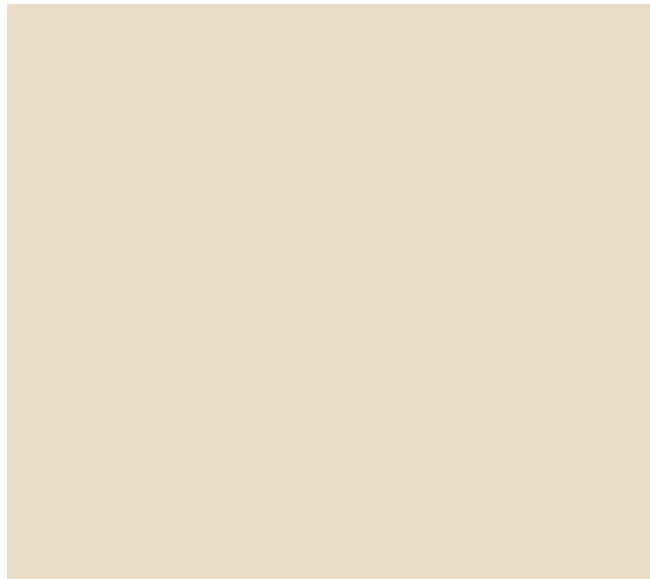


CHAPMAN COURT

■ KOREATOWN ■

[Watch the property video](#)

CBRE



The Future is Koreatown

Koreatown is a vibrant and culturally diverse neighborhood located within the bustling metropolis of Los Angeles. It is a highly sought-after area for its unique blend of international flair and local character. The neighborhood is renowned for its authentic Korean cuisine, offering a wide range of dining experiences unmatched anywhere else in the city. From traditional Korean barbecue to spicy tofu soup, Koreatown has something to offer every palate. In addition to Korean cuisine, the area is also home to a diverse range of restaurants serving everything from Italian to Mexican fare. Koreatown is a bustling commercial district that offers an eclectic mix of shops, boutiques, and businesses. The area is a popular destination for shopping, with a range of stores offering everything from trendy fashion to vintage goods. It is also home to several high-end spas and wellness centers, making it an ideal destination for relaxation and self-care.



The neighborhood is characterized by its diverse mix of residents and languages, making it one of the most cosmopolitan areas in Los Angeles. The community is highly connected, with frequent cultural events and festivals that celebrate the area's rich diversity. Koreatown offers excellent transportation options, with easy access to major freeways and public transit. The neighborhood is well-connected to other areas of Los Angeles, including downtown and Hollywood, making it a convenient location for both work and play. Overall, Koreatown is a vibrant and dynamic neighborhood with a unique blend of international flair and local character. Its rich cultural heritage, diverse community, and convenient location make it an attractive destination for those looking to live, work, or invest in the heart of Los Angeles.



Experience the Vibrant Day and Nightlife of Koreatown



DAY

With neighbors like the international style Equitable Building which hosts 700 thousand SF of office space, Chapman Court is an integral part of the day for over 70,000 workers and 67,000 commuters. Morning coffee, midday shopping trips, and company lunches/events available locally in place as unique as Chapman would premiere the new, one-stop, hot-spot Koreatown has been waiting for.

NIGHT

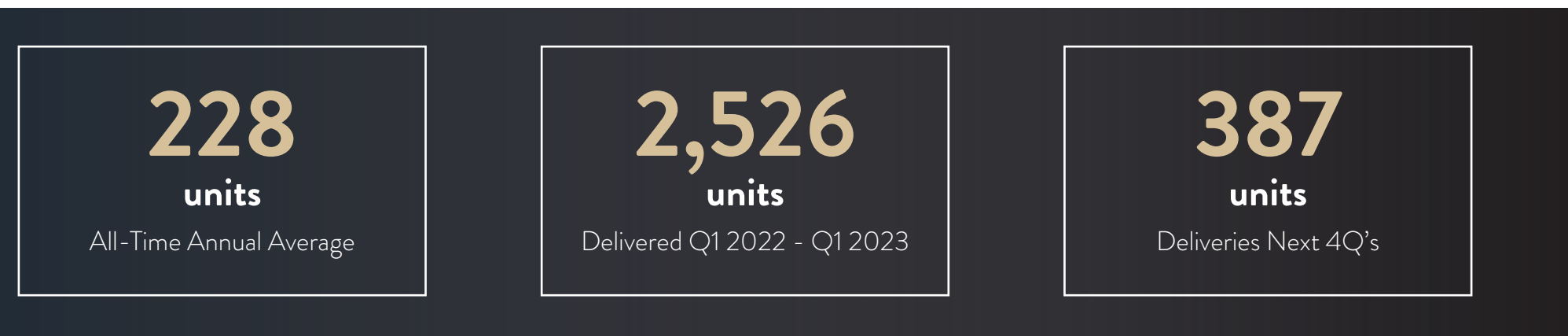
Anyone who knows K-town, knows that 6th Street is where everything happens. Whether it be renting a room at one of the many noraebang's (karaoke room) with friends, a fine dining experience, or crawling the rows of bars and lounges, most nights surround Chapman Court with herds of multicultural professionals and in-the-know tourists of all ages looking to experience all that the beloved Koreatown has to offer.



“A 24/7 Hive of Activity”

Current State of **Koreatown**

A RENAISSANCE OF NEW RESIDENTIAL DEVELOPMENT

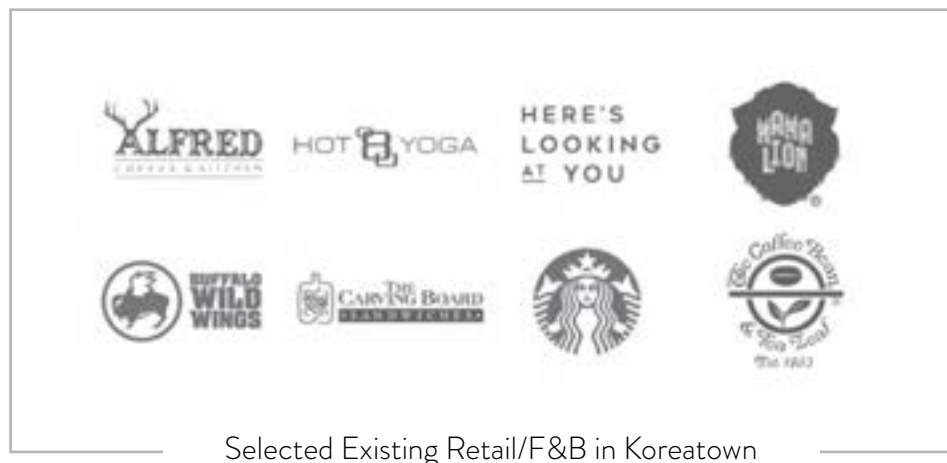


HOW DOES THIS DEVELOPMENT IMPACT RETAIL DEMAND?

