

KINS H O T E L

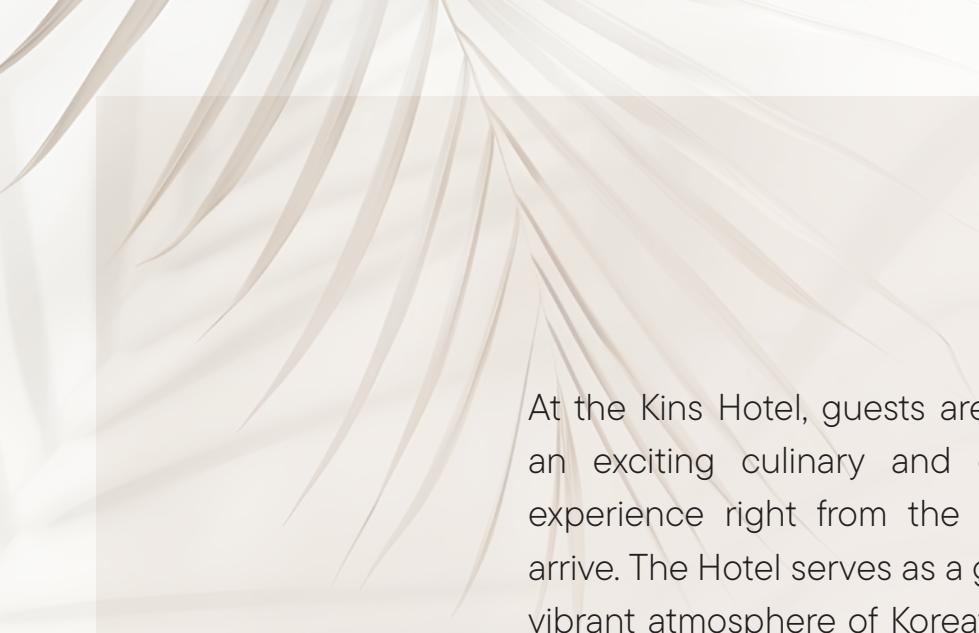
3434 W 6TH ST | KOREATOWN



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



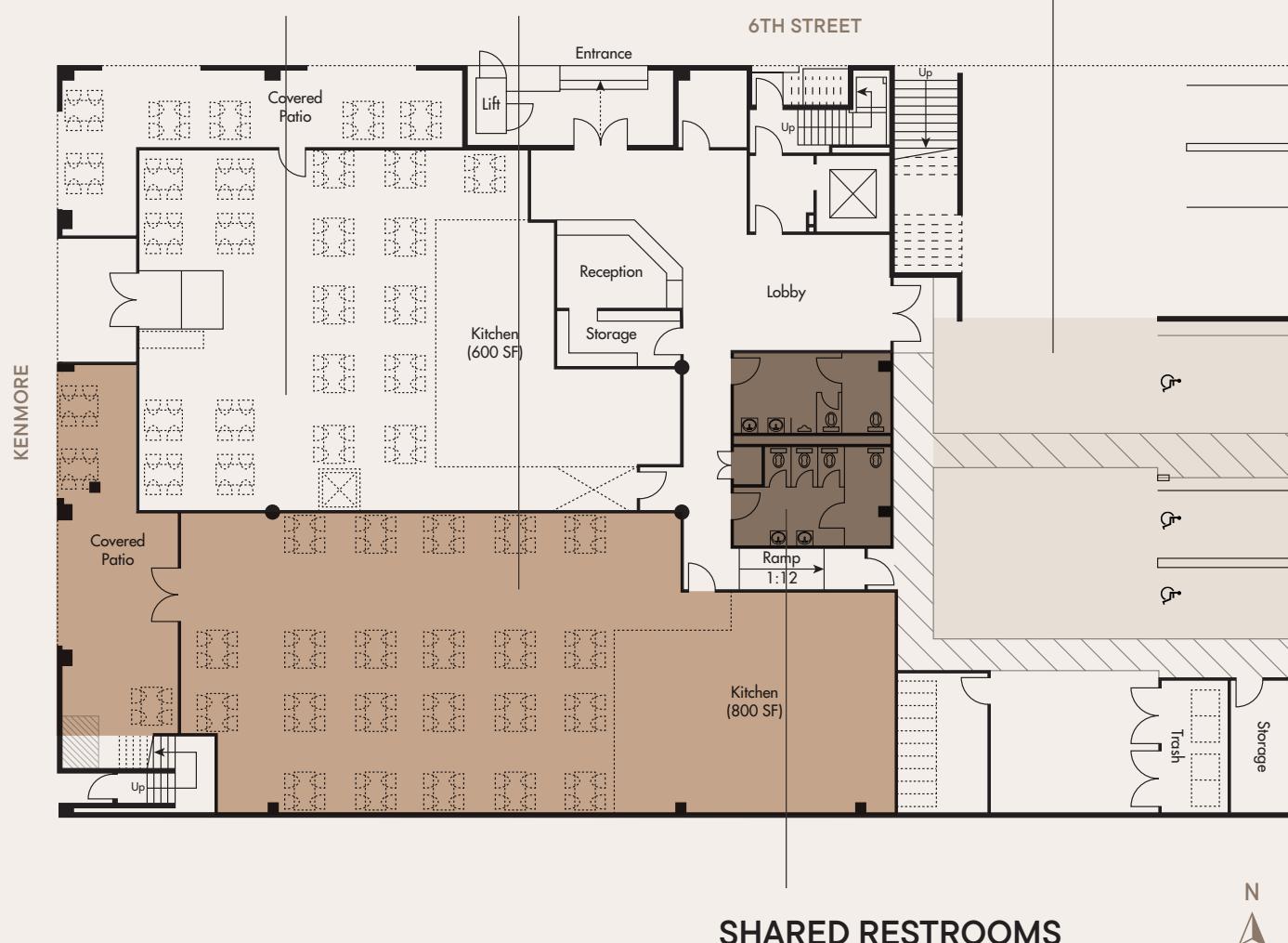
restaurants for lease

RESTAURANT 1

RESTAURANT 2

DAILYBEER

3,274 SF
200 AMPS



