



## Turnkey Restaurant Leasing Opportunity

119 S Western Ave, Los  
Angeles, CA 90004

Turnkey restaurant leasing opportunity in the heart of Koreatown, one of the most densely populated and food-centric submarkets in Los Angeles. Located along South Western Avenue, a major north-south commercial corridor, the property benefits from strong vehicular traffic, pedestrian activity, and excellent visibility. The space is fully built out with existing commercial kitchen infrastructure, allowing an incoming operator to minimize upfront capital expenditures and accelerate time to market.

- Commercial pizza oven capacity
- Type I hood and ventilation system
- Stainless steel prep and cook surfaces
- Dedicated dishwashing and sanitation area
- Walk-in cooler
- Functional back-of-house workflow



Let us help you succeed! Contact us!

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