



SECURED  
PROPERTIES

# california marketplace

450 S. WESTERN AVENUE



CALIFORNIA MARKETPLACE ■ LEASE OFFERING ■ KOREATOWN

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# SUMMARY

## LEASE OFFERING

**RENTAL RATE** \$4.50 plus \$1.50 NNN

**FOOD COURT** Additional \$1 NNN for Food court

**SPACE AVAILABLE** Approx. 1,000 - 6,000 SF NNN

**ADDRESS** 450 S. Western Avenue

**CITY STATE ZIP** Los Angeles, CA 90020

**TYPE** Freestanding Retail

**YEAR BUILT** 2016

**PARKING RATIO** 3.94/1,000 SF





## OVERVIEW

UNDER NEW OWNERSHIP! CAPITAL IMPROVEMENTS ARE COMING SOON! WE HAVE AMAZING OUTDOOR SEATING AREAS. California Market Place is the premier outdoor retail mall in the heart of Koreatown located on the North East Corner of Western Ave./5th Street. Anchored by Gaju Market aka California Market. Gaju Market draws an enormous amount of vehicular traffic and foot traffic daily making this Korean SuperMarket one of Koreatown's favorite places to shop.



### *California Marketplace*

California Marketplace has retail spaces on the 2nd floor and a fantastic 3rd floor dedicated to food and beverage use only with stand alone, in line, and food court restaurant spaces with indoor and outdoor seating. The property also has multiple liquor licenses and CUP for the property. Almost 400 parking spaces.