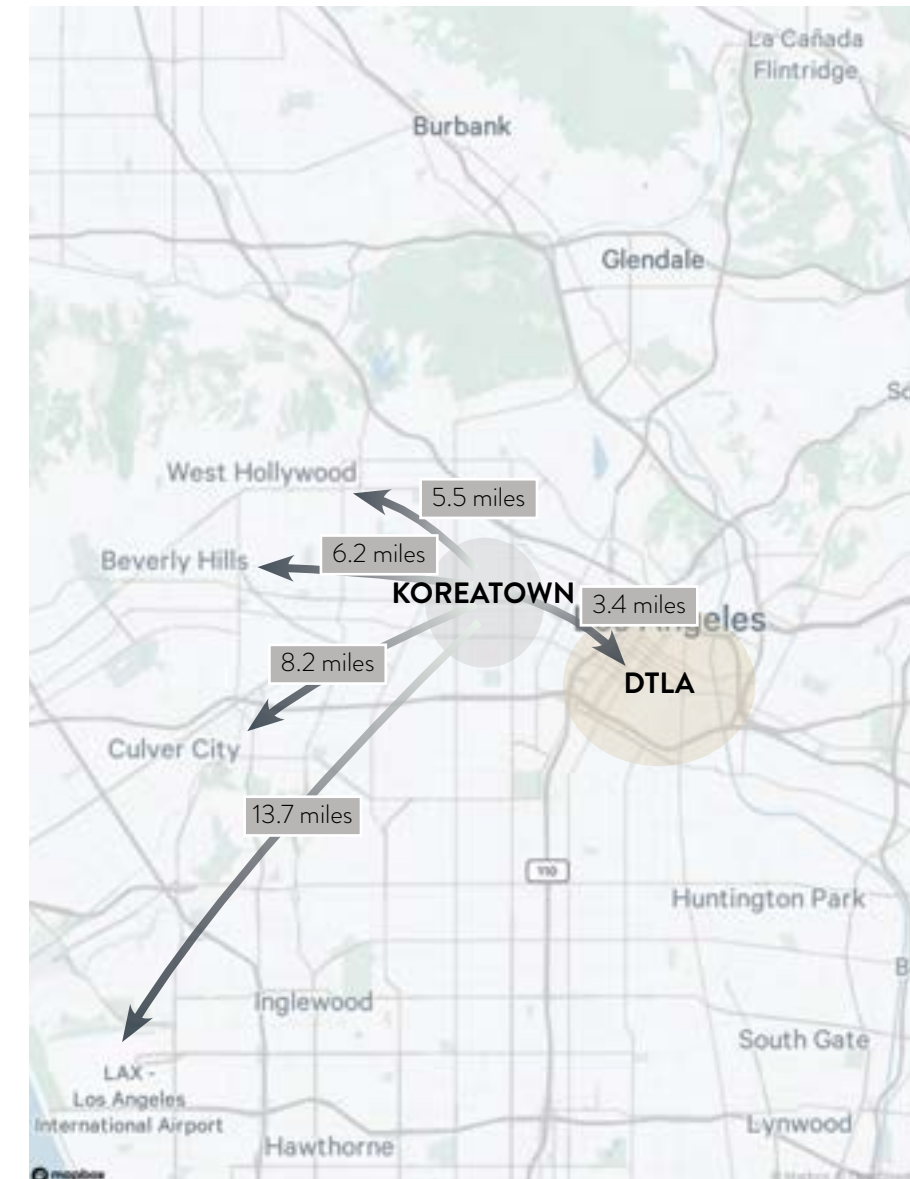
Opportunity for retail growth in an already busy neighborhood

\$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



How does **Koreatown** compare to **DTLA**?



KOREATOWN	DTLA
Resident Demographics	Resident Demographics
34,128 Residents	15,753 Residents
34,604 Daytime Population	25,039 Daytime Population
Retail Space	Retail Space
2.5 M Total Available Retail Space SF	20 M Total Available Retail Space SF
3.70% Retail Vacancy	10.40% Retail Vacancy
Multifamily Residential	Multifamily Residential
18,718 Inventory Units	11,032 Inventory Units

*Data based on 1/2 mile radius around focus area of Wilshire Blvd and Normandy Blvd | Source: CBRE Research Data is based on 1/2 mile radius around Olympic and Broadway



Metrics (Mar 1, 2022 - Feb 28, 2023)

Metric Name	City Center	Alexandria Plaza	Chapman Market
Visits	1M	768.6K	871.1K
Visitors	349.2K	451.5K	531.7K
Visit Frequency	2.88	1.7	1.64
Avg. Dwell Time	64 min	70 min	96 min
Visits Yo2Y	+92%	+113.5%	+139.2%

Daily and Hourly Visits

	City Center	Alexandria Plaza	Chapman Market
Monday	126,164	94,858	91,557
Tuesday	123,282	58,105	96,499
Wednesday	131,687	91,685	95,975
Thursday	130,231	89,219	107,578
Friday	160,221	120,673	154,316
Saturday	184,004	160,012	179,632
Sunday	149,113	154,075	145,554

	City Center	Alexandria Plaza	Chapman Market
10:00 AM	114,374	43,455	15,256
12:00 PM	174,743	118,864	96,484
2:00 PM	189,587	109,687	112,674
4:00 PM	161,308	79,985	108,178
6:00 PM	164,560	135,463	227,489
8:00 PM	119,850	149,963	283,978
10:00 PM	53,172	95,153	199,013

“Historic Value with a Modern Flair”

With its unique and classic European style architecture, Chapman Court stands out in a sea of modern structures. The newly renovated historic landmark offers a host of smaller suites ranging from 1,537 SF to 4,500 SF that are perfect for giving guests an intimate, boutique-style feel.

On the Ground Level, there is a former 2nd-gen boutique sneaker-shop with ample storage on the mezzanine level, a destined potential new hot spot for Los Angeles’ wealth of sneaker-heads. Also, next door and on the signalized corner there is a former 2nd-gen restaurant space with a dedicated blade sign on 6th & Alexandria.

Recently, the Tower Loft has been leased to ELOREA, a fragrance brand inspired by Korea’s culture, specializing in gender-neutral scents. Their flagship store in New York features a unique blend of art, cafe, and fragrances.

Chapman Court, part of the greater Chapman Plaza, exists as the soul, located at the center of K-town. What was once a local street retail center has now become a destination-oriented hub known for exotic foods and culture. This historic landmark is reaching new heights, further merging with the cosmopolitan nature of LA. K-town is entering a new chapter with thousands of new residential units being delivered year after year.



