



## 300-302 S Mariposa Ave

300-302 S Mariposa Ave, Los Angeles, CA 90020



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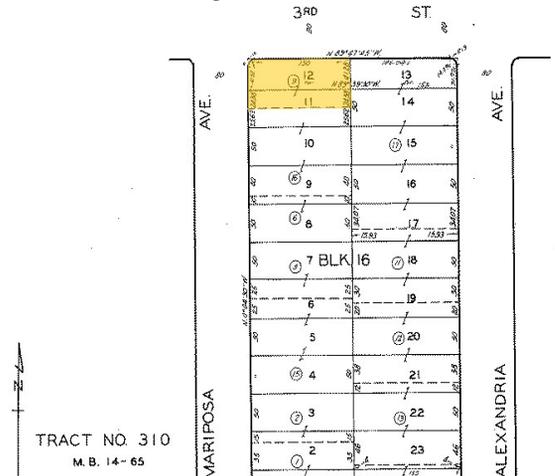


# 300-302 S Mariposa Ave.

\$4,200,000

KOREATOWN, LOS ANGELES | URBAN NEIGHBORHOOD RETAIL

- Free Standing NNN Retail
- Fully Renovated in 2017
- 16 On-Site Parking Spaces
- 2nd Gen Restaurant on First Floor w Beer and Wine
- 2nd Floor Used as a Creative Office or Retail
- 100% Leased to Single Tenant



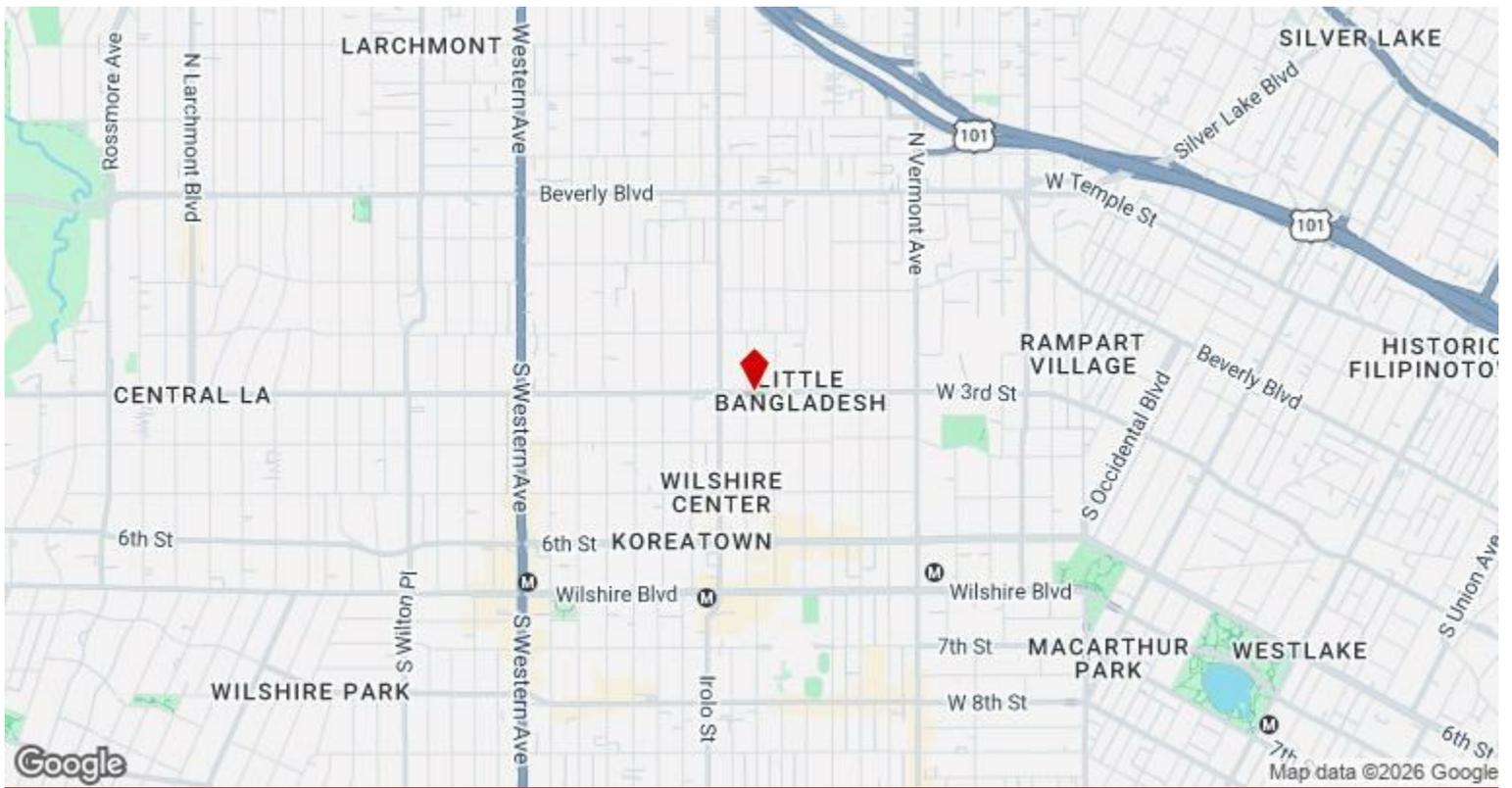
Price:	\$4,200,000
Property Type:	Free Standing NNN Retail
Property Subtype:	Storefront Restaurant/Office
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	4.93%
Lot Size:	0.23 AC
Gross Building Area:	5,088 SF
No. Stories:	2
Year Built:	1980
Tenancy:	Single/Multi
Parking Ratio:	3.14/1,000 SF
Zoning Description:	C2
APN / Parcel ID:	5502-003-009
Walk Score ®:	92 (Walker's Paradise)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Orchid Kitchen	5,088	October 2030

