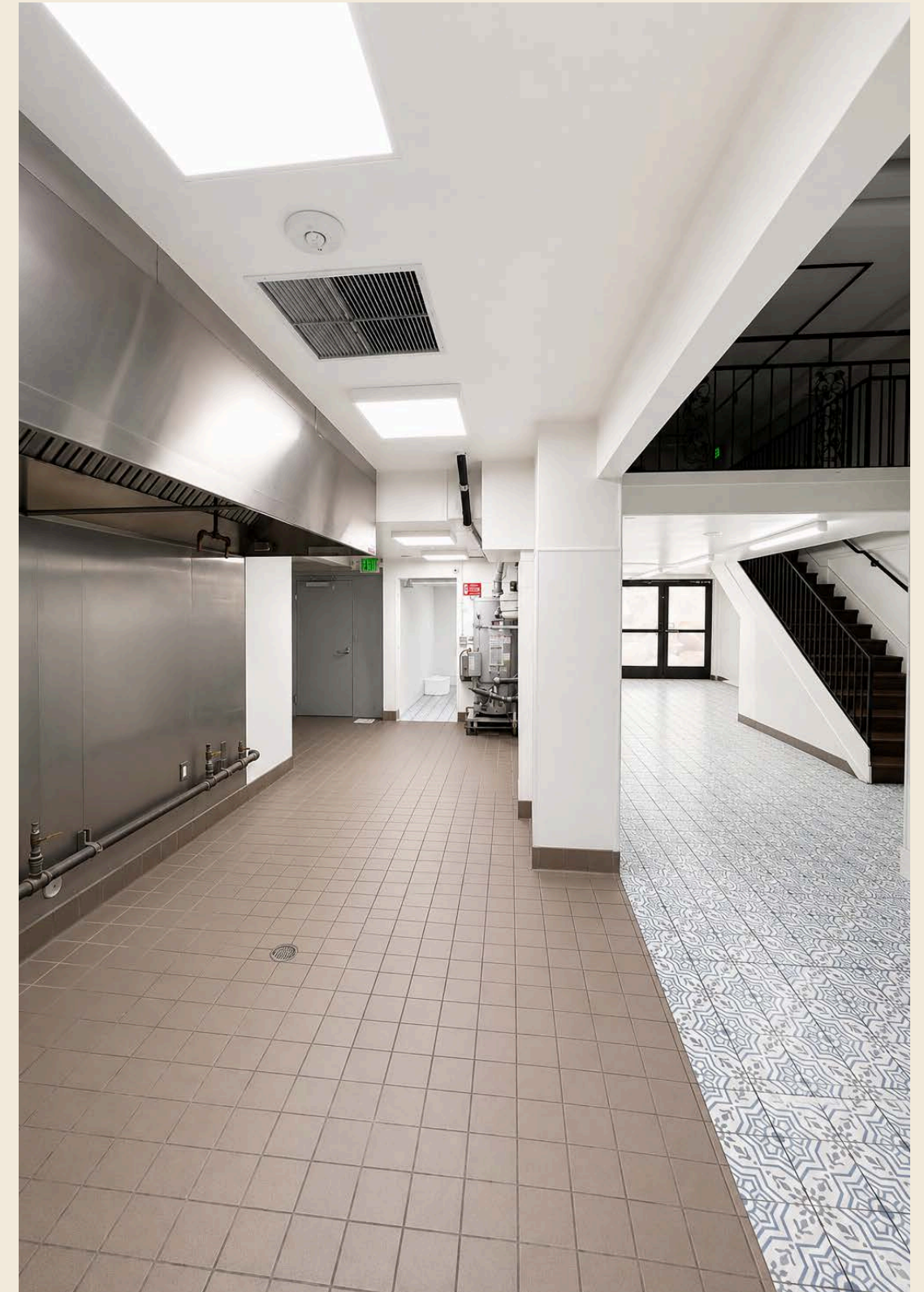
