

# KOREATOWN

Retail and Restaurant  
Spaces For Lease

california marketplace

**Grocery-Anchored Center**

at 450 Western Ave



CBRE

# Unleash your vision at 450 Western Ave.

where Koreatown's energy pulses through a thriving three-level retail hub. Imagine your brand alongside the beloved California Marketplace, drawing crowds into a vibrant tapestry of experiences. This isn't just space; it's an invitation. Picture your restaurant sizzling with life or your store captivating the community. Benefit from a dynamic location, ample parking, and the spirit of Koreatown – a canvas for your retail dream to flourish. Step into success!



## Property Highlights

**Spaces to Shape:** Adaptable spaces, from ready-to-go restaurant setups to blank canvases for your custom build

**Built-In Buzz:** Leverage the high-traffic draw of California Marketplace, a community hub driving consistent footfall

**Sky's the Limit:** (3rd Floor Tenants!) Exclusive rooftop terrace for dining, events, & unforgettable brand activations with Koreatown skyline views

**Synergy & Success:** Join a curated mix of thriving businesses, fostering a collaborative customer experience

**Effortless Access:** Abundant multi-level parking delivers stress-free convenience, drawing customers right to your door

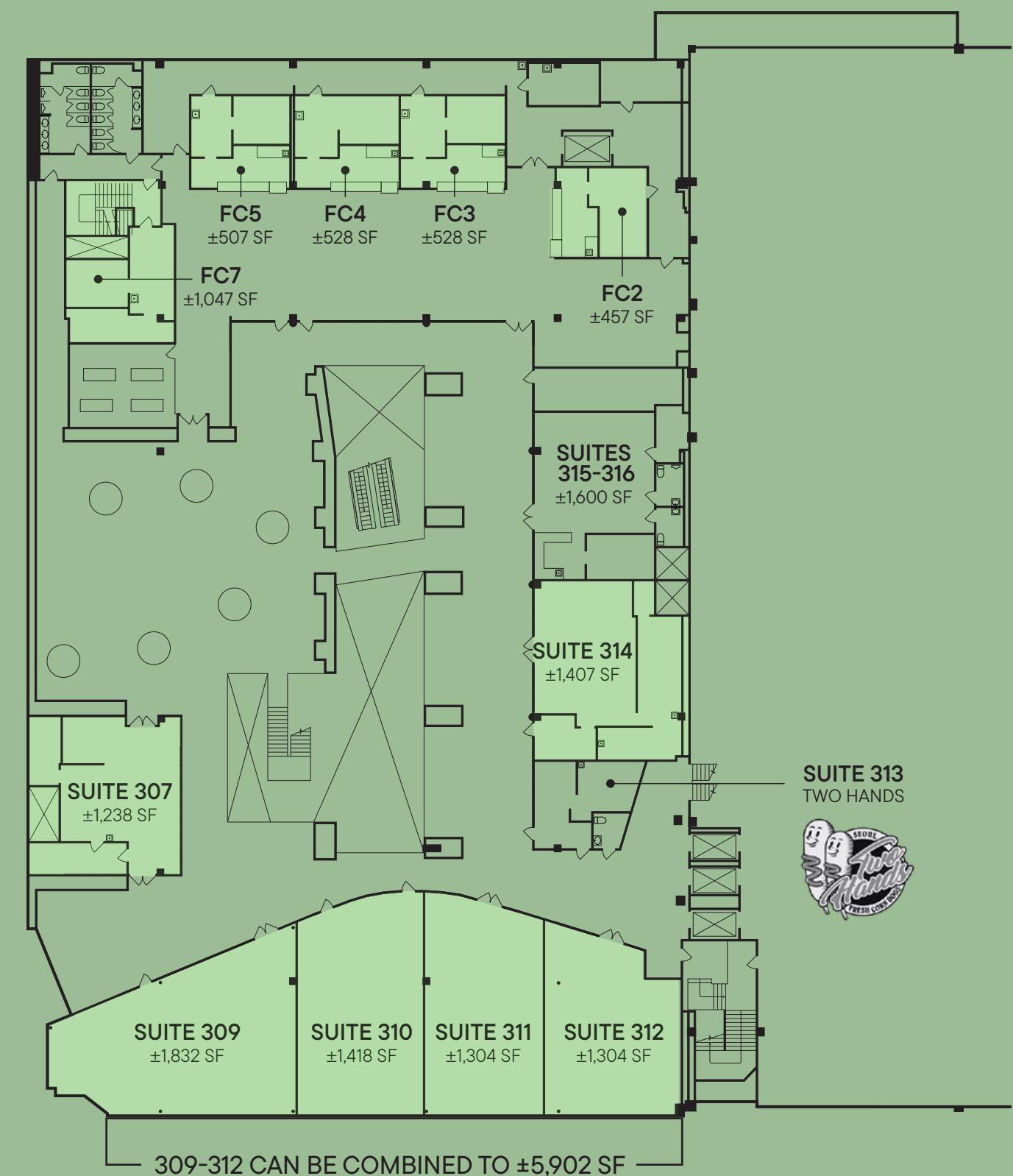


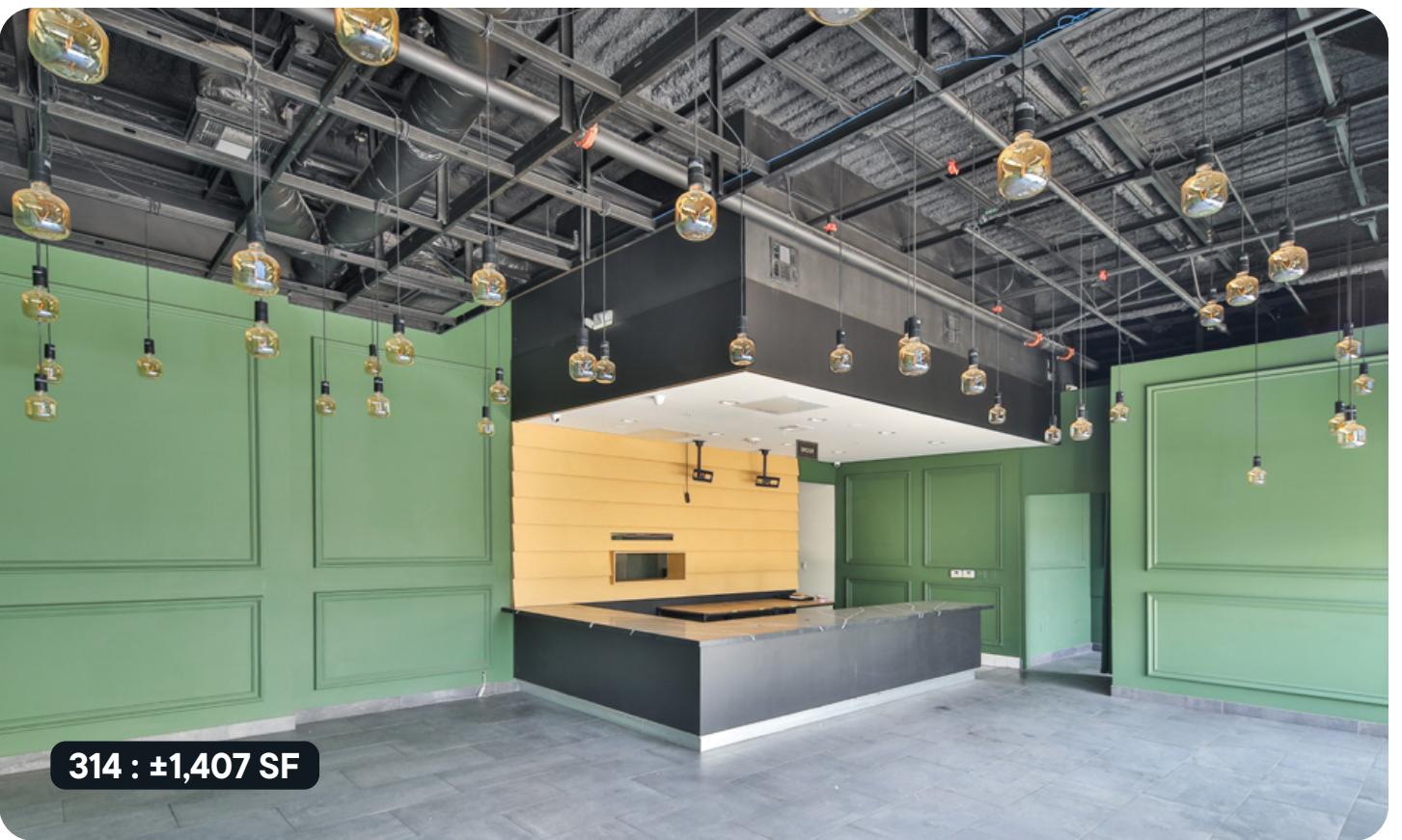
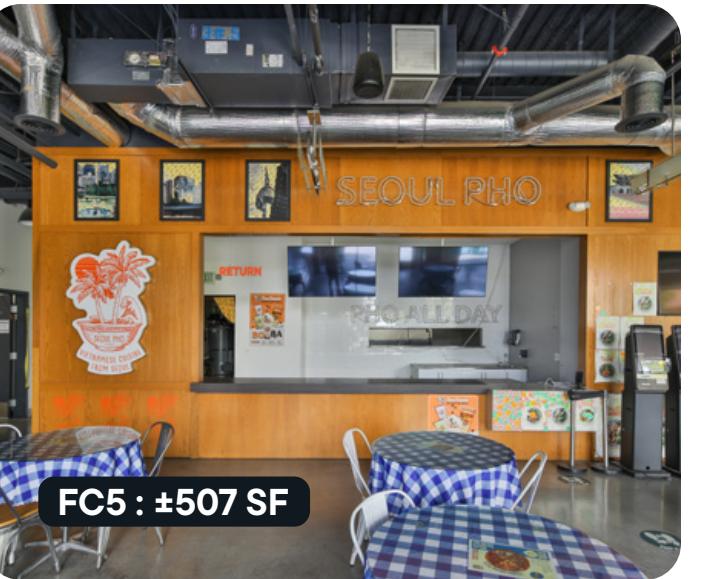
### 3RD FLOOR