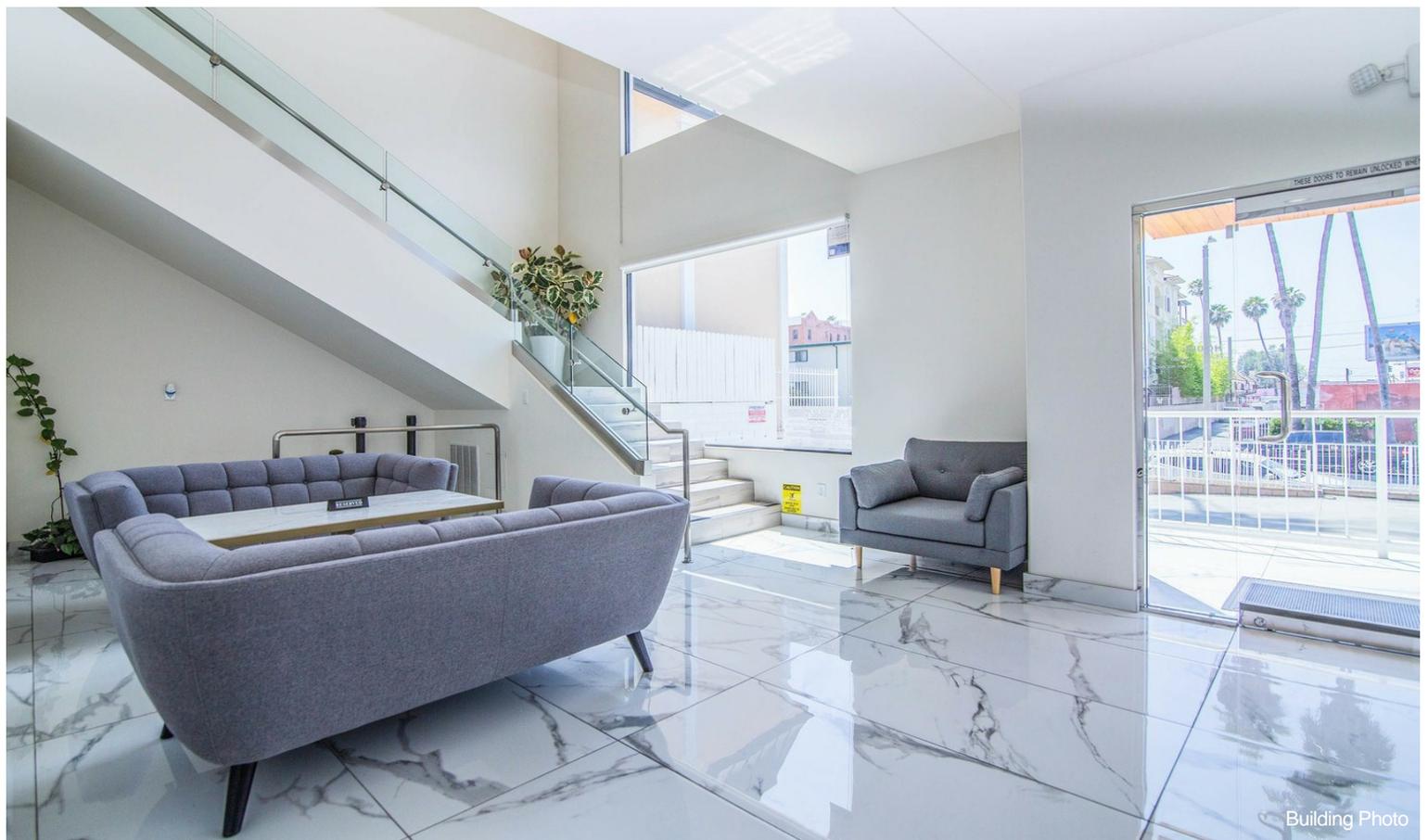


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# Property Photos



Building Photo

