

# 268

## S. HOBART BOULEVARD



PRIME KOREATOWN RETAIL ■ NE CORNER OF 3RD ST. & HOBART BL



# INVESTMENT HIGHLIGHTS

268 S. HOBART BL

- Prime Koreatown Location — Prominently positioned at the signalized northeast corner of 3rd Street and Hobart Boulevard, in the heart of Koreatown.
- Established Tenant Mix — Anchored by Ten Raku, a well-known restaurant (open since 2012) attracting consistent local and destination traffic.
- Dense, Dynamic Trade Area — Surrounded by a vibrant mix of multifamily housing, retail, and hospitality developments serving one of Los Angeles' most active urban neighborhoods.
- Excellent Visibility & Exposure — Benefit from continuous vehicle and pedestrian traffic along one of the area's busiest intersections.
- Ease of Management — Simple operational structure ideal for both local and out-of-area investors.
- Thriving Urban Submarket — Located within Koreatown's dense, transit-oriented environment surrounded by new mixed-use developments, major retail corridors, and a growing residential base.







268 S. HOBART BL



PRIME KOREATOWN RETAIL

# RENT ROLL

Suite	Tenant	Lease Start	Lease Expire	Options/ Increases	SF (Approx)	Rent	Rent per sf	Performa Rent	Performa Rent per sf	NNN	Proforma NNN
4177	Ten Raku*	Apr-23	Apr-33	None, CPI	1,991	\$10,276.88	\$5.16	\$11,846.45	\$5.95	\$2,665.11	\$2,655.11
4177 - C	Ten Raku Storage	Apr-23	Apr-33	None, CPI	1,439	\$2,631.25	\$1.83	\$2,875.00	\$2.00	\$1,926.44	\$1,926.44
2807	The Crown Gym	Sep-21	Aug-27	None, None	2061	\$4,885.00	\$2.37	\$6,700.00	\$3.25		\$1,500 .00
Total Monthly rent					5,491	\$17,793.13		\$21,421.45		\$4,591.55	\$6,081.55
Total Annual Rent						\$213,517.56		\$257,057.40			

\* Ten Raku has been open since 2012

# INCOME & EXPENSES

## PRICING

OFFERING PRICE	\$3,595,000
PRICE/SF	\$654.71
CURRENT CAP	5.31%
MARKET CAP	7.18%

## THE ASSET

Units	3
Year Built	1963
Gross SF	5,491
Lot SF	8,739
APN	5517-014-013
Parking Spaces	6
Zoning	LAC2

## MONTHLY RENT SCHEDULE

# of Units	Type	Apx SF	Current Total	Market Total
4177	Ten Raku	1,991	\$10,277	\$11,846
4177-C	Ten Raku Storage	1,439	\$2,631	\$2,875
2807	The Crown Gym	2,061	\$4,885	\$6,700
<b>Total Scheduled Rent</b>			<b>\$17,793</b>	<b>\$21,421</b>

## ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$213,518	\$257,057
<b>Expense Reimbursements</b>	<b>\$46,643</b>	<b>\$72,978</b>
<b>Total Gross Income</b>	<b>\$260,161</b>	<b>\$330,035</b>