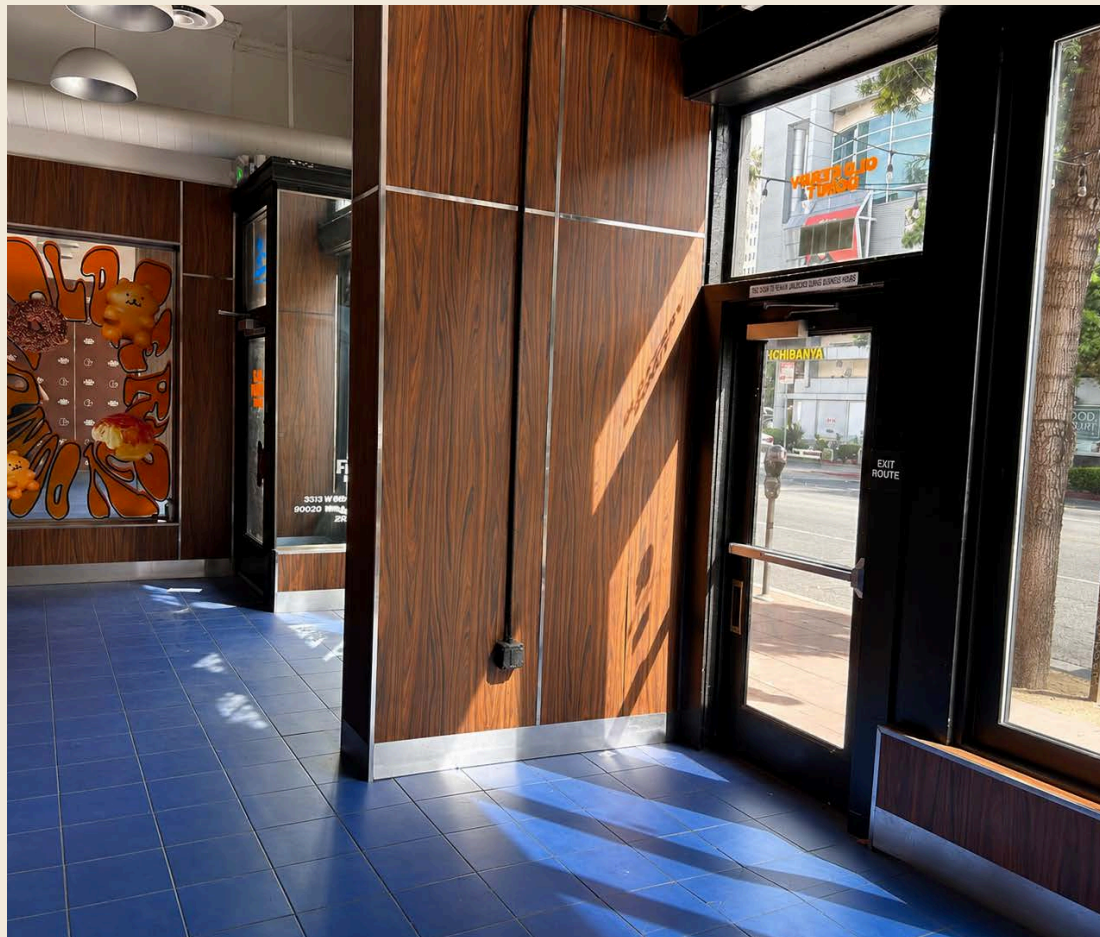


