



KOREATOWN

CITY CENTER ON 6TH

WILSHIRE CENTER

RETAIL COLLECTION

CBRE

CURRENT STATE OF KOREATOWN

A RENAISSANCE OF NEW RESIDENTIAL DEVELOPMENT

228
UNITS

ALL-TIME ANNUAL AVERAGE

1,064
UNITS

DELIVERED PAST 4Q'S

1,953
UNITS

DELIVERIES NEXT 4Q'S

HOW DOES THIS DEVELOPMENT IMPACT RETAIL DEMAND?

Opportunity for retail growth in an already busy neighborhood



\$19.3M
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

Source: Costar Q1 2019 Multifamily Report, Koreatown



HERE'S
LOOKING
AT YOU



Selected Existing Retail/F&B in Koreatown



City
Center on 6th


KOREATOWN
LOS ANGELES, CA

JAMISON  PROPERTIES

CBRE

City Center on 6th

 **3500 W. 6th St.**

 **689 - 7,935 RSF**

Iconic three level shopping center anchored by Zion Market, Recital Karaoke and EMC Seafood

Neighboring tenants include:

Halal Guys, Starbucks, Alfred Coffee, Guisados, Poketto, Cassell's Hamburgers, 85c Bakery, Break Room 86, Le Comptoir, Quarters, Baek Jeong, Snow Monster and The Normandie Club.