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

STROOMS



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

dyla

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

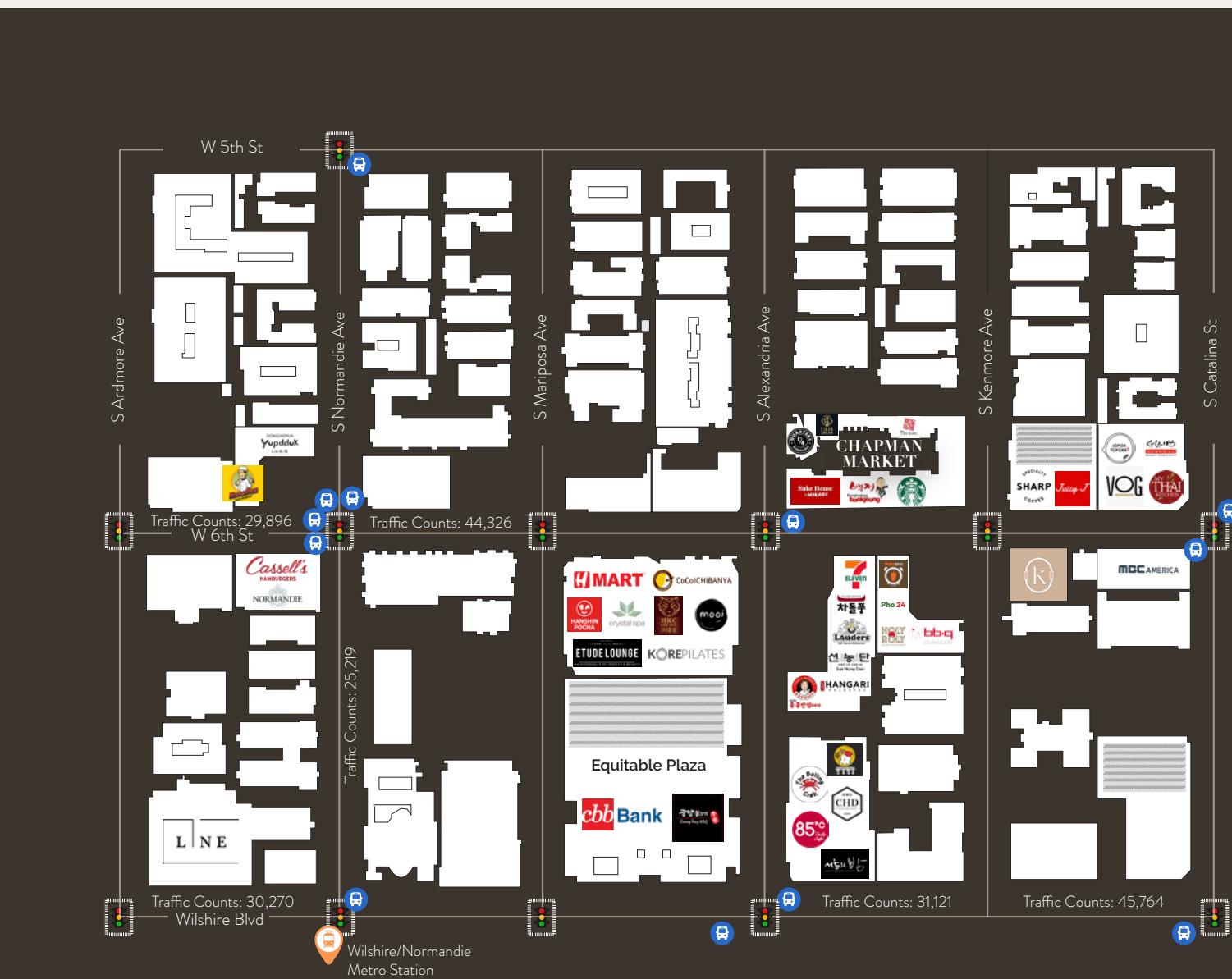
UNITS

Deliveries Next 4Q's



SELECTED EXISTING RETAIL/F&B IN KOREATOWN