Lease Summary

■ 3501 W 6th St ■

ADDRESS 3501-3519 W 6th St, Los Angeles, CA 90020

PROPERTY TYPE Retail

Unit 3501 / Ground Level
(including: 588 SF Mezzanine) **3,355 SF**

AVAILABLE SPACE **Unit 3509 / Ground Level**
(including: 784 SF Mezzanine) **3,645 SF**

Library Bar + Unit 4 / 2nd Level
(including: 1,863 SF Mezzanine) **4,500 SF**

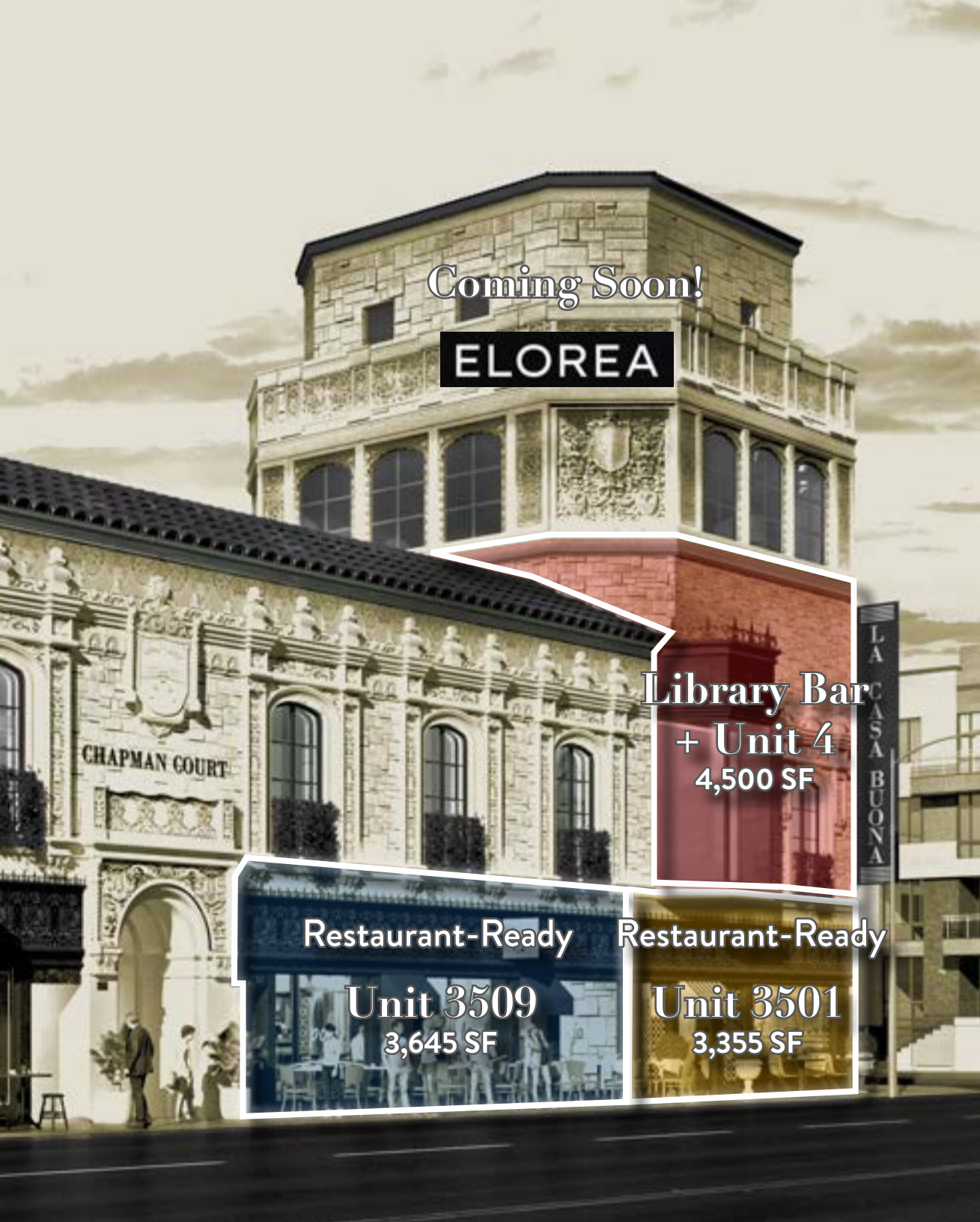
Unit 8 / 2nd Level
(including: 473 SF Mezzanine) **1,537 SF**

Unit 12 / 2nd Level
(including: 808 SF Mezzanine) **1,928 SF**

Unit 16 / 2nd Level
(including: 473 SF Mezzanine) **1,561 SF**

Unit 18 / 2nd Level
(including: 473 SF Mezzanine) **1,563 SF**

**YEAR BUILT/
RENOVATED** 1929/2020



Coming Soon!

ELOREA

**Library Bar
+ Unit 4
4,500 SF**

**Restaurant-Ready
Unit 3509
3,645 SF**

**Restaurant-Ready
Unit 3501
3,355 SF**



Courtyard/Patio



Coming Soon!

ELOREA

The blade sign is available at additional cost

**Library Bar + Unit 4
4,500 SF**

**Unit 3501
3,355 SF**



A Snapshot of **CHAPMAN COURT**

PERMIT

Master Conditional Use Permit (CUP) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption

BUILDING

Character building dated 1929 with astonishing natural light and skylights

2 mile radius
DEMOGRAPHICS

Population - 358,973
Daytime Population - 113,464

LOCATION

Central to the hub of Koreatown within walking distance of world-renowned dining, spas, and entertainment

