

**SINGLE-TENANT NNN
RETAIL INVESTMENT**

**KOREATOWN |
LOS ANGELES, 90020**



KOREATOWN, LOS ANGELES | URBAN NEIGHBORHOOD RETAIL

302 S. MARIPOSA AVE

±5,088 SQUARE FOOT BUILDING



302 S. MARIPOSA AVENUE LOS ANGELES, CA 90020



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302

300

URBAN cafe

PROPERTY SUMMARY

302 S. MARIPOSA AVENUE

BUILDING SIZE

±5,088

LOT SIZE

±9,800

YEAR BUILT

1980

Address 302 S Mariposa Ave, Los Angeles, CA

Price \$4,200,000

Property Type Free-Standing Retail (Single-Tenant)

Stories 2

Renovation Fully renovated in 2014

Parking 16 on-site spaces (≈3.15/1,000 SF)

Tenancy 100% leased to single tenant

Lease Type Triple Net (NNN)

Lease Term 5 years commencing October 2025

Rent Increases 3% annually



PARKING

16

TYPE

Retail

ZONING

C2



PROPERTY OVERVIEW

INVESTMENT OPPORTUNITY

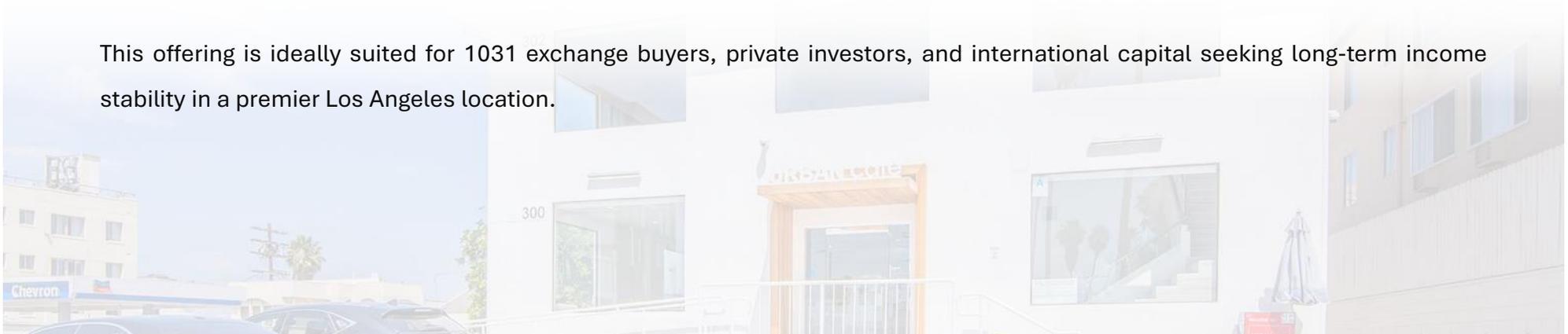
302 S Mariposa Avenue presents a rare opportunity to acquire a free-standing, single-tenant retail asset in the heart of Koreatown, Los Angeles, one of the most supply-constrained and high-barrier submarkets in Southern California.

The property consists of a two-story, ±5,088 square foot building situated on a ±9,800 square foot lot, zoned C2, with 16 on-site parking spaces—a significant competitive advantage in Koreatown. Originally built in 1980, the building underwent a comprehensive renovation in 2014, resulting in a modern, high-quality retail environment with strong street presence and functional layout.

