

# kINS

H O T E L

3434 W 6TH ST | KOREATOWN



restaurant spaces available

# FOR LEASE

**CBRE**



At the Kins Hotel, guests are immersed in an exciting culinary and entertainment experience right from the moment they arrive. The Hotel serves as a gateway to the vibrant atmosphere of Koreatown, where a diverse array of dining options awaits—from authentic Korean BBQ to trendy cafes with artisanal coffee.

**We are seeking two innovative restaurant operators to collaborate with us. This is your chance to shape the culinary identity of the Kins Hotel, provide exceptional dining experiences for our guests, and contribute to the ongoing vitality of Koreatown.**

## KEY FEATURES

CUP full liquor line established. Tenant responsible for liquor license, master plan approval, and ABC compliance

Shared grease interceptor:  
**2,000**  
GALLONS

Available for custom  
build-out





# restaurants for lease

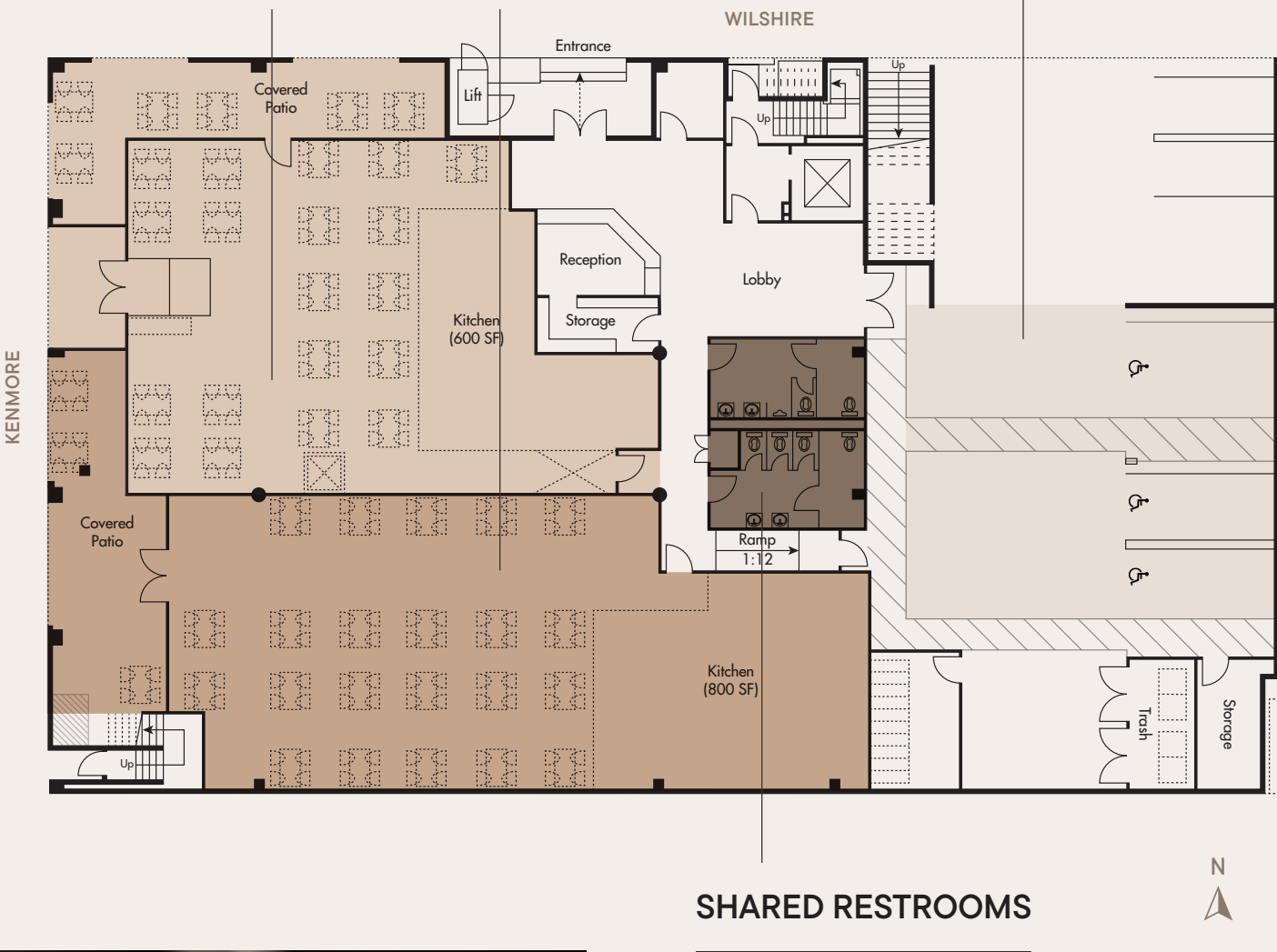
## RESTAURANT 1

3,057 SF  
400 AMPS

## RESTAURANT 2

3,274 SF  
200 AMPS

Restaurant short-term parking for take-out and mandatory handicap spaces



## koreatown

is a vibrant, culturally rich neighborhood in Los Angeles, known for its authentic Korean cuisine, diverse dining options, and eclectic shopping. It blends international flair with local character, offering everything from trendy boutiques to wellness spas. The area is well-connected by public transit and freeways, making it ideal for both work and leisure. With a dynamic community and frequent cultural events, Koreatown is a sought-after destination to live, explore, and invest.