BUILDING SYSTEMS

Newly installed HVAC systems
Renovated elevator connecting to all levels

SECURITY


Gated security system in place on the second floor for added safety

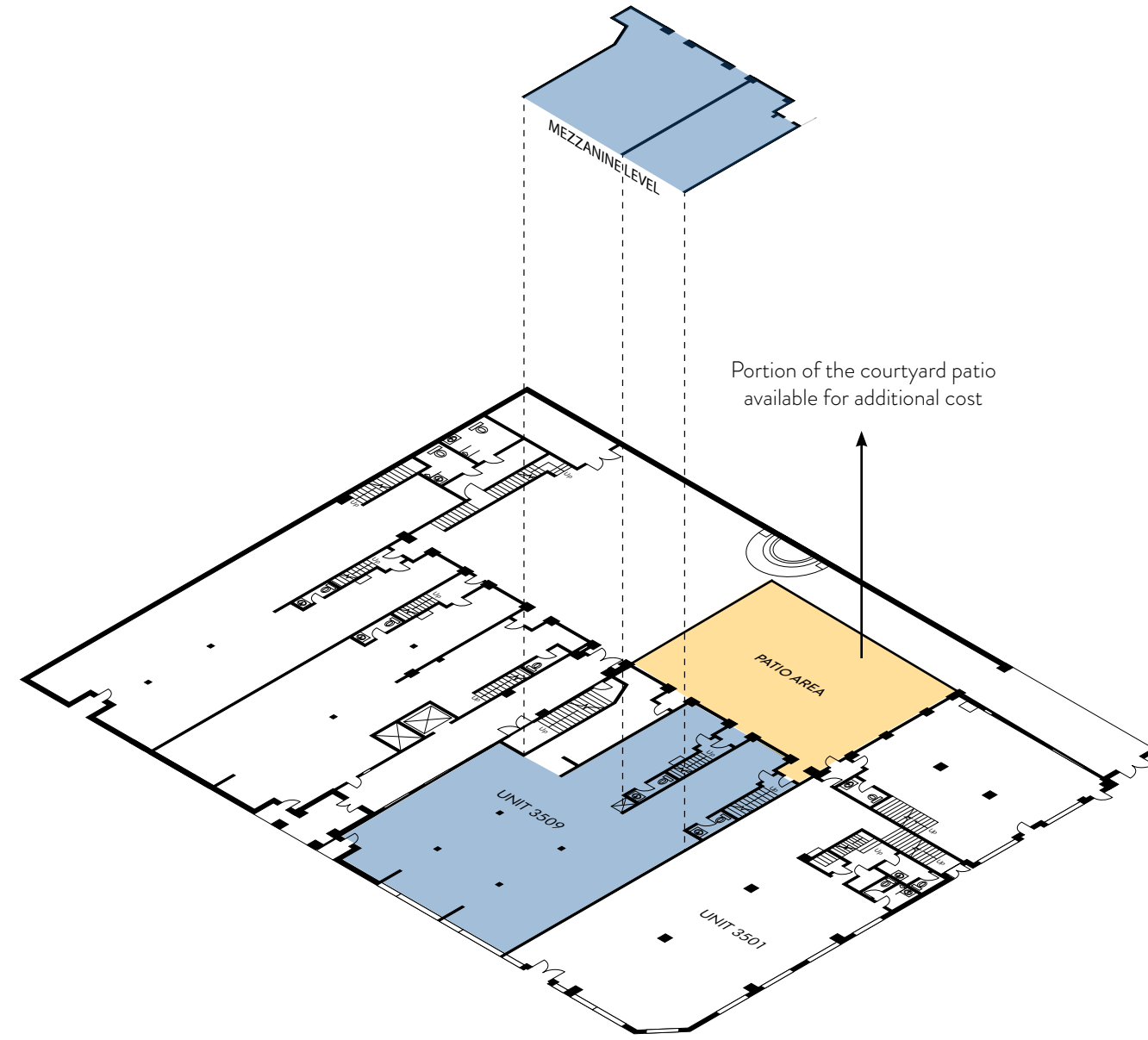
Ground Floor Plans



Unit 3509

Ground Floor Size	2,861 SF
Mezzanine Size	784 SF
Total	3,645 SF

- Previous Tenant:  Streetwear Boutique
- Space Highlights:
 - Ideal for a store that sells sneakers, streetwear, clothes, or any other retail items.
 - Ventilation shaft available for the hood with common grease interceptor connection.



Ground Floor Plans



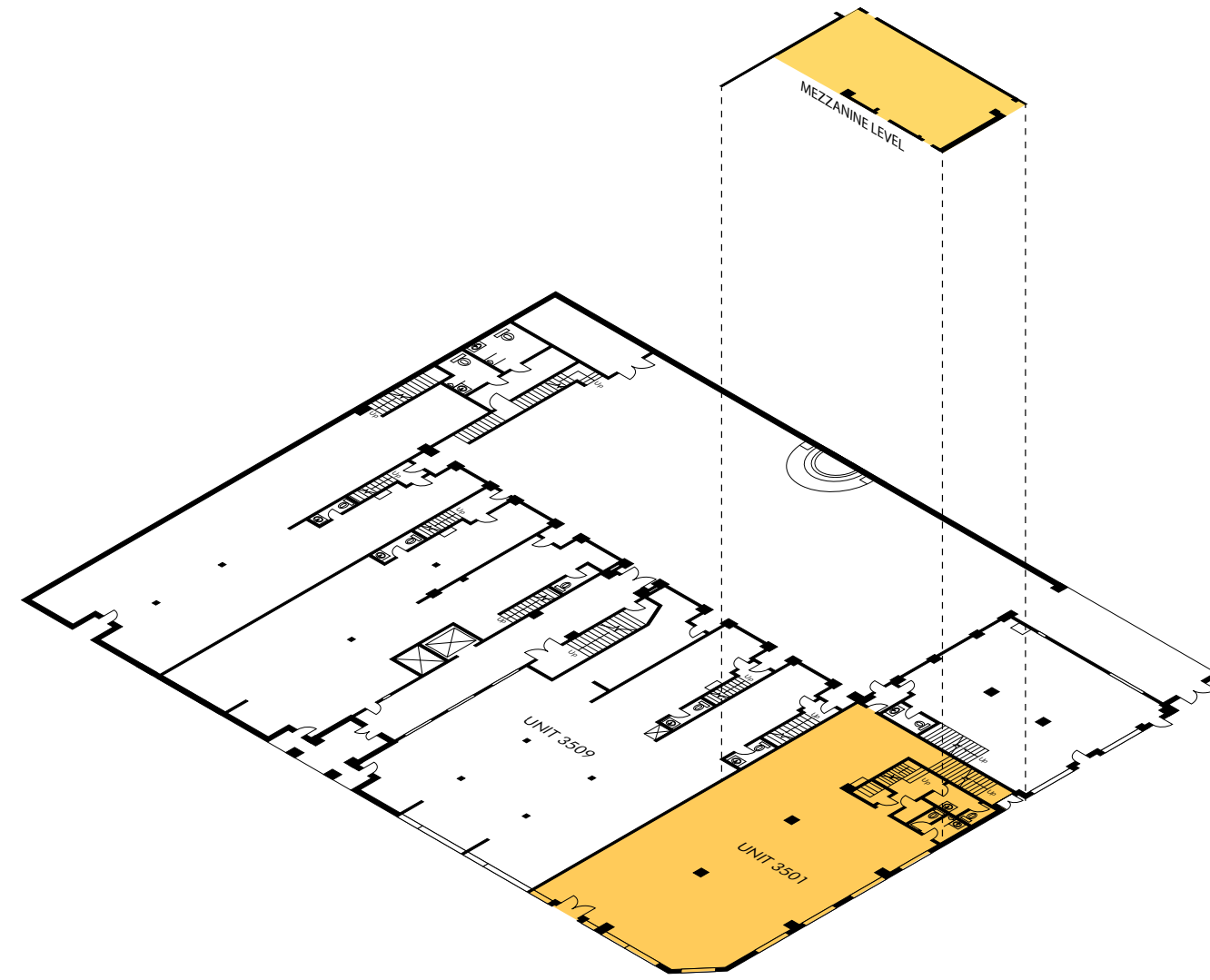
Unit 3501

Ground Floor Size	2,767 SF
Mezzanine Size	588 SF
Total	3,355 SF

· Previous Tenant: **Sweetgreen**

· Space Highlights:

- Master Conditional Use Permit (CUP) for Alcohol
- All the necessary appliances are included
- Ventilation shaft available for the hood
- Ideal for a fast food restaurant, to-go eatery, or bar