Cosmos Village

Mr Bossam K-Town

Heung Rae Gak

Kimbap House

Westminster Square

445 S. Western Ave

Hyundai Pharmacy

Han Bat Shul Lung Tang

Hairline Beauty Salon

Coco Grooming

California Marketplace

Etude Salon

Pacific City Bank

Coffee Bean

Oxford Apartments

California Marketplace Parking

WILSHIRE BLVD

5TH STREET

California Marketplace

ETUDE

coffee bean

PACIFIC CITY BANK

HAN BAT SHUL LUNG TANG

HAIRLINE BEAUTY SALON

COCO GROOMING

HYUNDAI PHARMACY

445 S. WESTERN AVE

WESTMINSTER SQUARE

COSMOS VILLAGE

MR BOSSAM K-TOWN

HEUNG RAE GAK

KIMBAP HOUSE

OXFORD APARTMENTS

CALIFORNIA MARKETPLACE PARKING

ETUDE SALON

COFFEE BEAN

PACIFIC CITY BANK

CALIFORNIA MARKETPLACE





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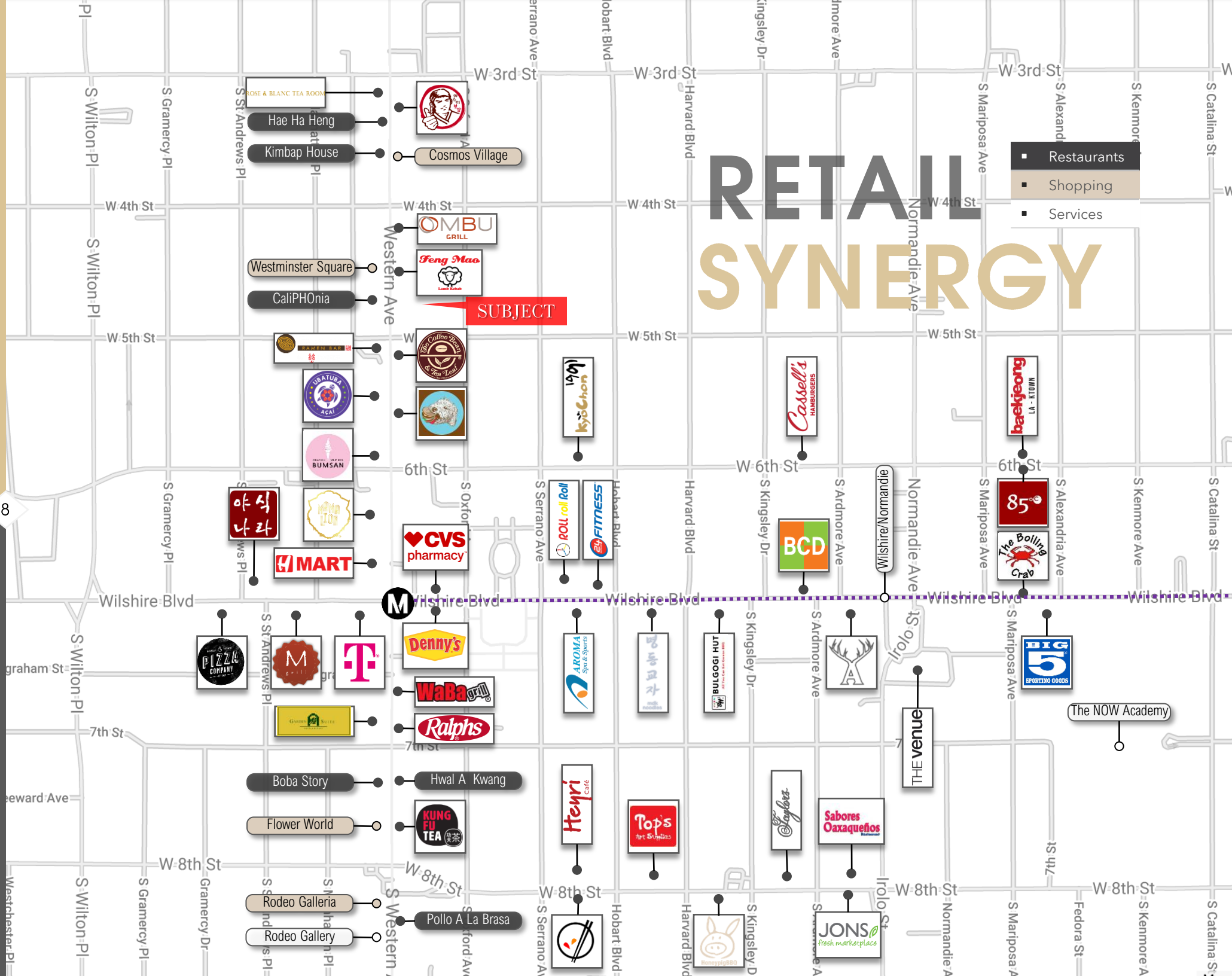
# BOOMING KOREATOWN

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Once the epicenter of golden age Hollywood, Koreatown is returning to its roots and is now one of the hippest areas of Los Angeles thanks to the continued restoration of its rich architectural heritage, the addition and expansion of the Metro Purple Line, and an entertainment and nightlife scene which is reaching iconic status amongst the Millennial generation.

Located just west of Downtown, the roughly three-square-mile area is home to approximately 150,000 residents and the densest concentration of restaurants, bars, and businesses in Southern California.





