

CENOCORE

Rampart Village

264

S RAMPART
BLVD





EXECUTIVE SUMMARY

AVAILABLE NOW | NNN LEASE

Conditional use Permit (CUP) for restaurants.

Block to block with development potential.

Great visibility and accessibility with its proximity to Vermont Ave and the 101 Highway.

Heavy foot traffic in a densely populated area.

FEATURES

AVAILABLE NOW | NNN LEASE

SIZE: **2,644 SF** [SPACE #1] | **800 SF** [SPACE #2]

USAGE: RETAIL, MARKET, PET SHOP, RESTAURANT, OFFICE

CUP PERMITTED FOR RESTAURANT(S)

LOCATED NEAR KOREATOWN | DOWNTOWN LA

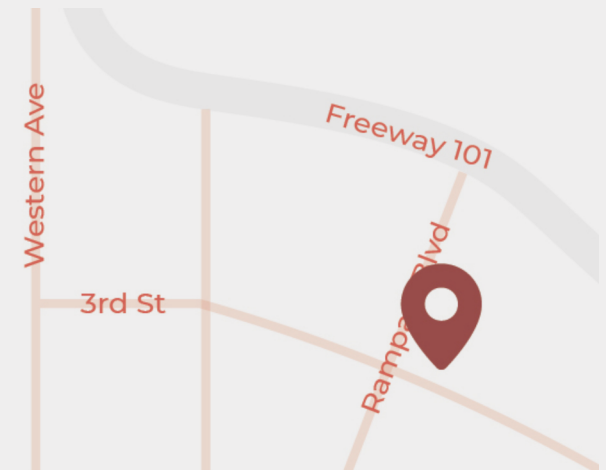
AMPLE PARKING



Promising Site



Spacious Parking





REAR PARKING LOT
[27 SPACES]

GATED

2,644 SF
[2ND FL.]

800 SF
[2ND FL.]

FRONT PARKING LOT
[22 SPACES]

INGRESS/EGRESS

INGRESS/EGRESS

Location

VERMONT AVE



KOREATOWN

Restaurants

- Baek Jeong
- Kobawoo House
- Sun Nong Dan
- Cha Dol Poong
- Ham Ji Park
- Yangji Gamjatang

RAMPART VILLAGE



NEARBY

- LA SURGE HOSPITAL
- MARKETS
- PARKS
- RESTAURANTS
- METRO RED/ PURPLE

SILVERLAKE/ ECHO PARK

- Clark Street Bread
- Laveta
- Medical Centers
- Maury's Bagel
- Daybird
- LAMILL Coffee

ECHO PARK

264 S RAMPART

IN THE PLAZA



MACARTHUR PARK



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