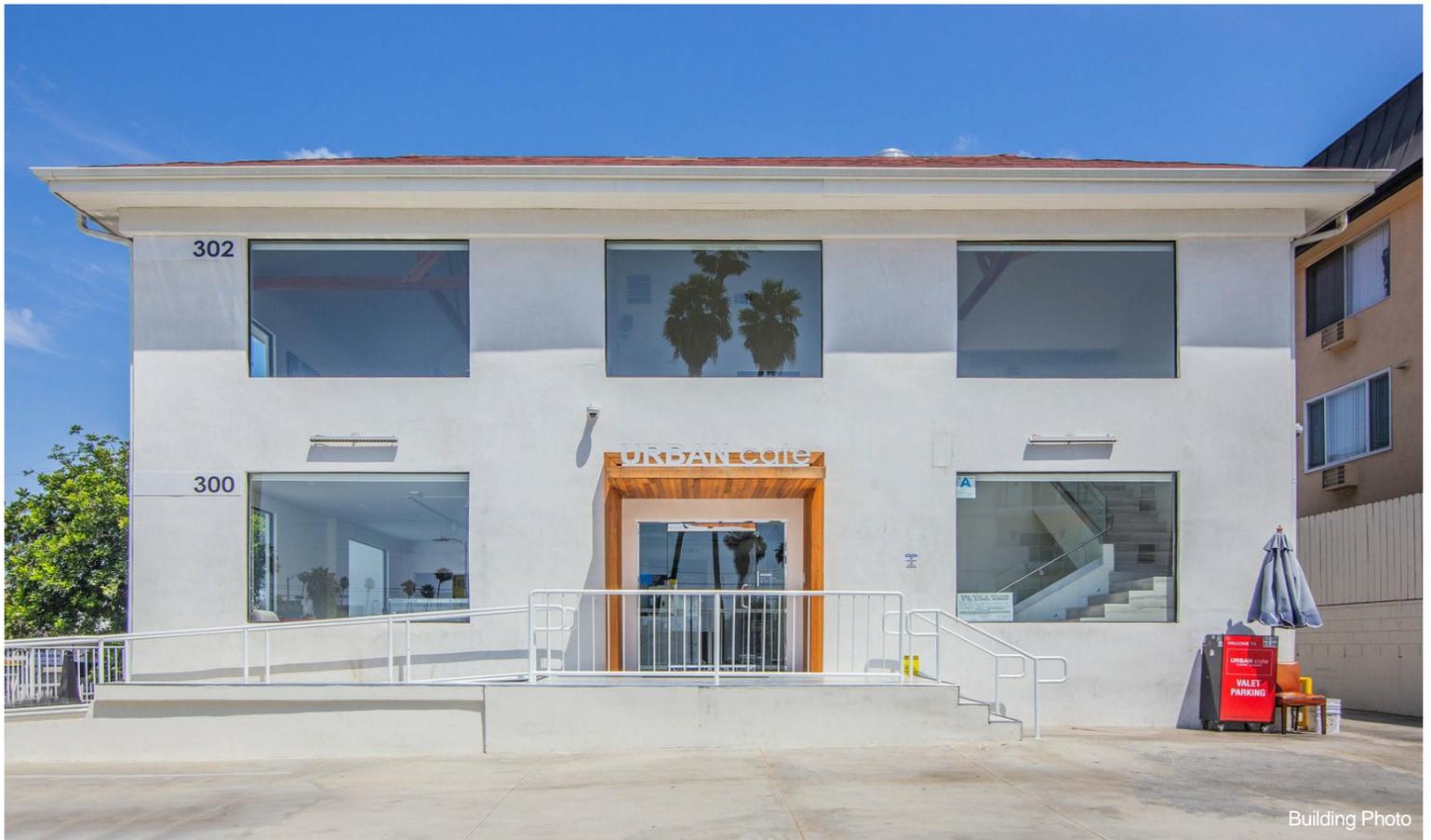


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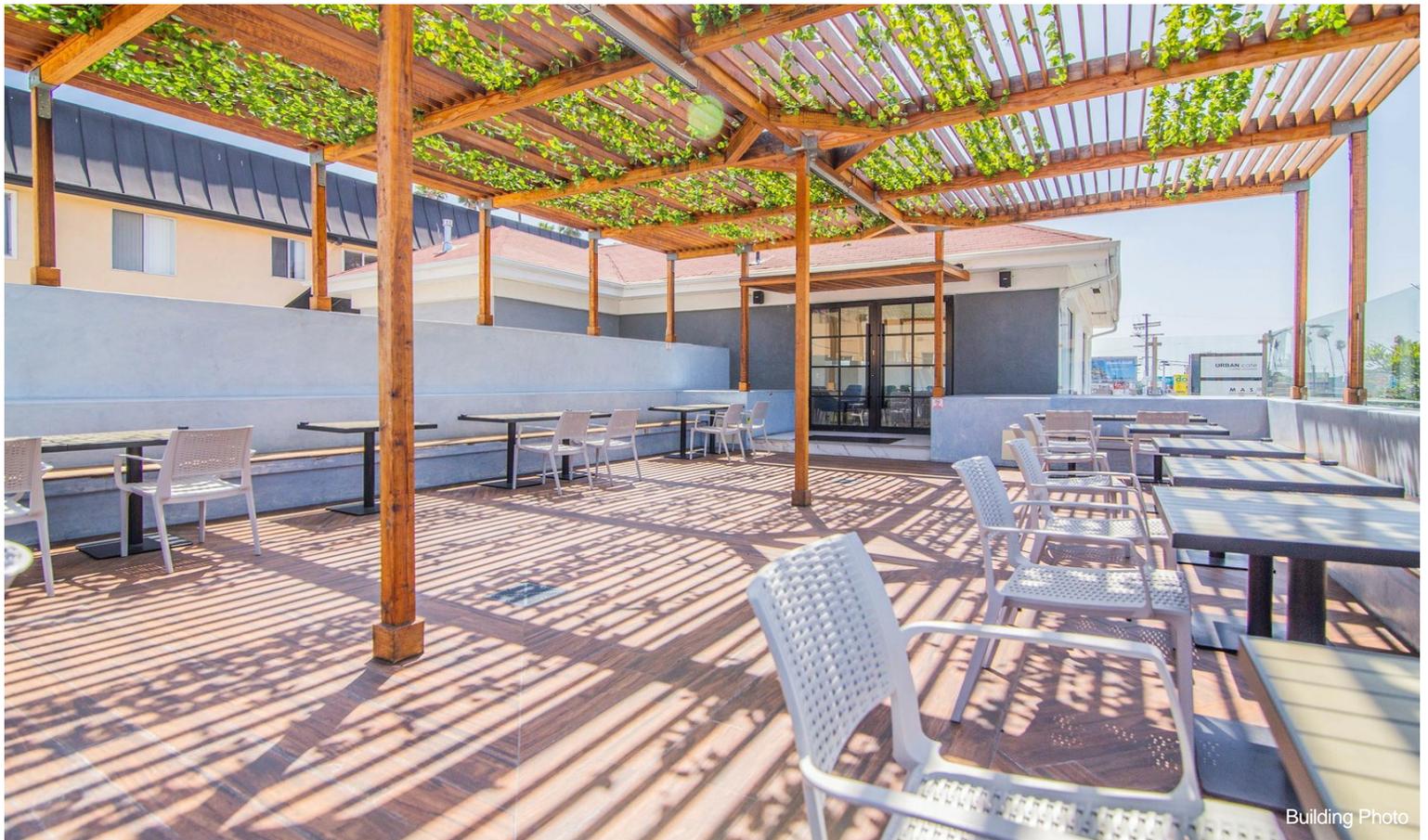
