

FOR LEASE

DAEHAN PLAZA (MEDICAL BUILDING)

966 S Western Ave Los Angeles, CA 90006

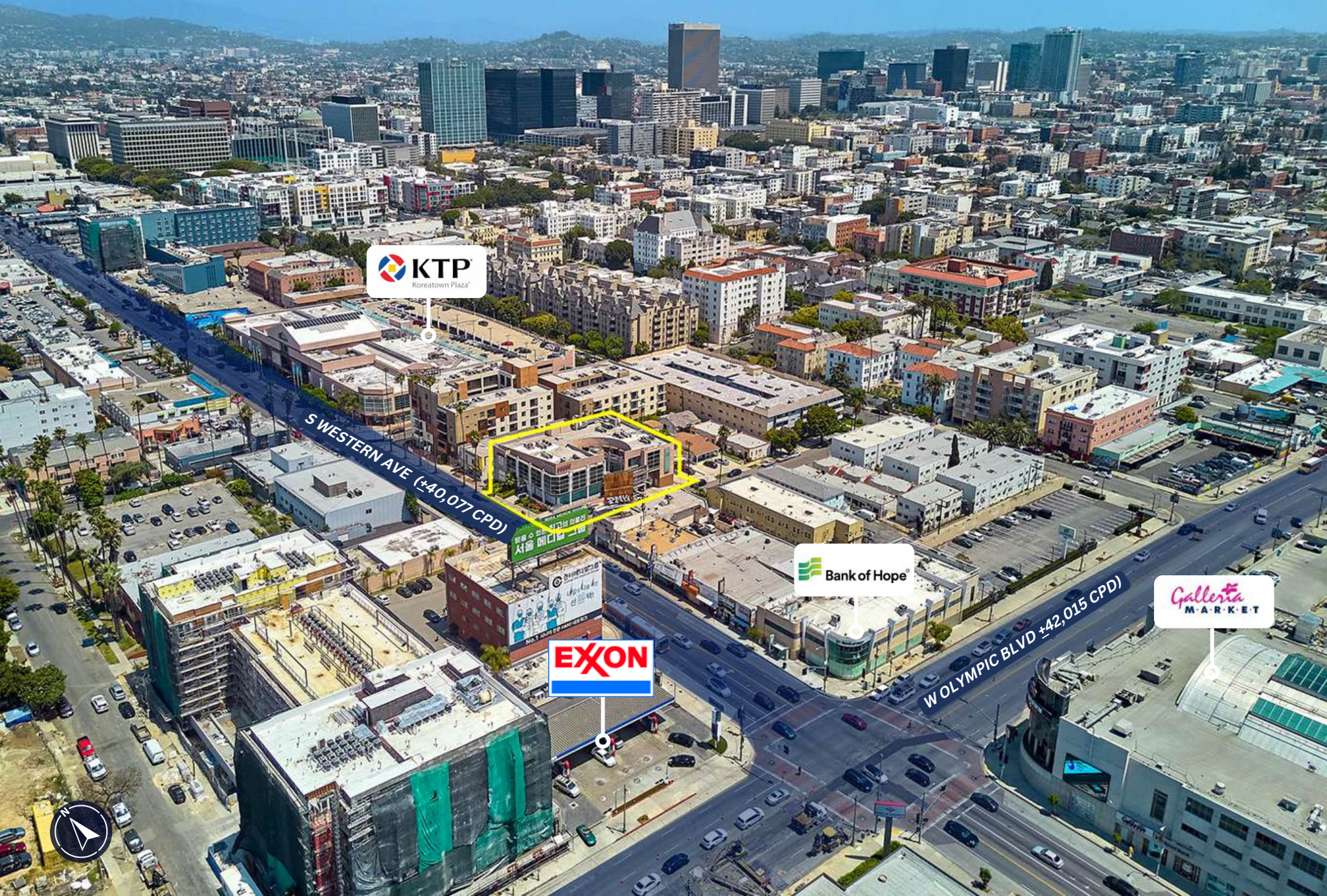


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KORUS
REAL ESTATE

Aerial Map



KTP
Koreatown Plaza

S WESTERN AVE (+40,077 CPD)

Bank of Hope

Galleria
MARKET

EXXON

W OLYMPIC BLVD +42,015 CPD



Property Overview

Address	966 S Western Ave Los Angeles, CA 90006
Lease Rate	First Floor: \$3.00 + NNN Second Floor: \$2.65 + NNN
Availability	2,207 - 3,421 Sq. Ft.
Building Size	20,954 Sq. Ft.
Land Size	13,939 Sq. Ft.
Parking	Ninety (90) Spaces 4.3 per 1,000

