

RETAIL LEASE OFFERING

302 S. MARIPOSA AVENUE, LOS ANGELES CA 90020

HIGH VISIBILITY RETAIL OPPORTUNITY



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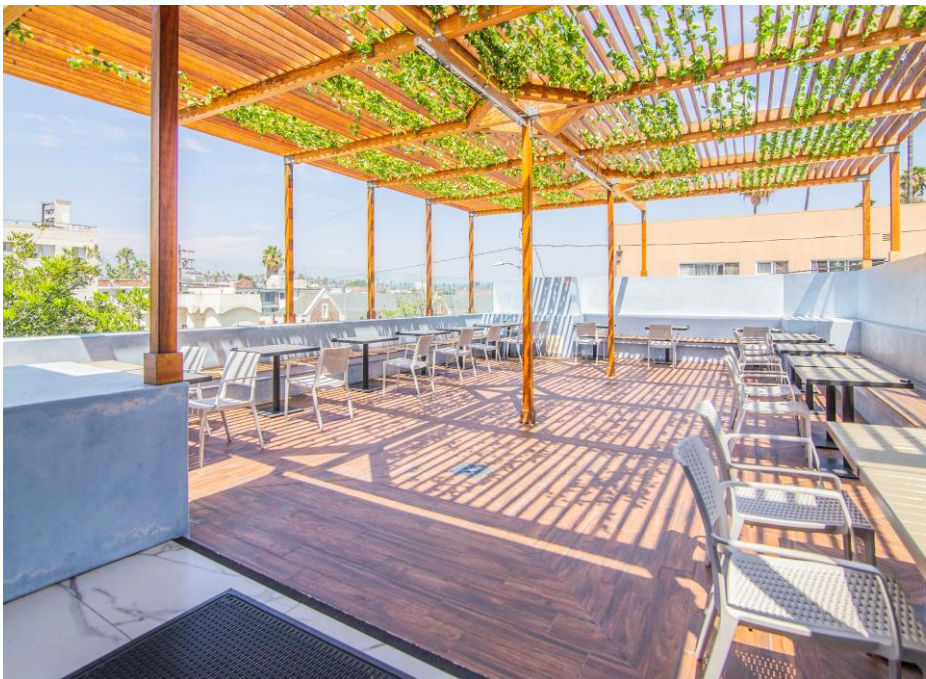
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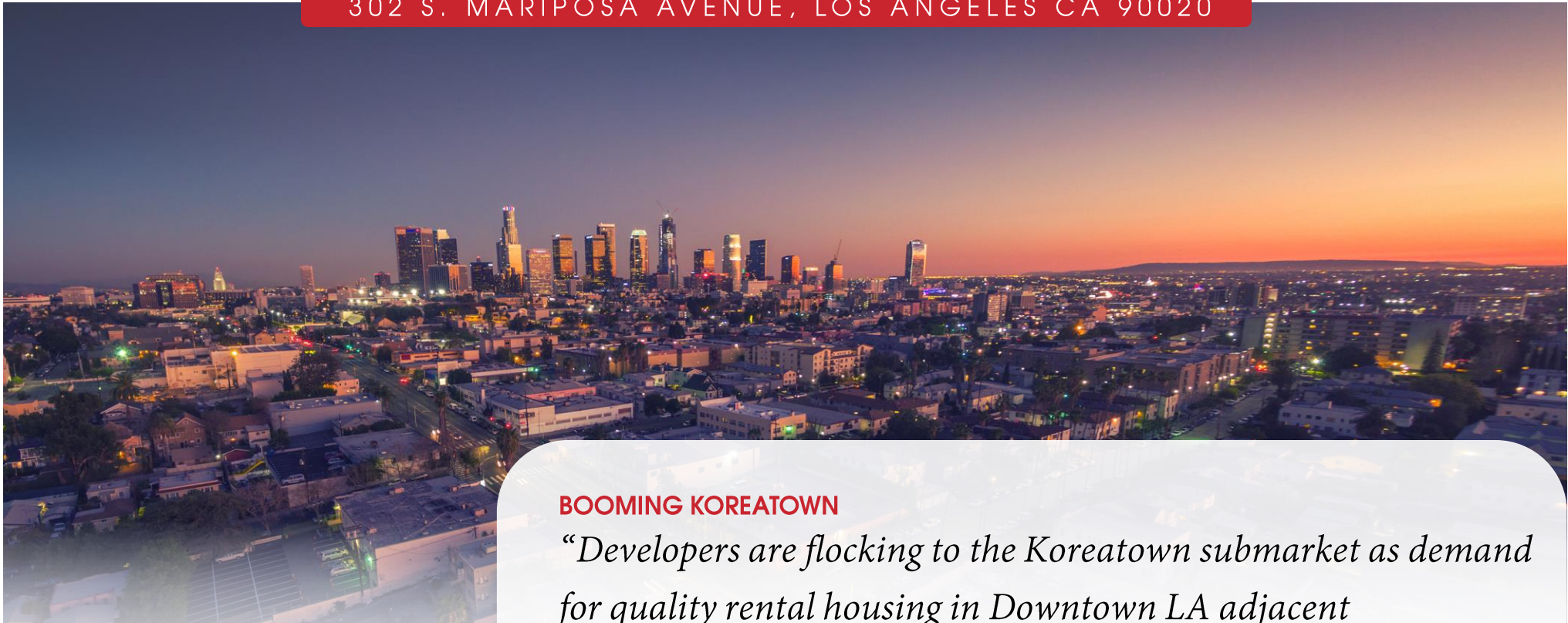
ADDRESS	302 S. Mariposa Avenue
TOTAL SF	6,000 (Including Patio)
RENTABLE SF	4,872
USABLE SF	6,000
LEASE RATE	\$48/SF/YR
LEASE TERM	5 Years +
PARKING	11 Spaces
ZONING	C2
LEASE TYPE	Modified Gross Lease
PROPERTY TYPE	Retail
YEAR BUILT	1980

