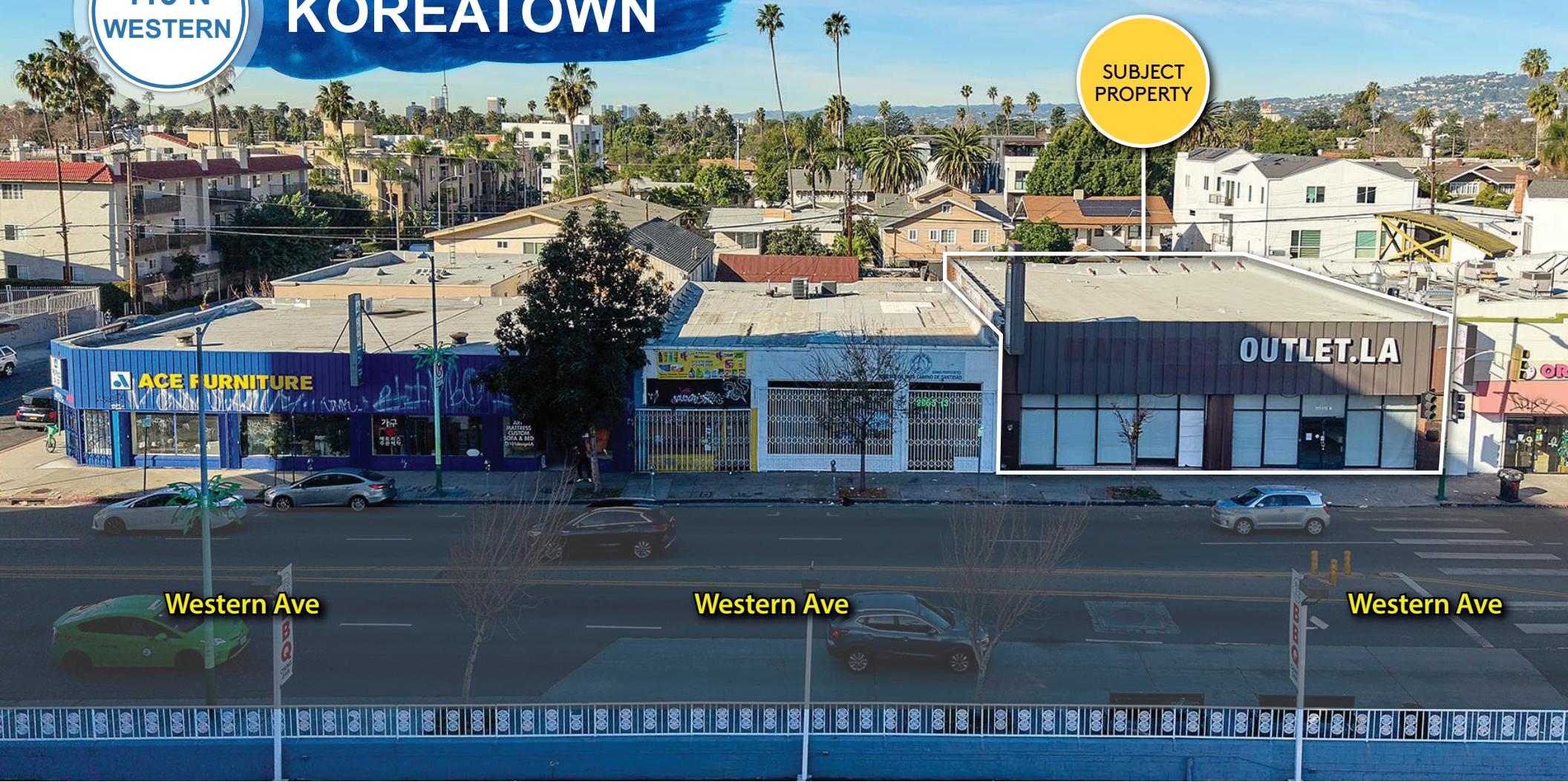


115 N  
WESTERN

KOREATOWN

SUBJECT  
PROPERTY



**FOR SALE**

115 N WESTERN AVE, LOS ANGELES, CA 90004

*Prime Development & Retail Opportunity in Koreatown*

**MIEJONG STELLA KIM**

Realtor® | DRE # 01887660

213.503.8070

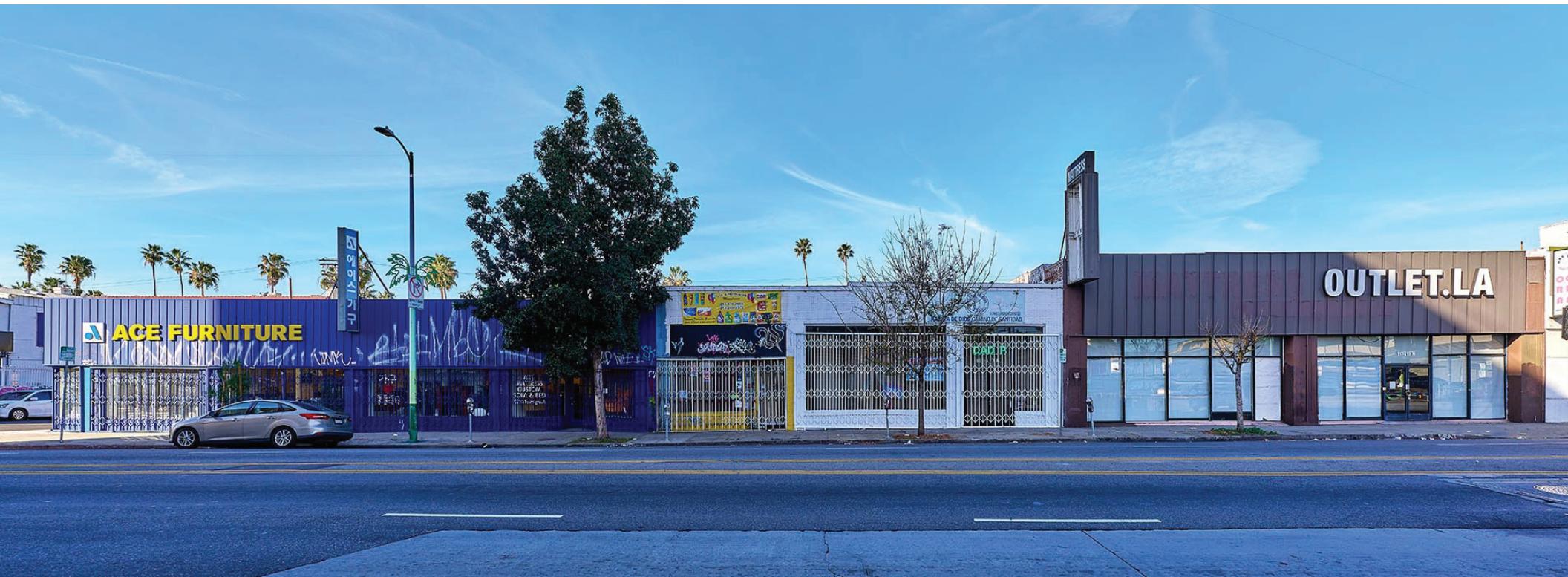
mjskre@gmail.com

  
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.