Property Highlights

- Premier medical office
- Ground floor space available (High-ceiling)
- Central Koreatown location
- Convenient underground parking garage
- Modern construction
- Walking distance to Galleria Market, Koreatown Plaza, and Banks

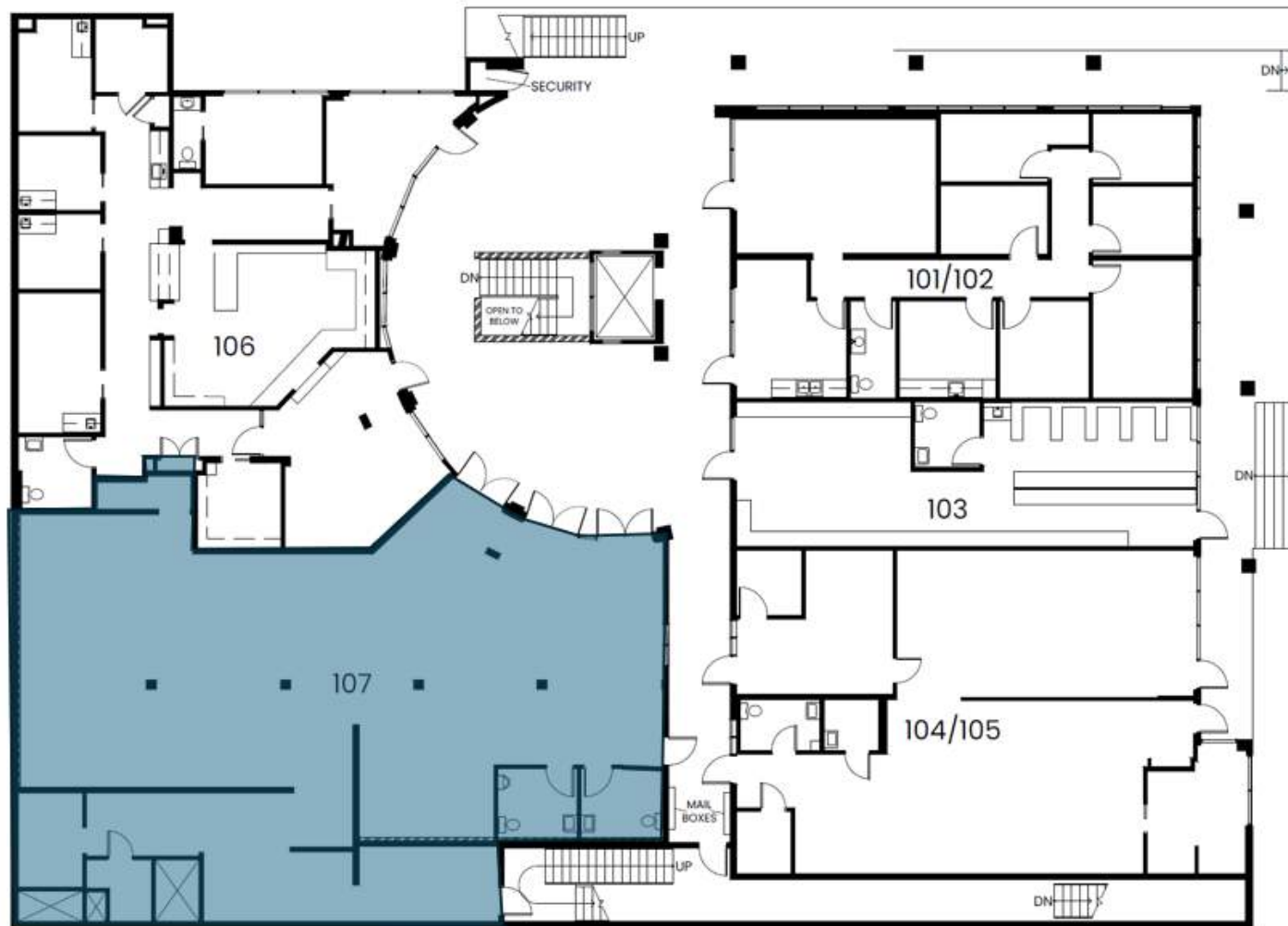


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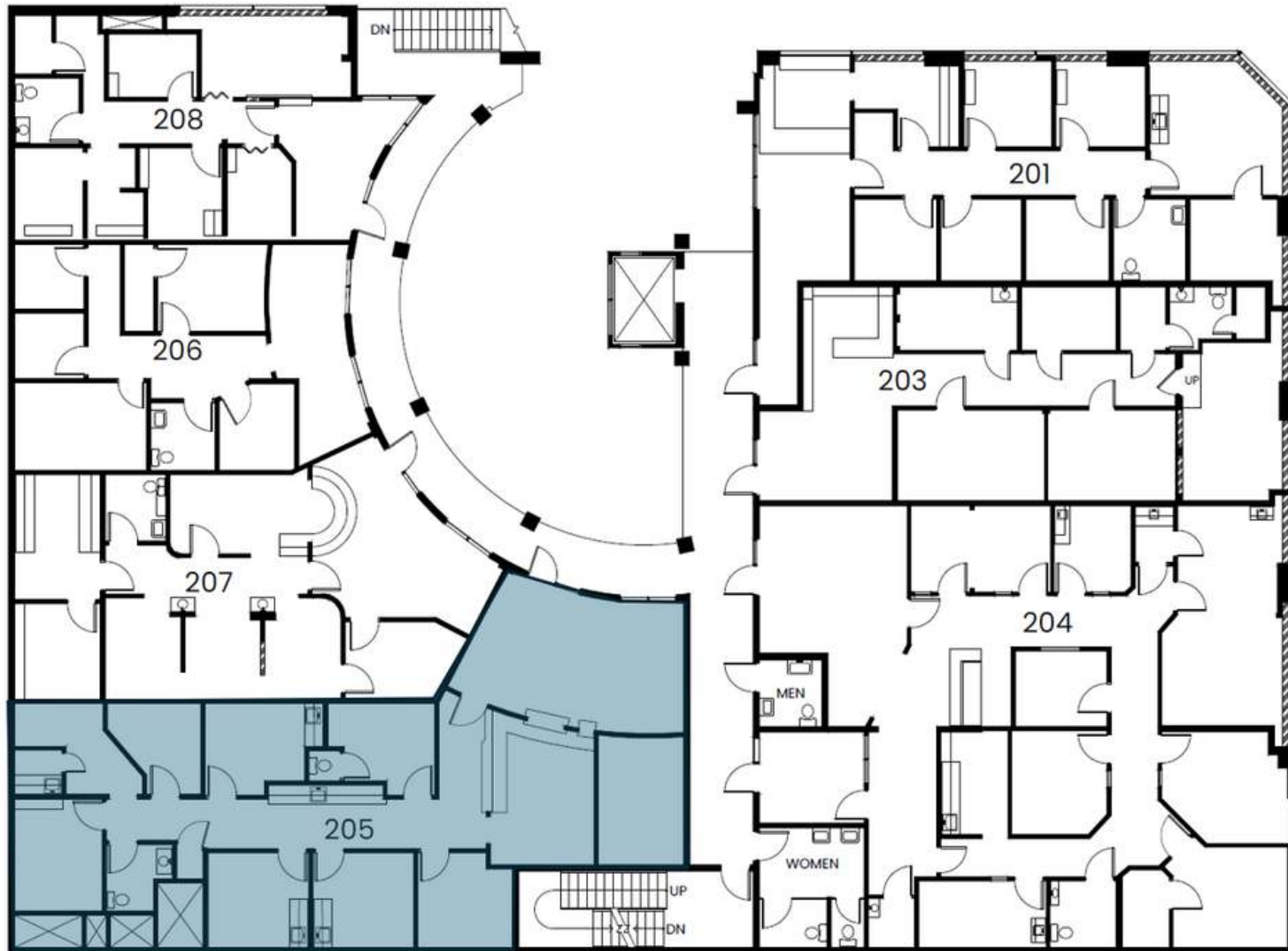
Site Plan - First Floor