- Newly renovated building with full kitchen built-out
- High visibility from intersections
- Great Parking
- SEC Retail Opportunity at the intersection of 3rd and Mariposa Ave.
- Great location with terrific visibility. Perfect for restaurants, Hair salons, Doctors office, and cafes.
- Completely renovated from top to bottom. Two ADA restrooms built, upgraded electricity, new HVAC
- Central Bar built out down stairs with themed rooms and extravagant patio space upstairs.
- Ownership is open to most uses.
- Attached Type 41 Beer and Wine License



KOREATOWN LOCATION

302 S. MARIPOSA AVENUE, LOS ANGELES CA 90020



BOOMING KOREATOWN

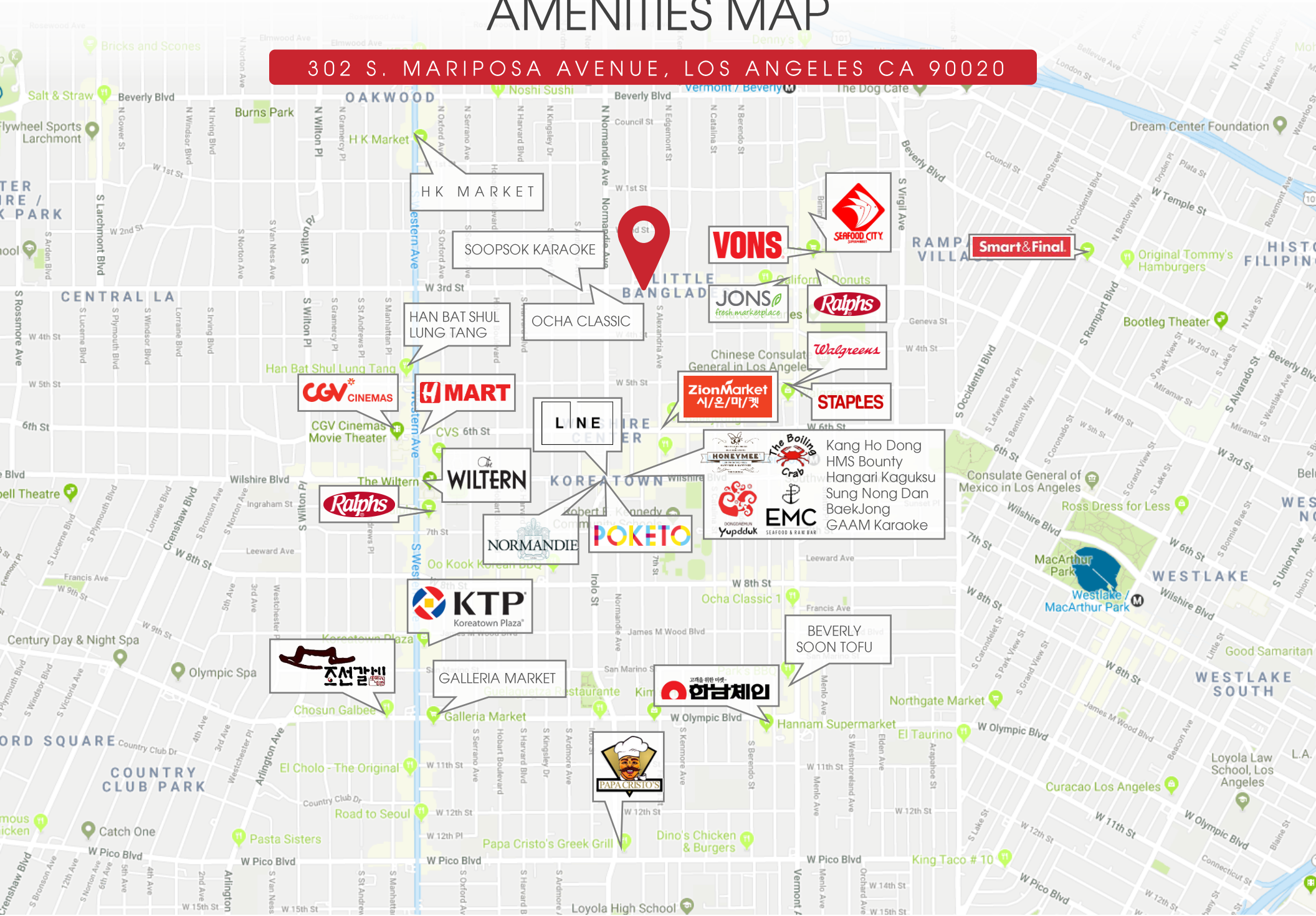
“Developers are flocking to the Koreatown submarket as demand for quality rental housing in Downtown LA adjacent neighborhoods continues to rise at unprecedented rates.”

Koreatown is a sprawling, three-square-mile community just west of downtown that has become one of the city’s trendiest areas thanks to the continuing renovation of its rich architectural heritage, a new subway traversing its Wilshire Boulevard hub and recently opened boutique hotels like the Line and Normandie.

As the most densely packed part of Los Angeles, it’s also one of the city’s most walkable, with Art Deco buildings and palm-lined boulevards. Koreatown’s 220,000 plus residents, primarily renters (93% of the housing units), benefit from the area’s central location that provides easy access via metro, bus or car to many of Los Angeles’ major employment and education centers in Downtown LA, Hollywood, West Los Angeles, Beverly Hills, and the San Fernando Valley.

AMENITIES MAP

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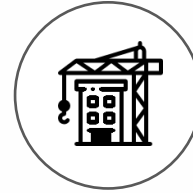
LOCATION OPPORTUNITY

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GREAT AREA AMENITIES

Residents are within a short walk or bus ride of popular local amenities such as The LINE Hotel, Chapman Plaza, City Center on 6th, Shatto 39 Lanes, Shatto Recreation Center, and scores of local restaurants, markets, and shops



LOCATED NEAR NEW COMMERCIAL DEVELOPMENTS

More than \$3.8B of commercial space is currently under development in Koreatown. Notably, major projects in planning such as the Zion Market + 22,000 SF of retail space, and 193 Units above 20,000 SF of retail within walking distance of the subject property and will dramatically change the immediate area.



