

115 N
WESTERN

KOREATOWN

SUBJECT
PROPERTY



Western Ave

Western Ave

Western Ave

FOR SALE

115 N WESTERN AVE, LOS ANGELES, CA 90004

Prime Development & Retail Opportunity in Koreatown

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STELLAR
REALTY GROUP

PROPERTY OVERVIEW

Prime Development & Retail Opportunity in Koreatown

Proudly presenting 115 N Western Ave, an excellent opportunity to acquire a prime retail property in the heart of Koreatown along high-traffic Western Avenue. This property sits on approximately **7,957 SF lot** with an existing **5,160 SF building**, zoned C2, offering strong upside for investors and developers. Enticing **potential to develop approximately 30 residential units** or **pursue a mixed-use project featuring ground-floor commercial with residential units** above (buyer to verify with LA City). Ideal for restaurant, retail, or owner-user, or hold as income property while planning a larger redevelopment.



PROPERTY DETAILS

Price	\$2,090,000
Address	115 N Western Ave, Los Angeles, CA 90004
APN	5517-003-004
Property Type	Retail
Property Subtype	Storefront
Building Size	5,160 Sq Ft
Lot Size	7,957 Sq Ft
Building Height	1 Story
Year Built	1922
Zoning	LAC2
Use Code	Retail Stores
Building Class	C
Tenancy	Multiple

PROPERTY HIGHLIGHTS

- Prime K-Town location
- Heavy foot & vehicle traffic on Western Ave
- C2 zoning – flexible development options
- Mixed-use, or residential redevelopment potential
- Plenty of street parking surrounding the block
- Rare opportunity in one of LA's most active corridors



115 North Western Avenue

 6min  13min  11min  41min



Daily errands do not require a car.



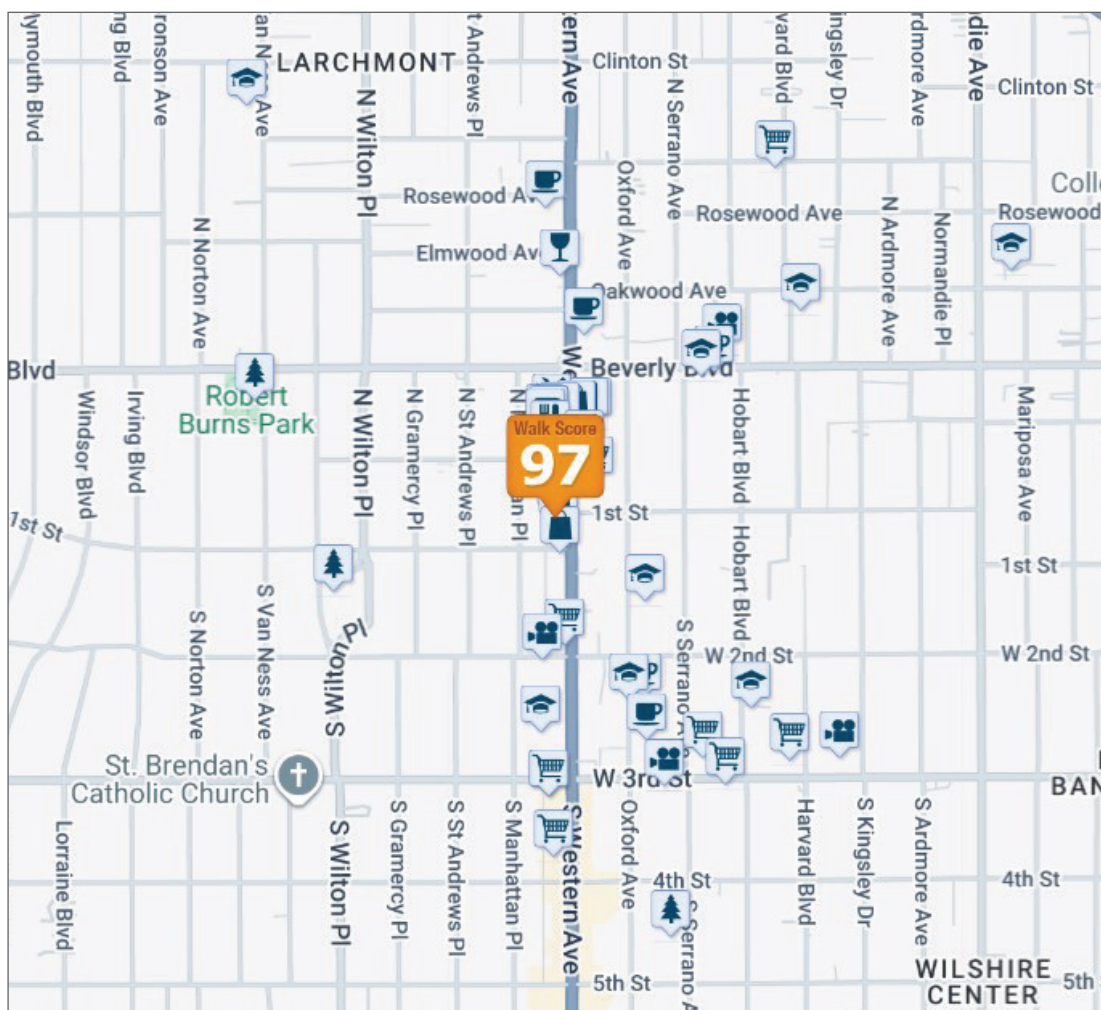
Many nearby public transportation options.



