

KOREATOWN RETAIL & RESTAURANT SPACES FOR LEASE



CONFIDENTIAL OFFERING MEMORANDUM

THE RISE KOREATOWN
RETAIL & RESTAURANT SPACES FOR LEASE
750 S. OXFORD AVE.
LOS ANGELES, CA 90005

LISTING AGENT

TOMMY KIM
BROKER | DRE #01795209
(714) 728-6564
TOMMY@LIFETIMEREALTYGROUP.COM

LISTING AGENT

JW NAJULEE
REALTOR® | DRE #02099107
(213) 999-3225
JW@LIFETIMEREALTYGROUP.COM

CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum (“OM”) has been prepared exclusively by Lifetime Realty & Investments for informational purposes in connection with the potential lease of retail and commercial space located at The Rise Koreatown, 750 S. Oxford Ave., Los Angeles, California (the “Property”).

The information contained herein has been obtained from sources deemed reliable; however, neither the Owner nor Lifetime Realty & Investments makes any representation or warranty, express or implied, as to the accuracy, completeness, or reliability of the information contained herein. All information, including but not limited to square footage, demographics, traffic counts, tenant information, availability, renderings, floor plans, projections, and other property details, is subject to change without notice.

Prospective tenants and their advisors are encouraged to conduct their own independent investigations, inspections, and due diligence regarding the Property and all matters related thereto, including verification of all information provided herein.

This OM is provided solely for the purpose of evaluating a potential leasing opportunity and does not constitute an offer to lease, a binding agreement, or a commitment of any kind. Any lease transaction shall be subject solely to the terms and conditions contained in a fully executed lease agreement signed by all applicable parties.

The Owner reserves the right to modify pricing, availability, lease terms, tenant mix, space configurations, or to withdraw the Property or any portion thereof from the market at any time without prior notice.

This OM and its contents are confidential and proprietary and may not be reproduced or distributed without the prior written consent of Lifetime Realty & Investments.

LIFETIME REALTY & INVESTMENTS

California Department of Real Estate License No. #02062865





TABLE OF CONTENTS

EXECUTIVE SUMMARY	01
INVESTMENT HIGHLIGHTS	03
PROPERTY INFORMATION	05
MARKET OVERVIEW	07
MARKET DEMOGRAPHICS	08
AVAILABLE SPACES	09
FLOOR PLAN	10
GALLERY / 3D TOUR	11

A Rare Ground-Floor *Retail Platform* in LA's Most Active Corridor

The Rise Koreatown presents a **once-in-a-cycle leasing opportunity** to position your business within one of Los Angeles' most densely trafficked and fastest-growing urban neighborhoods. These are ground-floor, Class A retail and food court spaces within a brand-new, luxury mixed-use high-rise — a transformative mixed-use development within the Koreatown corridor.

With **363+ residential units** directly above, tenants here have something most LA retail operators spend years trying to build: a guaranteed captive customer base that lives, shops, and eats steps from your front door. The building is anchored by **Zion Market**, one of LA's premier Korean supermarkets, ensuring continuous daily foot traffic and a built-in shopper ecosystem.

Eight spaces remain — four full suites ideal for food & beverage, medical, wellness, or retail concepts, and four booth-format spaces designed for food court operators, pop-ups, and specialty concepts. Availability is immediate. Lease terms are negotiable.

