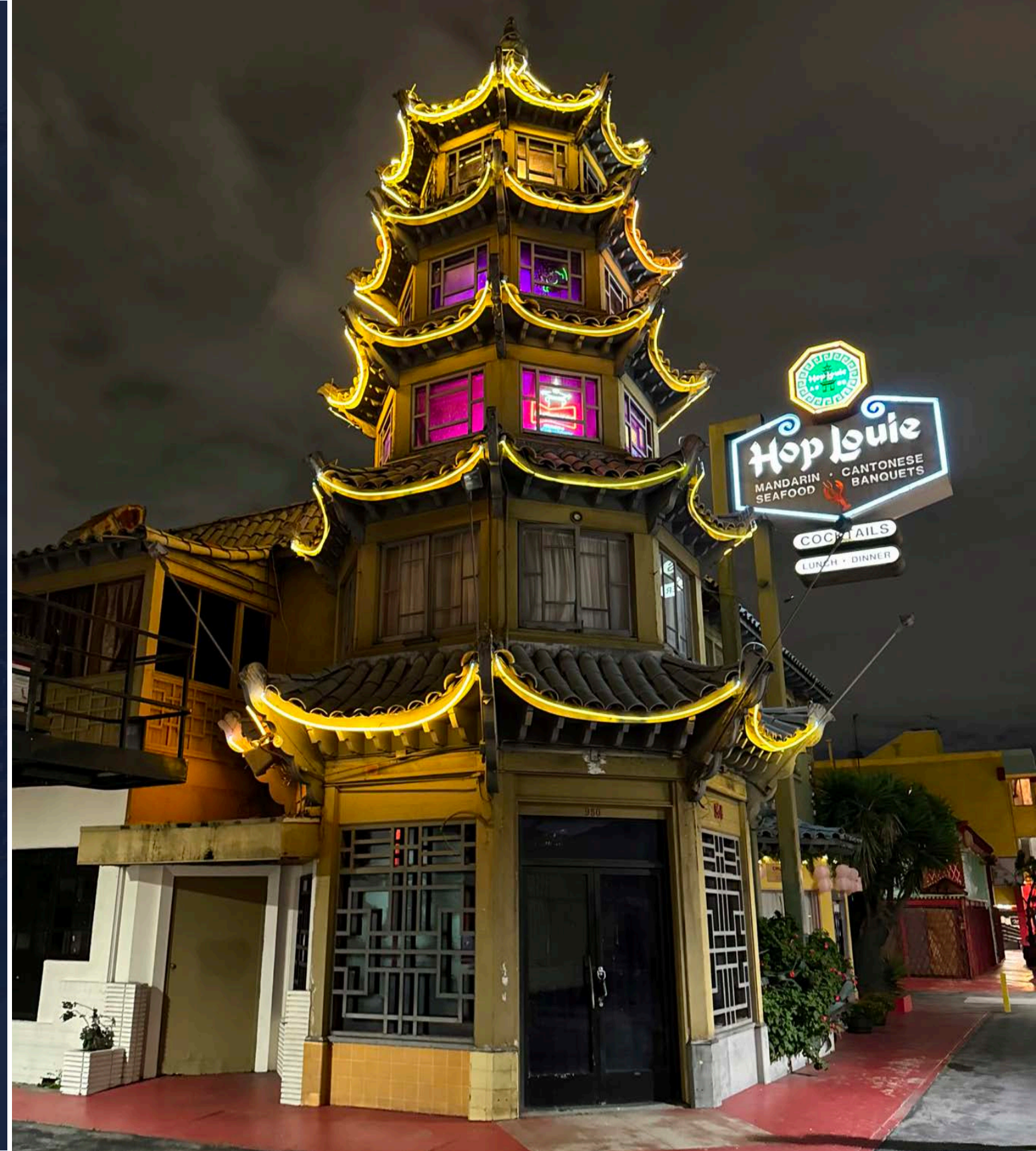


950 Mei Ling Way

LOS ANGELES, CA 90012

OFFERING MEMORANDUM

LONG TERM LEASEHOLD INTEREST FOR SALE



Area Highlights

CityStreet Commercial is pleased to present **950 Mei Ling Way** formally Hop Louie, a historic and iconic property located in the heart of Chinatown Los Angeles. This multi-level space features a downstairs bar with vintage charm and a full restaurant space on the top floor, offering unique potential for a variety of hospitality concepts. Situated in a high-foot-traffic area surrounded by a dense mix of residential and tourist activity, the subject property is steps away from popular destinations including General Lee's, Howlin' Ray's, Melody Lounge, Steep LA, Majordomo, and the Chinese American Museum. A rare opportunity to reimagine a legendary venue in one of LA's most culturally vibrant neighborhoods.

