

Restaurant/
Commercial
Kitchen Space
FOR LEASE

686

686 N SPRING ST. LOS ANGELES, CA 90012



LEASED
Specialty Coffee
Operator & Roastery

Best-in-Class
Coffee Concept and Roastery
COMING SOON

POSITIONED AT THE HEART OF CHINATOWN'S GROWTH AND REVITALIZATION

PROPERTY HIGHLIGHTS



Turnkey restaurant with fully equipped kitchen with dual hoods, walk-in cooler/freezer, and automatic dishwasher.



Large kitchen space is perfect for **commercial kitchen/catering** kitchen tenants



Secured, gated parking for employees, valet and loading and other uses.



Private driveway space can be used for **truck loading/parking area**.



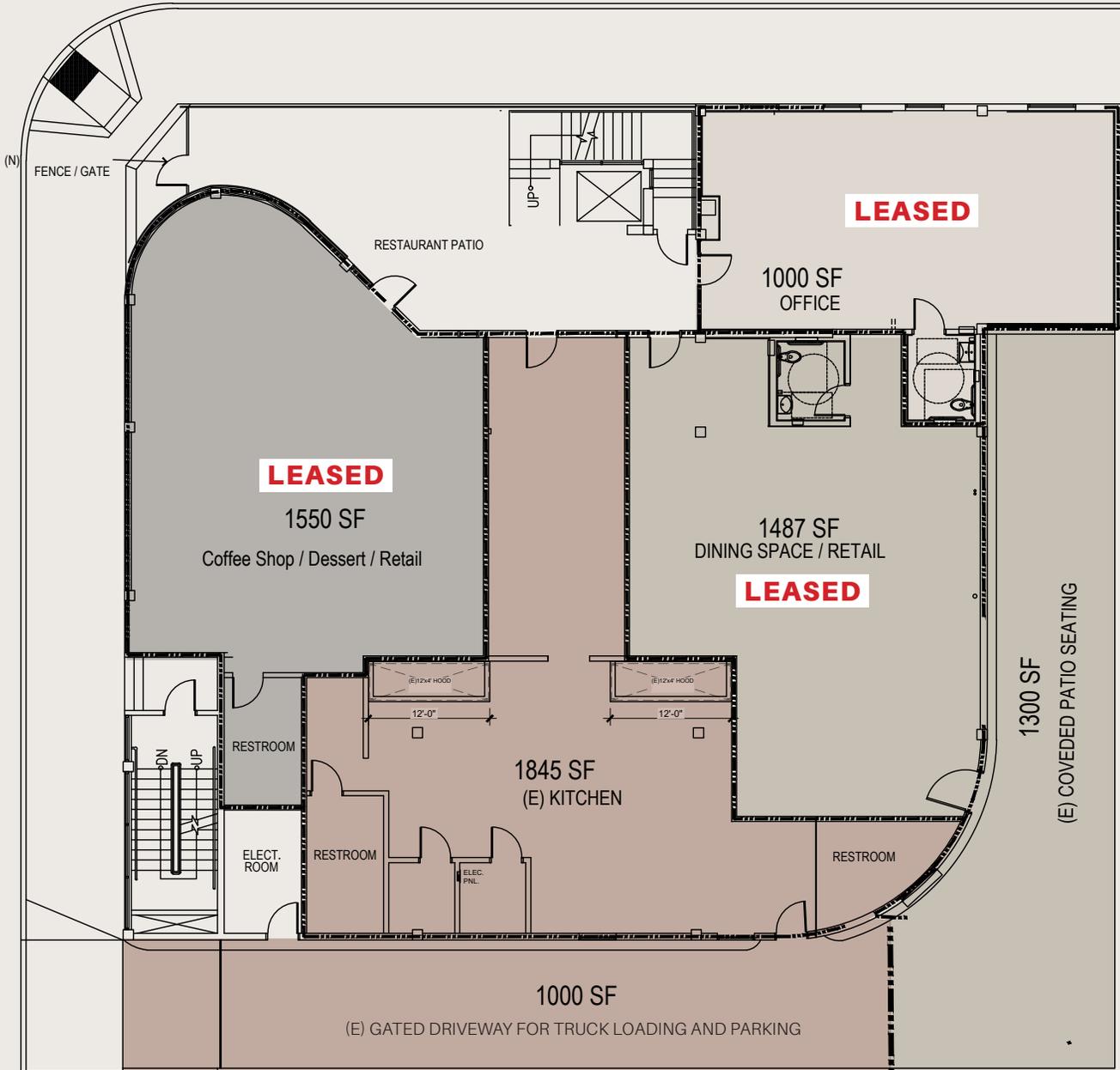
Recently renovated spaces with polished concrete flooring, built-out bathrooms and new HVAC and electrical systems.