PROPERTY TYPE

Mixed-Use

Class A Ground Floor Retail

TOTAL AVAILABLE

8 Spaces

3,632 SF Total

ANCHOR TENANT

Zion Market

RESIDENTIAL UNITS

363+

YEAR BUILT

2023

LEASE TYPE

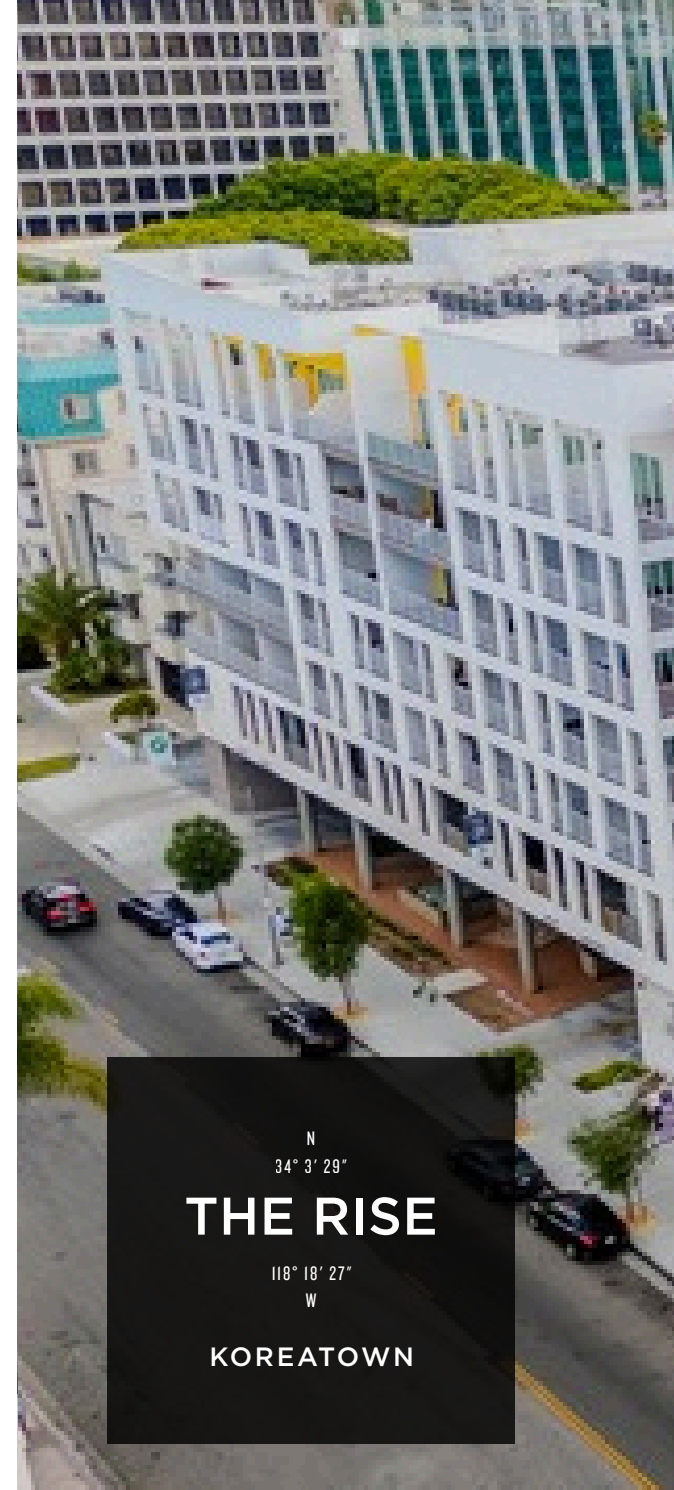
NNN

PARKING STALLS

791

LEASE RATE

Contact for Pricing





INVESTMENT HIGHLIGHTS

BUILT-IN RESIDENT DEMAND

363+ luxury apartment residents live directly above the retail floor. These tenants eat, shop, and spend daily — and your business is steps from their front door. No need to build a customer base. It already exists and pays rent upstairs.

CLASS A BRAND-NEW CONSTRUCTION

Built in 2023. High ceilings, modern finishes, direct elevator access from residences above, and 791 parking stalls. No deferred maintenance. No legacy buildout to gut. Tenants step into a pristine, institutional-quality environment.

KOREATOWN'S PEAK MOMENTUM

Koreatown is LA's densest neighborhood by population — 143,700+ within 1 mile — and has the city's highest renter-to-owner ratio (8:1). Young professionals with rising incomes dominate the demographic. The neighborhood is at an inflection point.

24,897 DAILY VEHICLES ON W. 8TH ST

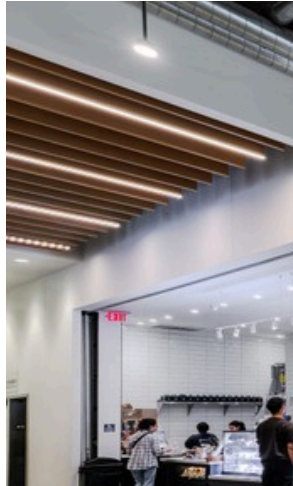
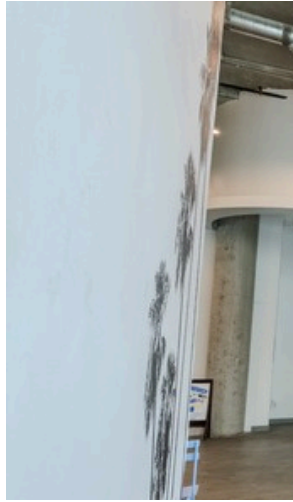
AADT traffic count on W 8th Street exceeds 24,897 vehicles per day (2025). Positioned at the intersection of Oxford Ave and 8th St, the property enjoys exceptional street presence, signage opportunity, and drive-by visibility.