# RETAIL SYNERGY



Chapman Plaza



City Center



KOREATOWN  
Landmarks

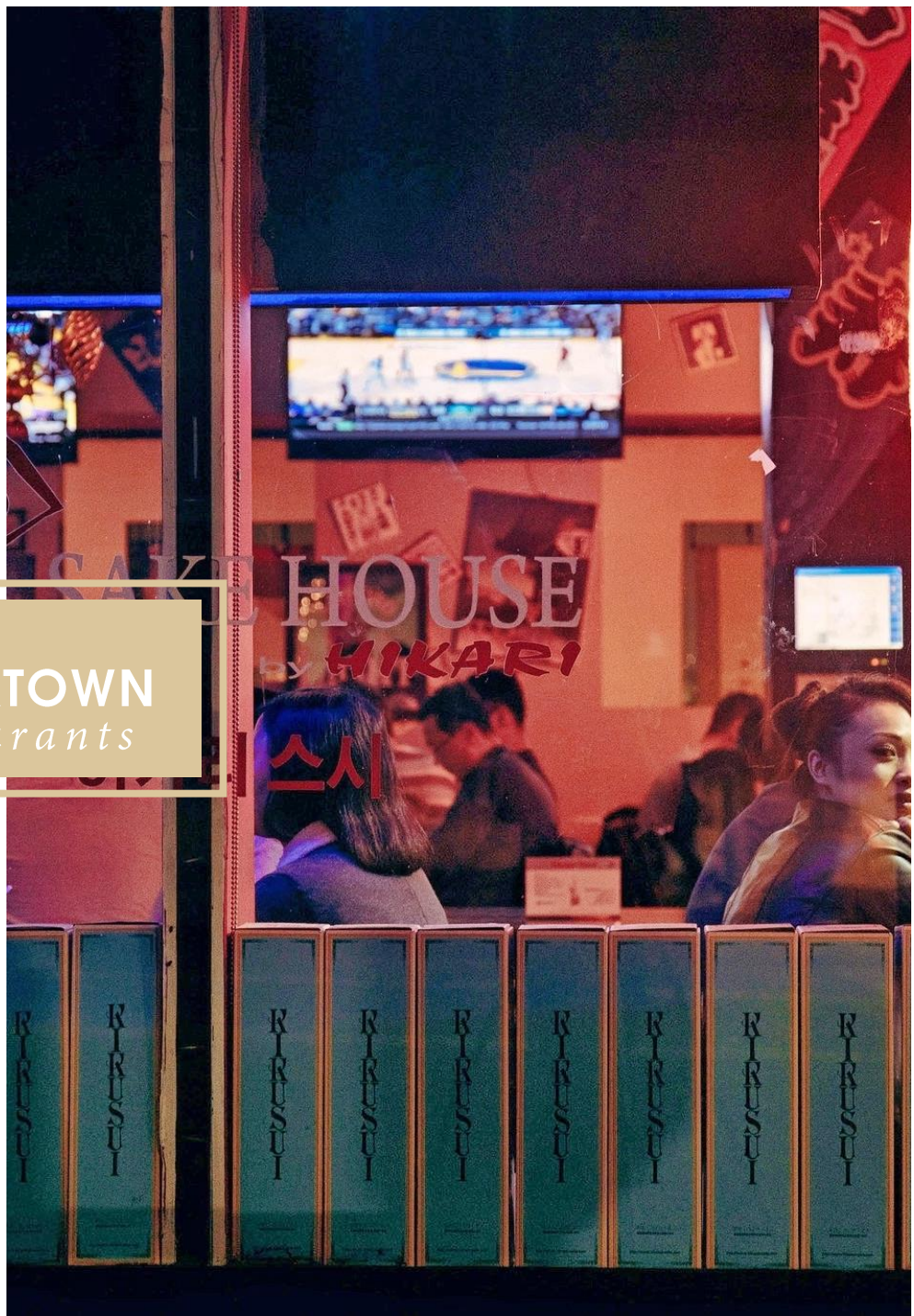


Koreatown Plaza



Madang





KOREATOWN  
*Restaurants*



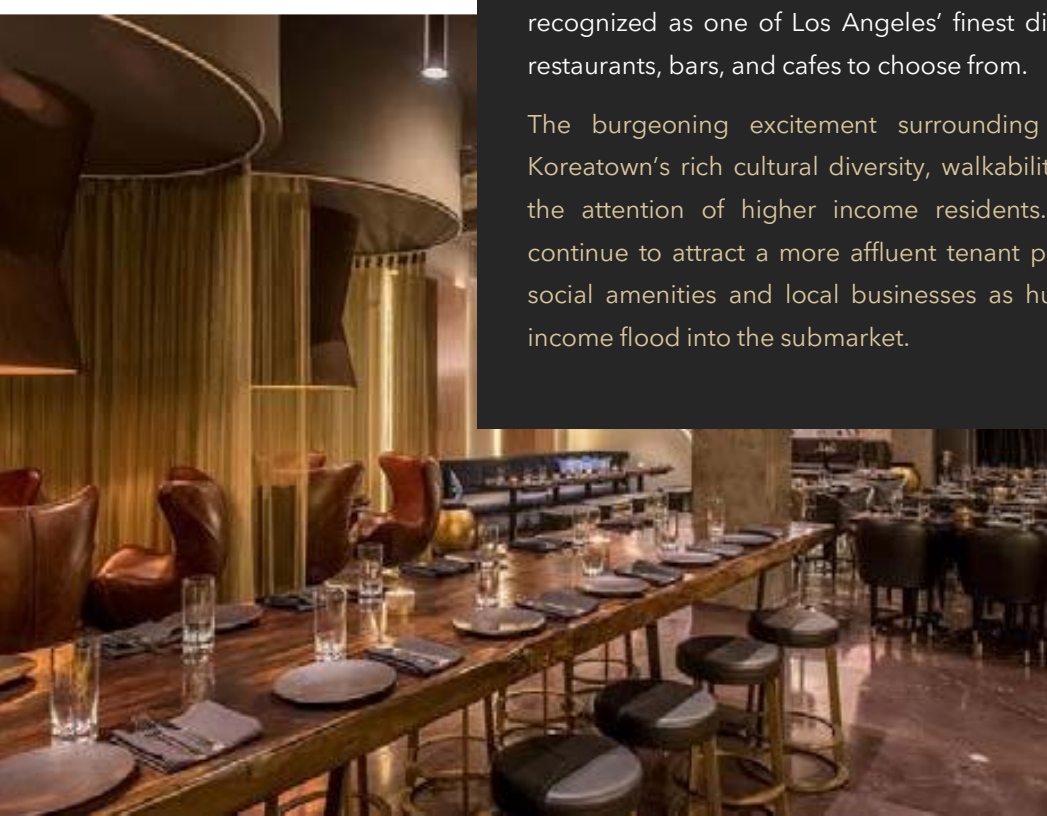




# AREA — AMENITIES

Koreatown's vibrant restaurant and nightlife scene is like nowhere else in Los Angeles and continues to draw an increasingly affluent demographic to the neighborhood. Koreatown, recognized as one of Los Angeles' finest dining and nightlife hubs, consist of nearly 900 restaurants, bars, and cafes to choose from.

The burgeoning excitement surrounding the area along with the combination of Koreatown's rich cultural diversity, walkability, and accessibility are increasingly garnering the attention of higher income residents. Luxury upscale communities in Koreatown continue to attract a more affluent tenant profile fueling the fire for continued growth in social amenities and local businesses as hundreds of millions of dollars in discretionary income flood into the submarket.





# Transit ORIENTED



## 97

Walker's Paradise - Daily errands do not require a car



## 78

Excellent Transit - Transit is convenient for most trips.



## 66

Bikeable - Flat as a pancake, some bike lanes.

### NEAR NEW COMMERCIAL DEVELOPMENTS

More than \$3.8B of commercial space is currently under development in the area. 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.

### GREAT WALK SCORE

Walk Score of 96, Deemed a WALKER'S PARADISE with most daily errands not requiring a car. Transit score for this property is rated 78 which is considered EXCELLENT TRANSIT, making transit a convenience for most trips.

