

3170 THE BORA



FOR LEASE

3170 W OLYMPIC BLVD, LOS ANGELES, CA 90006

Retail Spaces for Lease – 2,025 SF & 2,696 SF + Exclusive Patio

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THE BORA 3170

3170 W OLYMPIC BLVD



PROPERTY OVERVIEW

3186 & 3190 W. Olympic Blvd offer two premier retail leasing opportunities in the center of Koreatown, one of Los Angeles' most active and rapidly growing neighborhoods. Located directly on Olympic Boulevard, the property provides outstanding street visibility, excellent frontage, and consistent daily traffic.

The available units measure 2,025 SF and 2,696 SF, each featuring open and efficient layouts suitable for a wide range of retail, dining, or service-oriented concepts. Both units include dedicated outdoor patio areas (not counted in the interior square footage).



THE BORA 3170

3170 W OLYMPIC BLVD



INVESTMENT HIGHLIGHTS

- Newly constructed 252-unit mixed-use apartment community
- Two available retail suites (2,025 SF & 2,696 SF) + patio area (not included in SF)
- High visibility along Olympic Blvd with daily traffic counts exceeding
- Prominent signage opportunities on Olympic Blvd.
- Ideal for restaurant, café, fitness, service retail, or neighborhood-oriented tenants
- base rent \$4.00/Sf, NNN \$1.50 Sf.

LOCATION OVERVIEW

- Situated in the heart of Koreatown, one of the most densely populated neighborhoods in Los Angeles
- Within walking distance to numerous restaurants, coffee shops, and essential services
- Close proximity to Downtown LA, Hancock Park, and Miracle Mile
- Strong daytime and evening population due to surrounding residential density

INVESTMENT/LEASE OPPORTUNITY

- Retail spaces directly integrated into a 252-unit apartment complex, providing built-in customer base
- High-demand trade area with strong foot traffic and growing residential development pipeline
- Competitive lease terms available