Flexible zoning supporting a wide range of uses—including **craft food & beverage production** such as roasteries, breweries, and specialty kitchens.

AVAILABILITIES

ORD STREET



**Commercial /Catering
Kitchen & Gated
Loading/Parking
1,845 SF + 1,000 SF
of Covered Patio Area**

Restaurants, Catering Business,
Commercial Kitchens, Business

THE LOCAL AREA

Los Angeles' Chinatown is experiencing a powerful wave of growth - anchored by a thriving food scene and thousands of new residential units within walking distance. What was once primarily a cultural landmark is now a culinary and lifestyle destination, drawing chefs, entrepreneurs, and residents alike. Legacy businesses sit alongside modern cafes, bars, and boutique retail - creating a rare mix of authenticity and reinvention.



Over 4,000 new apartments have been delivered within one mile, with thousands more under construction or entitles - bringing a steady stream of new customers and community energy.



Acclaimed operators such as Howlin' Ray's, Majordomo, Apotheke Bar, and Highland Park Brewery have already planted roots here, making Chinatown one of LA's most exciting dining corridors.



CHINATOWN CULINARY HOTSPOTS

Kissaten Corazon

By day a quiet coffee bar serving pour overs and pastries. By night it becomes something else entirely - a hidden speakeasy bar with wines, beer and jazz.

Evangeline Swamp Room

Chinatown's Hottest Bar - a love letter to New Orleans

The Little Jewel of New Orleans

Part grocery store, part café, this littlP -back spot has culinary treats from New Orleans

Philippe's The Original

Creator of the "French Dipped Sandwich" Philippe's is LA royalty.

Cafe Tondo

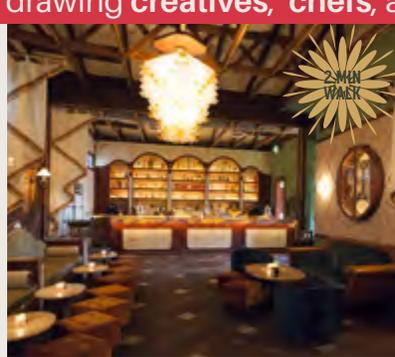
The hot new spot that everyone is talking about. An all-day cafe-bar inspired by the rhythm of Latin America.

Highland Park Brewery

Founded in 2014, Highland Park Brewery provides the freshest lagers and the hoppiest beer to LA. This is the second location of this fun hangout spot



An evolving destination drawing **creatives, chefs, and entrepreneurs** alike.



Thank You Coffee

LA Local Jonathan Yang created Thank You Coffee from his 11 year experience in coffee drinking - it is a thriving spot in the neighborhood and is known for its cute packaging

Howlin' Ray's Hot Chicken

Howlin' Ray's started life as a food truck and it's started a new life in 2015 in Chinatown as a go-to restaurant, nowadays you will see long lines at all their locations. Their Nashville style hot chicken still has a grip on the people of Los Angeles.

Apotheke Bar

The original and award-winning cocktail apothecary serves expertly crafted cocktails in a luxurious setting.