ZION MARKET ANCHOR

Anchored by one of LA's most-trafficked Korean grocery chains. Zion Market draws thousands of shoppers weekly from across the region — creating a consistent, high-volume foot traffic engine that benefits every adjacent tenant in the complex.

TRANSIT & WALKABILITY

Walking distance to the Wilshire/Western Metro station. Surrounded by high-traffic plazas, established dining corridors, and daily service retail. A pedestrian-first location with genuine transit connectivity.





RETAIL ENVIRONMENT & CONSUMER DRIVERS

The Rise was designed to create an integrated urban retail environment supported by immediate residential density and surrounding neighborhood activity.

Unlike conventional retail strip centers, The Rise benefits from continuous consumer interaction between residents, visitors, and surrounding businesses within the same mixed-use ecosystem.

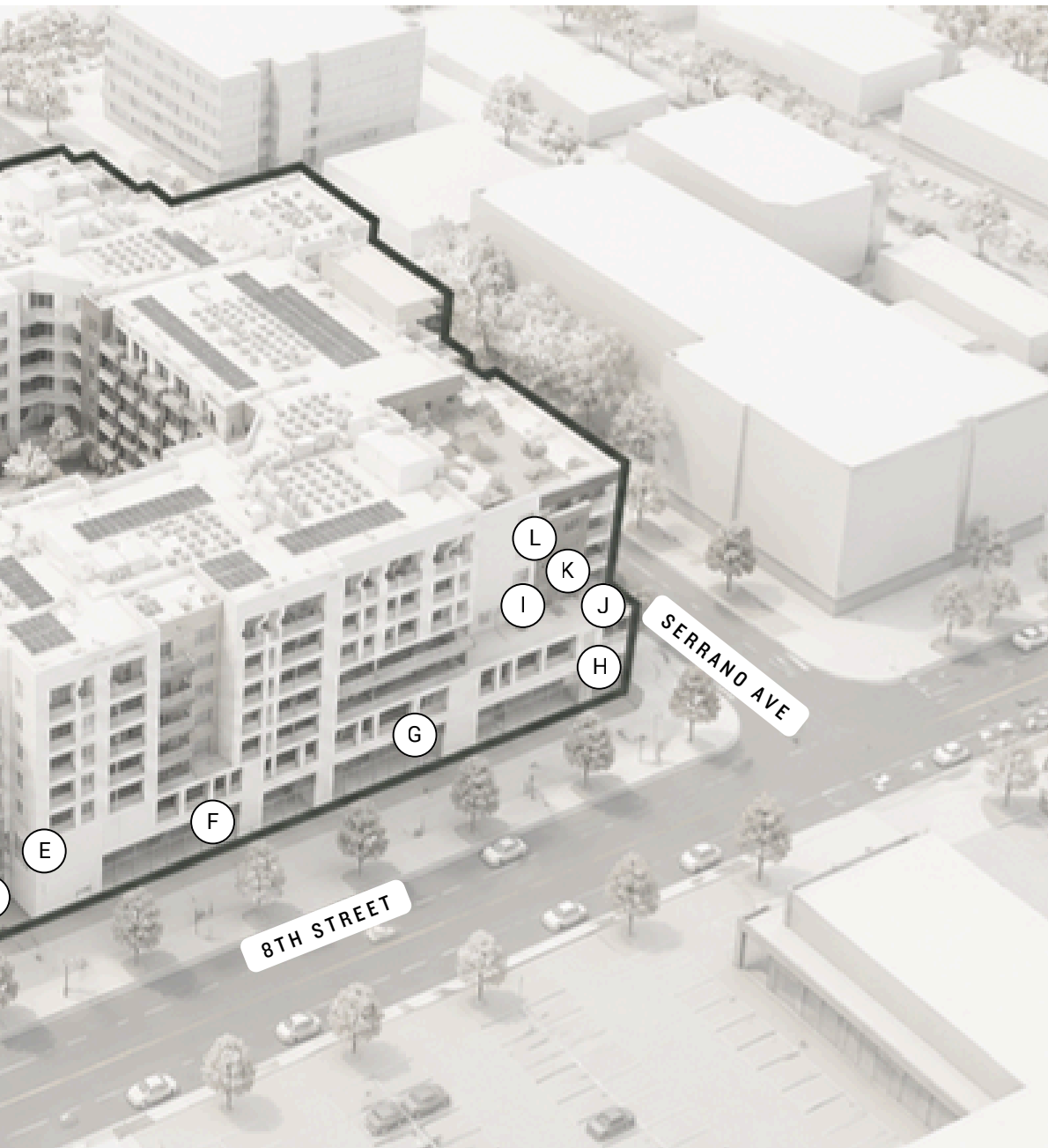
The combination of built-in residential density and external pedestrian traffic creates strong positioning for:

- Café & Dessert Concepts
- Boba & Specialty Beverage
- Beauty & Wellness
- Boutique Fitness
- Medical & Wellness Services
- Creative Office
- Fashion & Lifestyle Retail
- Specialty Food Concepts
- Professional Services

PROPERTY INFORMATION

PROPERTY	THE RISE KOREATOWN
Address	750 S. Oxford Ave, Los Angeles, CA 90005
Property Type	Mixed-Use Retail / Multifamily
Year Built	2023
Residential Units	Approx. 363 Units
Building Area	Approx. 478,733 SF
Land Area	Approx. 2.18 Acres
Parking	Approx. 791 Spaces
AVAILABLE UNITS	DETAIL
Asset / Positioning	Class A Ground Floor Retail
Spaces Available	8
Lease Structure	NNN
Retail Suite Range	Approx. 499 SF – 773 SF
Kiosk Range	Approx. 162 SF – 320 SF
Lease Rate	Inquire with listing agents





KEY

Overall Development Boundary	□
Parking Structure Entrance	Ⓐ
Leasing Office	Ⓑ
Entrance from 8th St.	Ⓒ
Booth K-5	Ⓓ
Suite G-11	Ⓔ
Suite G-9	Ⓕ
Suite G-6	Ⓖ
Suite G-2	Ⓗ
Booth K-3	Ⓘ
Booth K-2	⓵
Entrance from Serrano Ave.	Ⓚ
Booth K-1	Ⓛ



Koreatown — One of Los Angeles’ *Strongest* Urban Retail Markets

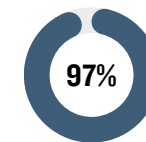
Koreatown continues to outperform many urban retail submarkets due to its:

- Dense residential population
- Strong renter concentration
- Strong daytime workforce population
- High pedestrian activity
- Strong food and entertainment culture
- Diverse and trend-driven consumer base
- Transit-oriented infrastructure
- Young professional demographic
- Consistent redevelopment activity

Positioned within a **highly active** retail corridor:

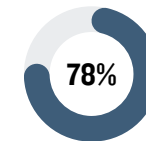
- Zion Market
- Paris Baguette
- CGV Cinemas
- Koreatown Plaza
- H Mart
- Chapman Plaza
- Starbucks
- Local hospitality operators
- Dense multifamily housing
- Professional office users
- Medical & wellness services

SIGNALIZED CORNER OF
OXFORD AVE & W 8TH ST



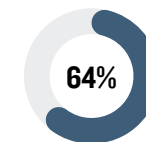
WALK SCORE

97/100 Walker's Paradise



TRANSIT SCORE

78/100 Excellent Transit



BIKE SCORE

64/100 Very Bikeable

THE CUSTOMER BASE ALREADY LIVES HERE

Within a 1-mile radius of The Rise — the data tells a compelling story of density, spending power, and renter-dominated demand.

143^k

POPULATION · 1 MILE

One of LA's densest neighborhoods — more potential customers within walking distance than most suburban trade areas

\$57^k

MEDIAN HOUSEHOLD INCOME

Growing to \$64k by 2029 — a 13% increase. Discretionary spending is rising alongside income

8:1

RENTER-TO-OWNER RATIO

Renter-heavy neighborhoods eat out more, shop locally more, and support F&B and service retail at higher rates

37

MEDIAN AGE

Young adult-dominated market — the prime demographic for food, beauty, wellness, and lifestyle concepts

122^k

DAYTIME WORKERS · 1 MILE

Massive lunch & after-work demand from nearby office, healthcare, and professional service workers

24,897

DAILY VEHICLE TRAFFIC

High daily counts on W 8th Street (2025 AADT) ensure strong drive-by exposure and wayfinding visibility

761^k

POPULATION · 3-MILE

Broader trade area exceeds 761,000 people — reinforcing regional draw for destination-style businesses

13%

INCOME GROWTH BY 2029

Forecasted median income growth within the trade area signals sustained long-term retail demand



METRO ACCESS

Walking distance to Wilshire/Western Purple Line station. Connects tenants to hundreds of thousands of daily transit riders across the LA Metro system.