ALL AVAILABLE SPACES

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1st Floor, #3186

Use: Retail

Size: 2,025 SF

Rent: \$48/SF/YR

Term: Negotiable

1st Floor, #3190

Use: Retail

Size: 2,696 SF

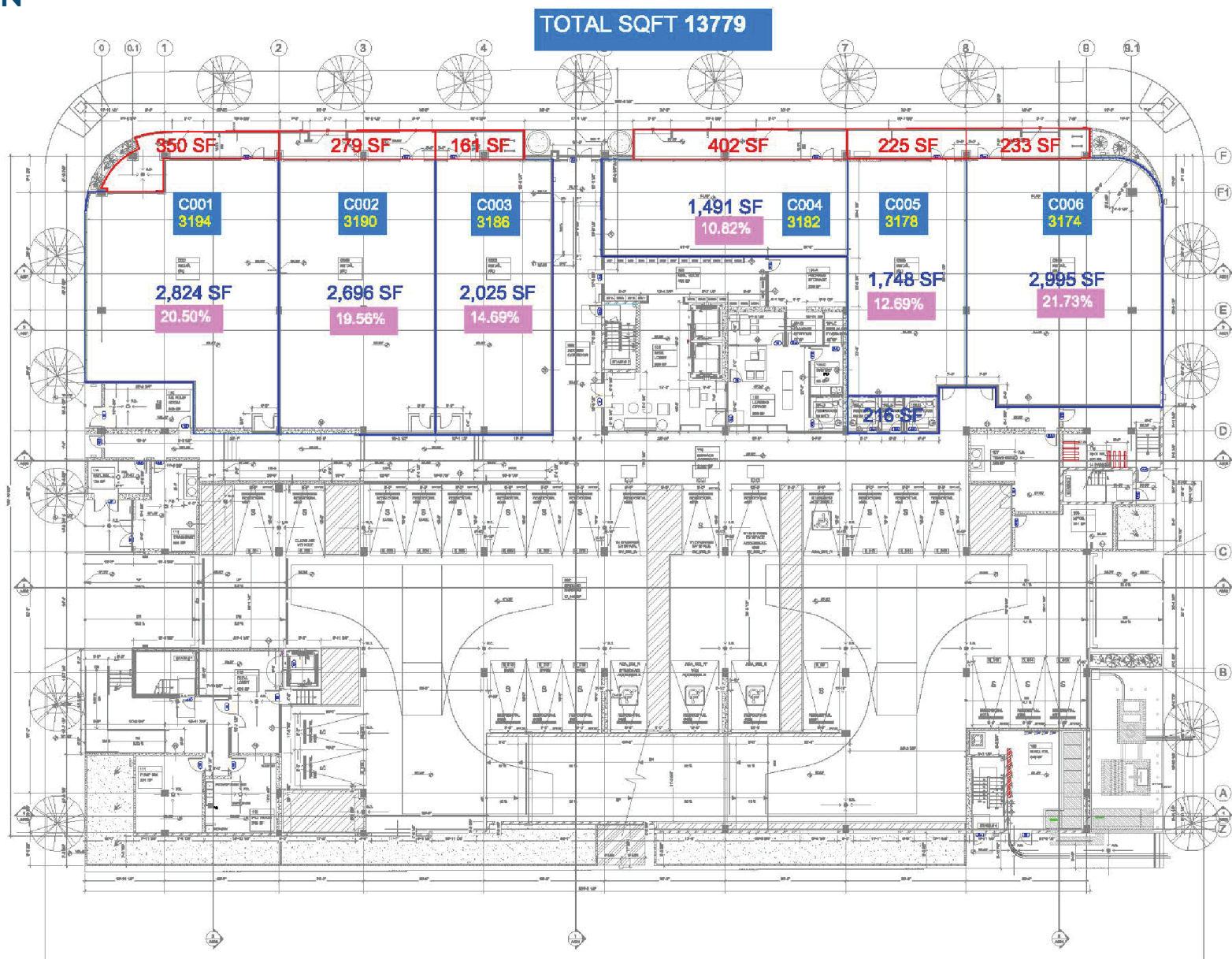
Rent: \$48/SF/YR

Term: Negotiable

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SITE PLAN

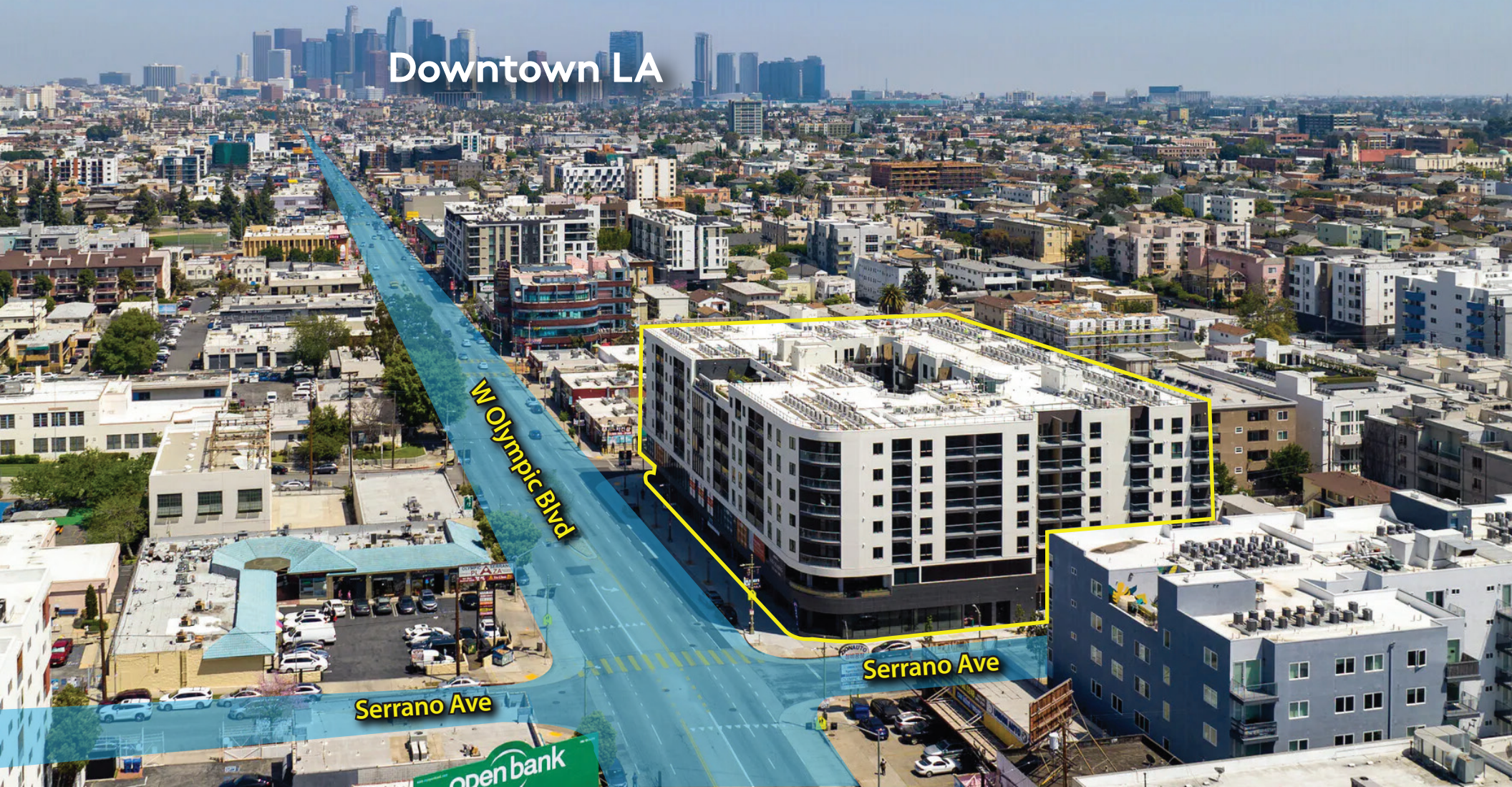


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REDPOINT