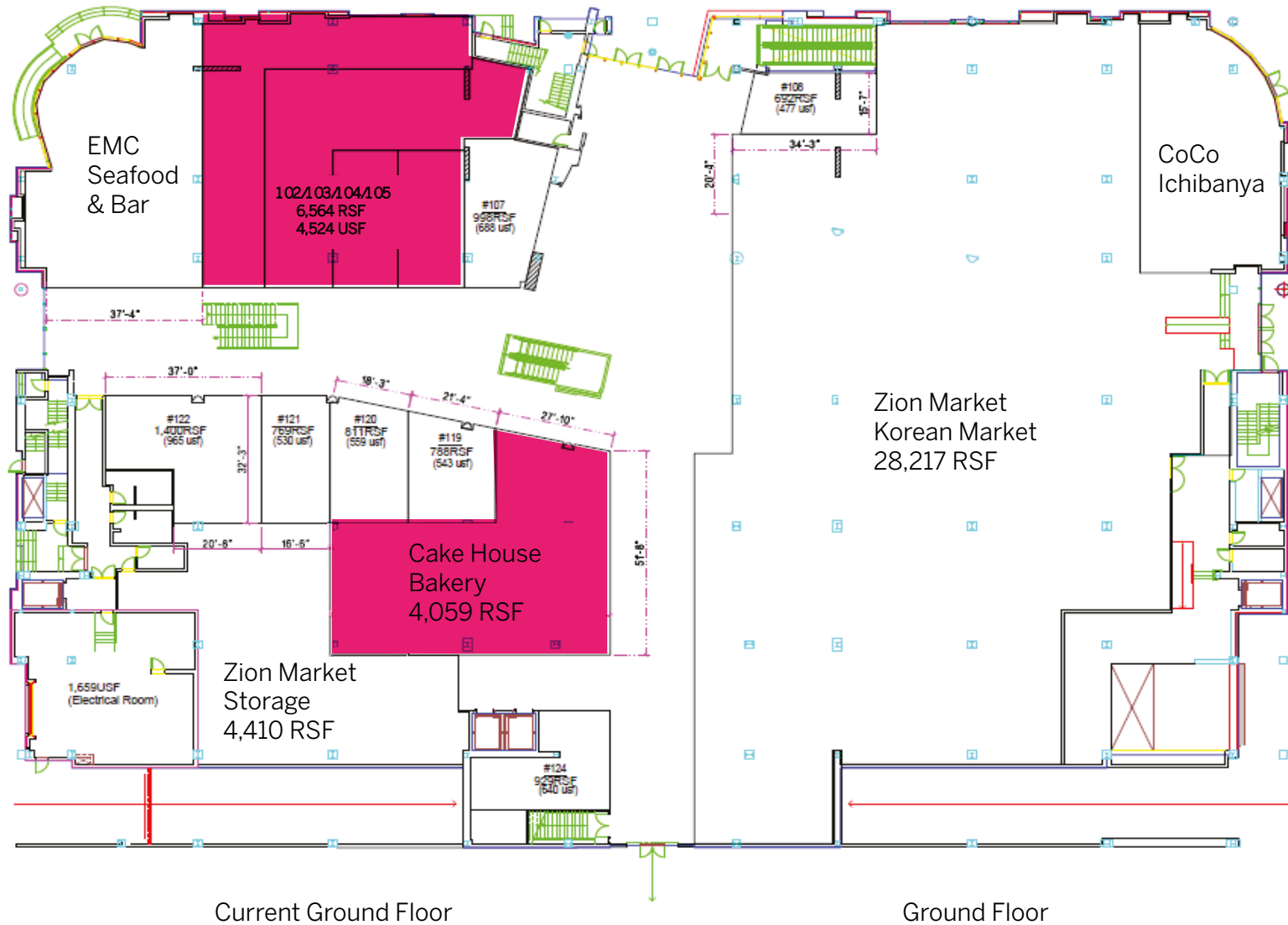


Availabilities Summary

Suite	TYPE	RSF
102	Retail	2,365
103/104	Retail	3,411
105	Retail	788
117	Retail	4,059
204	Retail	689
206	Retail	1,384
210	Retail	1,735
212	Retail	1,392
213	Retail	3,499
218	Retail	1,008
232	Retail	1,052
233	Retail	990
235	Retail	924
237	Retail	964
306/307	Retail	2,181
308	Retail	4,476