LOOKING AT  
*k-town*

RESIDENT DEMOGRAPHICS

34,128

RESIDENTS

34,604

DAYTIME POPULATION

RETAIL SPACE

2.5M

TOTAL AVAILABLE RETAIL SPACE SF

3.70%

RETAIL VACANCY

MULTIFAMILY RESIDENTIAL

18,718

INVENTORY UNITS

*dtla*

RESIDENT DEMOGRAPHICS

15,753

RESIDENTS

25,039

DAYTIME POPULATION

RETAIL SPACE

20M

TOTAL AVAILABLE RETAIL SPACE SF

10.40%

RETAIL VACANCY

MULTIFAMILY RESIDENTIAL

11,032

INVENTORY UNITS

CURRENT STATE OF  
*koreatown*

HOW DOES THIS DEVELOPMENT IMPACT RETAIL DEMAND?

Opportunity for retail growth in an already busy neighborhood



\$22.4M

PER YEAR

Retail total sales (including F&B)  
along Wilshire Blvd in Koreatown



\$11.8M

PER YEAR

Additional Retail Sales Potential\*

\* Leakage/Surplus Factor representing the  
difference between retail potential and retail sales.

CBRE/ESRI Research

228

UNITS

All-Time Annual Average

2,526

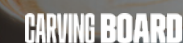
UNITS

Delivered Q1 2022-Q1 2023

387

UNITS

Deliveries Next 4Q's



SELECTED EXISTING RETAIL/F&B IN KOREATOWN



# kins hotel neighbors



## sixth street

Positioned along one of Koreatown's most dynamic corridors, 6th Street offers a rare blend of visibility, walkability, and cultural cachet. This emerging retail destination attracts a design-savvy, experience-driven audience seeking elevated urban lifestyle moments.





3434 W 6TH ST | KOREATOWN



2 MILE RADIUS

demographics



POPULATION  
355,213



AVG. HH INCOME  
\$76,533



AVG. HH SIZE  
2.48



HOUSING UNITS  
151,753



POPULATION 15+  
293,061



BUSINESSES  
16,711



EMPLOYEES  
115,984



MEDIAN AGE  
35.5



BACHELOR'S DEGREE  
25.0%



GRADUATE DEGREE  
8.2%



DAYTIME WORKERS  
115,787



DAYTIME RESIDENTS  
178,693





LEGEND

- Residential
- Office
- Retail
- Hotel
- School



**ROBERT F KENNEDY COMMUNITY SCHOOLS**  
\$578M MOST EXPENSIVE TO BUILD SIX SCHOOLS  
OVER 4,200 STUDENTS

**BBCN Bank**

**EQUITABLE PLAZA BLDG**  
**cbb Bank**

**THE WILSHIRE ARDMORE BLDG**

**WILSHIRE CENTER BLDG**

**LINE HOTEL**

**HOTEL NORMANDIE**

**CITY CENTER**

- H-MART  
- EMC SEAFOOD & RAW BAR  
- HANSHIN POCHA

**ARDMORE APTS**  
63 UNITS

**NORMANDIE TERRACE**  
66 UNITS

**WILSHIRE ALEXANDRIA WESTGATE**  
105 UNITS

**CHAPMAN COURT**  
- BLUE BOTTLE COFFEE  
- MUN KOREAN BBQ

**CHAPMAN PLAZA**  
- ESCALA  
- QUARTERS KOREAN BBQ  
- KANG HODONG BAEKJEONG  
- KAZUNORI  
- STARBUCKS  
- SAKE HOUSE BY HIKARI

**THE DU BARRY**  
81 UNITS

**BERENDO APTS**  
42 UNITS

**HAMPSHIRE PLACE**  
259 UNITS

**THE WELLINGTON GRANDE**  
21 UNITS

**THE SUMMIT ON SIXTH**  
96 UNITS

**WILSHIRE VERMONT**  
449 UNITS // 25,793 SF

**HOWARD JOHNSON**

**HOLMES CENTER**

**BARCELONA TOWERS**  
76 UNITS

**WILSHIRE CATALINA RITZ**  
88 UNITS

**WILSHIRE SQUARE TWO**

**WILSHIRE PARK PLAZA**

**WILSHIRE CATALINA PLAZA**

**WILSHIRE CENTER**

**ONE PARK PLAZA**  
406K SF

**SOUTH TOWER**  
194K SF

**THE VERMONT**  
464 UNITS // 31,800 SF

**NORTH TOWER**  
204K SF

**K2 LA**  
144 UNITS

**BERENDO APTS**  
110 UNITS

**MAYAN APARTMENTS**  
137 UNITS

**WILSHIRE BERENDO**  
61 UNITS

**THE WINDSOR**  
75 UNITS

**PARK CATALINA**  
90 UNITS

**CATALINA APTS**

**LEXINGTON AT FEDORA**  
38 UNITS

**WINDSOR COURT**  
95 UNITS

59 UNITS

49 UNITS

108 UNITS

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225 UNITS

72 UNITS

56 UNITS

69 UNITS

90 UNITS

123 UNITS

76 UNITS

**THE MERCURY**  
238 UNITS

**SOLAIR**  
186 UNITS

159 UNITS

**JJ GRAND HOTEL**

**WILSHIRE CENTER BLDG**

45 UNITS

60 UNITS

91 UNITS

**THE GAYLORD APTS**  
192 UNITS

40 UNITS

**KENMORE TOWERS**  
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