REALTY

AERIAL MAP



THE BORA 3170

3170 W OLYMPIC BLVD

TRAFFIC

WILSHIRE CENTER
-KOREATOWN, LOS ANGELES

COMMUTE TO DOWNTOWN VIEW PARK

 27min

 48min

 35min

 60+min

WALK SCORE

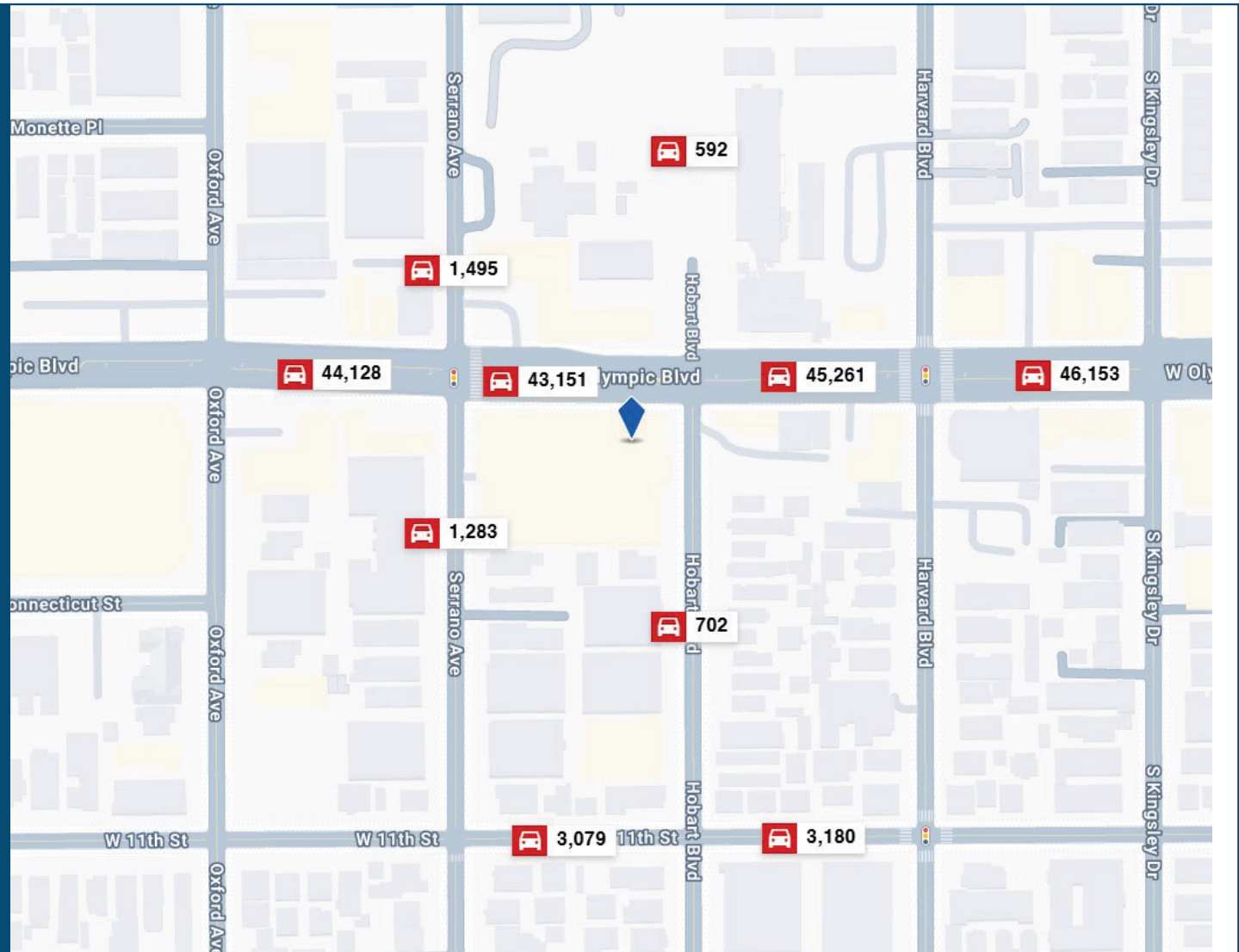
Walker's Paradise (97)

TRANSIT SCORE

Excellent Transit (72)

BIKE SCORE

Very Bikeable (71)



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PROPERTY PHOTOS



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