— GROUND LEVEL

Restaurant-ready

FORMER TENANT — DOUNUT SHOP

Master CUP for alcohol · all appliances included · ventilation shaft for the hood · walk-in freezer & cooler. Ideal for a fast-casual eatery, to-go concept, or bar.



Unit 3513 2,872 SF

— 2ND LEVEL · LIBRARY BAR + UNIT 4

The *Library Bar*

Distinctive wood design and paneling throughout, an approved Master Conditional Use Permit, and unique views and architecture — a destination space ready for its next chapter.

4,500

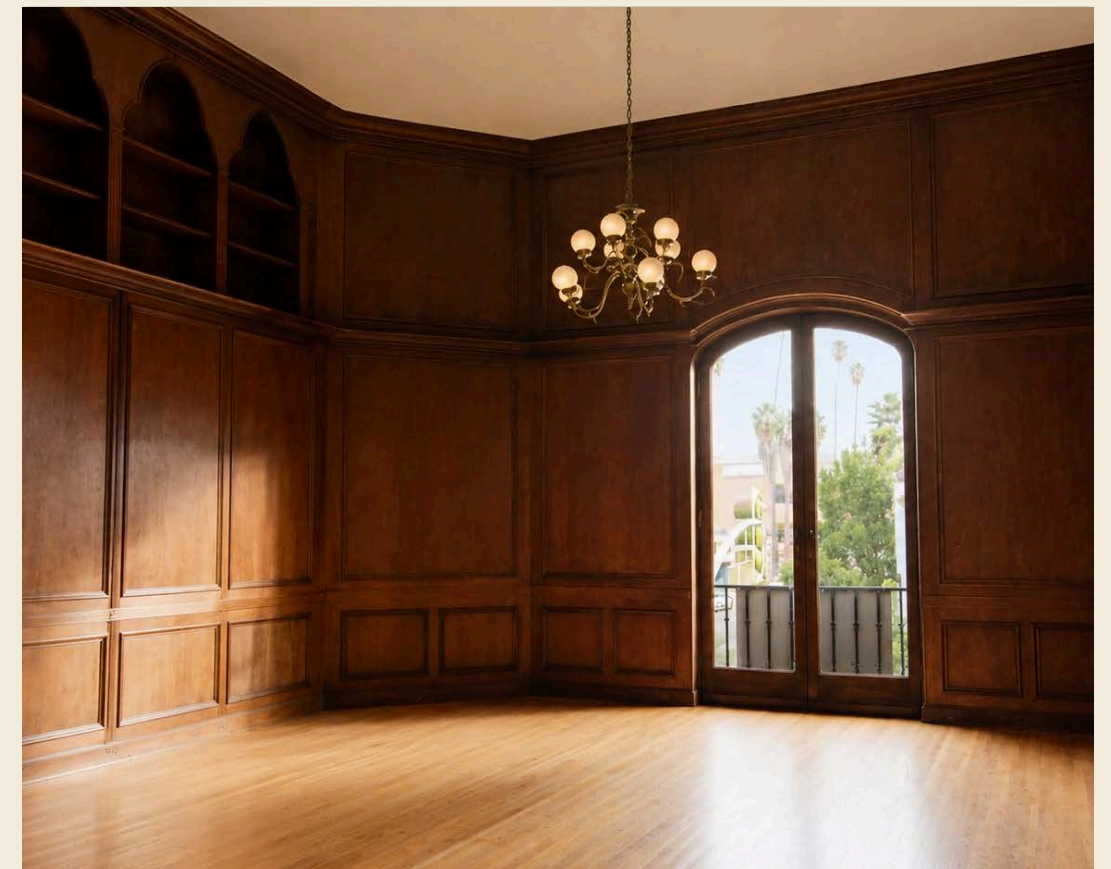
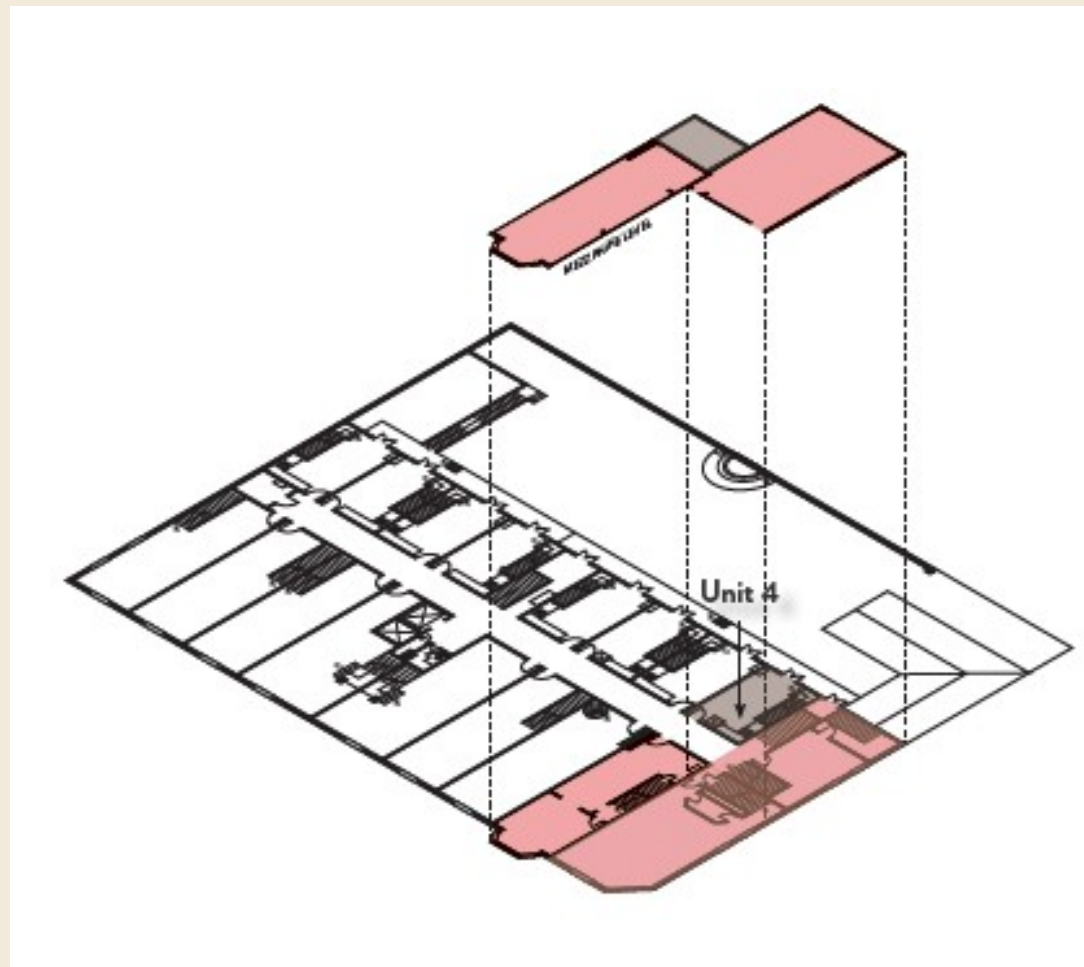
TOTAL SF · INCL. 1,863 SF MEZZANINE