Suite	SF	Retail Use
FC2	±457 SF	2nd Generation Restaurant
FC3	±528 SF	2nd Generation Restaurant
FC4	±528 SF	2nd Generation Restaurant
FC5	±507 SF	2nd Generation Restaurant
FC7	±1,047 SF	2nd Generation Restaurant
307	±1,238 SF	2nd Generation Restaurant
309-312	±5,902 SF	Raw space: ideal for fitness, brand experiences, karaoke
314	±1,407 SF	2nd Generation Restaurant
315-316	±1,600 SF	Available; 2nd Generation Restaurant



# Floor Plan





Beyond the bustling retail spaces and vibrant atmosphere,

## a **stunning third-floor rooftop** awaits,

offering unparalleled appeal. Envision your business thriving with this distinct feature – a coveted space for events, dining, or simply captivating patrons. This rooftop elevates your brand, providing a sophisticated haven with breathtaking views, solidifying 450 S Western Ave as the ultimate destination.

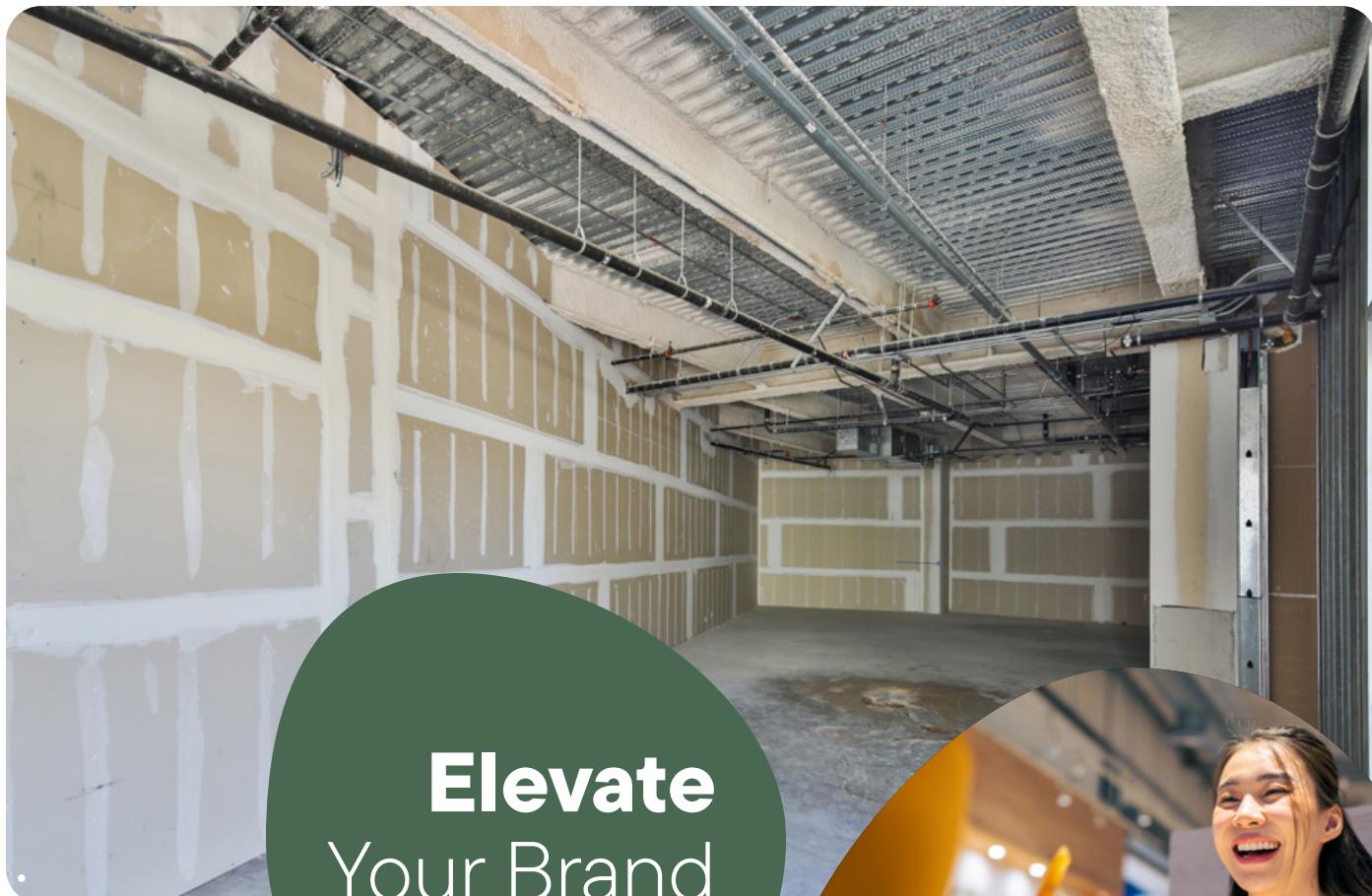


# Suite 210,

on the second floor, presents a blank canvas for your vision. This raw space offers unparalleled flexibility, allowing you to design a retail experience perfectly tailored to your brand.



