



K o r e a t o w n

# The Kipling

FOR LEASE

3,965 SF of 2nd Gen Retail/Restaurant Space with 133 Apt. Units Above

**CBRE**

## Property Overview

# Lease Summary



133 Residential Units



Address

4083 W 3rd St, Los Angeles, CA

Asking Rent

\$3.75 NNN

Available Space

3,965 SF

Space Type

2nd Generation Retail/Restaurant

Parking

9 Dedicated Subterranean Parking

## Market Overview



# Current State of Koreatown

*A Renaissance of New Residential Development*

228

units

All-Time/Annual Average

2,526

units

Delivered Q1 2022 - Q1 2023

387

units

Deliveries Next 4Q's

*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 \*

Selected Existing Retail/F&B in Koreatown



# How does Koreatown Compare to DTLA?

## KOREATOWN

34,128

Residents

34,604

Daytime  
Population

2.5M

Total Available  
Retail Space SF

3.70% Retail Vacancy

18,718

Multifamily Residential  
Inventory Units

## DTLA

15,753

Residents

25,039

Daytime  
Population

20M

Total Available  
Retail Space SF

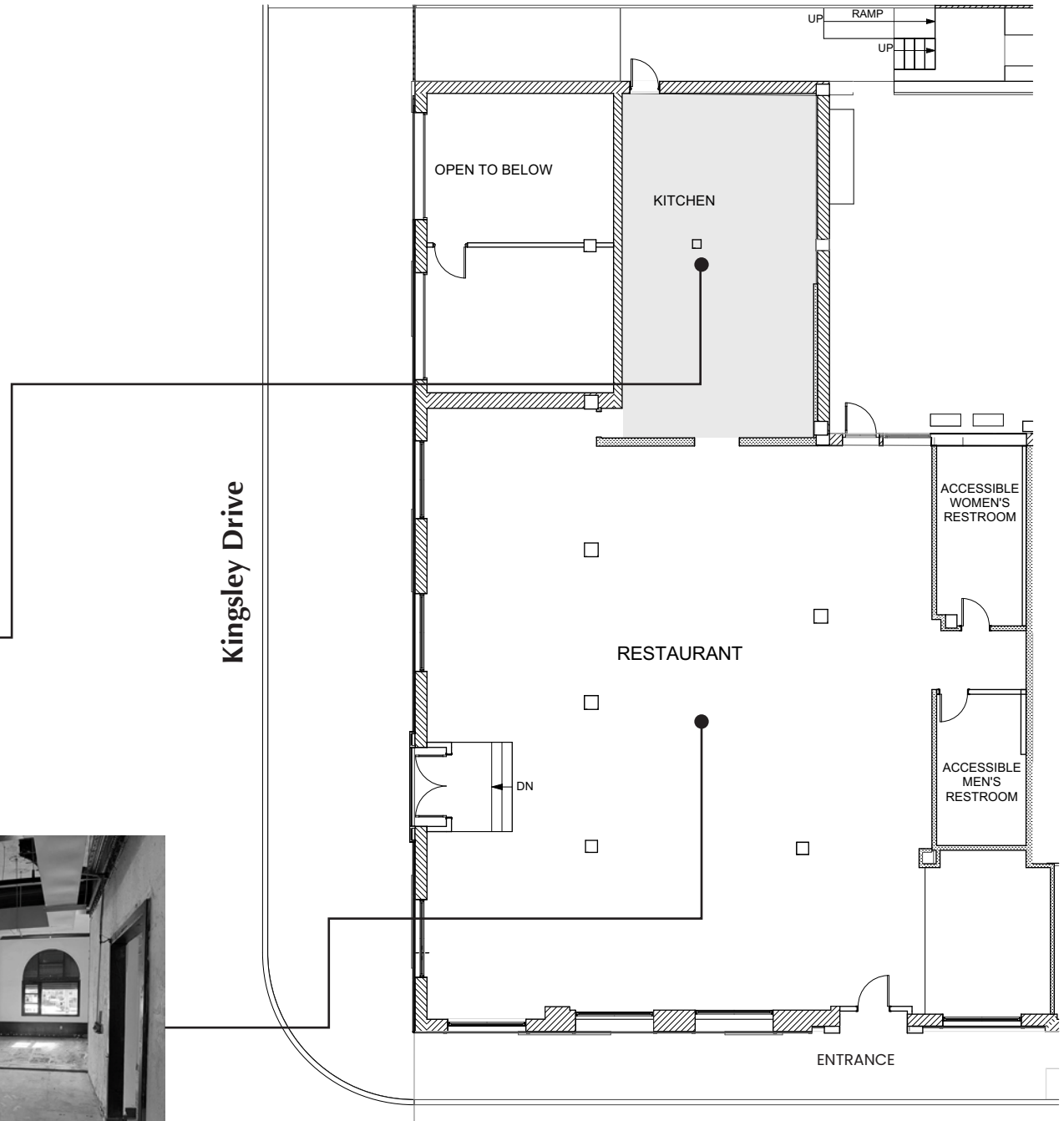
10.40% Retail Vacancy

11,032

Multifamily Residential  
Inventory Units

## Property Overview

# Floor Plan



West 3rd Street

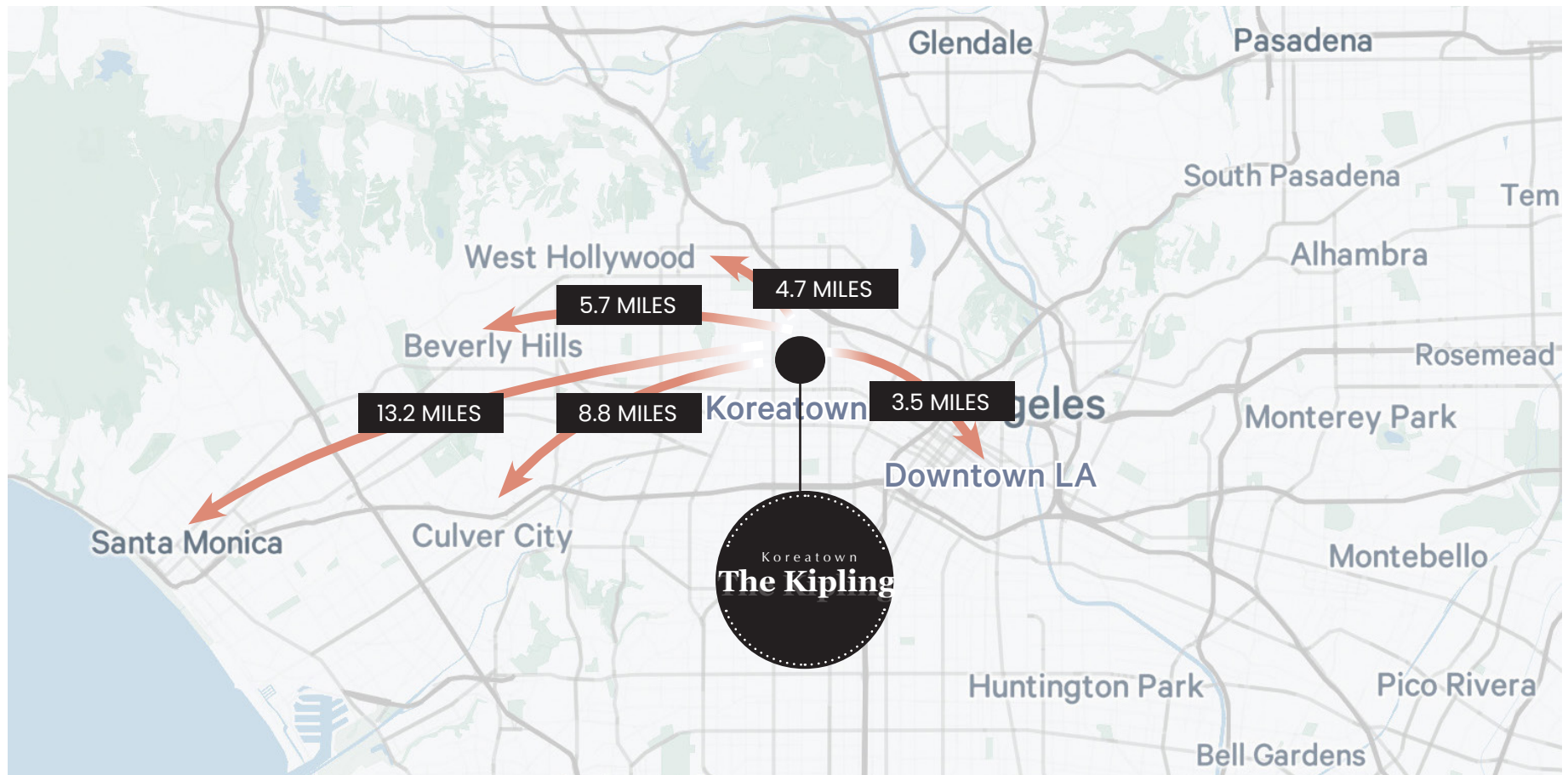


## Area Overview

# Local Map



# Regional Map





Area Overview

# The Kipling Neighbors





## Market Overview

# Thriving Koreatown

Koreatown is a vibrant and culturally diverse neighborhood located within the bustling metropolis of Los Angeles. It is a highly sought-after area for its unique blend of international flair and local character. The neighborhood is renowned for its authentic Korean cuisine, offering a wide range