— 2ND LEVEL

Library Bar + *Unit 4*

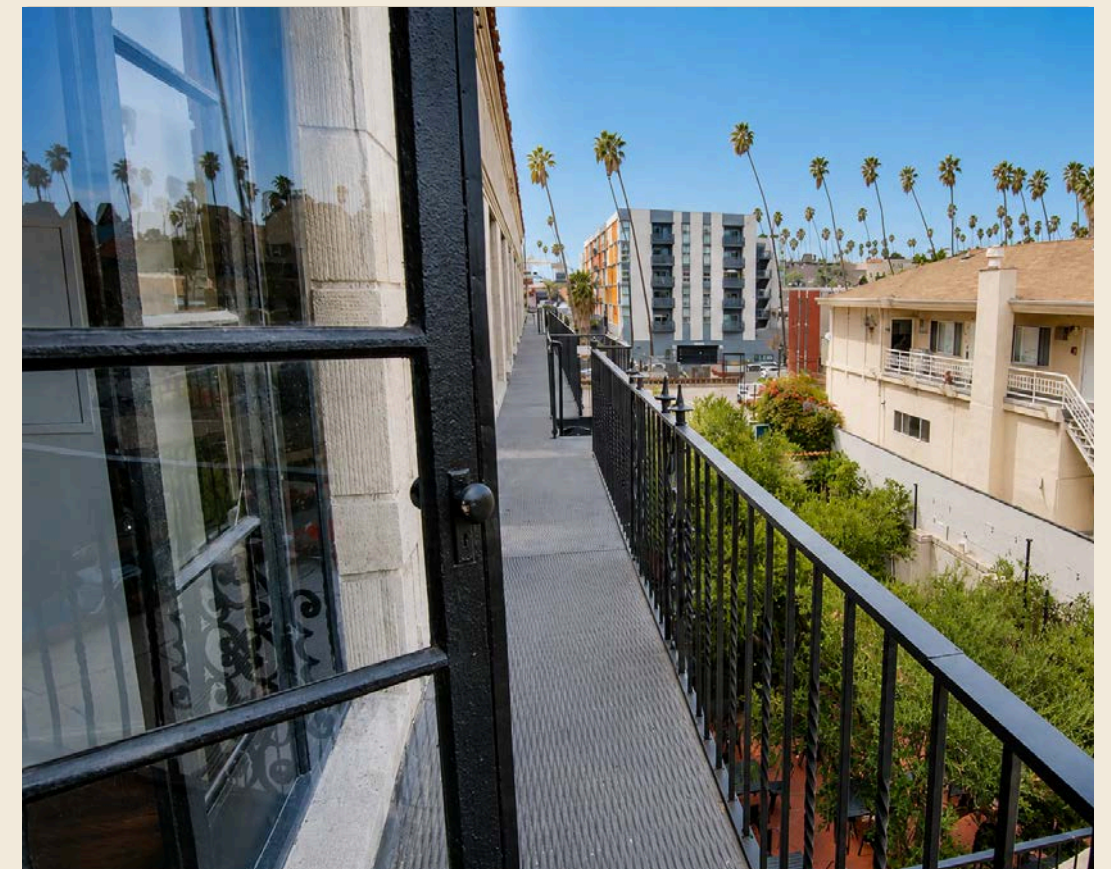
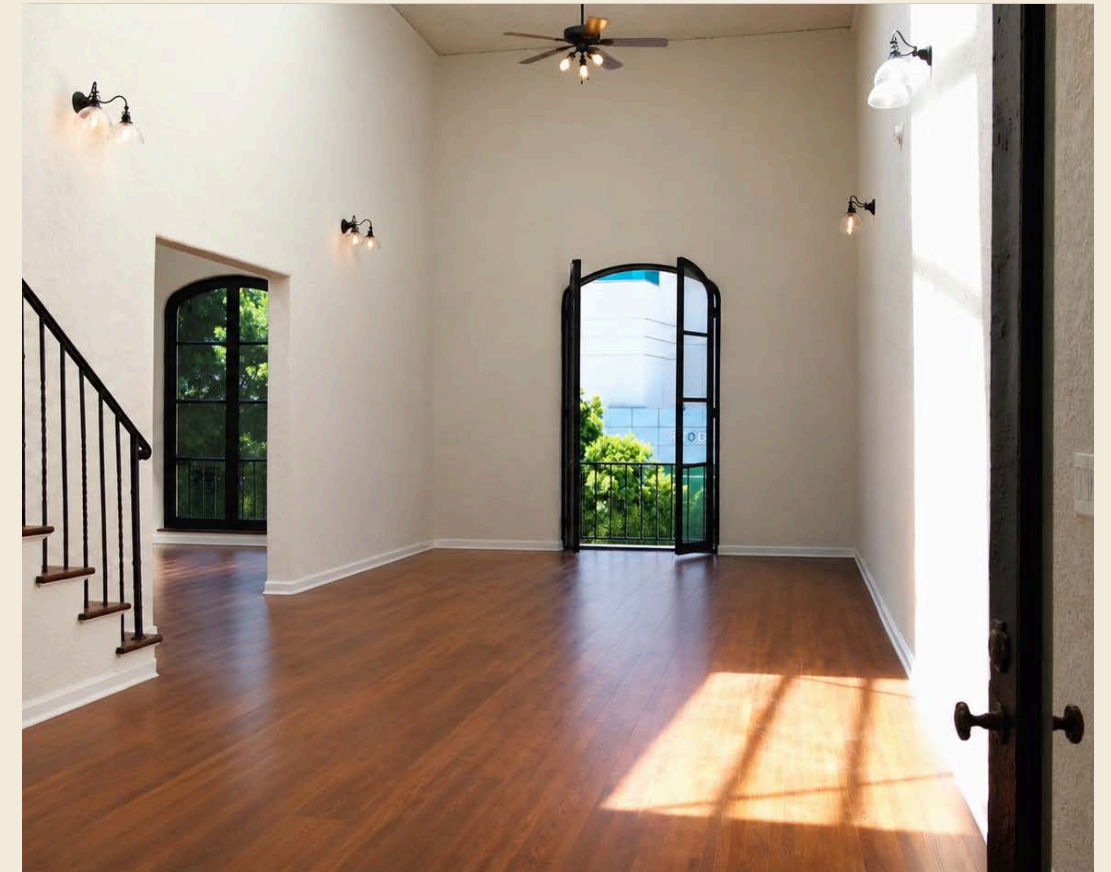
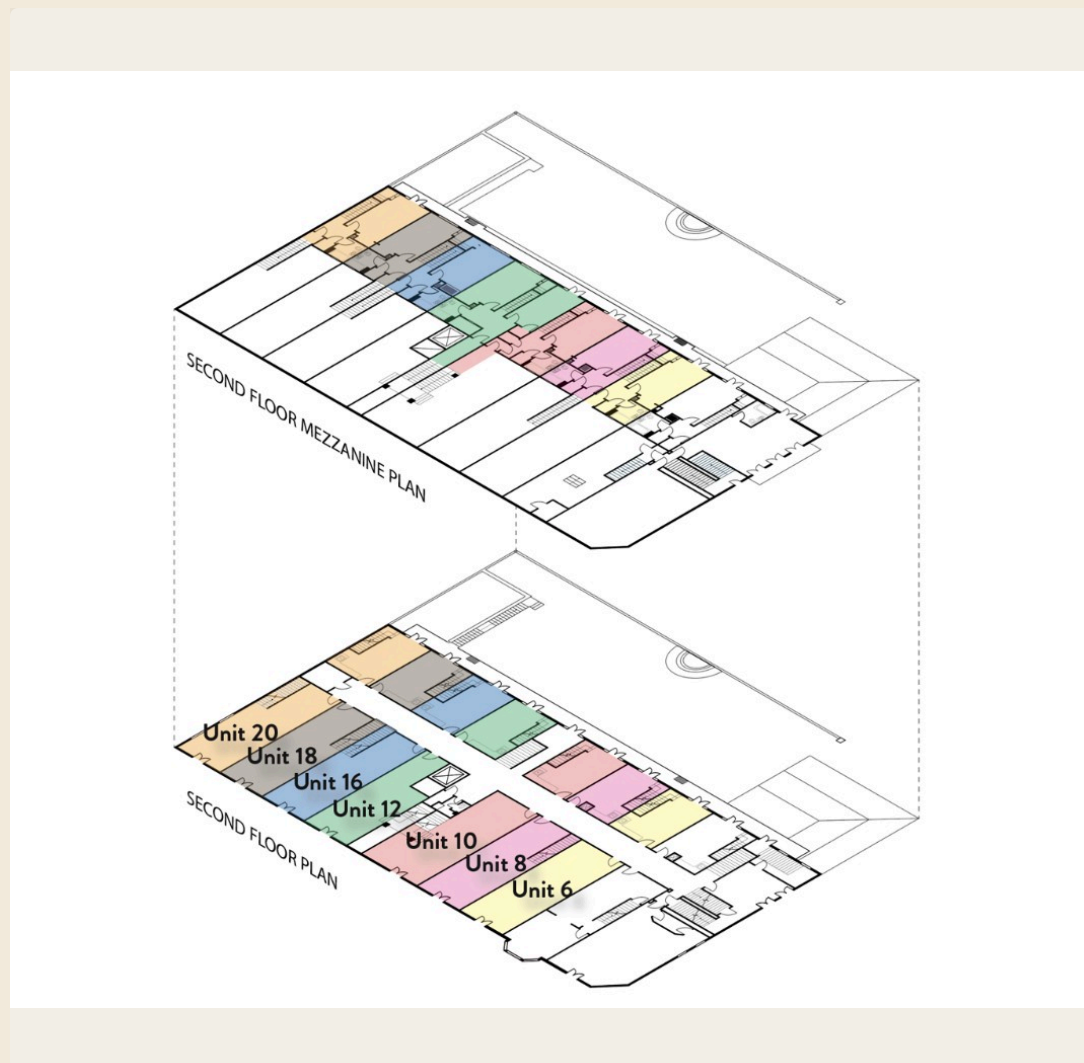
Distinctive wood paneling, an approved Master Conditional Use Permit, and unique architecture across 4,500 SF — including a 1,863 SF mezzanine.