MAJOR EMPLOYERS NEARBY

Surrounded by healthcare systems, hospitality brands, and professional service firms. Strong lunch and after-work demand from a white-collar daytime population.



DOWNTOWN LA PROXIMITY

Minutes from Downtown Los Angeles, the Wilshire Corridor, and Miracle Mile. The site benefits from spillover demand from multiple major employment centers.



HIGH WALK SCORE CORRIDOR

Surrounded by plazas, restaurants, and daily-service retail. A walkable Koreatown block with constant pedestrian presence morning through late evening.

AVAILABLE SPACES

KEY	UNIT	RENTABLE SF	CATEGORY	IDEAL USES	LEASE TERMS
1	Suite G-2	763 SF	RETAIL / OFFICE	Boutique Retail, Medical, Beauty, Office	NNN Negotiable
2	Suite G-6	770 SF	RETAIL / OFFICE	Café, Boutique, Medical, Creative Office	NNN Negotiable
3	Suite G-9	773 SF	RETAIL / OFFICE	Fitness, Medical, Specialty Retail, Salon	NNN Negotiable
4	Suite G-11	499 SF	RETAIL / OFFICE	Café, Dessert, Beauty, Office	NNN Negotiable
5	Booth K-1	162 SF	SPECIALTY KIOSK	Boba, Dessert, Snacks, Pop-Up Concept	NNN Negotiable
6	Booth K-2	162 SF	SPECIALTY KIOSK	Boba, Dessert, Snacks, Pop-Up Concept	NNN Negotiable
7	Booth K-3	183 SF	SPECIALTY KIOSK	Food Stall, Specialty F&B, Snacks	NNN Negotiable
8	Booth K-5	320 SF	SPECIALTY KIOSK	Restaurant Stall, F&B, Specialty Concept	NNN Negotiable

KEY

Entrance from Serrano Ave.	(A)
Food Court	(B)
Zion Market	(C)
Concerto – Bakery Café	(D)
JRS Jewelry – Jewelry	(E)
Comangce – Apparel	(F)
Optometry – Eye Care	(G)
Oxford Pharmacy – Pharmacy	(H)
Banada – Apparel	(I)
Palace Beauty – Cosmetics	(J)
Paris Baguette – Bakery Café	(K)
Cuckoo – Home Appliances	(L)
Royce – Chocolate Boutique	(M)
Entrance from 8th St.	(N)
K Place – K-Pop Retail	(O)

*All spaces are ground-floor, NNN lease, direct listing. Contiguous combinations may be available upon request.

Booth spaces (K series) share common area.

MAP FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE. BUYER TO VERIFY ALL INFORMATION.