Floor Plan

1st Floor



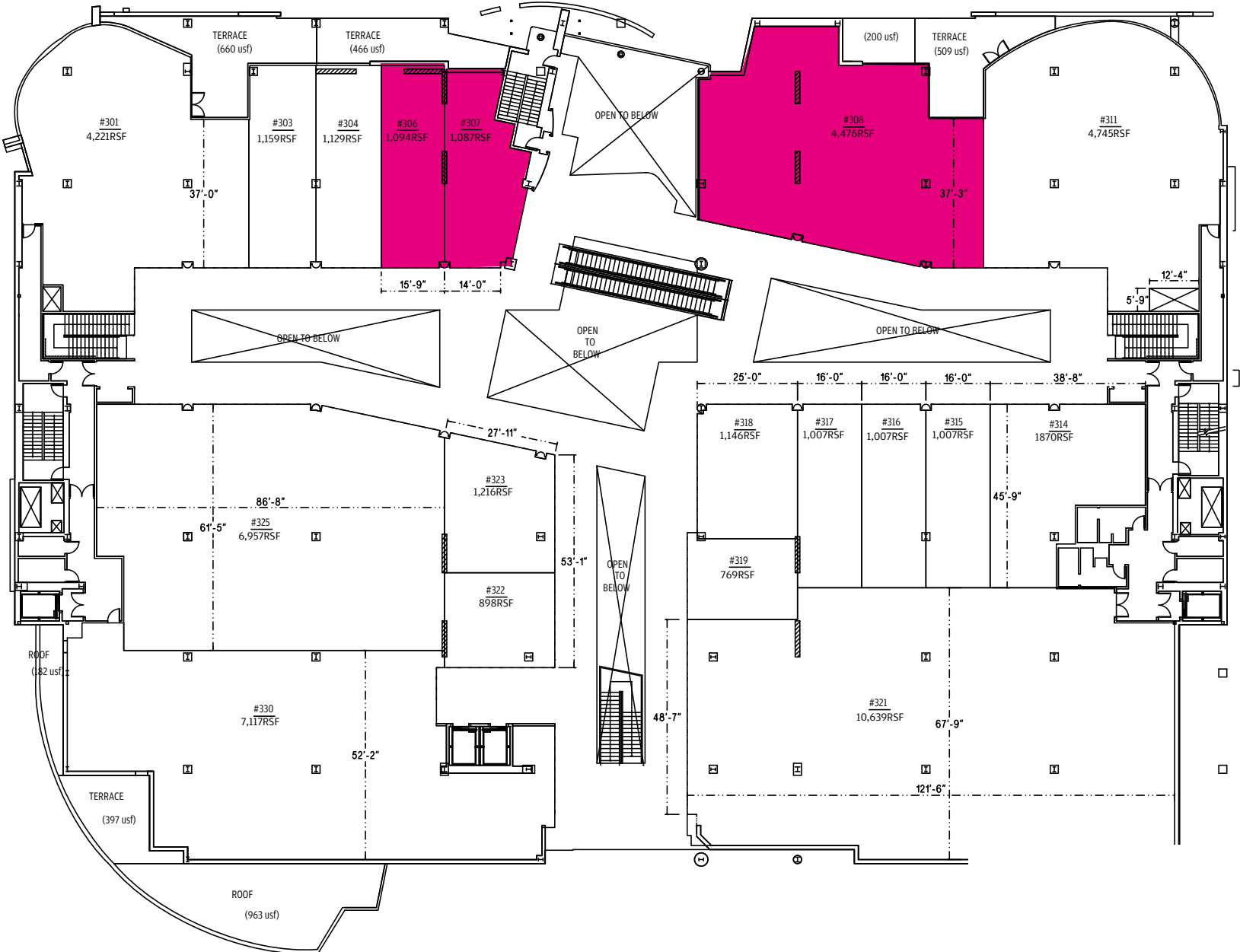
Floor Plan

2nd Floor



Floor Plan

3rd Floor

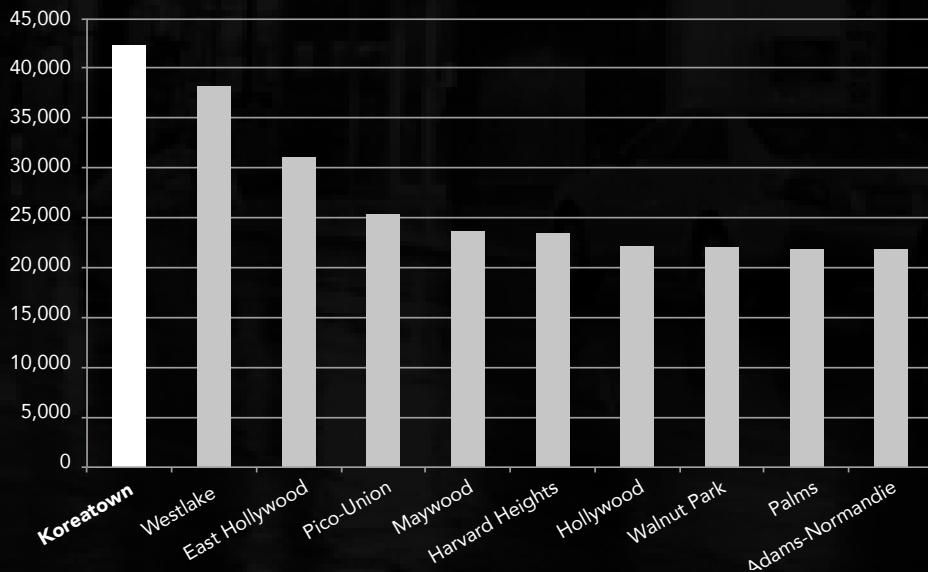


Koreatown: An eclectic & vibrant marketplace

This is a city within a city. LA's Koreatown is one of the most culturally rich areas of the sprawling metropolis, enticing locals and visitors with its eclectic shopping and entirely unique dining experiences.

The neighborhood has undeniable character, spotted with everything from high-end spas to karaoke bars and cocktail lounges. With a multicultural mix of residents and languages, Koreatown is one of the most stylishly international areas in Los Angeles.