Archives of Us

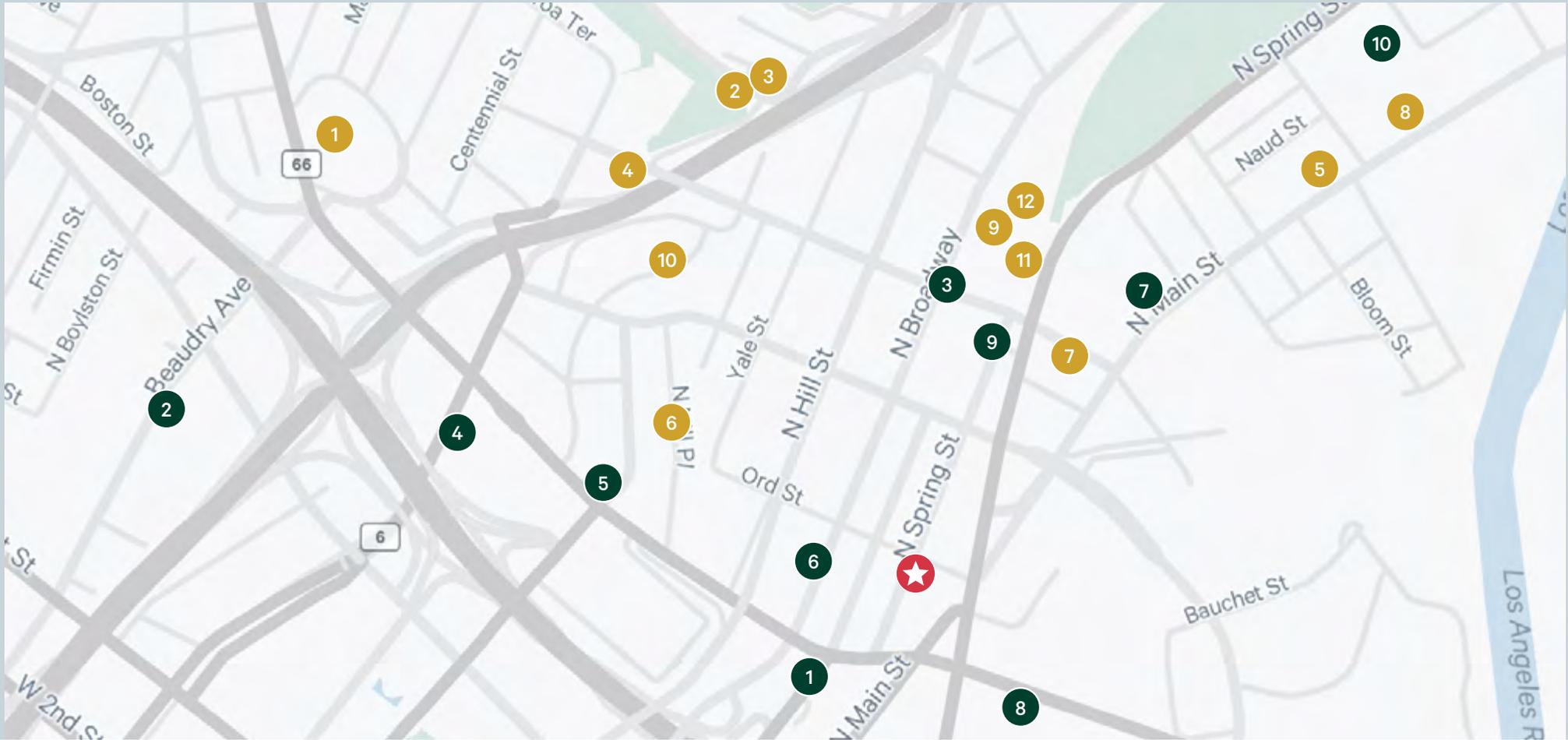
A design-forward cafe rooted in precision, craft and quiet luxury.

Majordomo

Momofuku chef David Chang's first foray into the Los Angeles dining scene, Majordomo serves California cuisine inspired by the different food cultures present in LA.

RECENT CHINATOWN DEVELOPMENTS

Over 8,000 units recently built or in the pipeline



Subject Property

	686 North Spring St		601 N Grand Ave
Already Built			639 N Broadway
	555 N Spring St		1101 N Main St
	300 N Beaudry Ave		888 N Alameda St
	900 N Broadway		843 N Spring St
	550 N Figueroa St		200 Mesnager St

Permitted or in Development

	1111 W Sunset Blvd		130 W College St
	959 E Stadium Way		1635 N Main St
	1640 Stadium Way		942 N Broadway
	766 W College St		849 N Bunker Hill Ave
	1457 N Main St		1231 N Spring St
	717 N Hill Place		1251 N Spring St

KITCHEN + INDOOR OUTDOOR/COVERED DINING SPACE



CONCEPTUAL RENDERINGS: INSIDE DINING SPACE AND COVERED PATIO AREAS



CONCEPTUAL RENDERINGS: INSIDE DINING SPACE AND COVERED PATIO AREAS



The background of the left half of the page is a photograph of a modern building with a traditional Chinese architectural style, featuring a tiled roof and a decorative tower. The building is situated in an urban area with other buildings and a street visible in the background. The sky is blue with scattered white clouds.

FOR MORE
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