

# KINS

H O T E L

3434 W 6TH ST | KOREATOWN



restaurant spaces available

# FOR LEASE

**CBRE**



At the Kins Hotel, guests are immersed in an exciting culinary and entertainment experience right from the moment they arrive. The Hotel serves as a gateway to the vibrant atmosphere of Koreatown, where a diverse array of dining options awaits—from authentic Korean BBQ to trendy cafes with artisanal coffee.

**We are seeking two innovative restaurant operators to collaborate with us. This is your chance to shape the culinary identity of the Kins Hotel, provide exceptional dining experiences for our guests, and contribute to the ongoing vitality of Koreatown.**

## KEY FEATURES

CUP full liquor line established. Tenant responsible for liquor license, master plan approval, and ABC compliance

Shared grease interceptor:  
**2,000**  
GALLONS

Available for custom  
build-out





# restaurants for lease

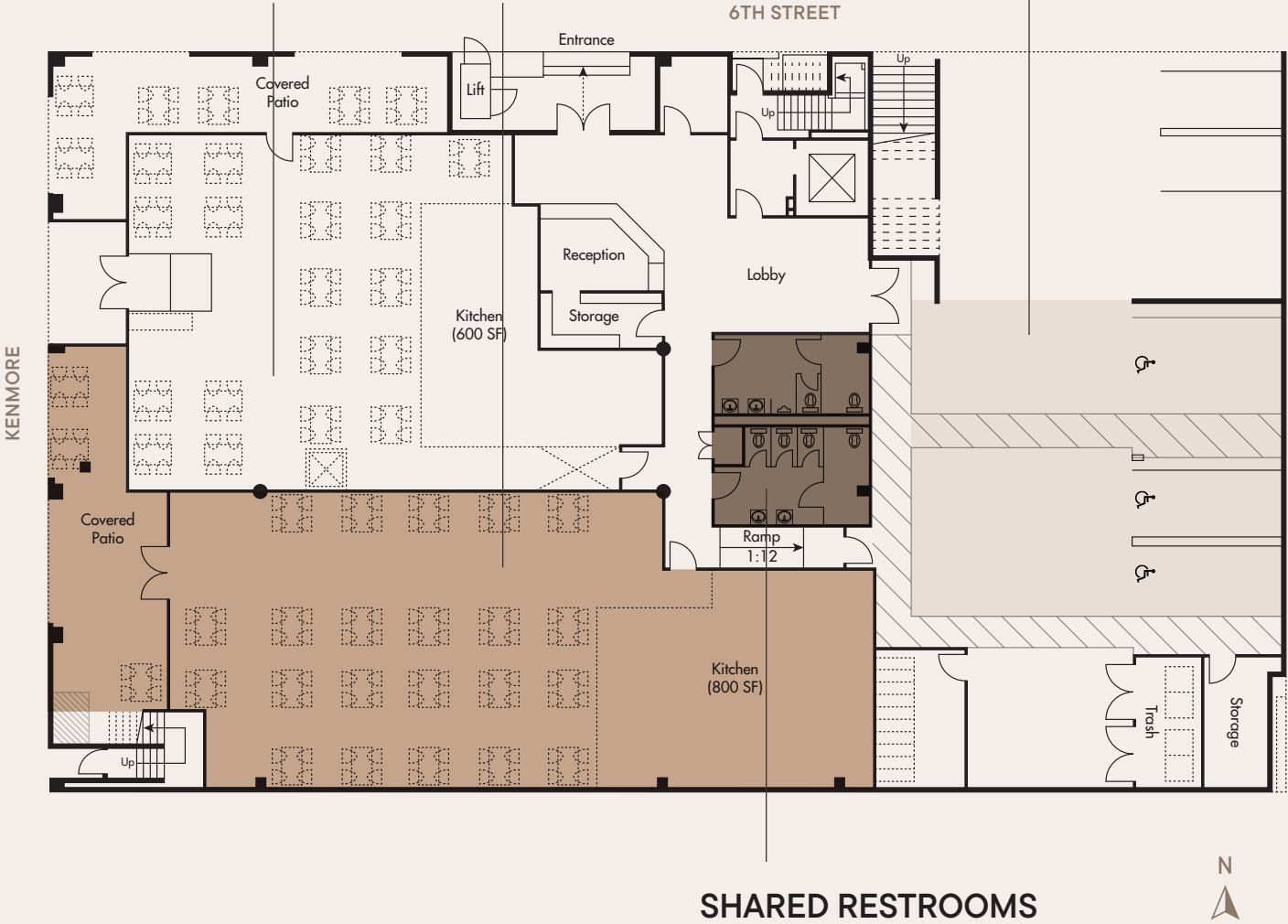
## RESTAURANT 1

**DAILYBEER**

## RESTAURANT 2

3,274 SF  
200 AMPS

Restaurant short-term  
parking for take-out and  
mandatory handicap spaces



SHARED RESTROOMS



## koreatown

is a vibrant, culturally rich neighborhood in Los Angeles, known for its authentic Korean cuisine, diverse dining options, and eclectic shopping. It blends international flair with local character, offering everything from trendy boutiques to wellness spas. The area is well-connected by public transit and freeways, making it ideal for both work and leisure. With a dynamic community and frequent cultural events, Koreatown is a sought-after destination to live, explore, and invest.