Neighborhood Density Chart (Population / Square Mile)



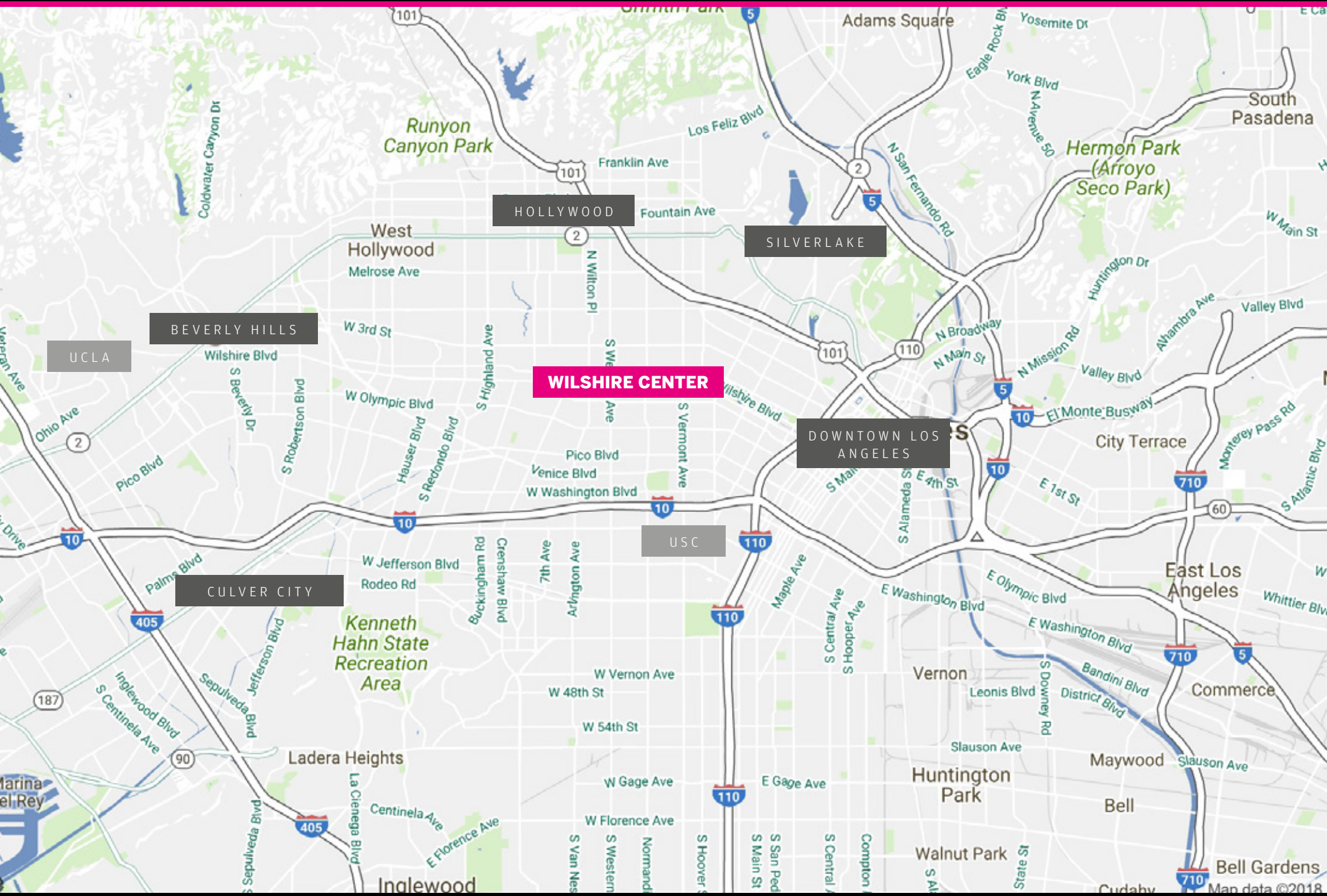
Demographics

Estimated Demographics	1 MILE	3 MILE	5 MILE
2016 Population	111,479	332,894	1,235,874
2016 Households	43,905	118,424	468,566
Daytime Population (Total Employees)	52,402	111,586	648,796



Koreatown is already the **DENSEST** neighborhood in Los Angeles. More people live there, per square mile, than in any other area in the city or county... **BURNISHING** K-town's reputation as the hub of a walkable, transit-oriented Los Angeles.