## ANNUALIZED EXPENSES

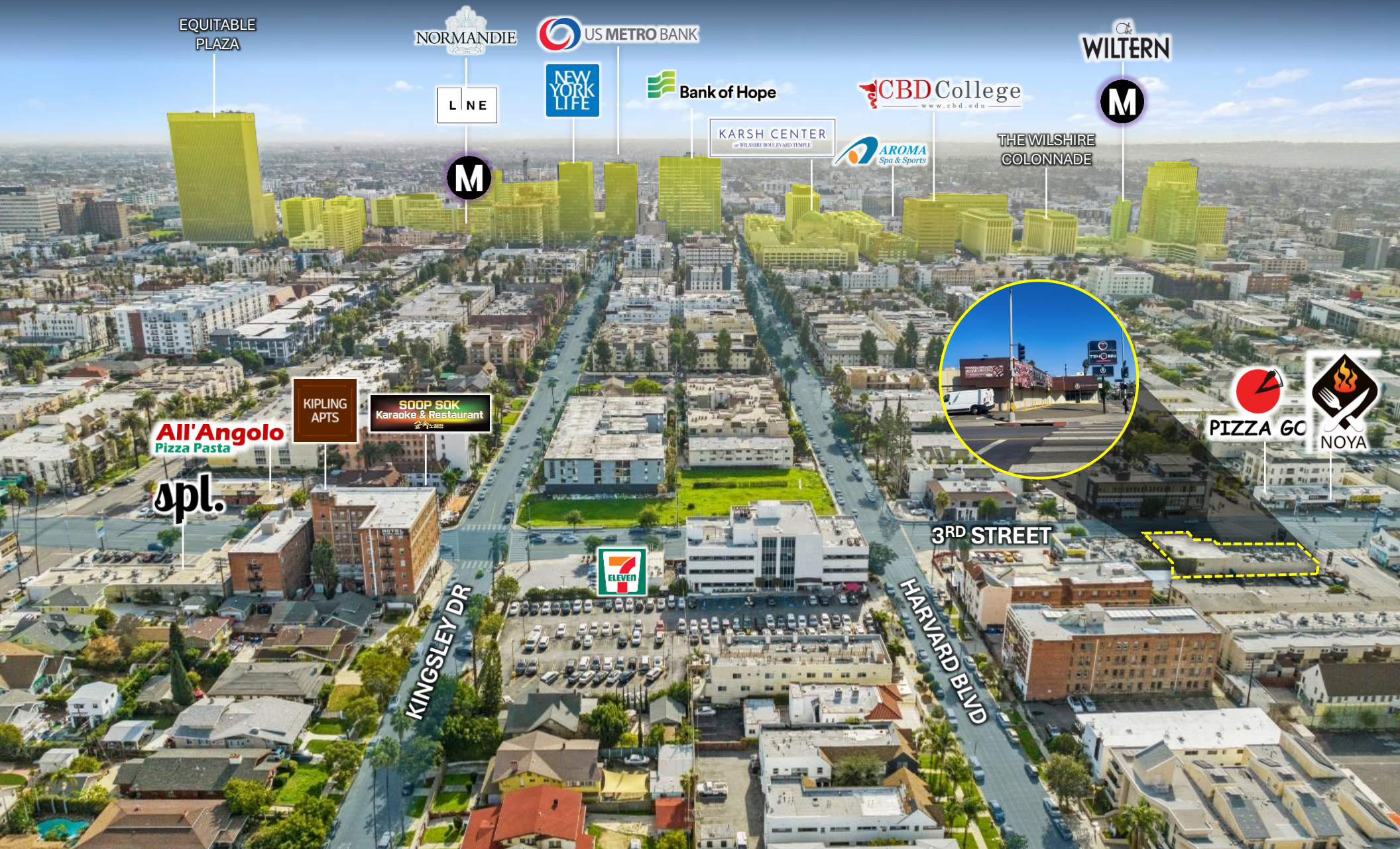
	Current	Market
Taxes	\$42,673	\$42,673
Insurance	\$5,500	\$5,500
Utilities	\$1,700	\$1,700
Management Fees	\$10,406	\$13,201
Common Area	\$6,500	\$6,500
Reserves	\$2,500	\$2,500
<b>ESTIMATED EXPENSES</b>	<b>\$69,279</b>	<b>\$72,074</b>

## RETURN

	Current	Market
<b>NET OPERATING INCOME</b>	<b>\$190,882</b>	<b>\$257,961</b>



# Prime Location





# Koreatown

## LOS ANGELES

Koreatown is a gorgeous and densely packed three-quarter mile community offering a delightful fusion of history and hipsters. With its labyrinth of bistros, coffee shops, boutique hotels and endless shopping in readapted art deco structures with terra cotta facades, it has an approachable urban aesthetic that both charms and infuses this historic neighborhood with a life that is excitingly new. Local values and luxe style blend with ease and have transformed this area just west of downtown into one of the hippest neighborhoods around. Koreatown is in full bloom.

### LOCATION RENAISSANCE

With a population of over 130,000 residents, averaging over 47,000 people per square mile, Koreatown has become a sought-after home for upwardly mobile professionals who view it as the Brooklyn of Los Angeles. The location, centrally situated between Hollywood and Downtown Los Angeles, not far from Beverly Hills and the Westside, is home to a large number of dining, entertainment and nightlife options.

## LOCATION HIGHLIGHTS

Surrounded by a thriving mix of trendy cafes, popular Korean BBQ spots, cocktail lounges, and boutique retail, tenants enjoy unparalleled walkability and an authentic urban lifestyle. The area also benefits from proximity to the Wilmette Theater, MacArthur Park, and a growing number of Class A multifamily and mixed-use developments. With continued investment and a strong tenant pool, Koreatown remains one of the most sought-after submarkets in Los Angeles for both investors and renters alike.



# 268 S. HOBART BL PRIME KOREATOWN RETAIL

For additional information or to schedule a tour, contact us today

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