LOOKING AT  
*k-town*

RESIDENT DEMOGRAPHICS

34,128

RESIDENTS

34,604

DAYTIME POPULATION

RETAIL SPACE

2.5M

TOTAL AVAILABLE RETAIL SPACE SF

3.70%

RETAIL VACANCY

MULTIFAMILY RESIDENTIAL

18,718

INVENTORY UNITS

*dtla*

RESIDENT DEMOGRAPHICS

15,753

RESIDENTS

25,039

DAYTIME POPULATION

RETAIL SPACE

20M

TOTAL AVAILABLE RETAIL SPACE SF

10.40%

RETAIL VACANCY

MULTIFAMILY RESIDENTIAL

11,032

INVENTORY UNITS

CURRENT STATE OF  
*koreatown*

HOW DOES THIS DEVELOPMENT IMPACT RETAIL DEMAND?

Opportunity for retail growth in an already busy neighborhood



\$22.4M

PER YEAR

Retail total sales (including F&B)  
along Wilshire Blvd in Koreatown



\$11.8M

PER YEAR

Additional Retail Sales Potential\*

\* Leakage/Surplus Factor representing the  
difference between retail potential and retail sales.

CBRE/ESRI Research

228

UNITS

All-Time Annual Average

2,526

UNITS

Delivered Q1 2022-Q1 2023

387

UNITS

Deliveries Next 4Q's



SELECTED EXISTING RETAIL/F&B IN KOREATOWN



Positioned along one of Koreatown's most dynamic corridors, 6th Street offers a rare blend of visibility, walkability, and cultural cachet. This emerging retail destination attracts a design-savvy, experience-driven audience seeking elevated urban lifestyle moments.