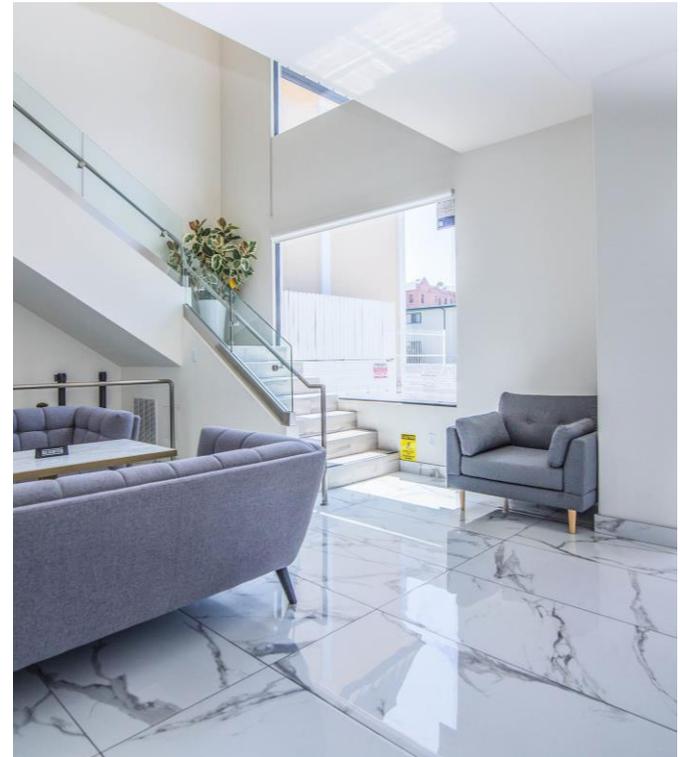
The asset is 100% leased to a single tenant on a new 5-year NNN lease commencing October 2025, featuring 3% annual rent escalations. The NNN structure provides investors with stable, predictable cash flow and minimal management responsibility. The property operates with a sub-20% expense ratio, reinforcing the strength and durability of the income stream.

Offered at \$4,200,000, the property delivers an in-place cap rate of approximately 4.91%, with built-in rent growth driving the Year-5 yield to approximately 5.68%, without reliance on market appreciation.

This offering is ideally suited for 1031 exchange buyers, private investors, and international capital seeking long-term income stability in a premier Los Angeles location.



INTERIOR GALLERY



PROPERTY LAYOUT













FINANCIAL ANALYSIS

Units	Tenant	Apx Sqft	Actual	Market	NNN Current	NNN Proforma
300 S Mariposa Ave (Downstairs Restaurant Space)	Orchid Kitchen	2,807	\$3.50	\$5 (\$14,035)	\$2,021	\$3,087.00
302 S Mariposa Ave (Upstairs Retail, Creative Office Patio 1,060sqft not included)	Orchid Kitchen	2,067	\$3.50	\$3.75 (\$7,750)	\$1,488	\$2,273
3820 W 3rd St. (Separate back unit with own meter and entrance)	Orchid Kitchen	214	\$3.50	\$3.5 (\$750)	\$154	\$235
Total Per Item		5,088	\$17,800	\$22,535	\$3,663	\$5,595.00
Total Monthly Rent			\$21,463	\$28,130		

Annualized Gross Income	Current	Market	Current CAP	Market CAP
	\$256,800	\$337,560	4.92%	6.50%

Annualized Expenses	Current	Market
Taxes	\$34,795	\$47,250
Insurance	\$12,400	\$13,000
Utilities	\$600.00	\$600.00
Maintenance	\$2,380.00	\$4,000.00
Estimated Annual Expenses	\$50,175	\$64,850
Net Operating income	\$206,625	\$272,710



02 LOCATION OVERVIEW

302 S. MARIPOSA AVENUE

KOREATOWN

Koreatown is a dynamic and densely packed 2.7-square-mile community offering a delightful fusion of history and hipsters. With its labyrinth of bistros, coffee shops, boutique hotels, and endless shopping in readapted art deco structures with terra cotta facades, it has an approachable urban aesthetic that both charms and infuses this historic neighborhood with a life that is excitingly new. Local values and luxe style blend with ease, transforming this area just west of downtown into one of the hippest neighborhoods around. Koreatown is in full bloom.