- LA Weekly



HOLLYWOOD

SILVERLAKE

BEVERLY HILLS

UCLA

WILSHIRE CENTER

DOWNTOWN LOS ANGELES

USC

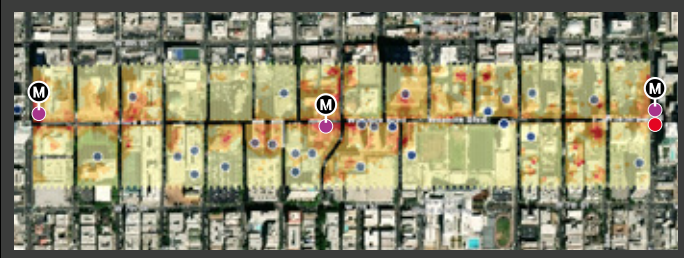
CULVER CITY

Mid-Wilshire Corridor Update

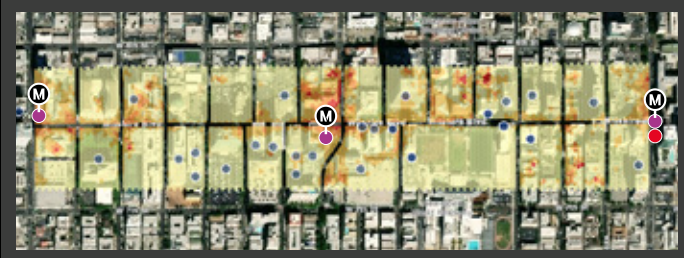
WILSHIRE BLVD AT KENMORE AVE

38,863 CPD

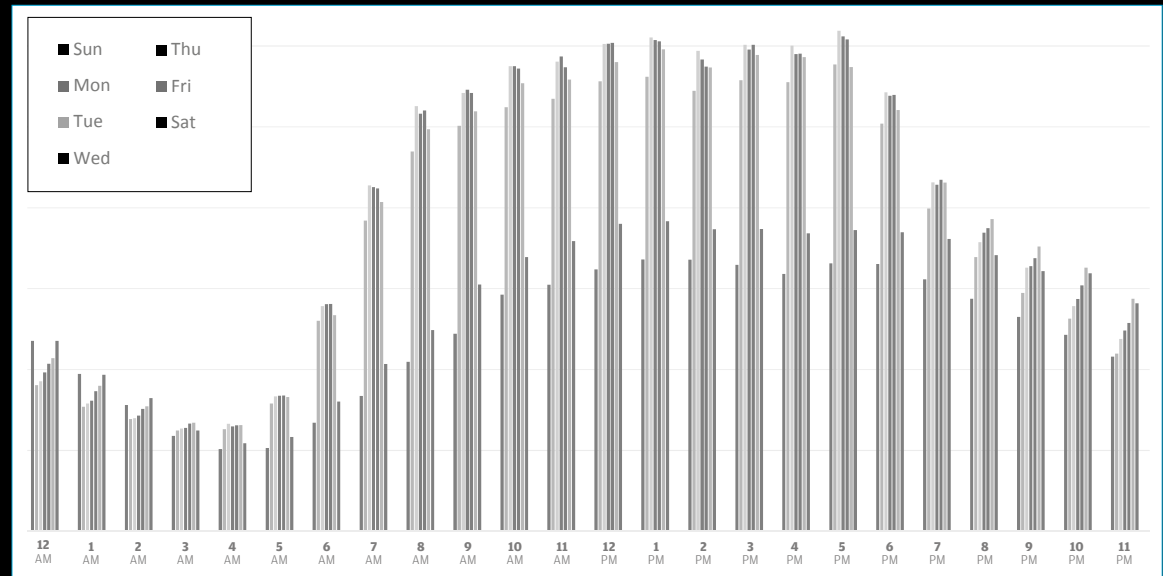
SITE OVERVIEW FOOT TRAFFIC VISITOR TRENDS WEEKDAY