### 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.

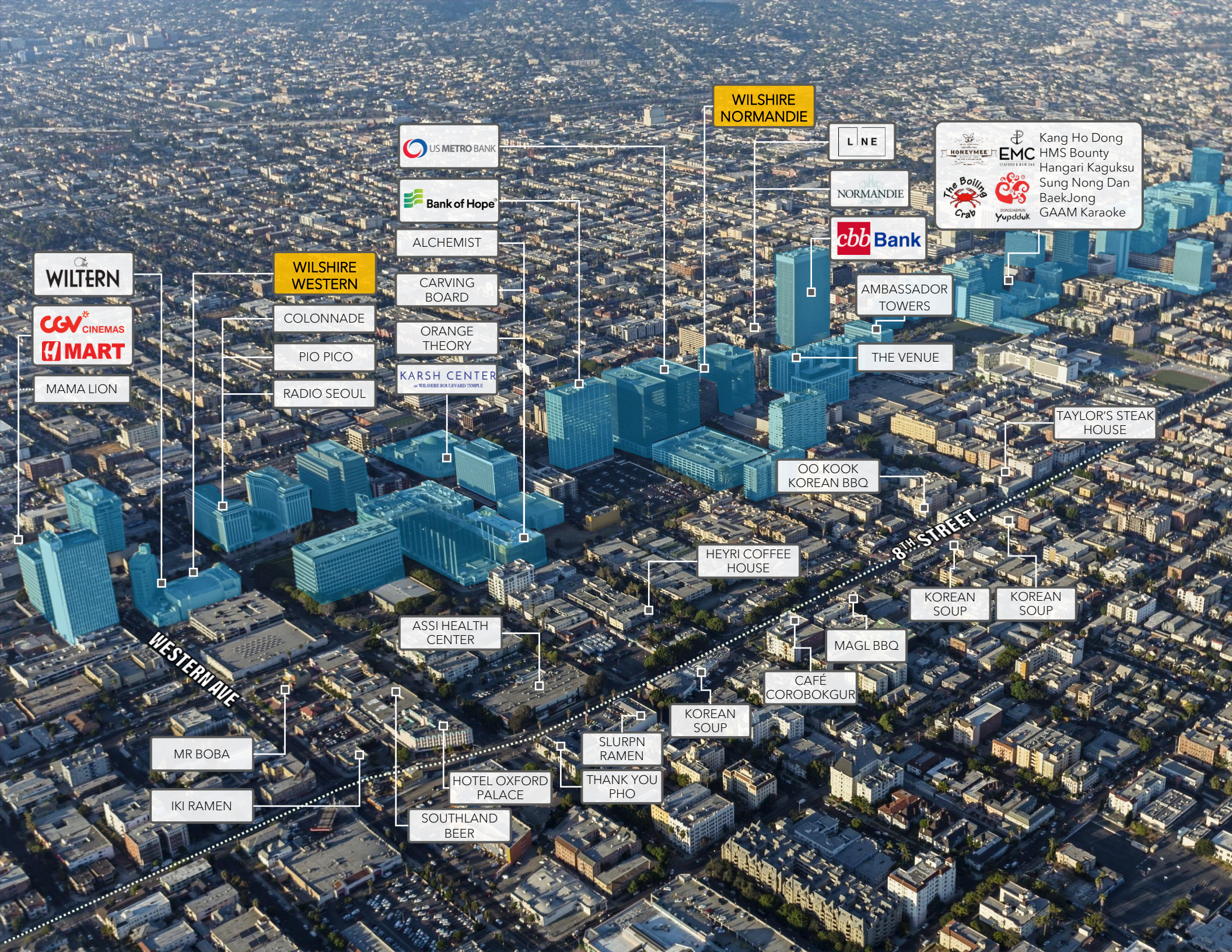
### GREAT AREA AMENITIES

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.





WILTERN

CGV CINEMAS  
MART

MAMA LION

WILSHIRE WESTERN

COLONNADE

PIO PICO

RADIO SEOUL

US METRO BANK

Bank of Hope

ALCHEMIST

CARVING BOARD

ORANGE THEORY

KARSH CENTER  
at WILSHIRE BOULEVARD TEMPLE

WILSHIRE NORMANDIE

LINE

NORMANDIE

cbb Bank

AMBASSADOR TOWERS

THE VENUE

HONEYMEE  
EMC  
The Boiling Crab  
DONGKHEMIN YUPDDUK  
Kang Ho Dong  
HMS Bounty  
Hangari Kaguksu  
Sung Nong Dan  
BaekJong  
GAAM Karaoke