With a population of approximately 120,000 residents—making it the most densely populated district in Los Angeles County—it has become a sought-after home for upwardly mobile professionals who view it as the Brooklyn of Los Angeles. Centrally situated between Hollywood and Downtown Los Angeles, and not far from Beverly Hills and the Westside, Koreatown is home to an abundance of dining, entertainment, and nightlife options.



78,056

MEDIAN HH INCOME



120,000

POPULATION



\$788,180

MEDIAN PRICE



PRIME

K-Town Neighborhood

The subject is ideally located in the heart of Koreatown—one of Los Angeles' most dynamic, densely populated, and culturally vibrant neighborhoods. Known for its 24-hour energy, eclectic dining scene, and strong rental demand, Koreatown offers a unique blend of historic charm and modern urban living. The property sits just south of Wilshire Blvd, providing immediate access to major thoroughfares and public transportation, including the Metro Purple Line, making it a convenient hub for commuters heading to Downtown LA, Mid-Wilshire, and Hollywood.

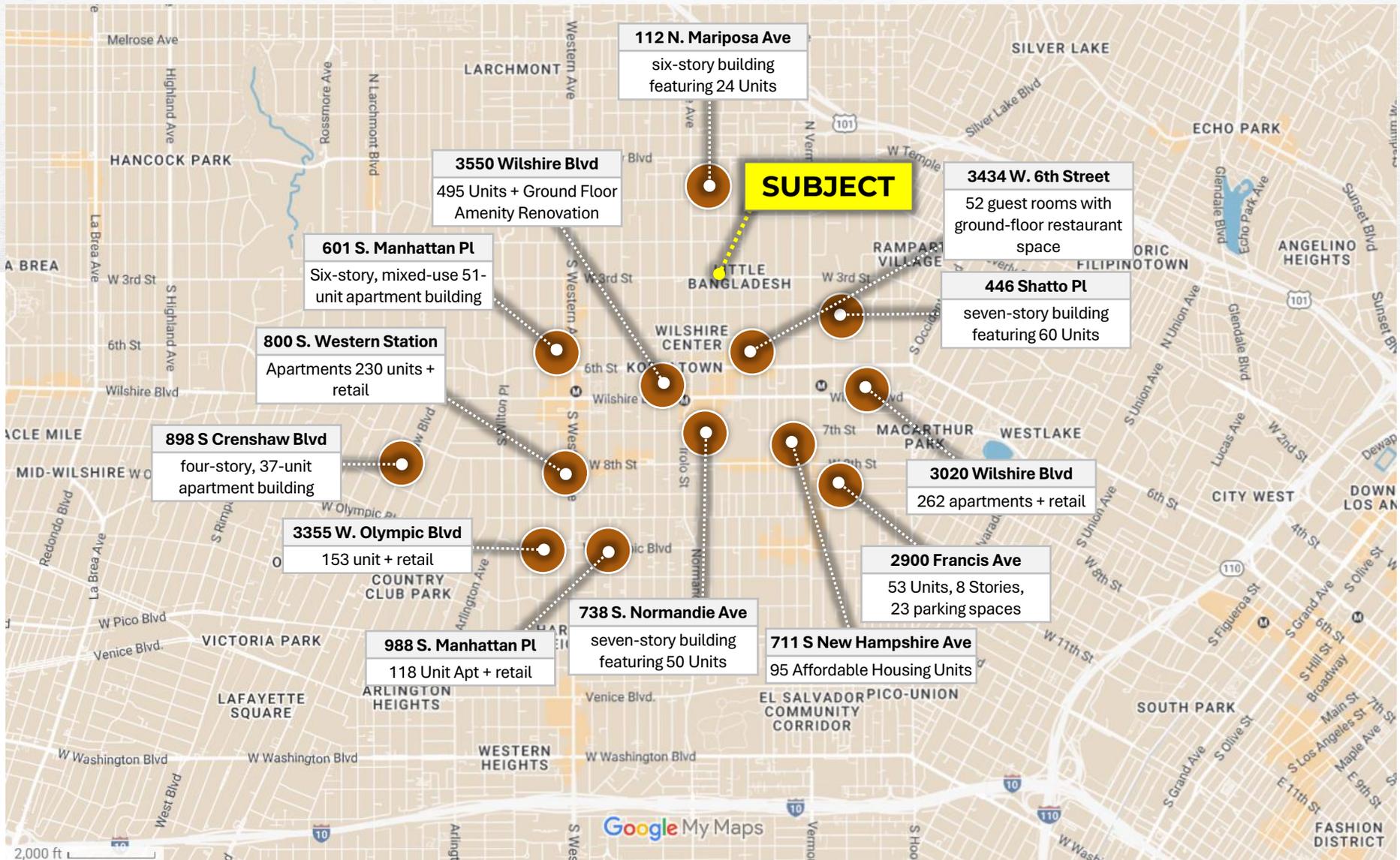
LOCATION HIGHLIGHTS

Surrounded by a thriving mix of trendy cafes, popular Korean BBQ spots, cocktail lounges, and boutique retail, tenants enjoy unparalleled walkability and an authentic urban lifestyle. The area also benefits from proximity to the Wiltern Theater and a growing number of Class A multifamily and mixed-use developments. With continued investment and a strong tenant pool, Koreatown remains one of the most sought-after submarkets in Los Angeles for both investors and renters alike.

Nearby Landmarks

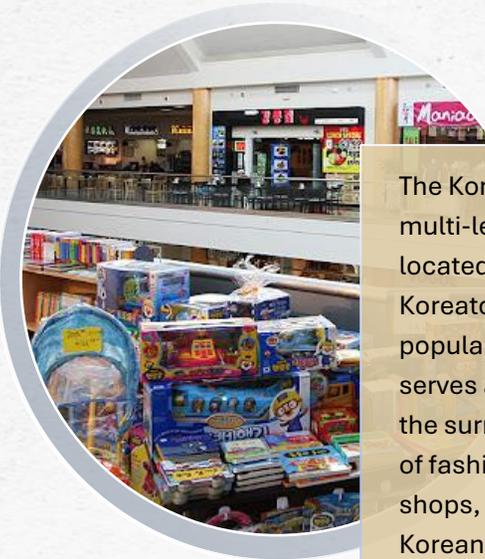


K-TOWN DEVELOPMENTS



MAJOR LANDMARKS

KOREATOWN GALLERIA MALL