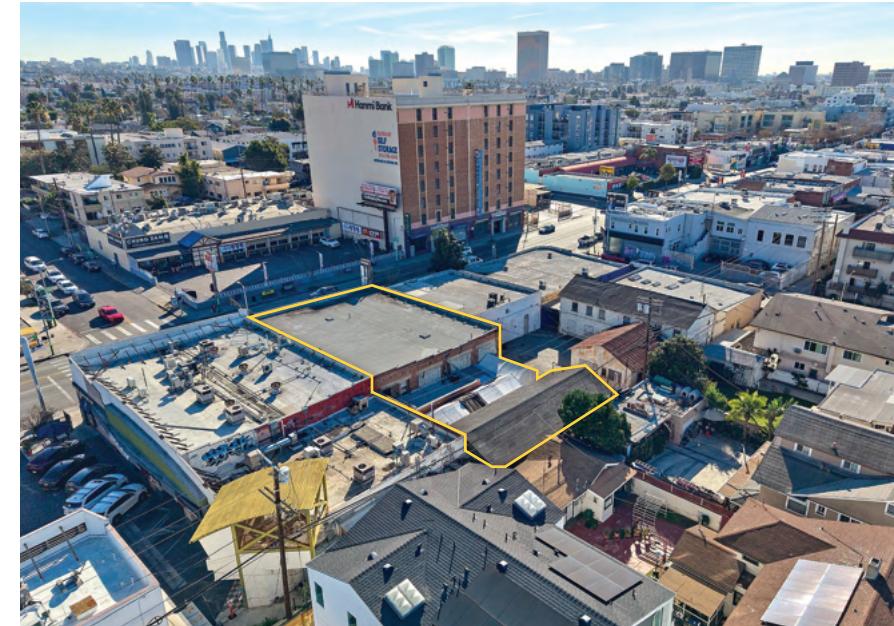


## PROPERTY DETAILS

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



# KOREATOWN

115 N WESTERN AVE

## WALK SCORE

### 115 North Western Avenue

Commute to Downtown West Hollywood

6min 13min 11min 41min

Walk Score  
**97**

#### Walker's Paradise

Daily errands do not require a car.