3434 W 6TH ST | KOREATOWN



2 MILE RADIUS

demographics



POPULATION  
355,213



AVG. HH INCOME  
\$76,533



AVG. HH SIZE  
2.48



HOUSING UNITS  
151,753



POPULATION 15+  
293,061



BUSINESSES  
16,711



EMPLOYEES  
115,984



MEDIAN AGE  
35.5



BACHELOR'S DEGREE  
25.0%



GRADUATE DEGREE  
8.2%

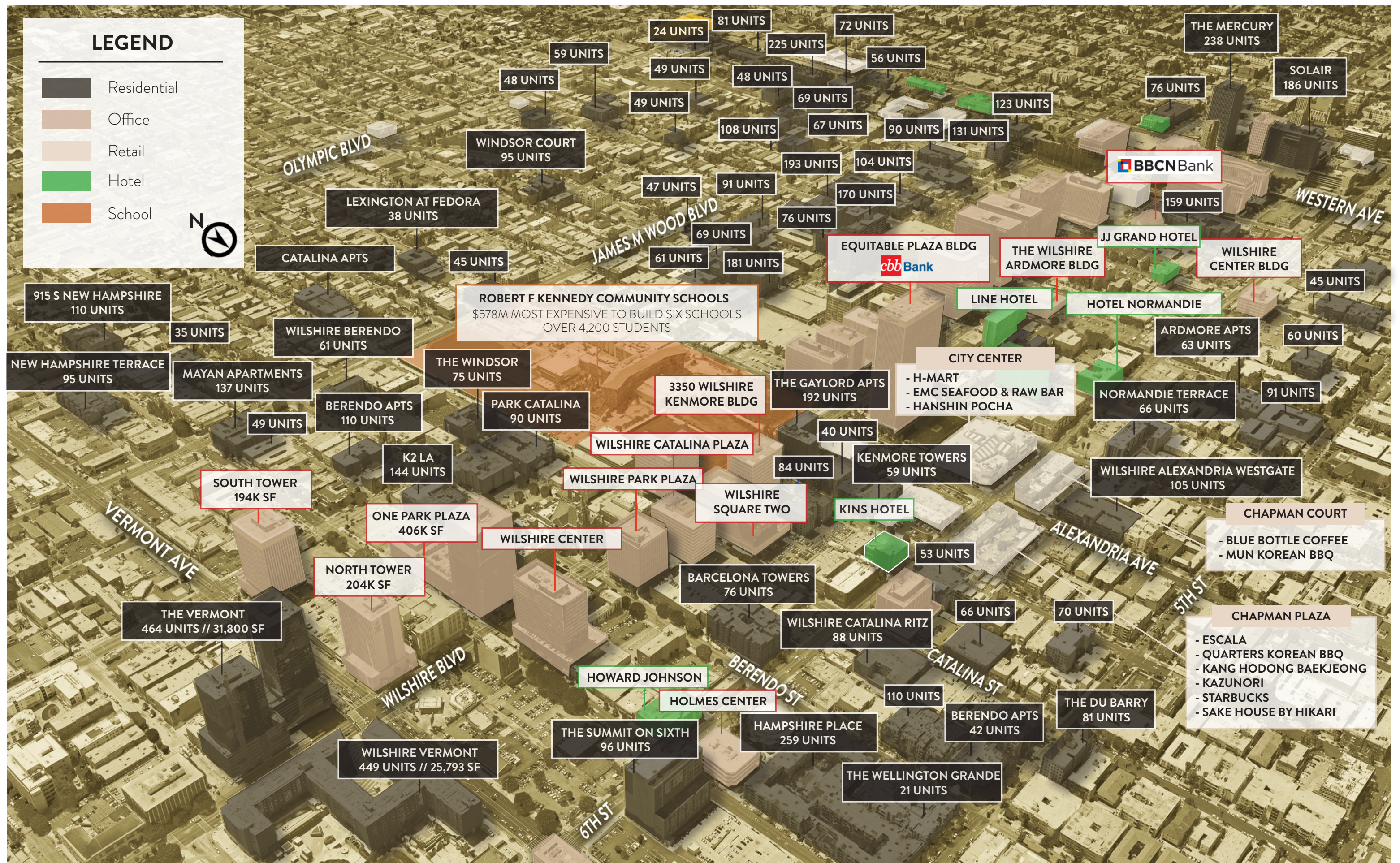


DAYTIME WORKERS  
115,787



DAYTIME RESIDENTS  
178,693









3434 W 6TH ST | KOREATOWN

For more information,  
please contact:

Johnny Choi

First Vice President

Lic. 01705079

+1 213 613 3344

[johnny.choi@cbre.com](mailto:johnny.choi@cbre.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

**CBRE**