of dining experiences unmatched anywhere else in the city. From traditional Korean barbecue to spicy tofu soup, Koreatown has something to offer every palate. In addition to Korean cuisine, the area is also home to a diverse range of restaurants serving everything from Italian to Mexican fare. Koreatown is a bustling commercial district that offers an eclectic mix of shops, boutiques, and businesses. The area is a popular destination for shopping, with a range of stores offering everything from trendy fashion to vintage goods. It is also home to several high-end spas and wellness centers, making it an ideal destination for relaxation and self-care.

The neighborhood is characterized by its diverse mix of residents and languages, making it one of the most cosmopolitan areas in Los Angeles. The community is highly connected, with frequent cultural events and festivals that celebrate the area's rich diversity. Koreatown offers excellent transportation options, with easy access to major freeways and public transit.

The neighborhood is well-connected to other areas of Los Angeles, including downtown and Hollywood, making it a convenient location for both work and play. Overall, Koreatown is a vibrant and dynamic neighborhood with a unique blend of international flair and local character. Its rich cultural heritage, diverse community, and convenient location make it an attractive destination for those looking to live, work, or invest in the heart of Los Angeles.

Embrace the Dynamic Fusion



## Market Overview

# Koreatown Days, Koreatown Nights

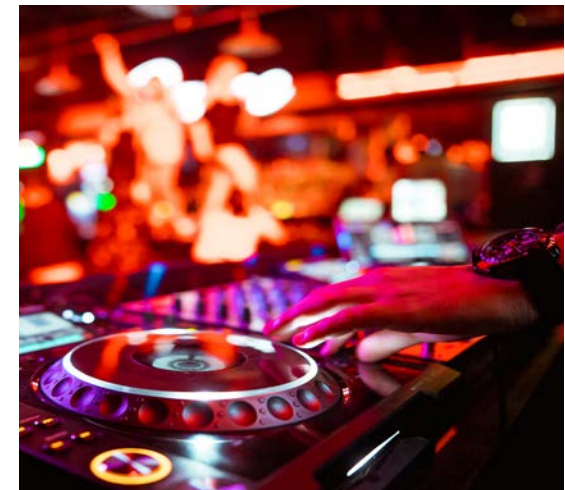