SITE OVERVIEW FOOT TRAFFIC VISITOR TRENDS WEEKEND



FOOT TRAFFIC BY HOUR & DAY OF THE WEEK



THE METRO PURPLE LINE IN KOREATOWN

- + 3 STATIONS IN KOREATOWN
- + 7 MINS TO/FROM DTLA
- + EXTENSION UNDERWAY TO WESTSIDE:
78,000+ PROJECTED DAILY TRIPS ON COMPLETE PURPLE LINE

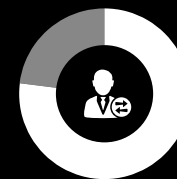


TOP CITIES WHERE VISITORS LIVE:

1. LOS ANGELES
2. NORTH HOLLYWOOD
3. GLENDALE
4. LONG BEACH
5. INGLEWOOD
6. PASADENA
7. VAN NUYS
8. BEVERLY HILLS
9. SANTA MONICA
10. BURBANK

TOP CITIES WHERE VISITORS WORK:

1. LOS ANGELES
2. BEVERLY HILLS
3. SANTA MONICA
4. GLENDALE
5. NORTH HOLLYWOOD
6. PASADENA
7. LONG BEACH
8. VAN NUYS
9. WEST HOLLYWOOD
10. INGLEWOOD



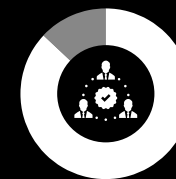
77%
WEEKDAY VISITORS

23%
WEEKEND VISITORS



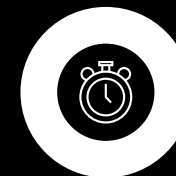
75%
LOCAL VISITOR

25%
TOURIST

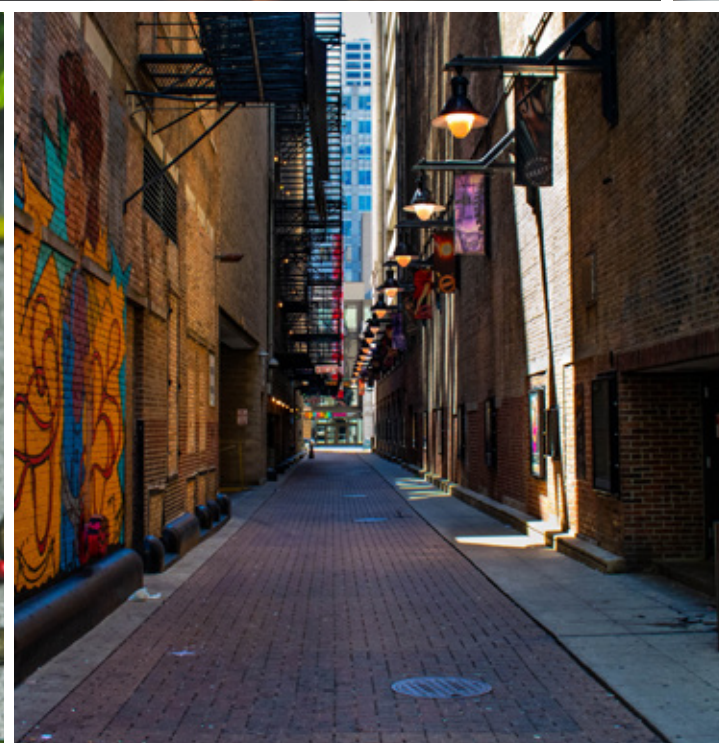


87%
FREQUENT VISITOR
(MORE THAN 1X PER YEAR)

13%
OCCASIONAL VISITOR
(1X PER YEAR)



2 H 55 MIN
AVERAGE TIME SPENT



KOREATOWN CITY CENTER ON 6TH WILSHIRE CENTER

RETAIL COLLECTION



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CBRE

JAMISON  **PROPERTIES**

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