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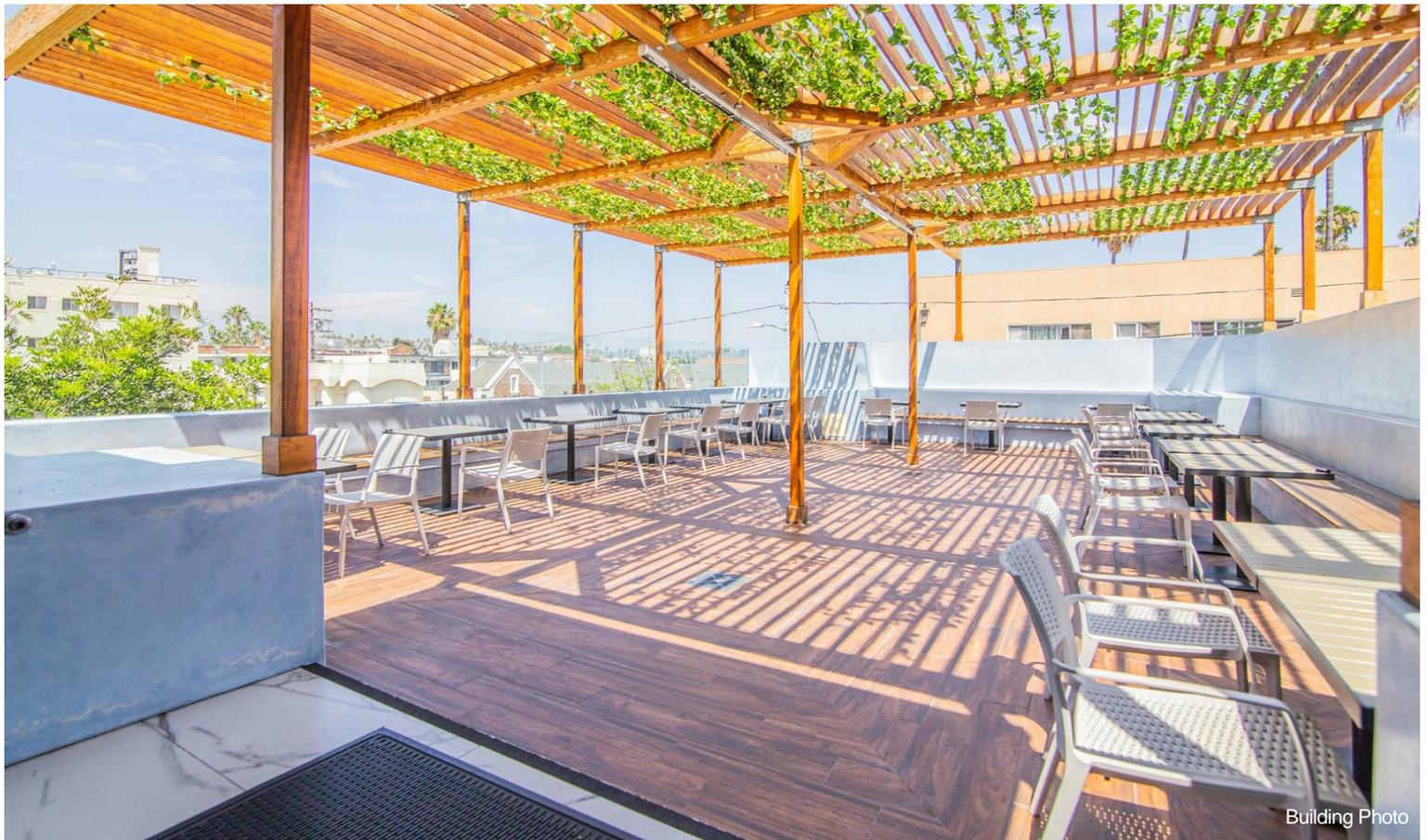
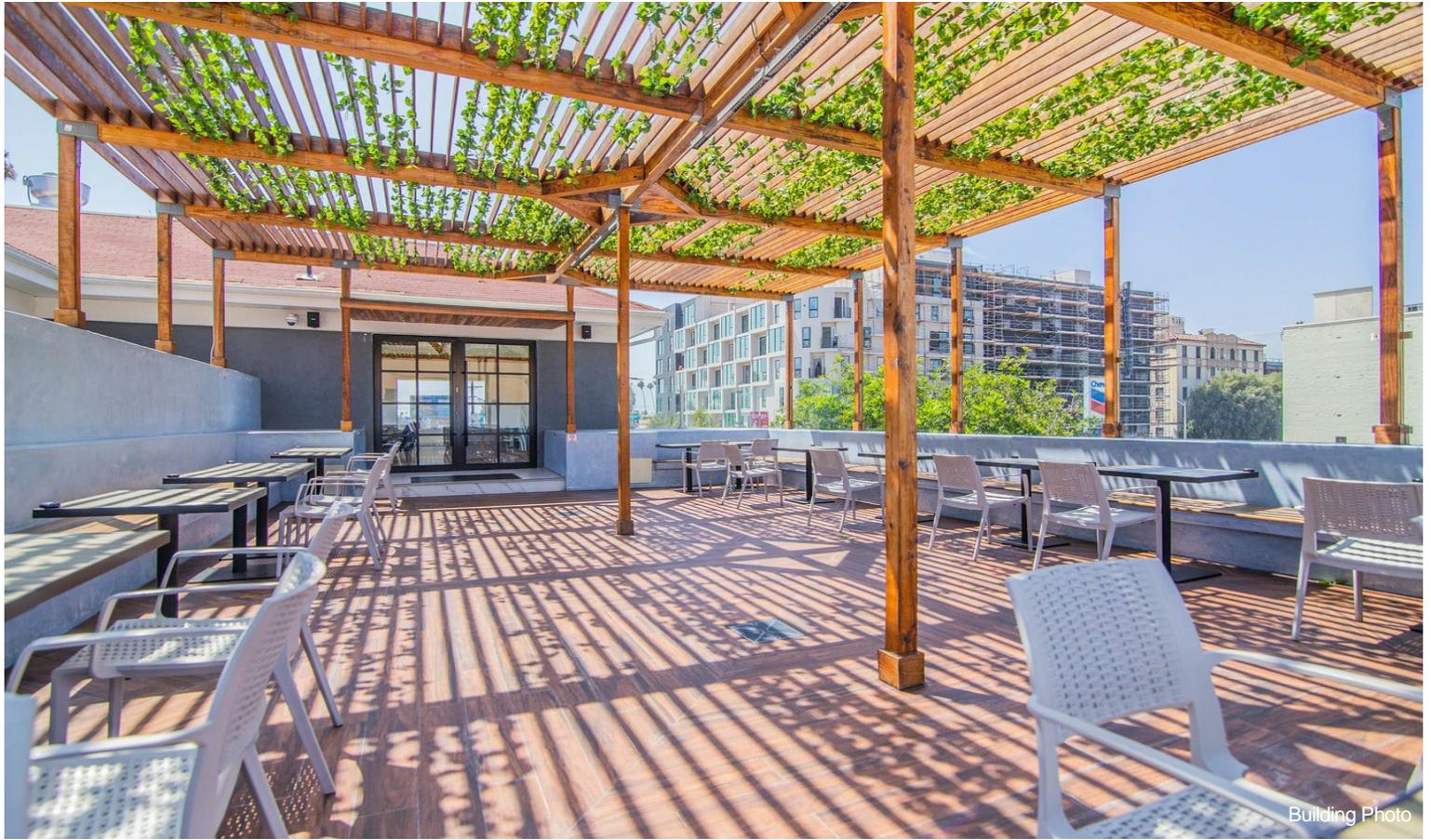