Library Bar (2nd Level) Floor Plans



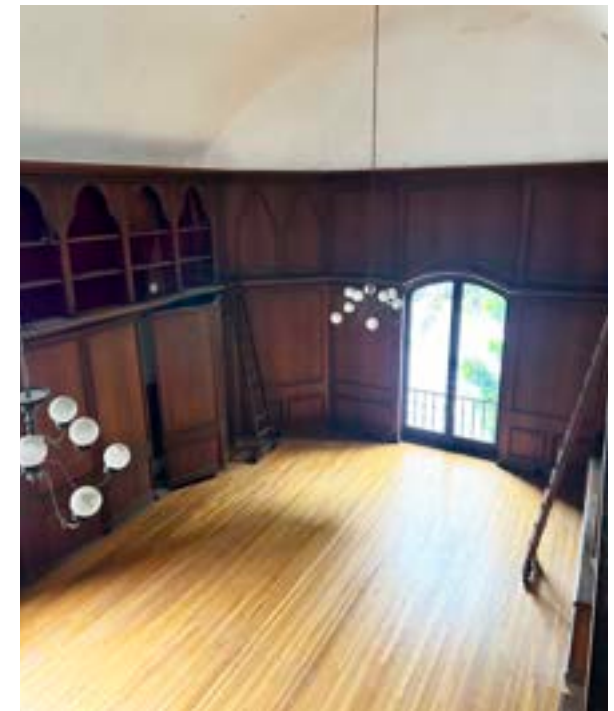
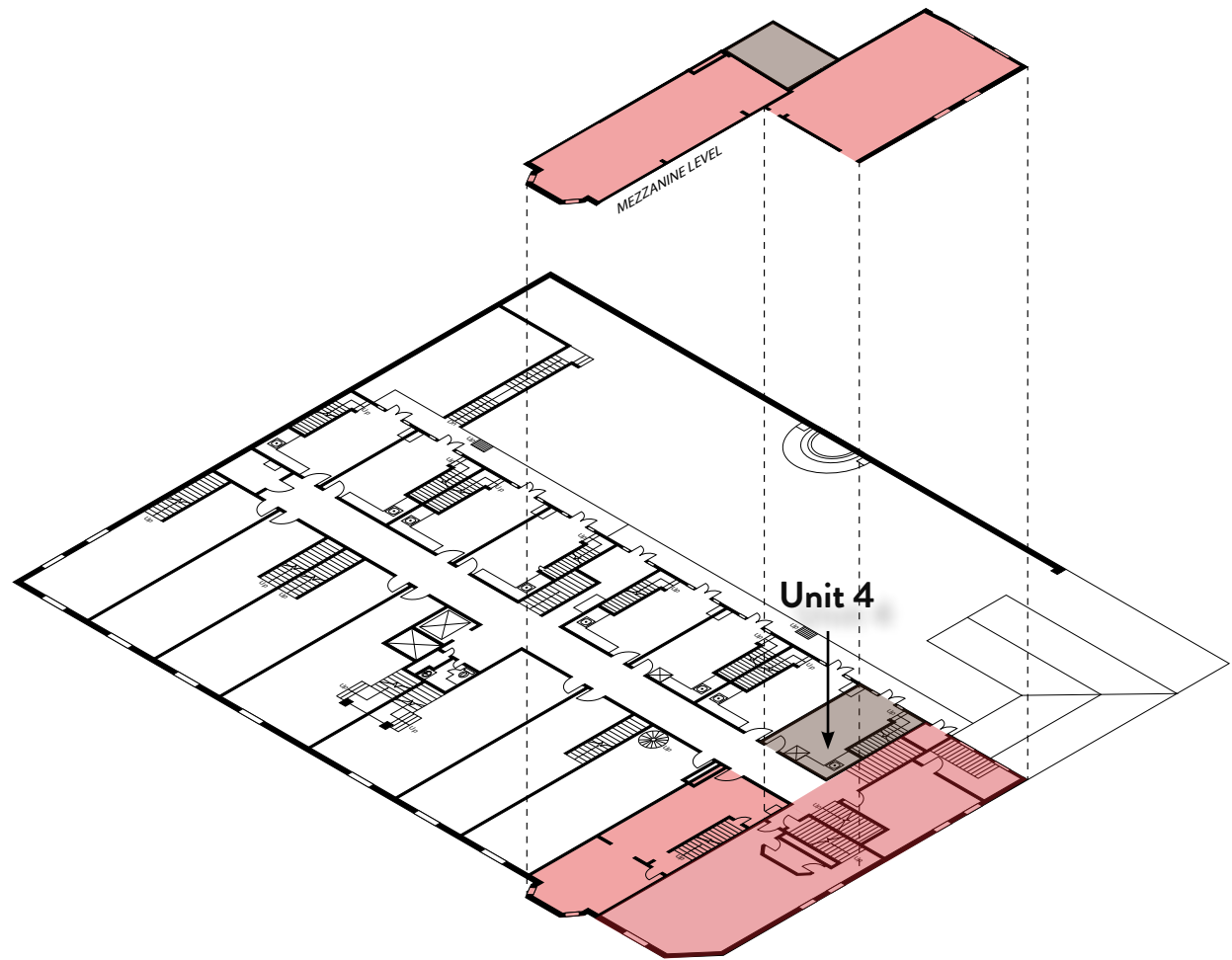
Library Bar + Unit 4 / 2nd Level (including: 1,863 SF Mezzanine)	2,637 SF
Total	4,500 SF