# "Live the Vibrancy"

## Day

Koreatown's daytime atmosphere is a dynamic blend of culture and commerce. As the sun rises, the streets come alive with a diverse array of Korean restaurants, cafes, and markets. Experience the fusion of traditional and modern as you savor authentic Korean cuisine, explore unique shops, and immerse yourself in the vibrant energy of this bustling urban neighborhood.

## Night

As the sun sets, Koreatown transforms into a dynamic hub of entertainment. There are numerous karaoke bars where you can showcase your singing skills, as well as nightclubs and lounges that offer a mix of music and dancing. For those seeking a unique experience, Koreatown's distinctive 24-hour spas offer an oasis of relaxation amid the urban energy. Koreatown's nightlife is renowned for diversity and energy, drawing in both locals and visitors looking to enjoy the vibrant atmosphere.



# The Kipling Demographics

2 Miles Radius

Population			Households		
2023 Population		333,233	2023 Households		\$134,539
2023 Population 15+		277,976	2023 Average Household Income		\$80,368
2023 Daytime Population		287,388	2023 Median Household		\$52,016
Daytime Workers	42.60%	122,400	2028 Average Household Income		\$95,798
Daytime Residents	57.40%	164,988	2028 Median Household Income		\$61,008
Place of Work / Education			Age / Employment Status		
2023 Businesses		16,639	2023 Median Age		36.3
2023 Employees		117,446	2023 Civilian Population 16+ in Labor Force		181,722
HS and Associate Degrees	38.80%	90,691	2023 Employed Civilian Population 16+	94.80%	172,271
Bachelor's Degree or Higher	35.60%	83,311	2023 Unemployed Population 16+	5.20%	9,451



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