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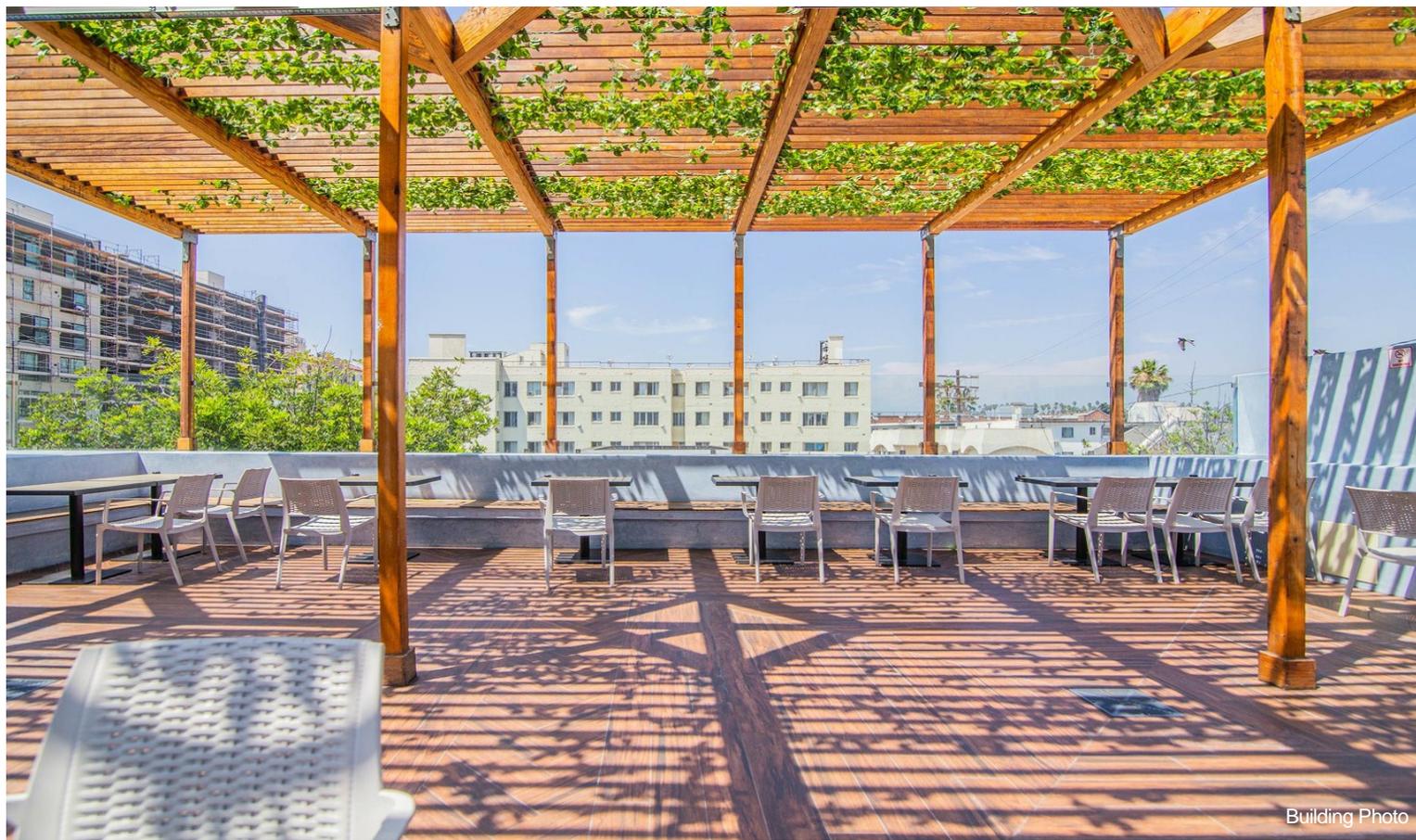