***Inquire Today Before
Spaces Are Gone!*** →

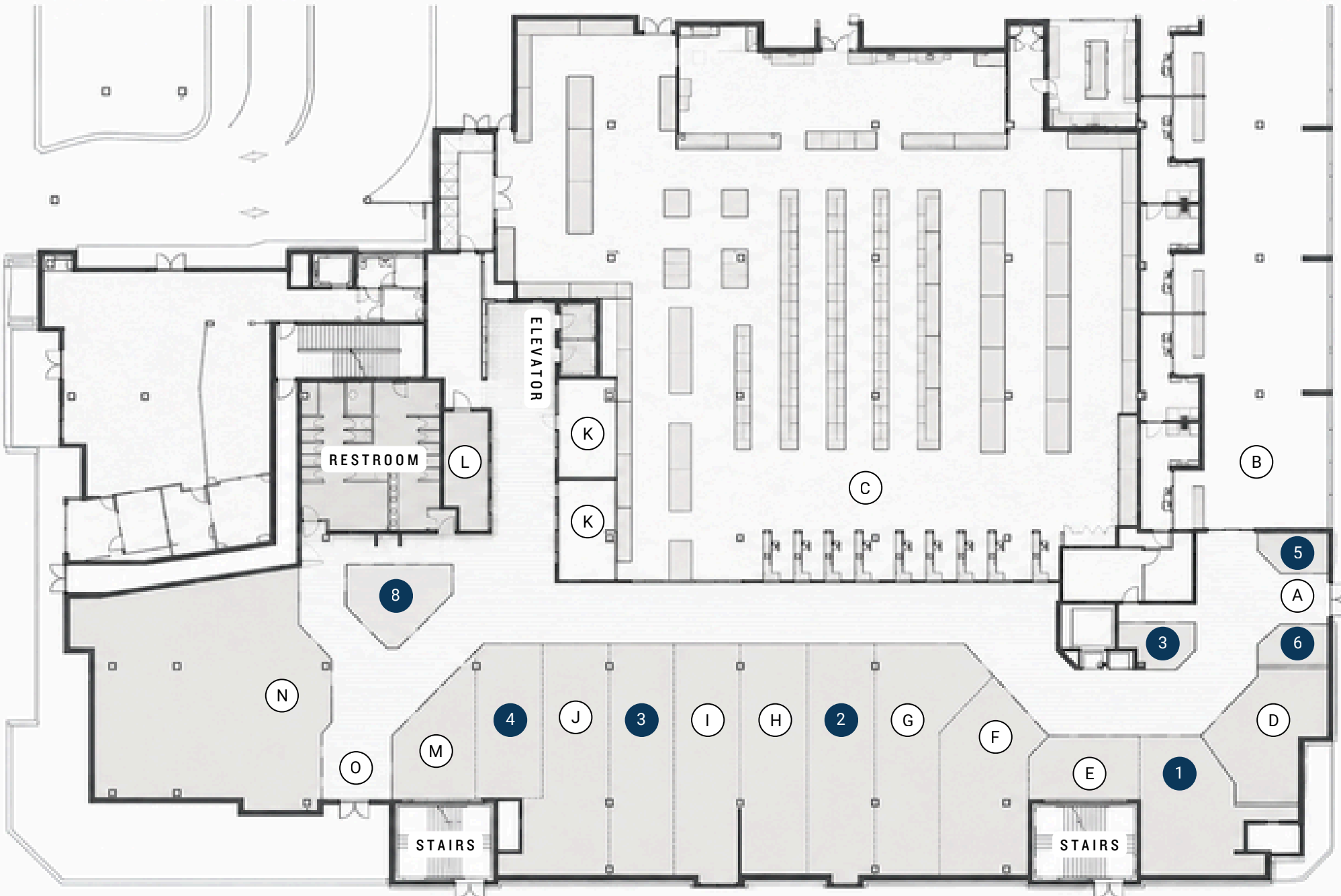
TOMMY KIM
REALTOR® | DRE #01795209
(714) 728-6564
TOMMY@LIFETIMEREALTYGROUP.COM

JW NAJULEE
REALTOR® | DRE #02099107
(213) 999-3225
JW@LIFETIMEREALTYGROUP.COM

OXFORD AVE

SERRANO AVE

8TH STREET



GALLERY



EXTERIOR VIEW FROM OXFORD AVE & 8TH ST



EXTERIOR VIEW FROM 8TH ST & SERRANO AVE



SCAN FOR
3D TOUR



SERRANO ENTRANCE & BOOTH K-1 , K-2



BOOTH K-3 & FOOD COURT ENTRANCE



SUITE G-6 | FRONT VIEW



SUITE G-6 | BACK VIEW



SCAN FOR
3D TOUR



SUITE G-9 | FRONT VIEW



SUITE G-9 | BACK VIEW



SCAN FOR
3D TOUR



SUITE G-II | FRONT VIEW



SUITE G-II | BACK VIEW



Ready to Discuss *Your Space?*

Lease rate is available upon direct inquiry. All spaces are immediately available for tenant improvement and build-out. We welcome tours, qualified inquiries, and LOIs from serious operators and concepts aligned with the Koreatown community.

[Request Leasing Information →](#)



LISTING AGENT

TOMMY KIM
BROKER | DRE #01795209
(714) 728-6564

TOMMY@LIFETIMEREALTYGROUP.COM



LISTING AGENT

JW NAJULEE
REALTOR® | DRE #02099107
(213) 999-3225

JW@LIFETIMEREALTYGROUP.COM

CONFIDENTIAL OFFERING MEMORANDUM

THE RISE KOREATOWN
RETAIL & RESTAURANT SPACES FOR LEASE
750 S. OXFORD AVE.
LOS ANGELES, CA 90005

All information deemed reliable but not guaranteed.
Subject to prior lease or withdrawal.

© 2026 Lifetime Realty & Investments. All rights reserved.