

OXFORD CENTER

3548 W 8th St, Los Angeles, CA 90005



Highlights:

- Ground floor and Second floor spaces available for lease
- Conveniently located in Koreatown near Western Avenue & 8th Street
- Plenty of parking on site
- Elevator access
- Excellent visibility on 8th Street
- Across the street from The Rise Koreatown, a 364-unit apartment building (currently under construction)

Asking:

- Ground Floor Asking Rate: \$3.75/sf
- Second Floor Asking Rate: \$2.75/sf
- NNN: approx. \$1.06/sf



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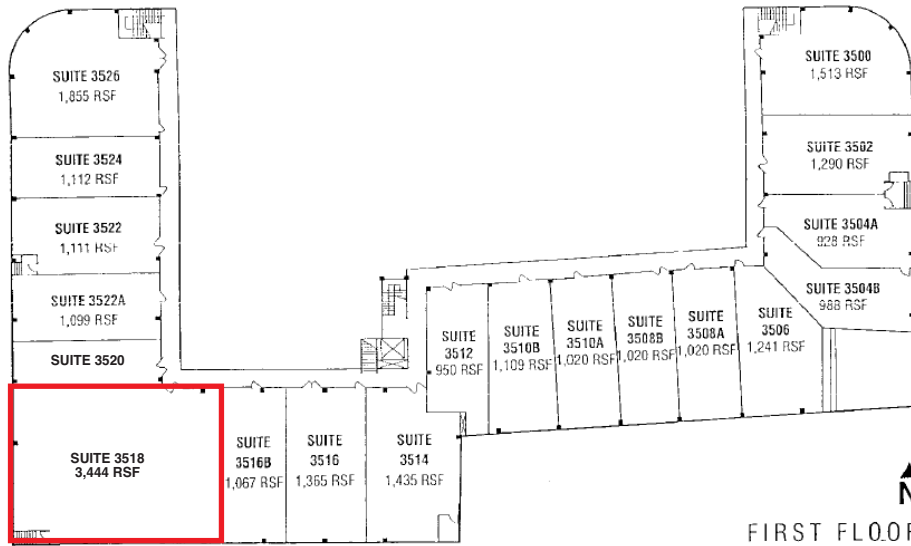
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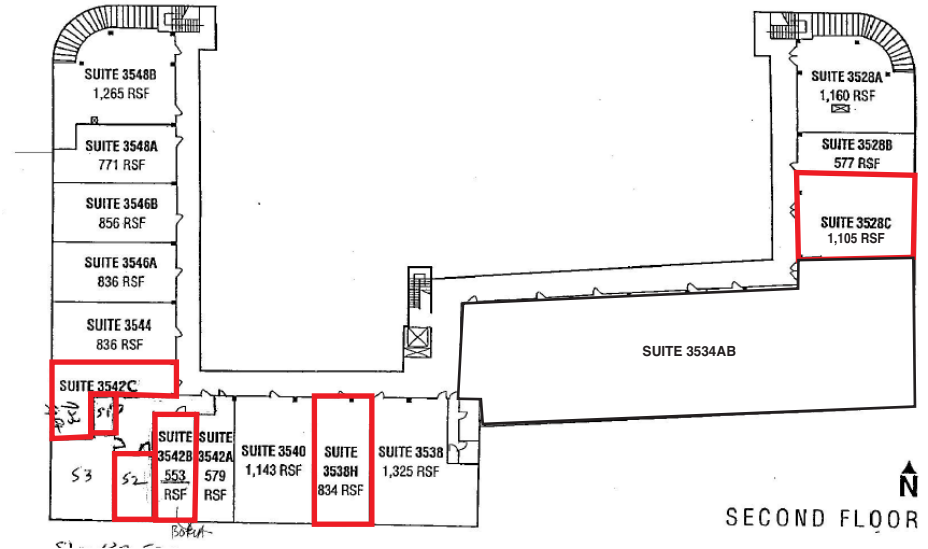
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FIRST FLOOR



SECOND FLOOR

First Floor Tenants:

- Suite 3526: Honey Night
- Suite 3524: Halgatteok
- Suite 3522: Thank Pho
- Suite 3522A: K&C Hair
- Suite 3520: Jung Kwan Jang Ginseng Shop
- Suite 3518: **Vacant (3,444 sf)**
- Suite 3516B: Hyo Yeon Lau & Steve Lau
- Suite 3616: Two Zone Chicken
- Suite 3514: Potions & Poisons
- Suite 3512: I Love Boba
- Suite: 3510B: Shila Jewelry
- Suite 3510A: Damo Tea House
- Suite 3508B: Vitamin Outlet
- Suite 3508A & 3506: Cconma Shopping Mall
- Suite 3504AB: Cconma
- Suite 3502: Liquor Market
- Suite 3500: Slurping Ramen

Second Floor Tenants:

- Suite 3548B: Pilates
- Suites 3548A: Head Spa
- Suite 3546B: Hyun Dai Amiwon
- Suite 3546A: Barbershop
- Suite 3544: Dentistry
- Suite 3542C: **Vacant (728 sf)**
- Storage 51: **Vacant (137 sf)**
- Storage 52: **Vacant (403 sf)**
- Storage 53: J-Town
- Suite 3542B: **Vacant (553 sf)**
- Suite 3542A: Massage
- Suite 3540: MediSpa
- Suite 3538H: **Vacant (800 sf)**
- Suite 3538: Nail & Eyelash Salon
- Suite 3534AB: Karaoke
- Suite 3528C: **Vacant (1,055 sf)**
- Suite 3528B: Hair braiding
- Suite 3528A: Vape Shop

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Demographics:

- 42,684**
Vehicles per day on Western Ave
- 113,052**
Population (1-mile radius)
- 669,654**
Population (3-mile radius)
- \$47,089**
Median HH Income (1-mile radius)
- \$49,602**
Median HH Income (3-mile radius)
- 37.7**
Median Age

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