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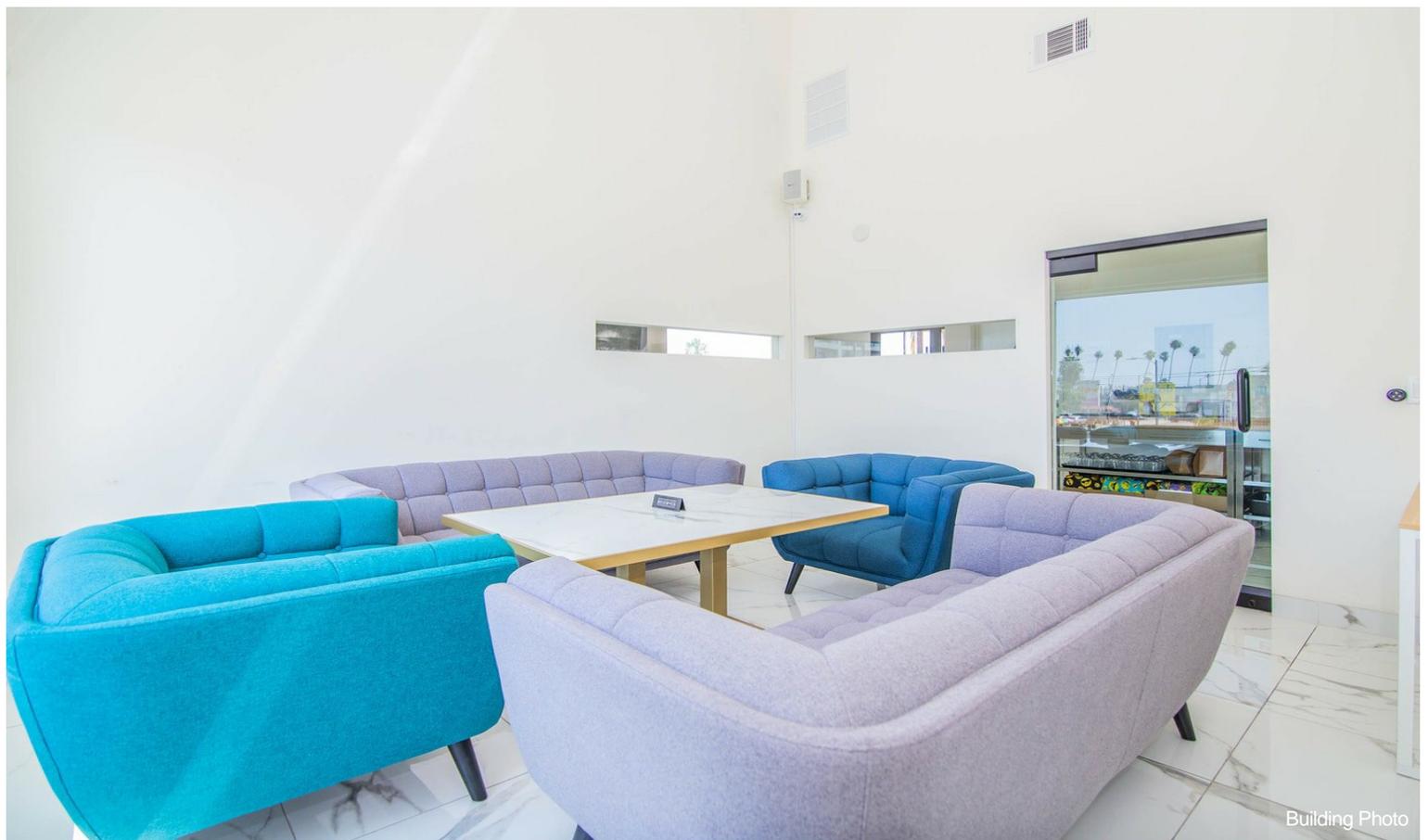