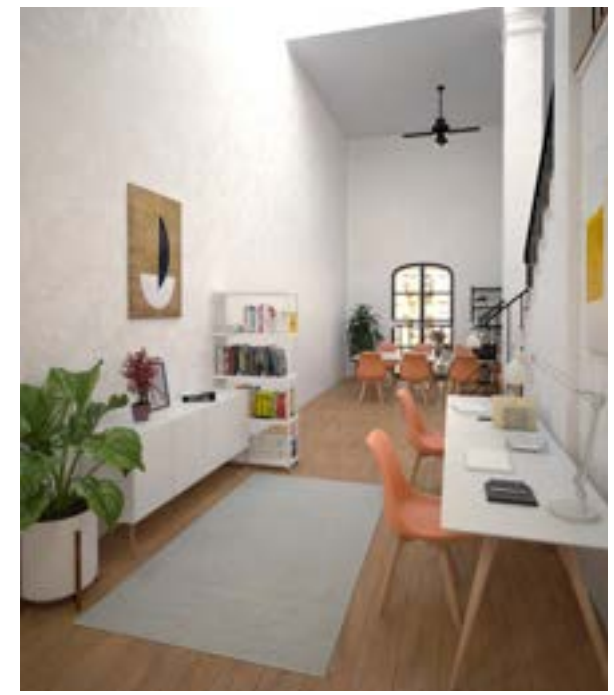
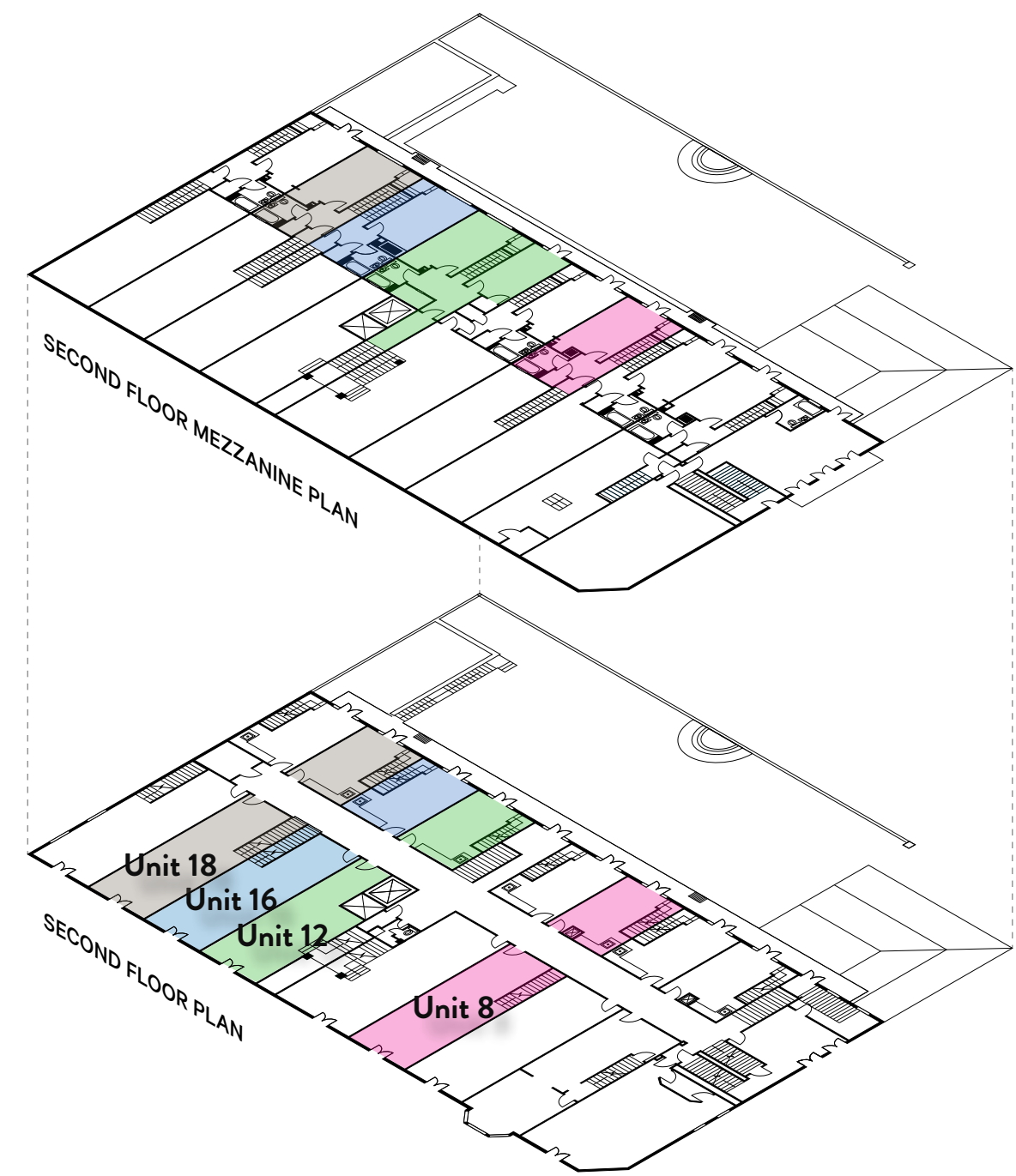
• Space Highlights:

- Distinctive Wood Design and Paneling Throughout
- Approved Master Conditional Use Permit (CUP)
- Unique Views and Architecture



Library Bar Video





Live/Work Units (2nd Level) Floor Plans

Unit 8 (including: 473 SF Mezzanine)	1,537 SF	Unit 16 (including: 473 SF Mezzanine)	1,561 SF
Unit 12 (including: 808 SF Mezzanine)	1,928 SF	Unit 18 (including: 473 SF Mezzanine)	1,563 SF

- Space Highlights:
 - Live/Work Units
 - Kitchenettes
 - Full Bathrooms with Tub & Showers
 - Vaulted Ceilings

PAID PUBLIC PARKING NEAR CHAPMAN COURT

Monthly Parking Options Available

Location	Opening Times	Prices	
1 Equitable Plaza Public Parking 3435 Wilshire Blvd, Los Angeles, CA 90010	Available 24/7	5 Mins	\$3.00
		24 Hours	\$18.00
		Evening (Mon-Fri after 5 pm)	\$5.00
		Flat Rate - (Sat-Sun In after 6 am)	\$5.00
2 K 3 Parking 550 S Kenmore Ave, Los Angeles, CA 90020	Available 24/7	Daytime	\$15.00
		Daytime (Thu-Sat)	\$20.00
		Overnight	\$25.00
3 SP + Parking 3333 Wilshire Blvd, Los Angeles, CA 90010	Weekdays 7 am - 7 pm Sat. 7 am - 4 pm Sun. Closed	15 Mins	\$3.00
		Max	\$18.00
4 3424 Wilshire Blvd 3424 Wilshire Blvd, Los Angeles, CA 90010	Available 24/7	15 Mins	\$3.00
		24 Hours	\$18.00
5 Central Plaza 3440-3470 Wilshire Blvd, Los Angeles, CA 90010	Available 24/7	15 Mins	3.00
		24 Hours	\$18.00
		Evening (Mon-Fri In after 5 pm)	\$5.00
		Flat Rate (Sat-Sun)	\$5.00
6 3325 Wilshire Blvd 3325 Wilshire Blvd, Los Angeles CA 90010	Weekdays 7 am - 9 pm Sat. 8 am - 3 pm Sun. Closed	15 Mins	\$3.00
		Max	\$18.00
		Evening (Mon-Fri In after 5 pm)	\$5.00
7 Metroplex 3530 Wilshire Blvd, Los Angeles, CA 90010	Weekdays 7 am - 7 pm Sat. 8 am - 2 pm Sun. Closed	15 Mins	\$3.00
		30 Mins	\$6.00
		1 Hour	\$12.00
		Max	\$18.00
8 Paramount Plaza 3550-3580 Wilshire Blvd, Los Angeles, CA 90010	Daily 6 am - 10 pm	15 Mins	\$3.00
		Evening (Mon-Fri In after 5 pm)	\$5.00
		Max	\$18.00
		Flat Rate (Sat-Sun)	\$5.00