Transit Score  
**67**

#### Good Transit

Many nearby public transportation options.

Bike Score  
**64**

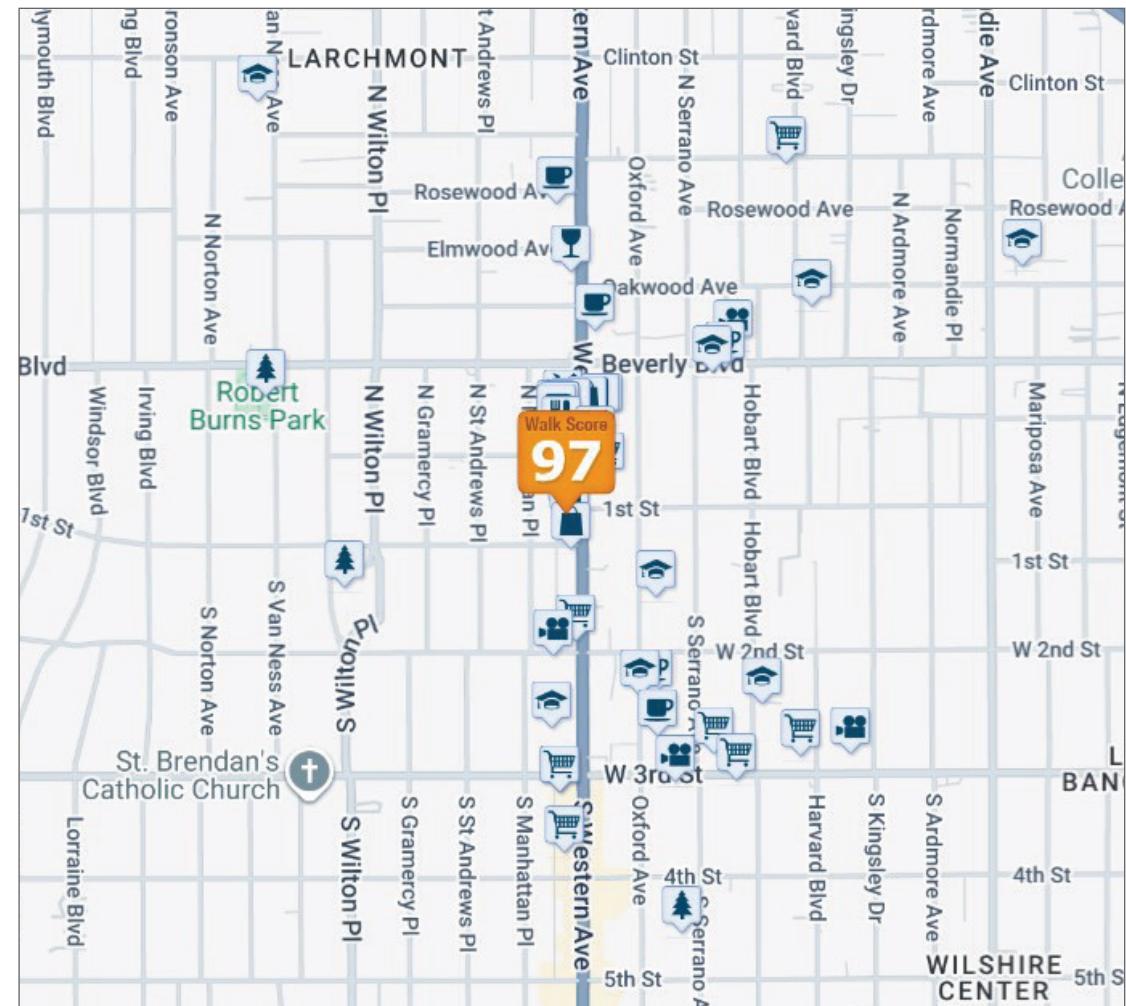
#### Bikeable

Some bike infrastructure.