Deal Points



- + Master Lease Available
- + Substantially Below Market Lease Rate with Fixed Annual Increases
- + Appx \$350,000 of Tenant Improvements Have Been Invested in Recent Years
- + Appx 7,000 SF Spanning 2 Floors of Existing Restaurant/Bar & 3 Retail Spaces
- + Appx 5,000 SF is Licensed for Alcohol & Food Service
- + Asking Price: Inquire with Broker
- + Unique Architecture
- + Grandfathered Use with Hours of Operation until 2 am, 7 Days per Week
- + Current Lease Expires: Sep 30, 2030 + (2) Two (5) Five-Year Options with No Market Rate Adjustments
- + Type-47, Type-58 & Type-77 Licenses (Full Liquor, Events, Catering) Included in Sale
- + Will Consider JV with Qualified Parties



Property Photos



CITYSTREET
COMMERCIAL

Chinatown Los Angeles

Overview



Chinatown Los Angeles is a culturally rich and historic neighborhood just north of Downtown, known for its iconic red lanterns, pagoda-style architecture, and vibrant street life. A favorite destination for food lovers, creatives, and urban explorers, the area blends tradition with modern energy. Visitors can stroll through pedestrian-friendly plazas, enjoy everything from regional Chinese cuisine to modern Asian fusion, and explore a mix of herbal shops, art galleries, and cocktail bars.

Anchored by landmarks like Central Plaza, the historic Hop Louie building (**950 Mei Ling Way**), and the Thien Hau Temple, Chinatown is also steps from the LA State Historic Park, Dodger Stadium, and the Arts District. Its central location and access to Metro lines make it a key connector to surrounding neighborhoods. With its deep cultural roots and ongoing revitalization, Chinatown offers a unique mix of heritage and innovation, making it one of Los Angeles' most dynamic and evolving neighborhoods.