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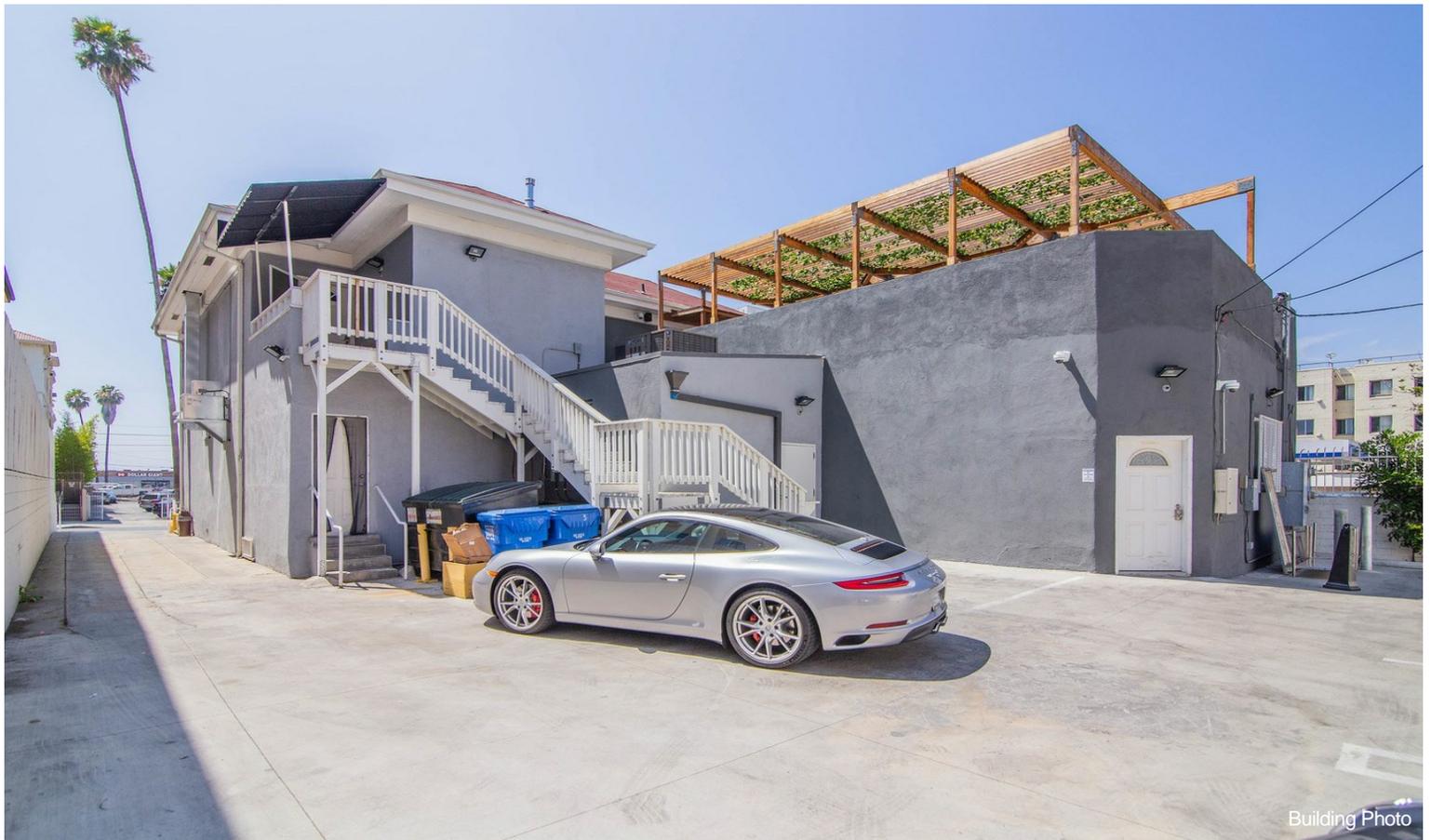