### About this Location

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.



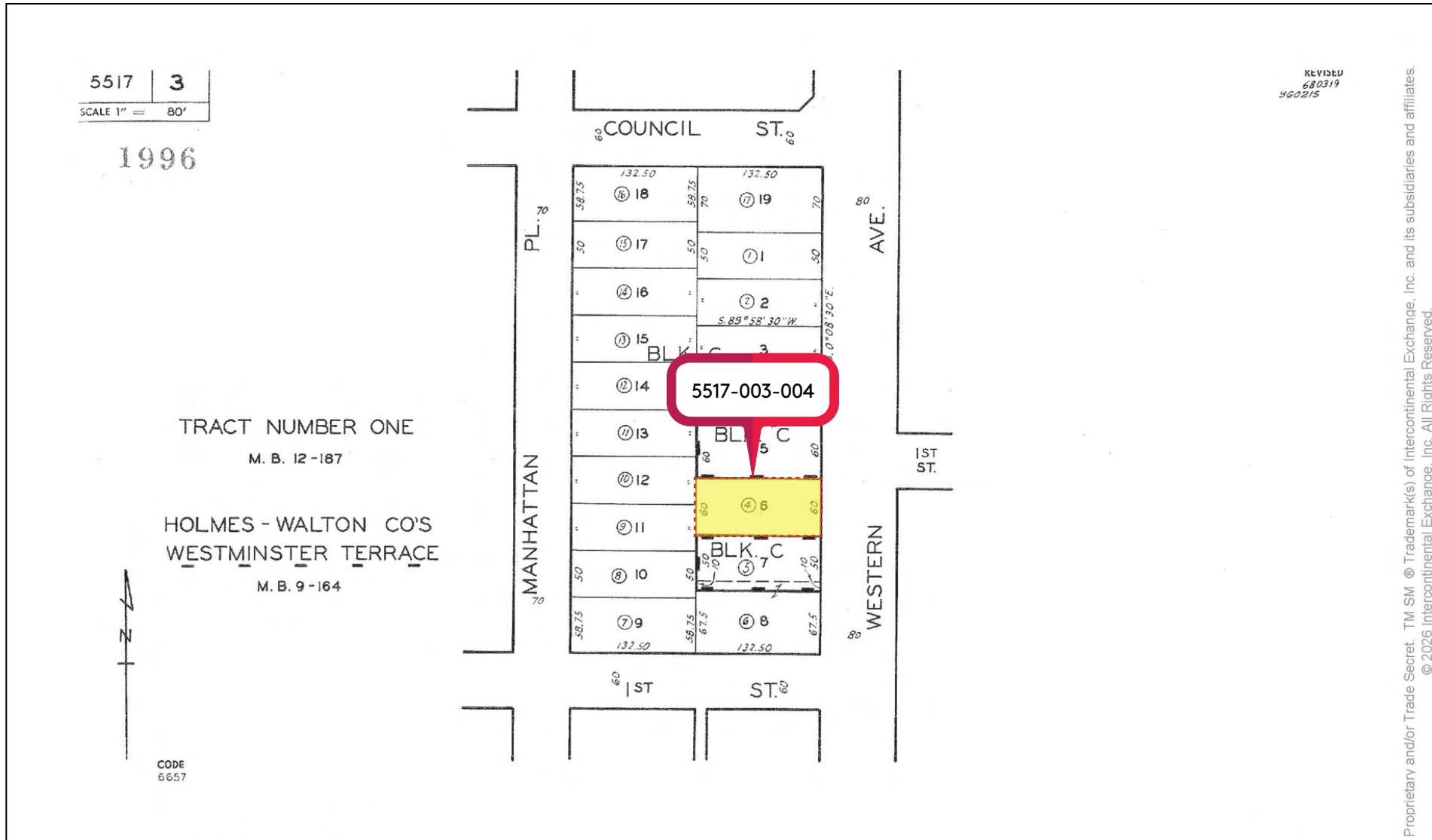
Walk Score®

<https://www.walkscore.com/score/115-n-western-ave-los-angeles-ca-90004>

AERIAL MAP



PARCEL MAP



# KOREATOWN

115 N WESTERN AVE



## PROPERTY PHOTOS



# KOREATOWN

115 N WESTERN AVE

## PROPERTY PHOTOS



# KOREATOWN

115 N WESTERN AVE

## PROPERTY PHOTOS