ACCESSIBILITY

The subject property's central location within the City of Los Angeles offers excellent connectivity to surrounding submarkets and job centers. Residents can easily access some of the largest employment centers in the region such as Downtown Los Angeles, Hollywood, West Hollywood, and Beverly Hills while also enjoying the lifestyle and entertainment amenities that places like nearby Silver Lake, Echo Park, and Miracle Mile offer.



TRANSIT ORIENTED

Located near the DASH Wilshire Center/Koreatown bus line and residents are within a 15-minute walk of the Metro Purple Line which provides service to Downtown Los Angeles or to Hollywood and Studio City via the Red Line. Upon completion of the Purple Line extension in 2024, residents will be able to travel to Miracle Mile, Beverly Hills, and Westwood via the Metro.



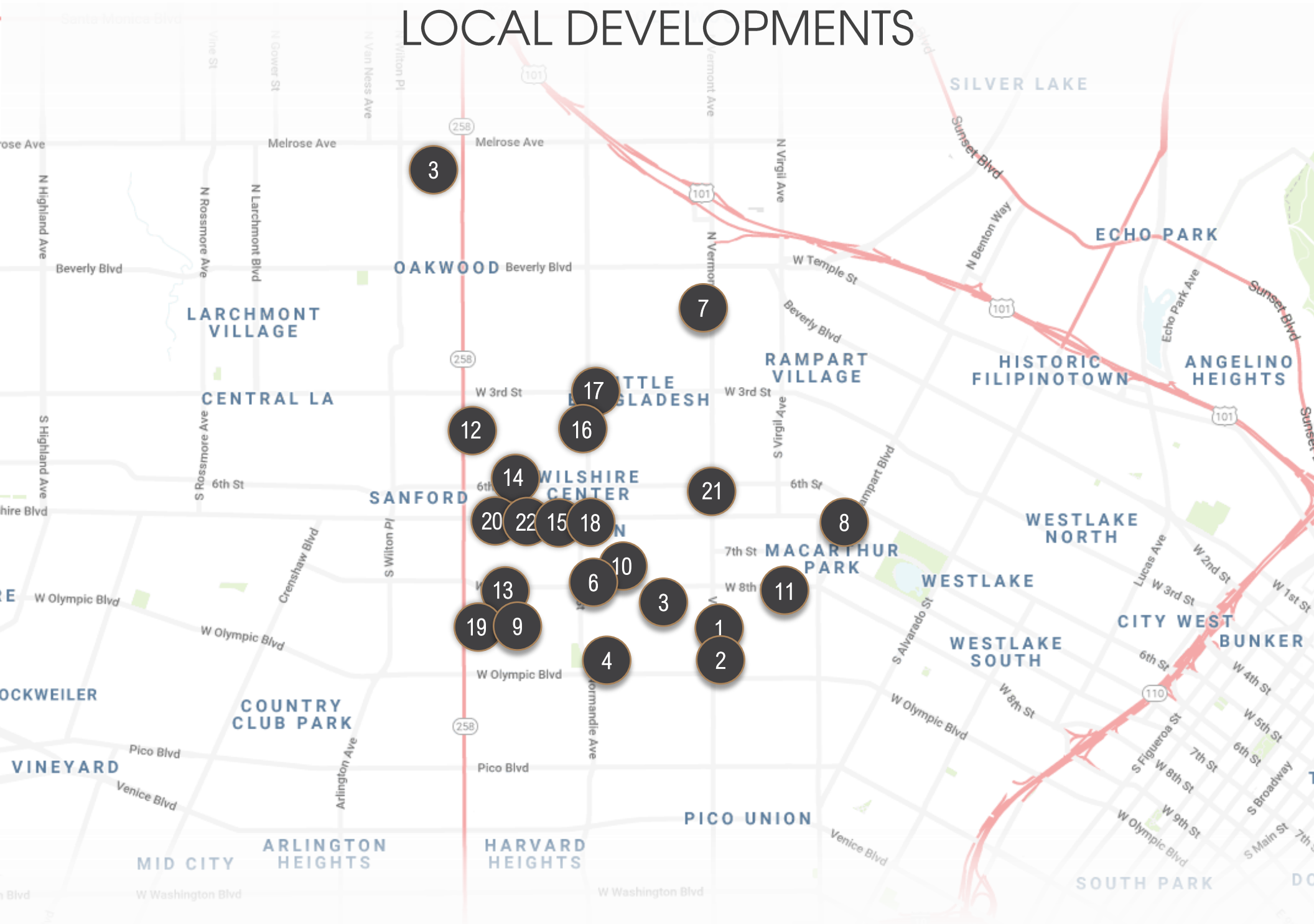
GREAT WALK SCORE

Walk Score of 95, Deemed a WALKER'S PARADISE with most daily errands not requiring a car. Transit score for this property is rated 79 which is considered EXCELLENT TRANSIT, making transit a convenience for most trips.

LOCAL DEVELOPMENTS

	ADDRESS	TYPE
1	Vermont Ave & James M. Wood	5-Story building, Zion Market ground level, structured parking, 22,000 SF space located above.
2	James M. Wood Boulevard	6-Story building, 193 units - 20 designated as affordable - and nearly 20,000 SF of ground-floor retail space
3	626-634 St. Andrews Place	227 studio and one-bedroom apartments and approximately 800 square feet of ground-floor retail space.
4	968-974 S. Fedora Street	50 residential units above at-grade and basement parking levels.
5	8 th & Berendo Street	98 residential units with 3,500 square feet of ground-floor retail space and basement parking.
6	738 S. Normandie Avenue	Seven-story, 50-unit apartment building.
7	200 N. Vermont Avenue	490 residential units with 9,280 square feet of ground-floor retail space and parking.
