

Grand Floor Retail
Space Available

Colliers

323-609-3172



For Lease

Little Tokyo Mixed-Use Project

232 N Judge John Aiso St & Temple St

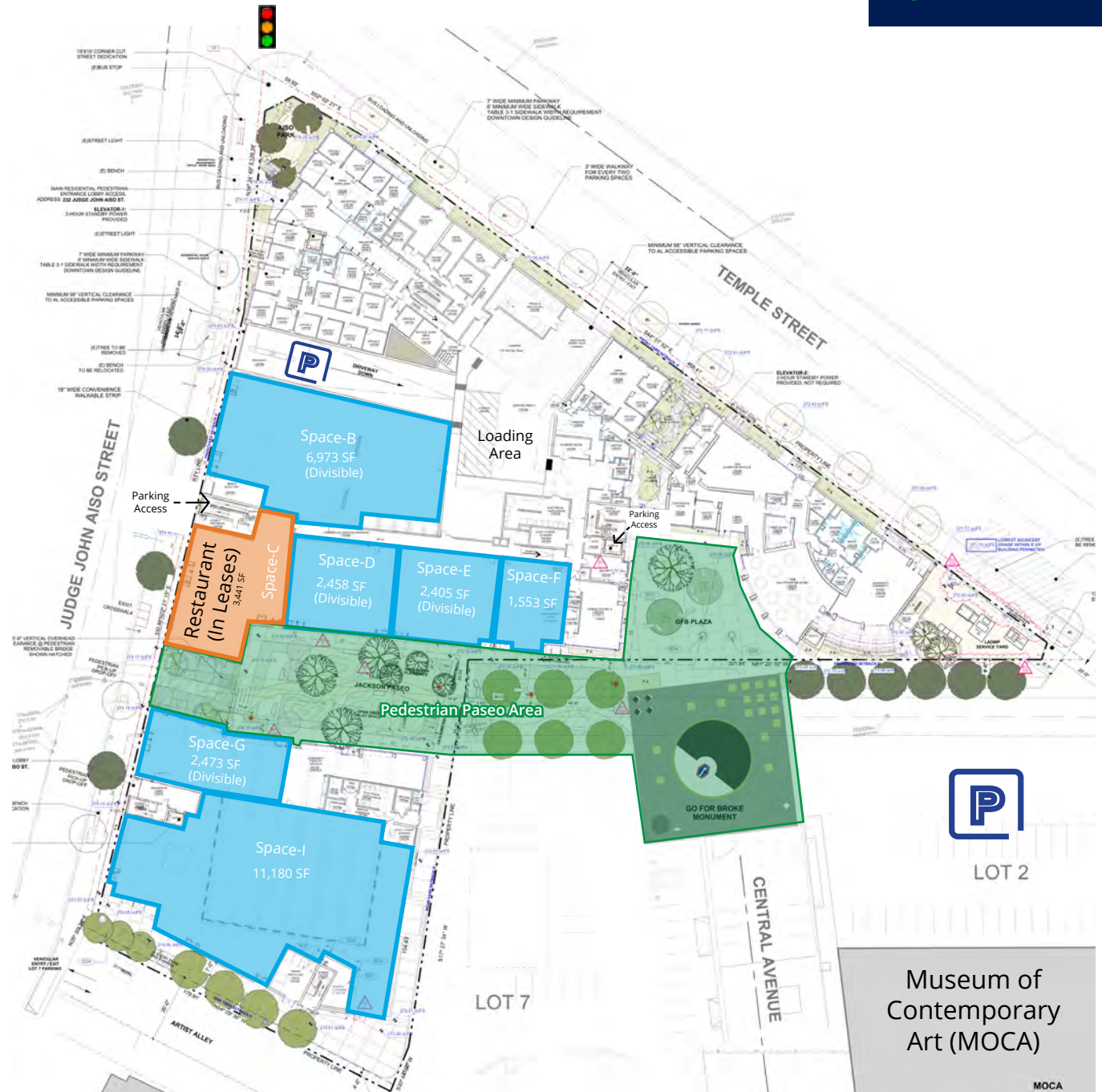
Los Angeles, CA 90012

The Property

Highlights

- Mixed-use project in the heart of Little Tokyo with 248 residential units and 30,483 sq. ft. of ground floor retail space
- Includes a gathering “Paseo” area and pedestrian pathways to access all parts of “The Neighborhood,” Little Tokyo for increased foot traffic
- Ample underground parking available, in addition to multiple public lots in the immediate area
- 5 single-use shared restrooms
- Close proximity to the Little Tokyo/Arts District Metro Station (A and E Lines) as well as the 101, 110, 5, and 10 Freeways

- Available
- Leased/ In-Leases
- Outdoor Area





Neighborhood

Little Tokyo is one of Los Angeles' most historic and vibrant neighborhoods, anchored by the Japanese American National Museum, MOCA Geffen, Japanese Village Plaza, and the Aratani Theatre. The district features a dynamic mix of restaurants, specialty retailers, creative office spaces, boutique hotels, and cultural institutions that attract both local patrons and destination visitors.

The location provides immediate access to the Metro A and E Lines at the Little Tokyo/Arts District Station, directly connecting the property to Downtown Los Angeles' core, the Arts District, and re-

gional transit routes. Its placement along Judge John Aiso Street—adjacent to prominent community landmarks and high-density multifamily developments—creates a built-in customer base and consistent year-round activity.

Located in the heart of Little Tokyo, The Project offers exceptional visibility and proximity to some of Downtown Los Angeles' most active cultural and commercial destinations. Positioned just steps from major pedestrian corridors and transit connections, the property benefits from consistent foot traffic, strong daytime activity, and a growing residential population.

Demographics



Retail Amenities



2 mi Radius

DODGER STADIUM

LITTLE TOKYO SHOPPING CENTER

- East West Players
- Fuyetsu-Do 風月堂
- 大黒屋
- Wanted
- Suehiro Cafe
- The Green
- BAMBI
- FAR BAR

SUBJECT

PLAZITA OLVERA

LOS ANGELES CITY HALL

LOS ANGELES UNION STATION

WELLER COURT SHOPPING CENTER

- MARUAI
- SURA DUMI
- DOUBLE TREE
- ORCHON RAMEN



SKID ROW

THE GEFFEN CONTEMPORARY AT MOCA

JAPANESE VILLAGE PLAZA

- CATCH
- Shabu Shabu House
- Yamazaki
- KURA
- YAMAZAKI

Little Tokyo Station A/E Lines

- bobabtime
- TING SUSHI
- DAVINCI
- KOURAKU Japanese Restaurant
- SUBWAY
- citibank
- SWEAT YOGA

LITTLE TOKYO GALLERIA

- DAISO JAPAN
- Market Place
- COFFEE BEAN TEA HOUSE

University of Southern California

BUTTE STREET JUNCTION

SOTO STREET JUNCTION

Salazar Park

Location

- Located at the corner of N Judge John Aiso Street and Temple Street in Downtown Los Angeles' Little Tokyo, the property is centrally positioned among the city's most influential districts—including **the Arts District, Civic Center, Financial District, Historic District, Fashion District, Industrial District, Flower District, and Chinatown**—driving consistent daily foot traffic, a diverse customer base, and exceptional urban connectivity.



James Rodriguez

Sr. Vice President
james.rodriguez@colliers.com

Michael Bohorquez

Vice President
michael.bohorquez@colliers.com

For more information

Please contact us:

323 609 3172



865 S Figueroa St
Los Angeles, CA 90017



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.