TAYLOR'S STEAK HOUSE

OO KOOK  
KOREAN BBQ

HEYRI COFFEE HOUSE

KOREAN SOUP

KOREAN SOUP

ASSI HEALTH CENTER

MAGL BBQ

CAFÉ COROBOKGUR

MR BOBA

KOREAN SOUP

SLURPN RAMEN

IKI RAMEN

HOTEL OXFORD PALACE

THANK YOU PHO

SOUTHLAND BEER

WESTERN AVE

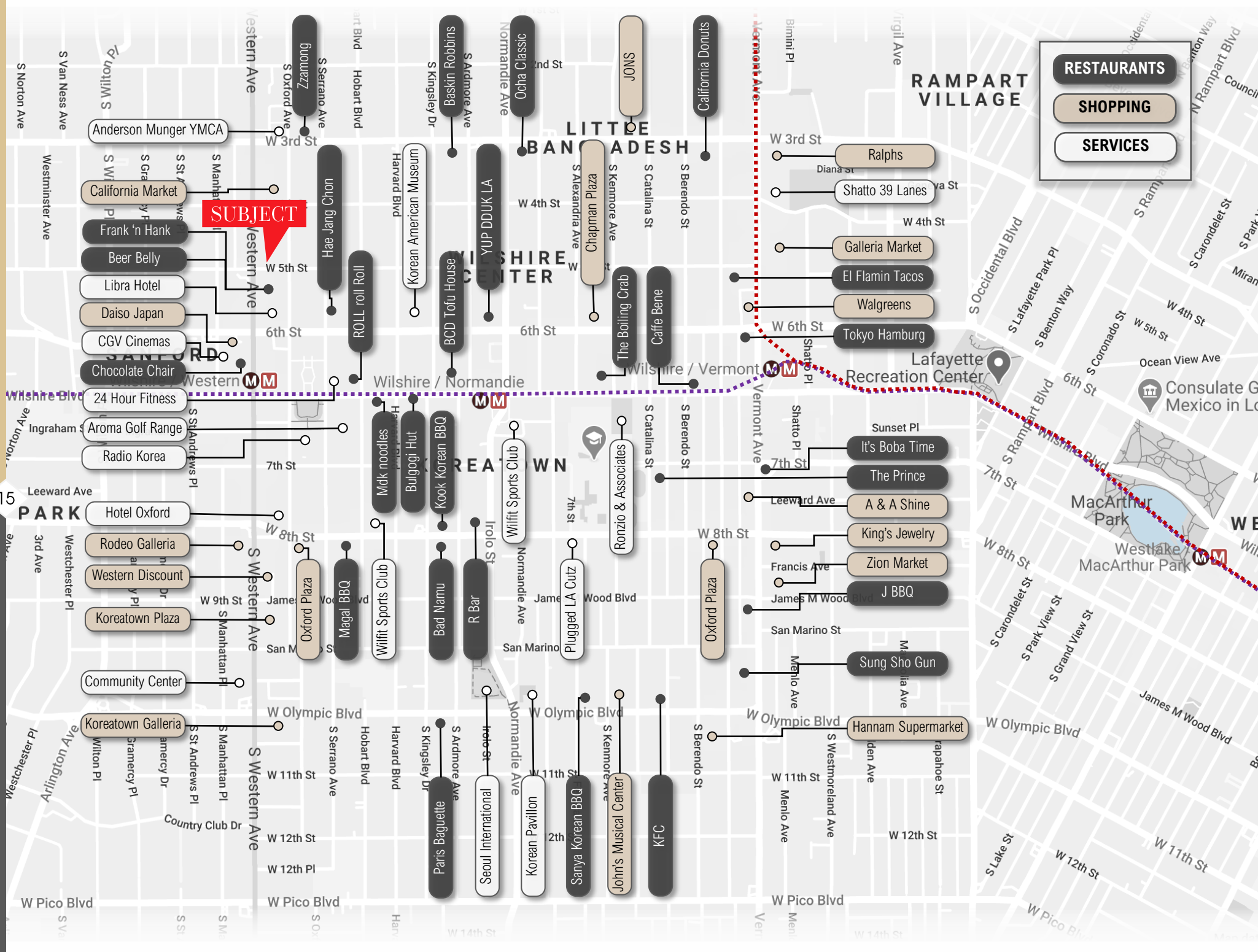
8th STREET





Home to Southern California's highest concentration of restaurants, bars and businesses, Koreatown is a 24/7 neighborhood A 'city within a city', Koreatown is the most densely populated neighborhood in Los Angeles County with nearly 50,000 residents per square miles. Also, Koreatown has experienced significant revitalization in recent years. With outstanding access to retail amenities, entertainment, and cultural venues, Koreatown has become a culturally rich dining and nightlife destination, drawing visitors from all over Los Angeles County.





**RESTAURANTS**

**SHOPPING**

**SERVICES**

**SUBJECT**

Anderson Munger YMCA

California Market

Frank 'n Hank

Bear Belly

Libra Hotel

Daiso Japan

CGV Cinemas

Chocolate Chair

24 Hour Fitness

Aroma Golf Range

Radio Korea

Hotel Oxford

Rodeo Galleria

Western Discount

Koreatown Plaza

Community Center

Koreatown Galleria

Zzamomg

Hae Jang Chon

ROLL roll Roll

Mdk noodles

Bulgogi Hut

Kook Korean BBQ

Magal BBQ

Wilfit Sports Club

Bad Namu

R Bar

Paris Baguette

Seoul International

Korean Pavilion

Sanyu Korean BBQ

John's Musical Center

KFC

Baskin Robbins

Ocha Classic

YUP DDUK LA

BCD Tofu House

Wilfit Sports Club

Ronzio & Associates

Plugged LA Cutz

Seoul International

Korean Pavilion

Sanyu Korean BBQ

John's Musical Center

KFC

California Donuts

Shatto 39 Lanes

Galleria Market

El Flamin Tacos

Walgreens

Tokyo Hamburg

Sunset Pl

It's Boba Time

The Prince

A & A Shine

King's Jewelry

Zion Market

J BBQ

Sung Sho Gun

Hannam Supermarket

Oxford Plaza

Shatto PI

Leeward Ave

Francis Ave

James M Wood

San Marino St

Menlo Ave

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