Parking Options

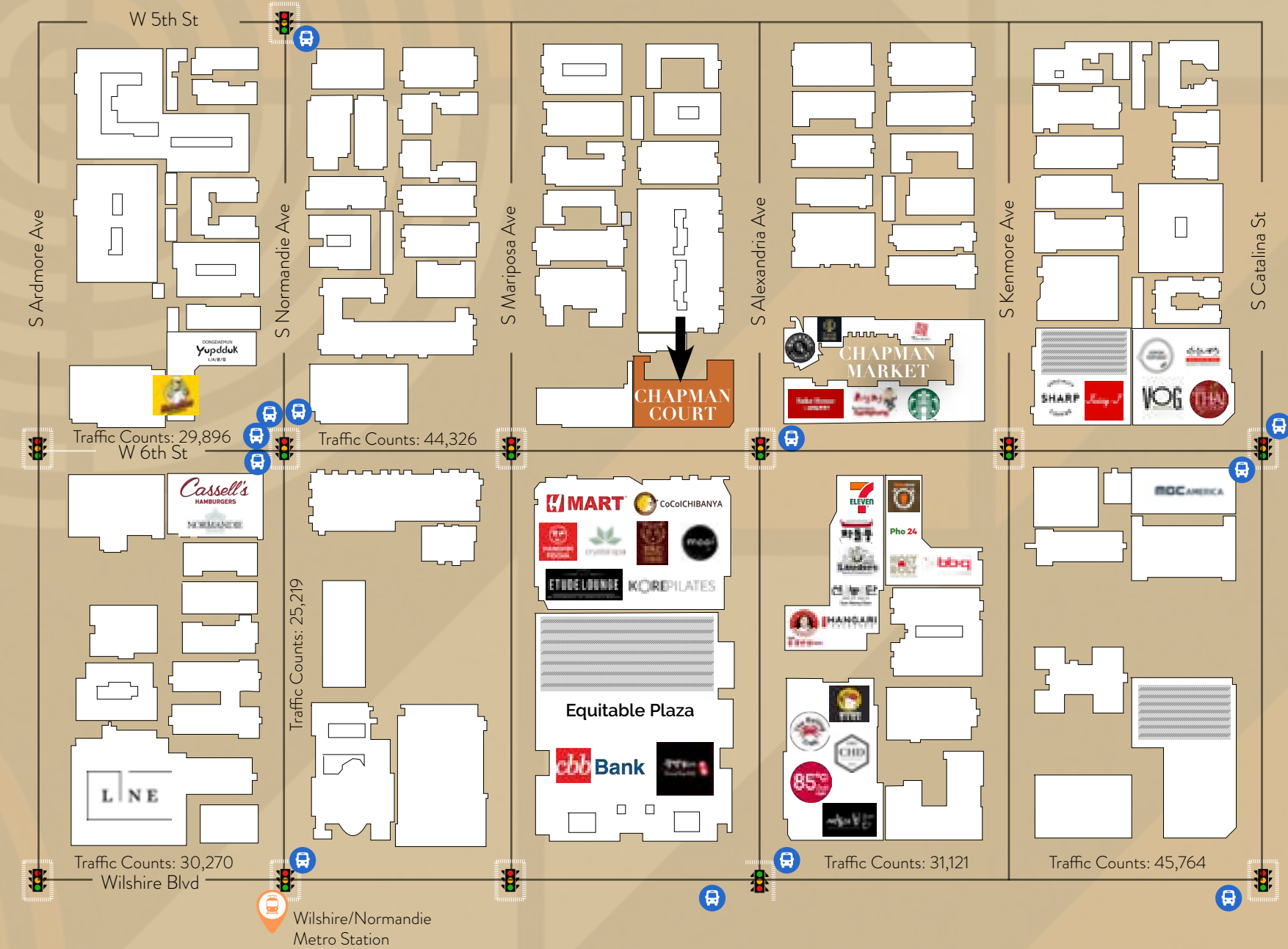
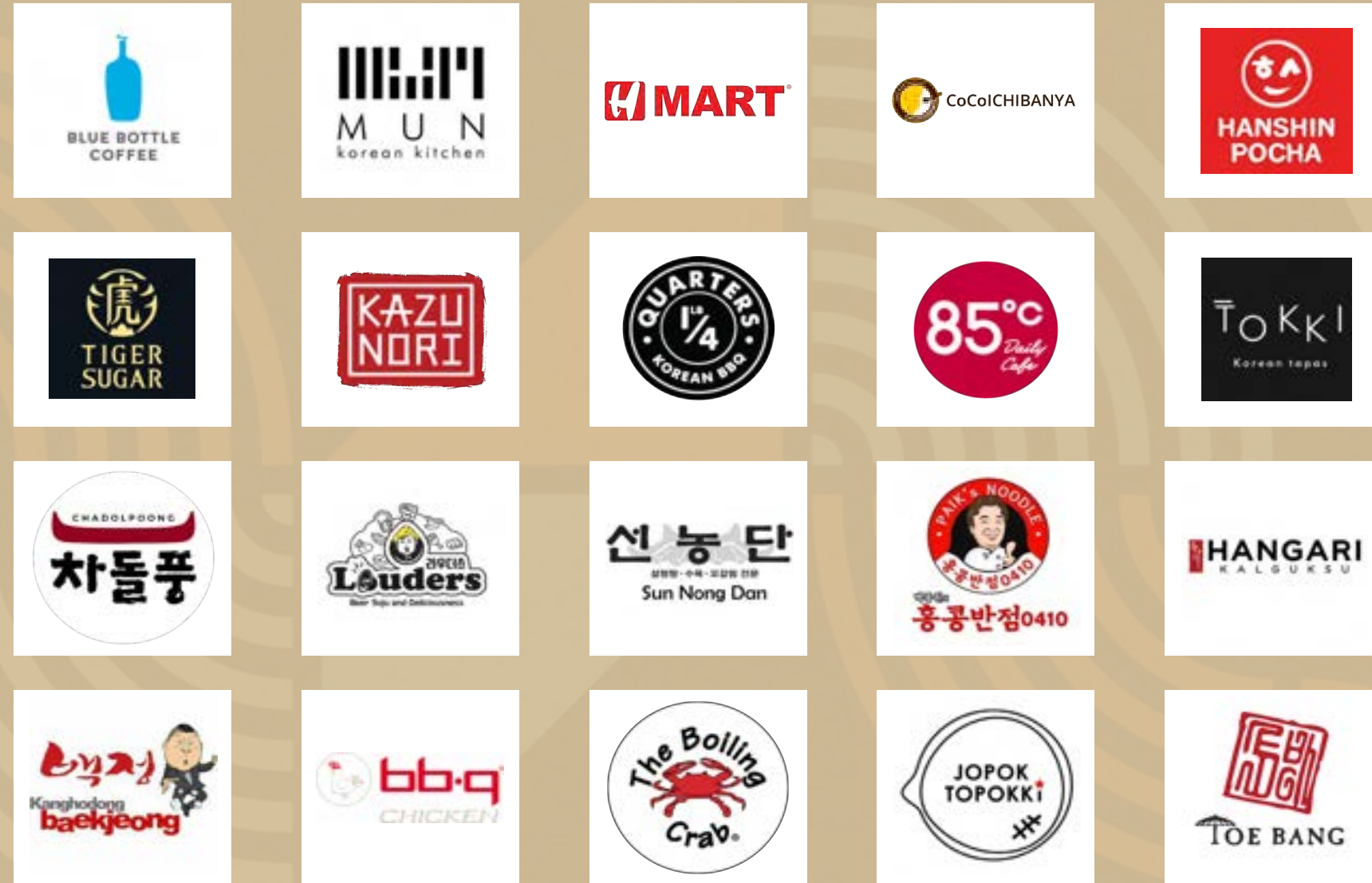