Chinatown Demographics




Total Population

1 Mile

2 Miles

3 Miles

30,278

183,546

396,473


Median Age

37.3

37.6


37.3


Total Spending on Restaurants

\$85.7 M

\$599.3 M

\$1.2 B


Average Household Income

\$80,553

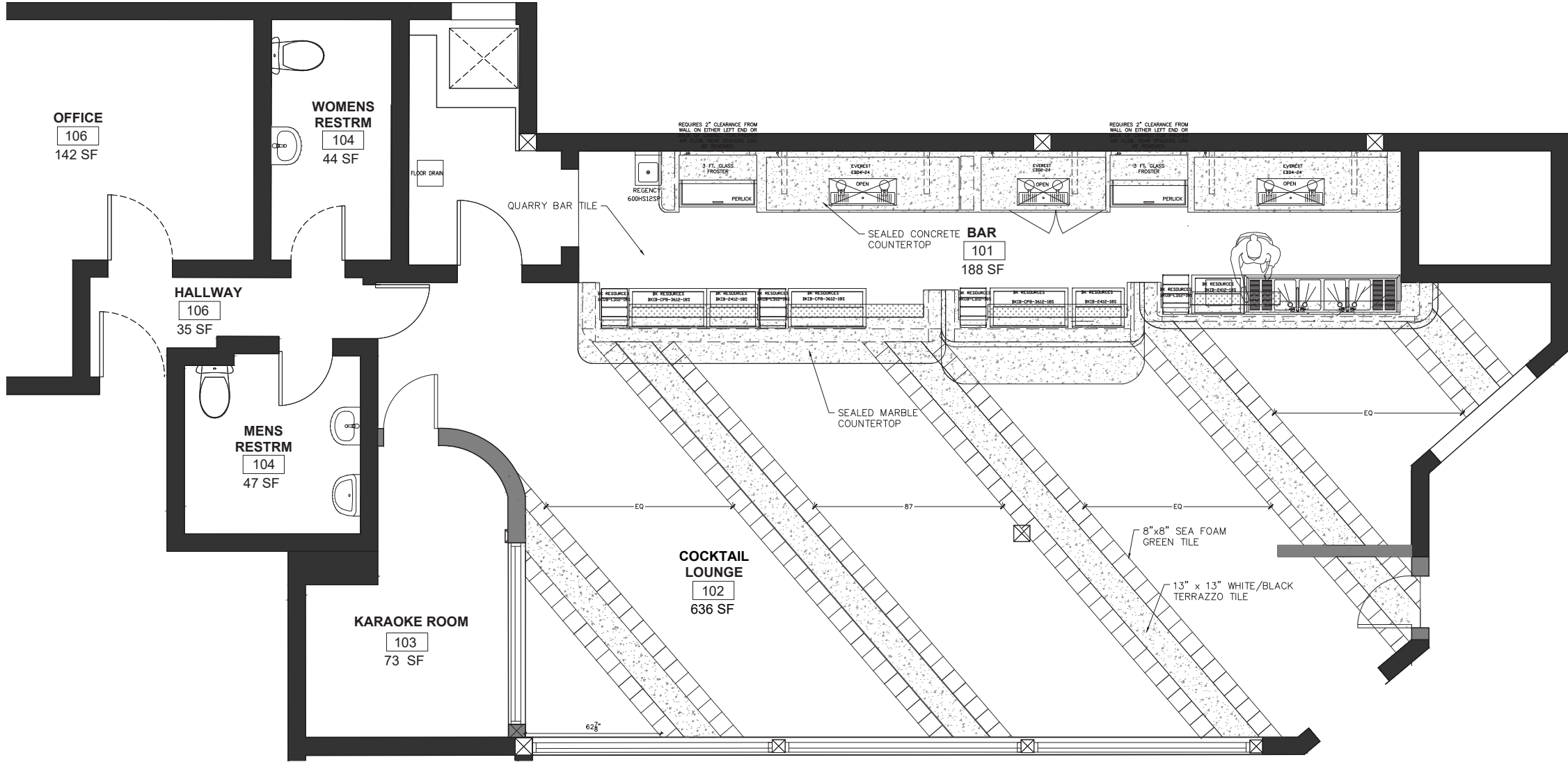
\$82,793

\$81,842



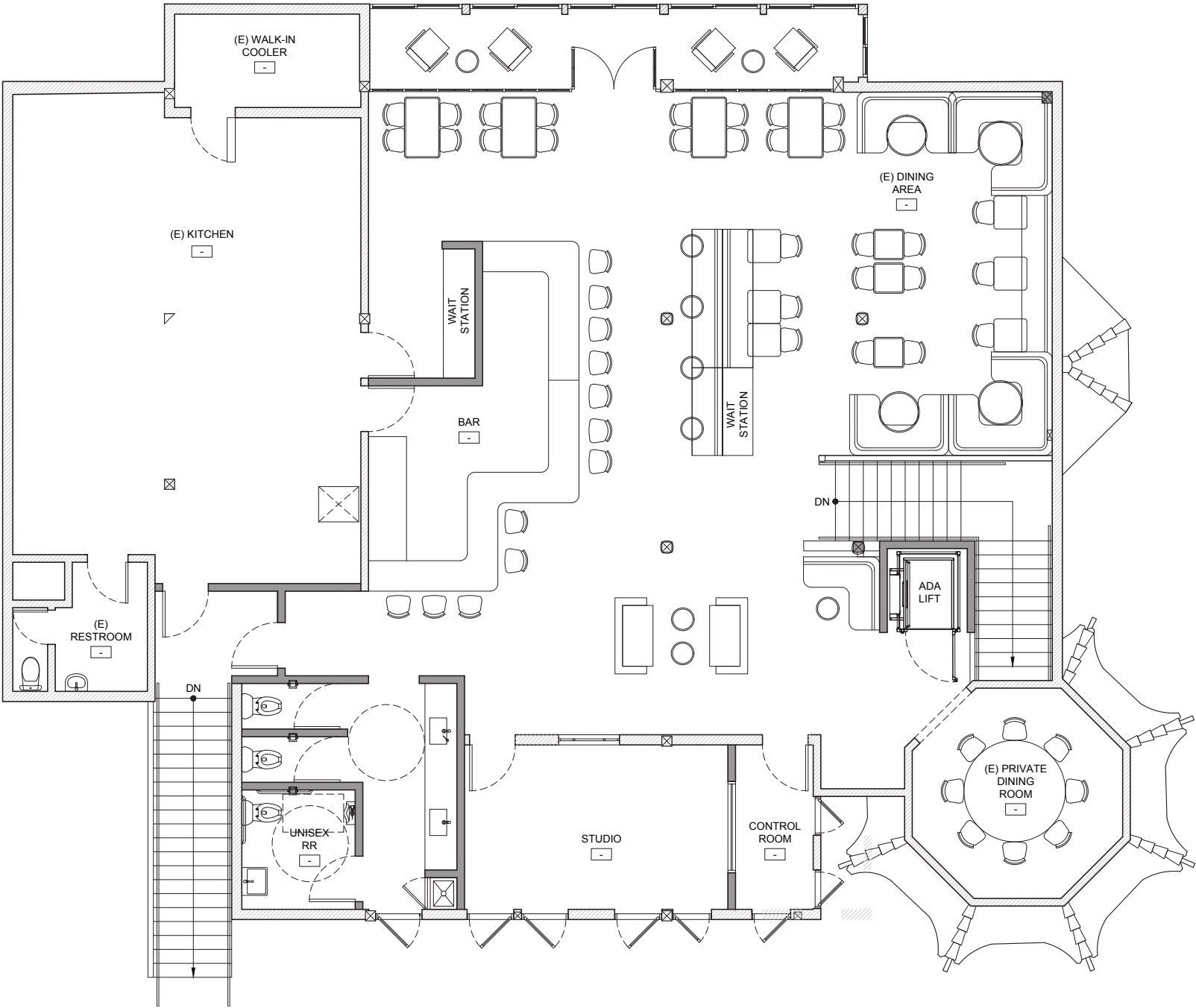
950 MEI LING WAY | RENDERING

Floor Plan | 1st Floor



Floor Plan | 2nd Floor

*PROPOSED PLAN



Nearby Establishments



MELODY LOUNGE

GENERAL LEE'S



**CHINESE
AMERICAN
MUSEUM**



BABY BISTRO



950 Mei Ling Way

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