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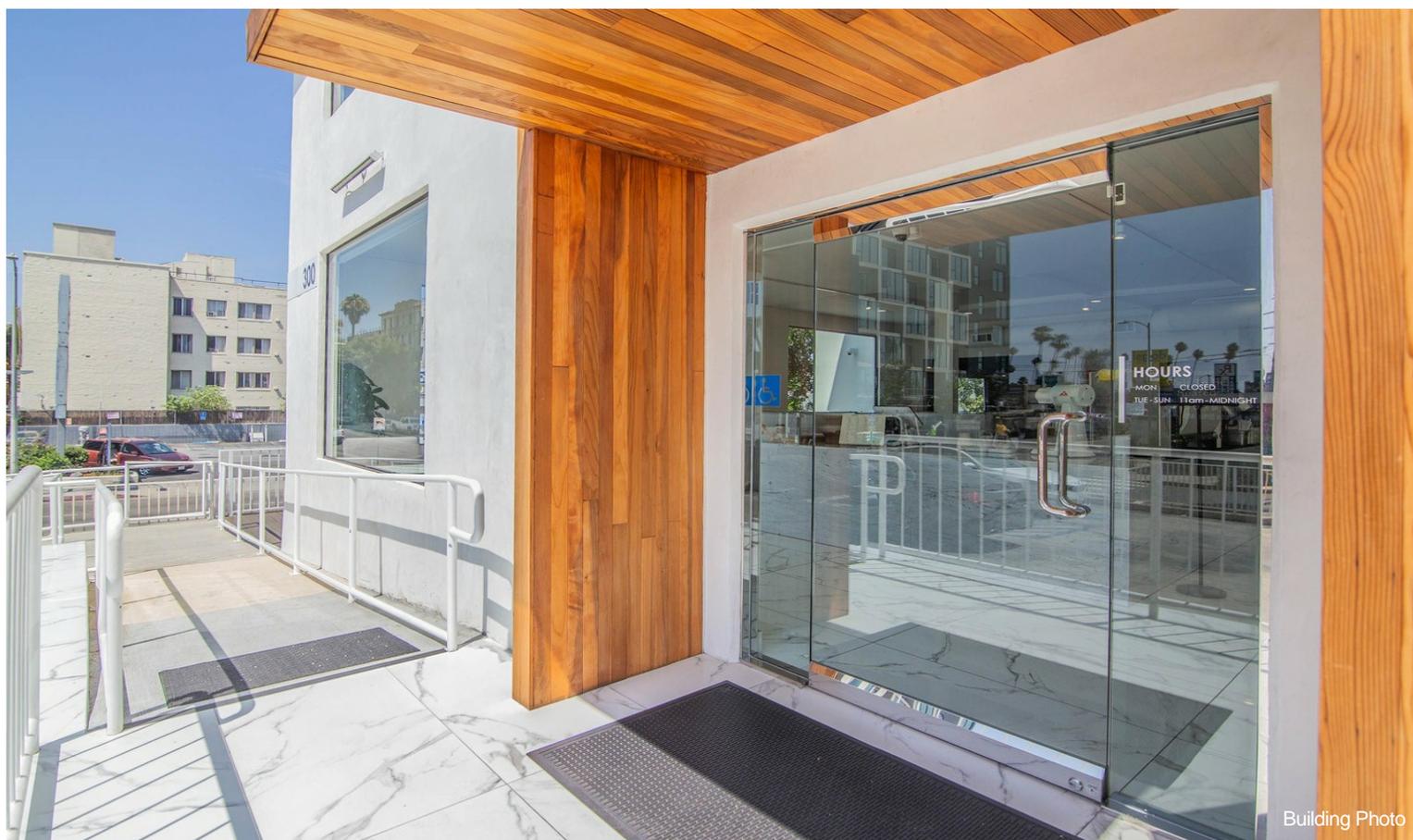
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