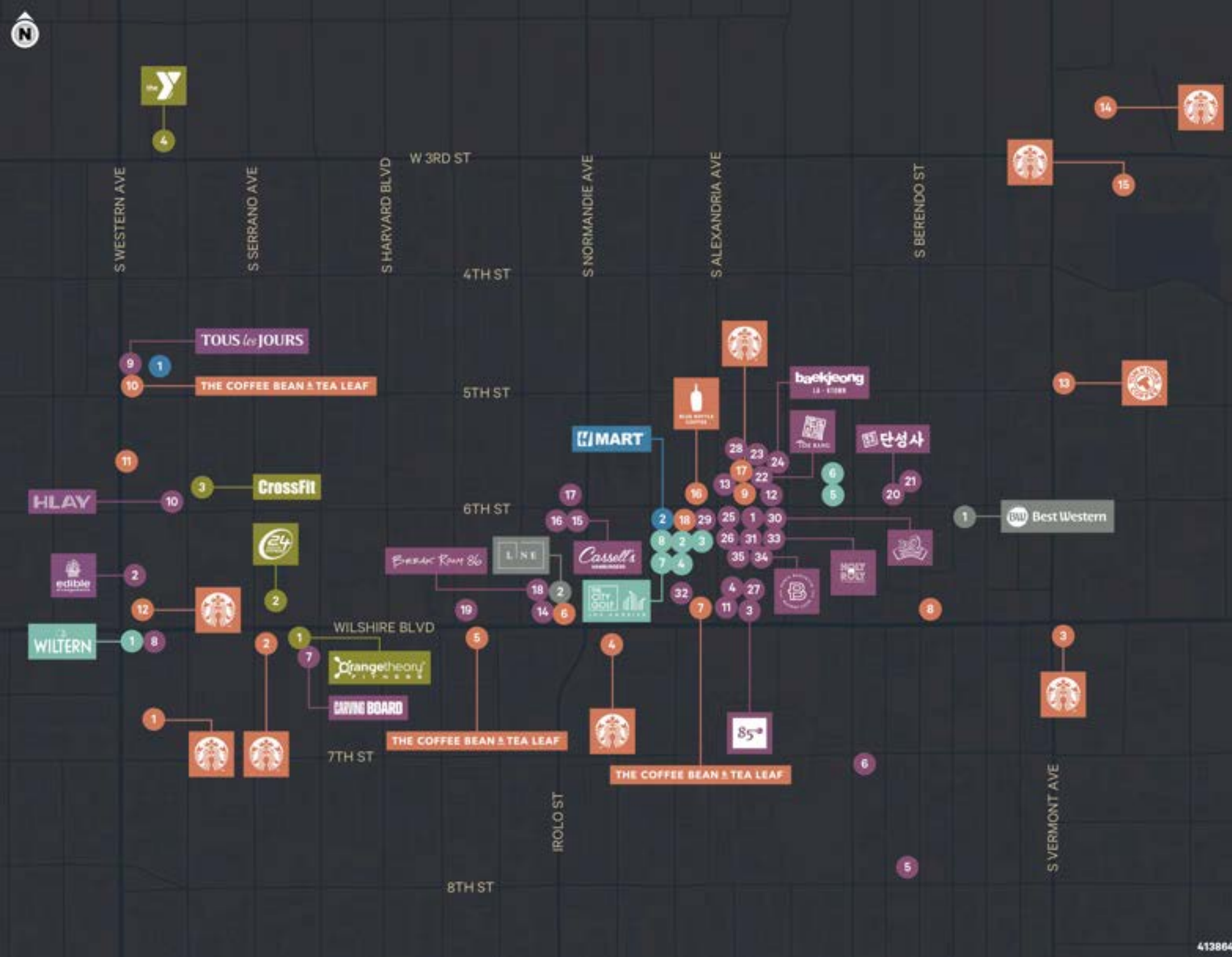


“Koreatown is already the DENSEST neighborhood in Los Angeles. More people live there, per square mile, than in any other area in the city or county... BURNISHING K-town’s reputation as the hub of a walkable, transit-oriented Los Angeles.” - **LA Weekly**



Chapman Court Neighbors





- EATERIES**
 - 1 Paris Baguette USA
 - 13 Quarters Korean BBQ
 - 25 Cha Dol Poong
 - 2 Edible Arrangements
 - 14 Openaire
 - 26 Paik's Noodle - Hong Kong Banjum
 - 3 85°C Bakery Café
 - 15 Cassell's
 - 27 Jjukku jjukku BBQ
 - 4 Honeymee
 - 16 Le Comptoir
 - 28 Sung Nong Dan
 - 5 Majangdong
 - 17 Yupdduk
 - 29 HKC Dim Sum
 - 6 The Prince
 - 18 Breakroom 86
 - 30 BBQ Chicken LA
 - 7 The Carving Board
 - 19 BCD Tofu House
 - 31 Hangari Kalguksu
 - 8 Terra Cota
 - 20 Dan Sung Sa
 - 32 Gwang Yang BBQ
 - 9 Tous Les Jours
 - 21 Seong Buk Dong
 - 33 Holy Roly Ice Cream
 - 10 Here's Looking At You
 - 22 Toe Bang
 - 34 Paris Baguette
 - 11 The Boiling Crab
 - 23 Sake House by Hikari
 - 35 Sea Story Seafood & Bar
 - 12 Escala
 - 24 Kang Ho Dong Baekjeong

- CAFES**
 - 1 Starbucks US
 - 7 The Coffee Bean & Tea Leaf
 - 13 Tom N Tom's Vermont Galleria
 - 2 Starbucks US
 - 8 Caffe Bene
 - 14 Starbucks US
 - 3 Starbucks US
 - 9 Starbucks
 - 15 Starbucks US
 - 4 Starbucks US
 - 10 The Coffee Bean & Tea Leaf
 - 16 Blue Bottle Coffee
 - 5 The Coffee Bean & Tea Leaf
 - 11 Bumsan Milk Bar
 - 17 Tiger Sugar
 - 6 Alfred
 - 12 Starbucks US
 - 18 Café Mool

- LODGING**
 - 1 Best Western
 - 2 The Line LA

- SHOPPING**
 - 1 California Market
 - 2 H Mart City Center

- ATTRACTIONS**
 - 1 The Wiltern
 - 4 The City Golf
 - 7 Robert Lim Custom Tailor
 - 2 Etude Lounge
 - 5 Mia Lash
 - 8 Crystal Spa
 - 3 Arte Beauty
 - 6 Esprit Medspa

- FITNESS**
 - 1 Orange Theory Fitness
 - 3 CrossFit
 - 4 YMCA
 - 2 24 Hour Fitness



Chapman Court Demographics • 2 Mile Radius



Population:
349,385



Ave. HH Income:
\$73,739



Avg. HH Size:
2.49



Housing Units:
147,962



Population 15+:
288,095



Businesses:
16,843



Employees:
113,464



Median Age:
36.6



Bachelor's Degree:
32.60%



Graduate Degree:
27.6%



Daytime Workers:
123,229



Daytime Residents:
171,207

CHAPMAN COURT

■ KOREATOWN ■

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