— 2ND LEVEL

Live / work *units*

Kitchenettes, full bathrooms with tub & shower, and vaulted ceilings — flexible boutique suites for live-work tenants.



— AT A GLANCE

A snapshot of *Chapman Court*

01

PERMIT

Master Conditional Use Permit — full line of alcohol, on-site consumption

02

LOCATION

Walking distance to world-renowned dining, spas & entertainment

03

BUILDING

1929 character building with skylights and astonishing natural light

04

BUILDING SYSTEMS

Newly installed HVAC; renovated elevator connecting all levels

05

DEMOGRAPHICS

358,973 population · 113,464 daytime, within a 2-mile radius

06

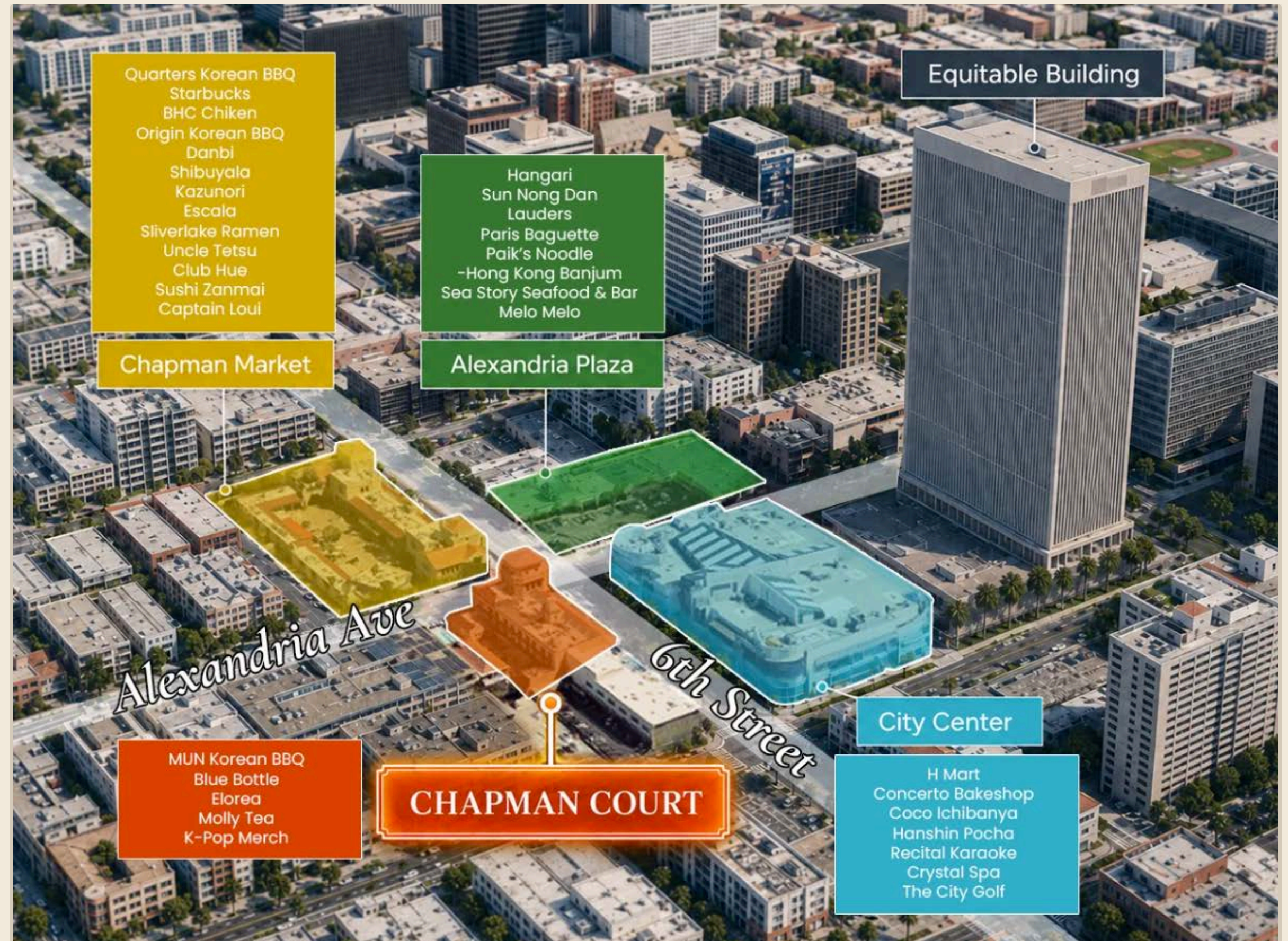
SECURITY

Gated security system in place on the second floor

— THE SURROUNDINGS

A walkable, *transit-oriented* corner

Steps from Equitable Plaza, Chapman Market, and the Wilshire / Normandie Metro station — wrapped by some of K-town's busiest streets.



— 2-MILE RADIUS

Chapman Court *demographics*



Population

349,385



Population 15+

288,095



Median Age

36.6



Housing Units

147,962



Avg. HH Size

2.49



Avg. HH Income

\$73,739



Businesses

16,843



Employees

113,464



Daytime Workers

123,229



Daytime Residents

171,207



Bachelor's Degree

32.6%



Graduate Degree

27.6%



FOR LEASE

— LEASE WITH LIFT COMMERCIAL GROUP

Make Chapman Court *your next chapter.*

Johnny Choi
Lic. 01705079

+1 213 819 2054
johnny.choi@liftcommercial.com

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