The Koreatown Galleria Mall is a vibrant, multi-level retail and dining destination located in the heart of Los Angeles' Koreatown. Anchored by Galleria Market, a popular Korean supermarket, the mall serves as a cultural and commercial hub for the surrounding community. It features a mix of fashion boutiques, beauty and skincare shops, specialty stores, and a variety of Korean and international eateries.

Although boldly visible at the corner of 6th and Normandie, Hotel Normandie ranks inclusion for its history and status as a 1926 City of Los Angeles Historic-Cultural Monument landmark, while the restaurants and bars inside are among the most unique in the area.

HOTEL NORMANDIE



AREA HIGHLIGHTS

The location, centrally situated between Hollywood and Downtown Los Angeles, not far from Beverly Hills and the Westside, is home to a large number of karaoke bars and other nightlife options, churches and a museum, along with a range of office buildings and restaurants, have continue to improve the market's desirability.

GREAT AREA AMENITIES

Property is within a short distance to Wiltern Theater, Mama Lion, Here's Looking at You, California Marketplace, H Mart Super Market to the west. Downtown Los Angeles, LA Convention Center, LA Live, and the Staples Center to the east

TRANSIT ORIENTED

Located within a short distance from 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.

WALKER'S PARADISE

As the most densely populated part of Los Angeles, Koreatown is also one of Los Angeles' most walkable neighborhoods with a rich architectural heritage, a major subway line traversing its Wilshire Boulevard hub, and boutique hotels like the Line and Normandie.

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