kins hotel neighbors



sixth street

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%



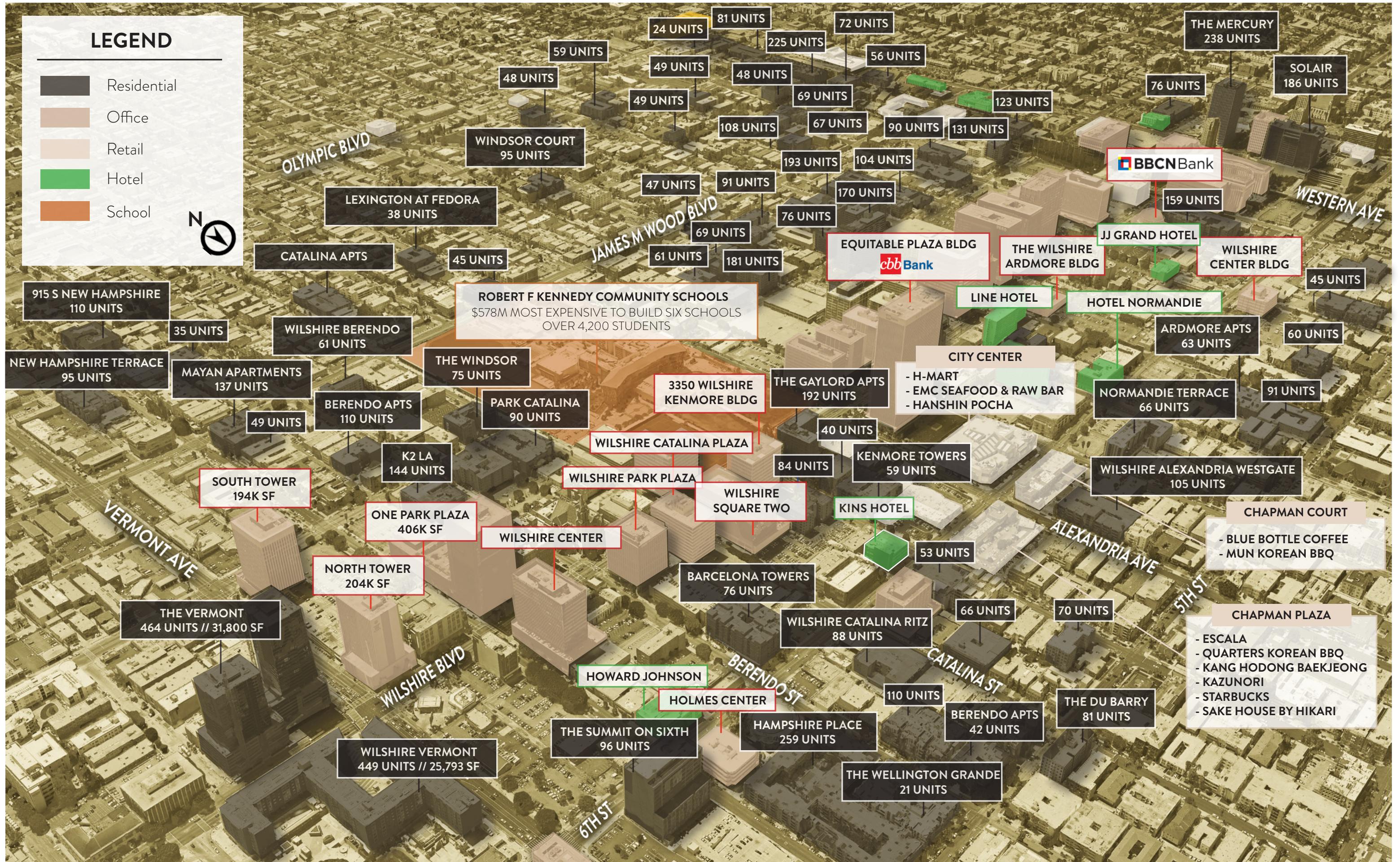
DAYTIME WORKERS

115,787



DAYTIME RESIDENTS

178,693





3434 W 6TH ST | KOREATOWN

For more information,
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