8	2900 Wilshire Boulevard	25-story building which will feature 644 apartments and 15,000 square feet of ground-floor retail.
9	8 th Street & Serrano Avenue	157 units - including 16 low-income households - with 12,000 square feet of ground-floor retail space
10	7 th Street & Mariposa Ave	28 & 23 story buildings featuring 641 units and 1,922 parking spaces
11	2925-2951 W. Leeward Avenue	5 story building offering studio, one-, two-, and three-bedroom dwellings, with an average size of 1,160 square feet
12	5 th Street & Oxford Avenue	89 residential units above a two-level, 201-car basement parking garage.
13	744-762 S. Serrano Avenue	157 apartments and nearly 12,000 square feet of ground-floor commercial space
14	3800 W. 6 th Street	122 residential units, a 192-room Hyatt Centric Hotel, and 14,500 square feet of commercial space.
15	3600 Wilshire Boulevard	Two 23-story towers featuring 760 studio, one-, and two-bedroom apartments above parking for 1,527 vehicles.
16	4th Street & Normandie Avenue	Seven-story building featuring 224 rental apartments in addition to amenities.
17	3rd Street & Mariposa Avenue	121 apartments and 4,600 square feet of ground-floor retail space.
18	3540 Wilshire Boulevard	206 live/work lofts, while existing ground-floor retail space is being retained.
19	3525 W. 8 th Street	364 units and 52,000 SF of ground-floor retail space - 23,000 SF of which would be dedicated to a grocery store.
20	Wilshire Blvd. & Hobart Avenue	346 studio, one-, and two-bedroom dwellings with 8,300 square feet of ground-floor retail space.
21	6th Street & Vermont Avenue	68,000 SF of offices above a podium containing 1,900 parking spaces and 10,000 SF of ground-floor commercial uses.
22	Wilshire & Harvard Boulevard	Three-story, 55,000-square-foot structure that will house cultural, religious, and community events.

LOCAL DEVELOPMENTS





The Line Hotel



Koreatown Plaza



Chapman Plaza



Madang Courtyard

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