

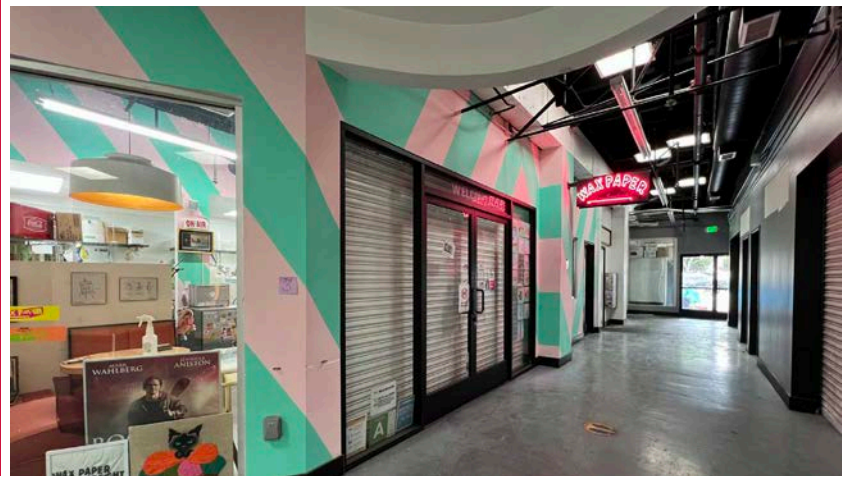
FOR LEASE

2ND GEN RESTAURANT

736

N BROADWAY

LOS ANGELES, CA, 90012



PROPERTY INFORMATION

TERMS:	3-5 years
TOTAL BUILDING SF	±3,264 SF
LOT SF	±7,025 SF
YEAR BUILT:	1940
ZONING:	C2-2
APN:	5408-024-011

Asking Rate

\$2,200/mo

\$1,000/mo

SQ. FT.

±1,000

±600

PROPERTY HIGHLIGHTS

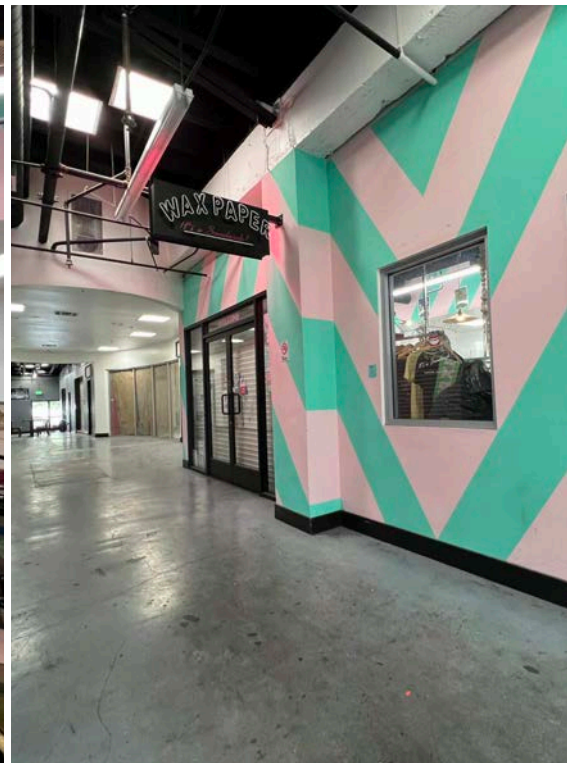
- First-floor retail space in a high-traffic area of Chinatown.
- 2nd Generation Restaurant
- Restaurant Permit in place