±1,496 SF



**Elevate**  
Your Brand



# Own Your **Koreatown** Story



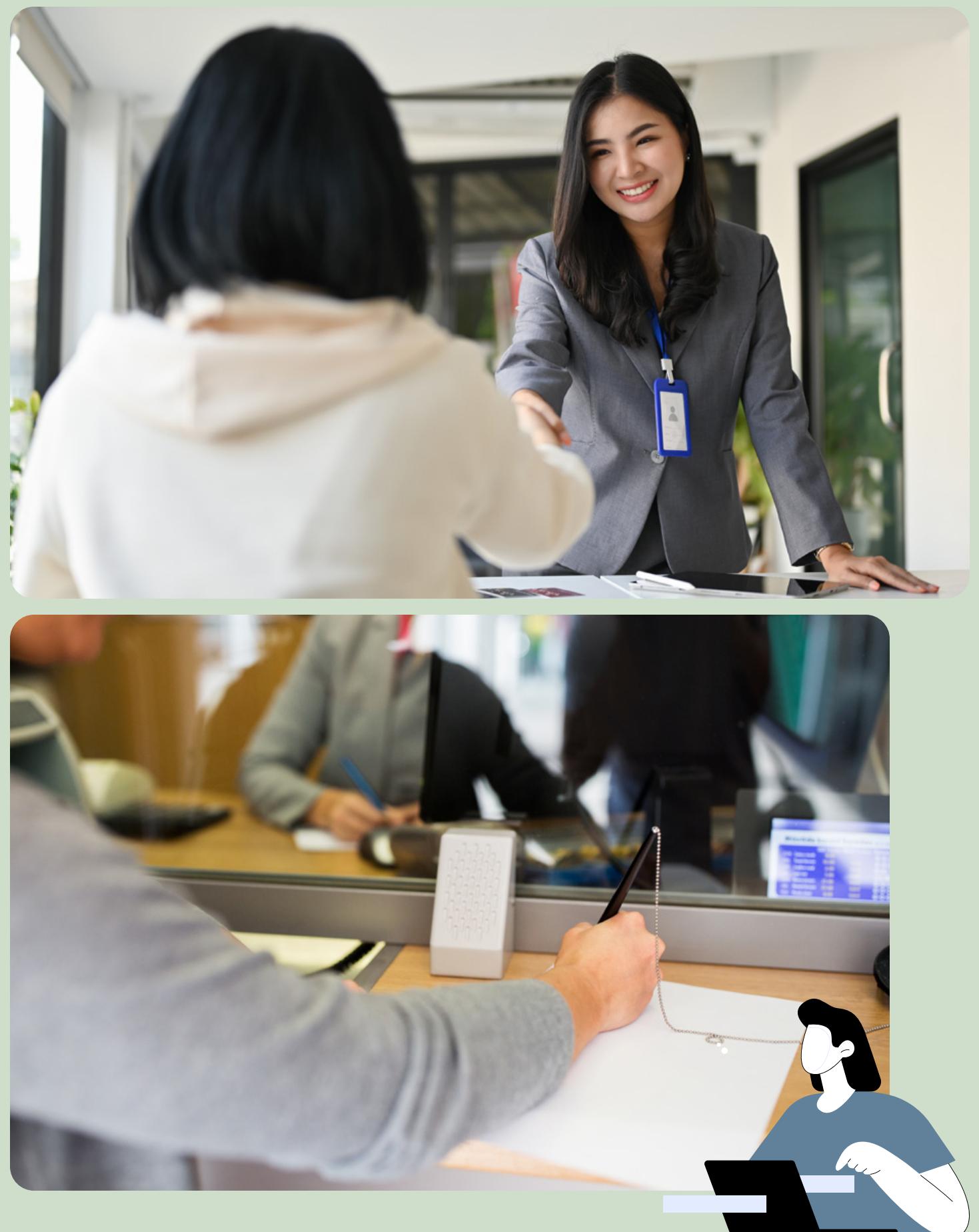
## 2ND FLOOR

Suite	SF	Retail Use
210	±1,496 SF	Open raw space



## 2ND FLOOR

Suite	SF	Retail Use
213	±1,139 SF	Former bank space



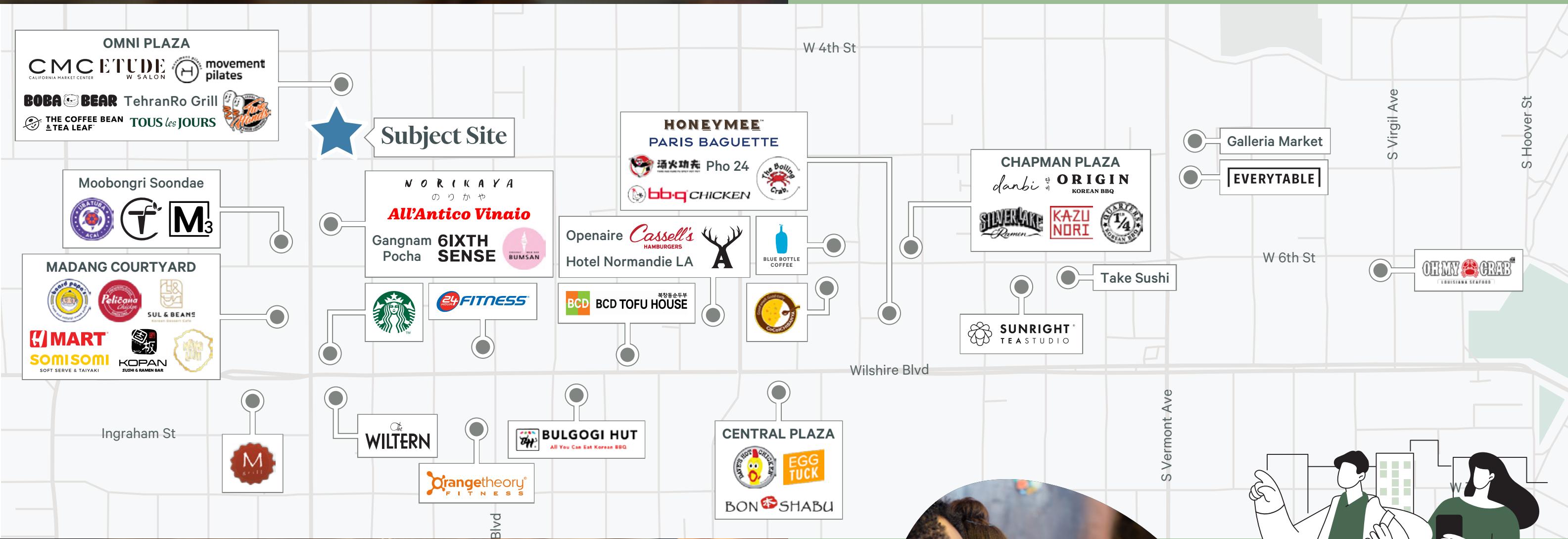


## Step into the heart of **Koreatown**,

a vibrant tapestry woven within the energetic fabric of Los Angeles. This dynamic neighborhood is a cultural melting pot, brimming with life and creativity. From authentic Korean flavors to a kaleidoscope of global cuisines, Koreatown tantalizes the senses. A bustling commercial hub, it buzzes with energy day and night, drawing a diverse population eager to explore its unique offerings. Strategically located within the city, Koreatown offers unparalleled accessibility and a passionate community, making it an ideal destination for businesses to flourish and connect.



# be in **the center** of it all





2 MILE  
**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



# california marketplace

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CALL

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