Some bike infrastructure.

115 North Western Avenue has a Walk Score of 97 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in the Greater Wilshire neighborhood in Los Angeles. Nearby parks include Wilton Historic District, Robert Burns Park and South Serrano Avenue Historic District.



KOREATOWN

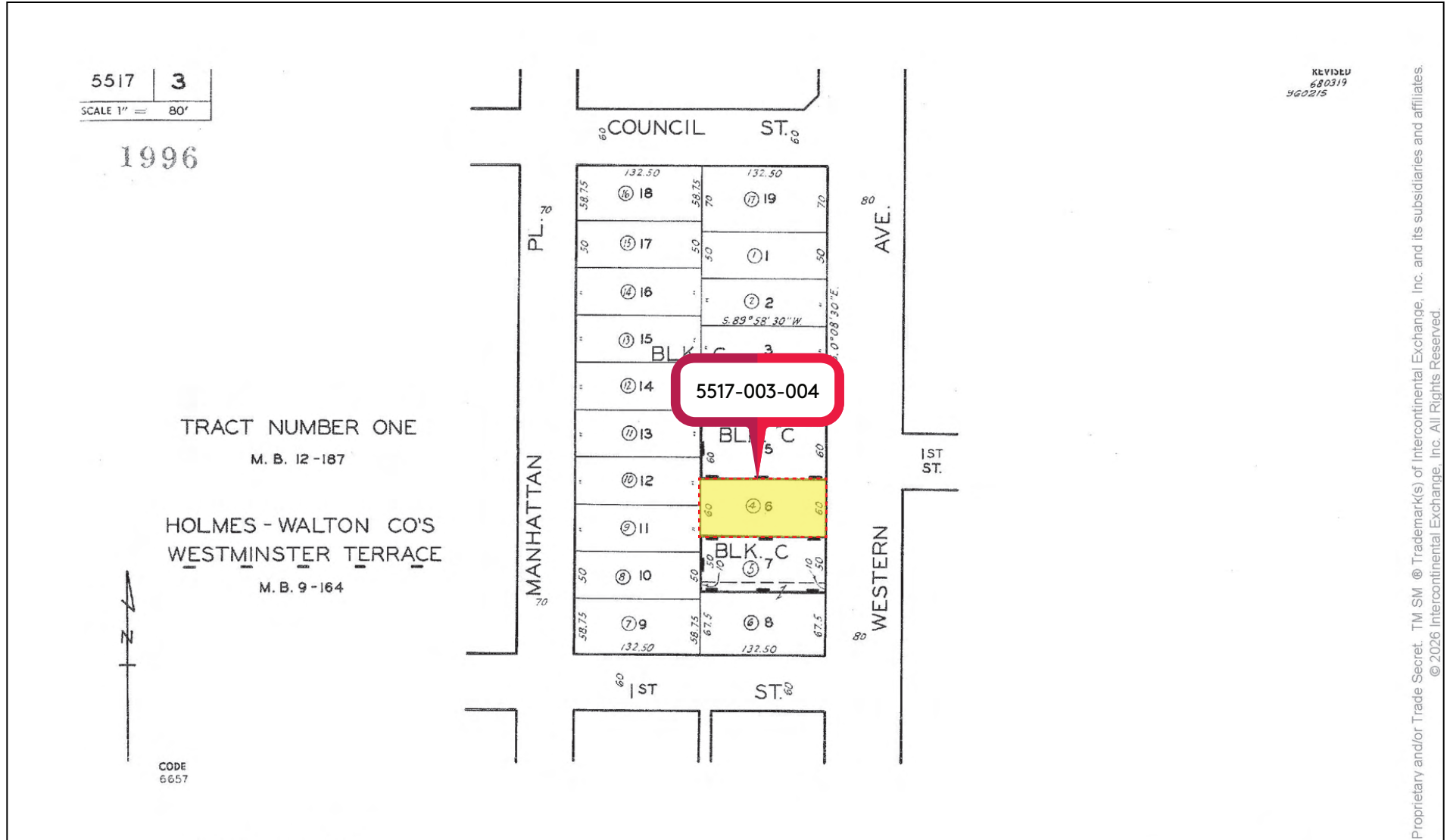
115 N WESTERN AVE

AERIAL MAP

Downtown LA



PARCEL MAP



KOREATOWN
115 N WESTERN AVE

PROPERTY PHOTOS



KOREATOWN

115 N WESTERN AVE

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1st St

Western Ave

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PROPERTY PHOTOS