ELLIOTT GALLAHAN | Sr. Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

BRENDON SHOEMAKE | Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY PHOTOS

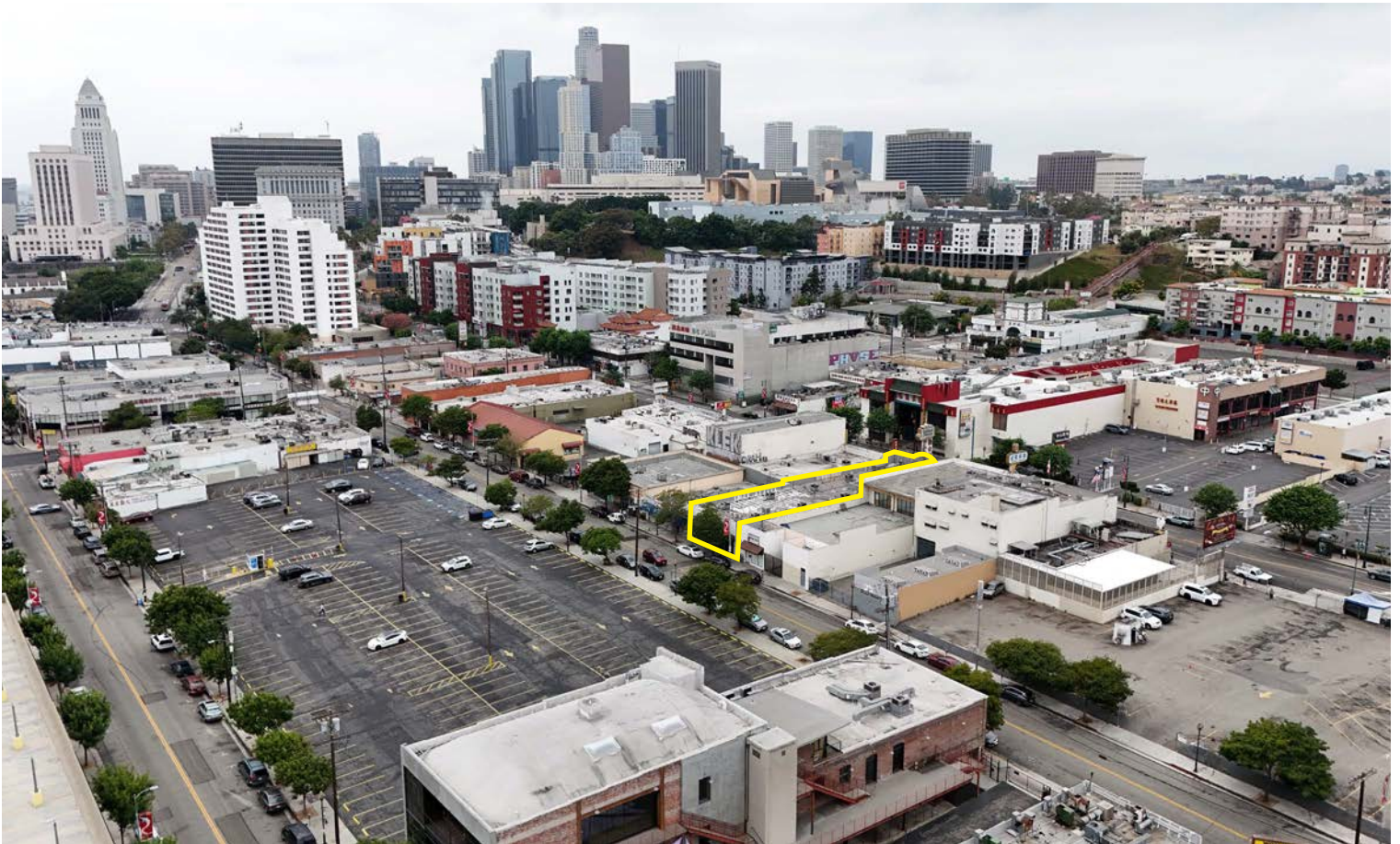


ELLIOTT GALLAHAN | Sr. Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

BRENDON SHOEMAKE | Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY PHOTOS



ELLIOTT GALLAHAN | Sr. Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

BRENDON SHOEMAKE | Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

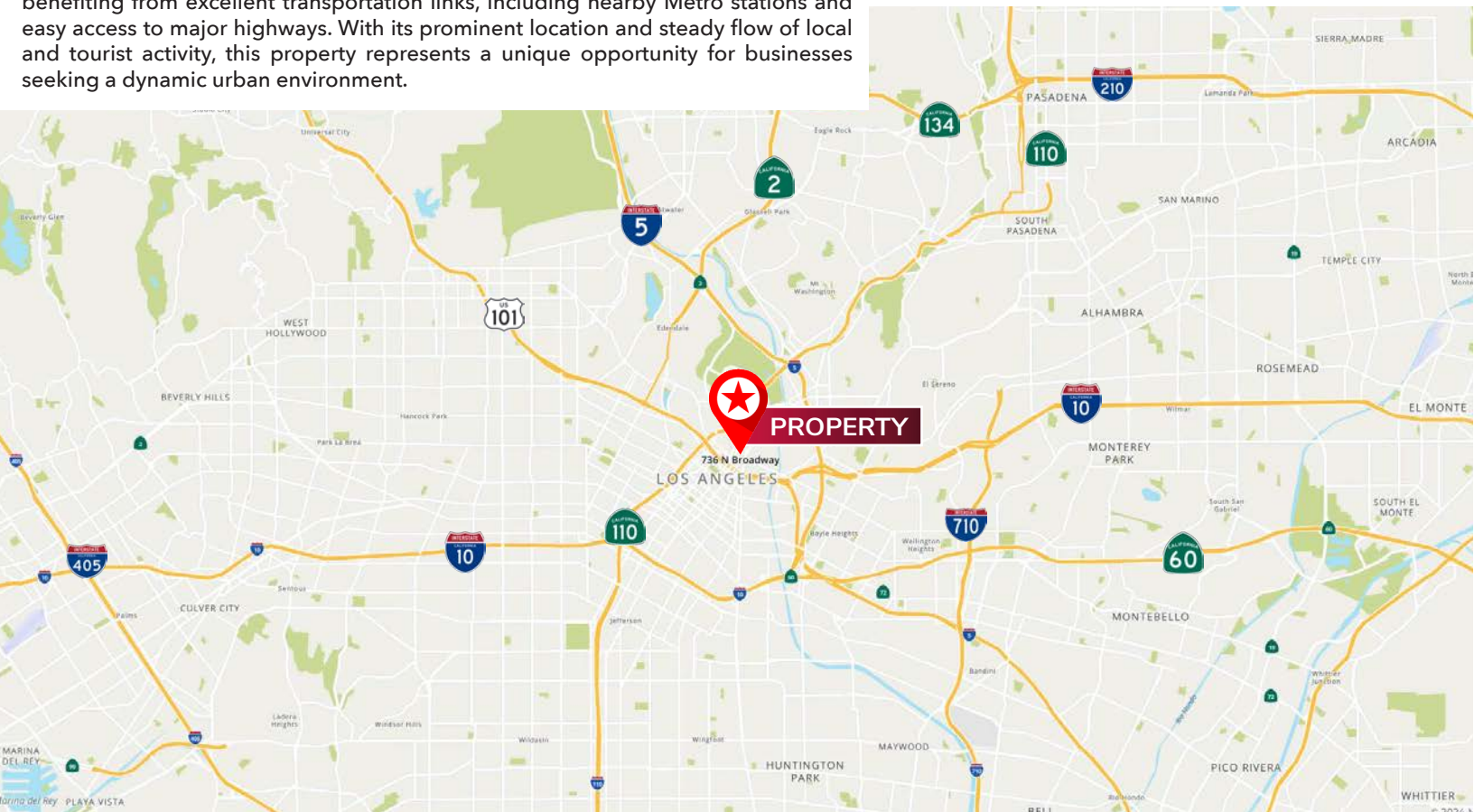


OVERVIEW MAP



LOCATION HIGHLIGHTS

Located in the heart of Los Angeles' bustling Chinatown district, 736 N Broadway offers prime visibility and accessibility. The property is situated in a vibrant commercial area known for its rich cultural heritage, heavy foot traffic, and proximity to key downtown attractions. This versatile space is ideal for retail, restaurant, or office use, benefiting from excellent transportation links, including nearby Metro stations and easy access to major highways. With its prominent location and steady flow of local and tourist activity, this property represents a unique opportunity for businesses seeking a dynamic urban environment.



ELLIOTT GALLAHAN | Sr. Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

BRENDON SHOEMAKE | Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366



DEMOGRAPHICS



3-MILE RADIUS

1,116,046 population	\$95,167 avg. household income
\$920,677 median home value	35.1% college degree or higher
322,449 total employees	36.1 median age



TRAFFIC COUNT

Collection St	Cross St	Dist.	Year	Count
N Broadway	Alpine St	0.04	2010	22,025

96
Walk Score

Walker's Paradise

99
Transit Score

Rider's Paradise



ELLIOTT GALLAHAN | Sr. Associate
626.240.2785
egallahan@lee-associates.com
License ID 02038135

BRENDON SHOEMAKE | Associate
626.240.2776
bshoemake@lee-associates.com
License ID 02208366