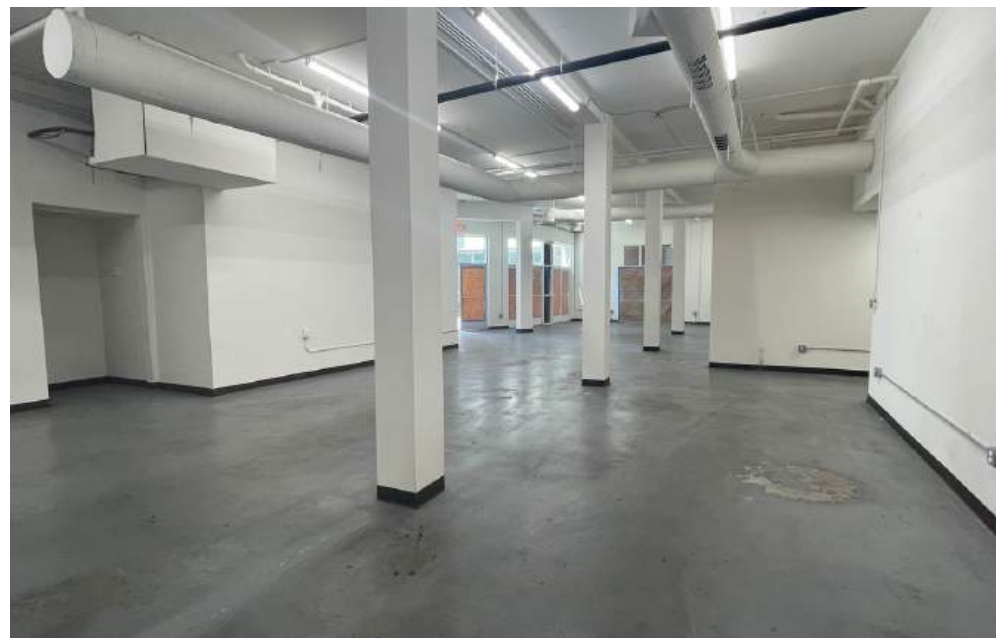
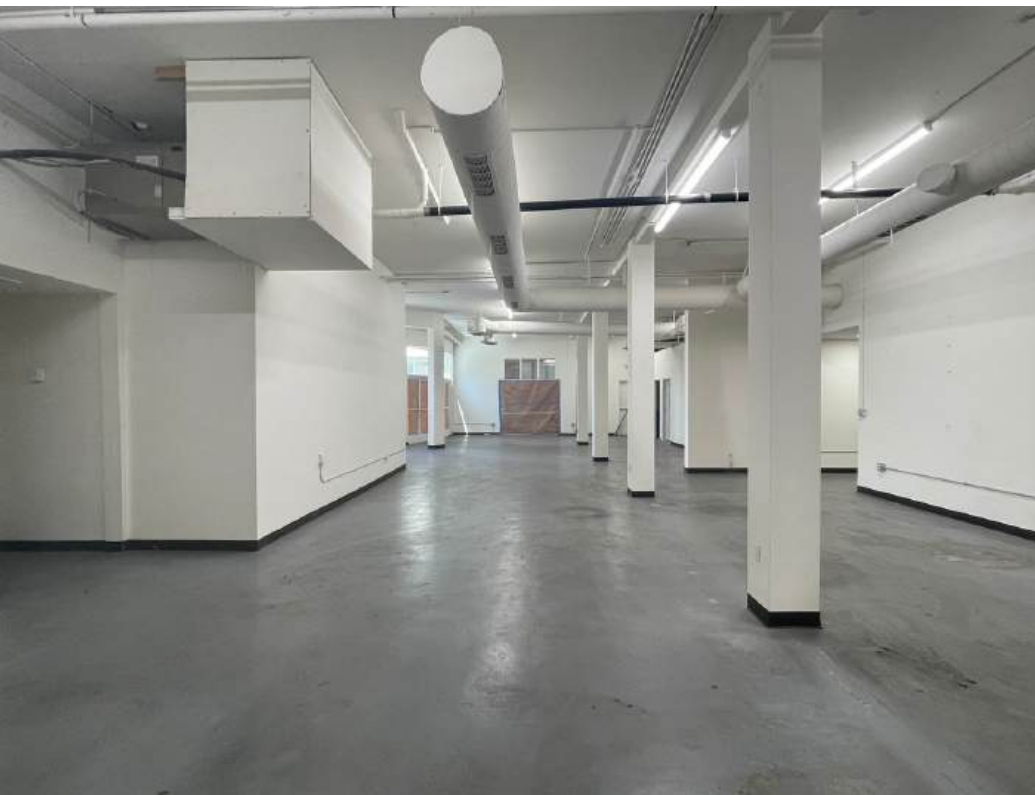
Availability: Unit 107 - 3,421 Sq. Ft.






Site Plan - First Floor

Availability: Unit 205 - 2,207 Sq. Ft.





Demographics

	1 MILE	3 MILES	5 MILES
 Population			
2023 Estimated Population	100,461	640,050	1,272,466
2028 Projected Population	99,731	632,976	1,256,383
2010 Census Population	93,733	609,770	1,223,009
 Households			
2023 Estimated Households	37,613	231,068	481,654
2028 Projected Households	37,250	228,55	80,013
2010 Census Households	7,398	33,527	78,942
 Income			
2023 Estimated Average Household Income	\$100,511	\$100,200	\$103,582
2023 Median Household Income	\$84,703	\$84,703	\$86,078



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