

# KOREATOWN

Retail and Restaurant  
Spaces For Lease

*california marketplace*

**Grocery-Anchored Center**  
at 450 Western Ave



CBRE



# Property Highlights

## Unleash your vision at 450 Western Ave.

where Koreatown's energy pulses through a thriving three-level retail hub. Imagine your brand alongside the beloved California Marketplace, drawing crowds into a vibrant tapestry of experiences. This isn't just space; it's an invitation. Picture your restaurant sizzling with life or your store captivating the community. Benefit from a dynamic location, ample parking, and the spirit of Koreatown – a canvas for your retail dream to flourish. Step into success!



**Spaces to Shape:** Adaptable spaces, from ready-to-go restaurant setups to blank canvases for your custom build

**Built-In Buzz:** Leverage the high-traffic draw of California Marketplace, a community hub driving consistent footfall

**Sky's the Limit:** (3rd Floor Tenants!) Exclusive rooftop terrace for dining, events, & unforgettable brand activations with Koreatown skyline views

**Synergy & Success:** Join a curated mix of thriving businesses, fostering a collaborative customer experience

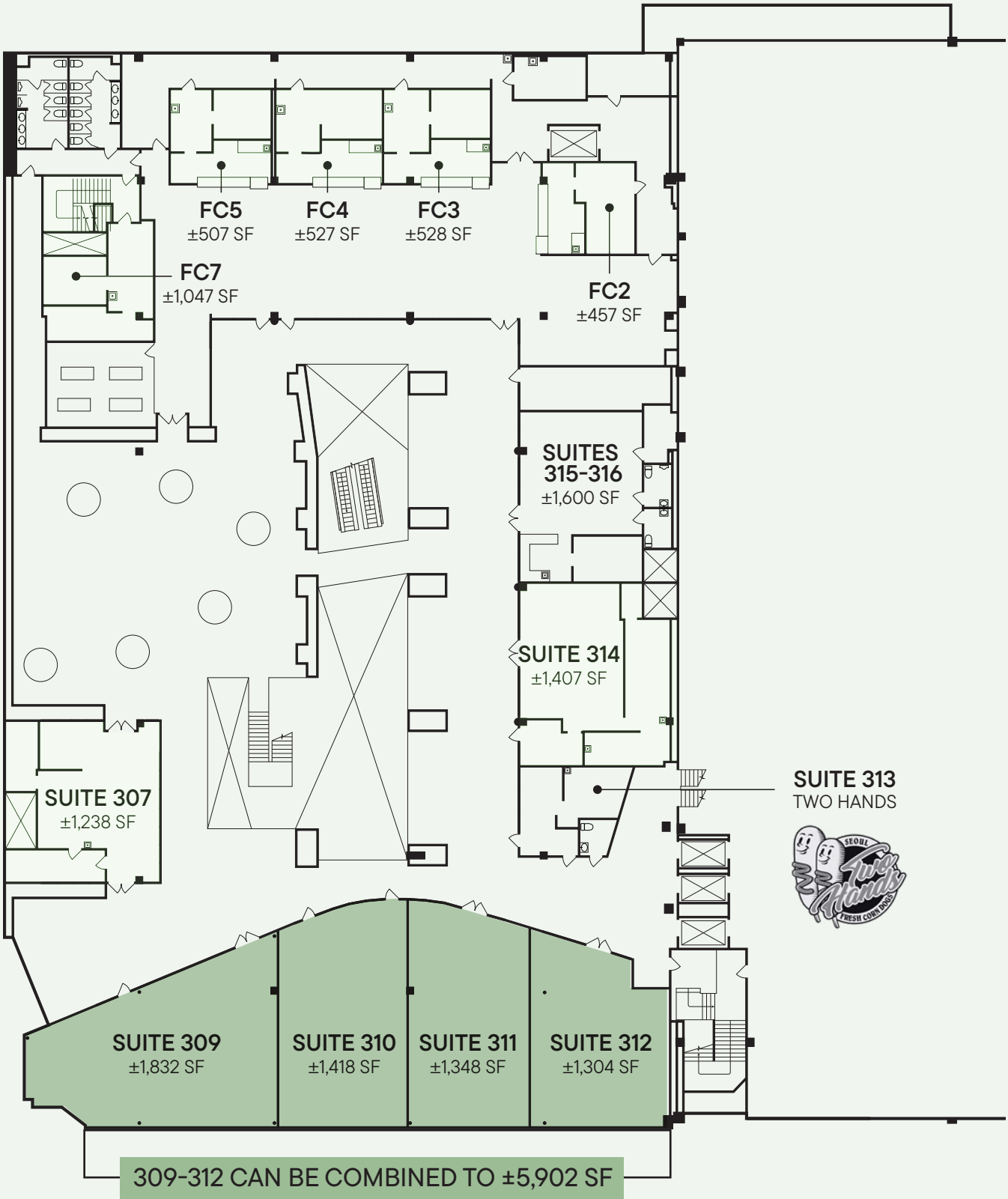
**Effortless Access:** Abundant multi-level parking delivers stress-free convenience, drawing customers right to your door

3RD FLOOR

Suite	SF	Retail Use
FC2	±457 SF	2nd Generation Restaurant
FC3	±527 SF	2nd Generation Restaurant
FC4	±527 SF	2nd Generation Restaurant
FC5	±507 SF	2nd Generation Restaurant
FC7	±1,047 SF	2nd Generation Restaurant
307	±1,238 SF	2nd Generation Restaurant
309-312	±5,902 SF	Raw space: ideal for fitness, brand experiences, karaoke
314	±1,407 SF	2nd Generation Restaurant
315-316	±1,600 SF	Available; 2nd Generation Restaurant



Floor Plan







FC7 : ±1,047 SF



307 : ±1,238 SF



FC2 : ±457 SF



FC3 : ±528 SF



FC4 : ±527 SF



FC5 : ±507 SF



314 : ±1,407 SF



Beyond the bustling retail spaces and vibrant atmosphere,

## a **stunning third-floor rooftop** awaits,

offering unparalleled appeal. Envision your business thriving with this distinct feature – a coveted space for events, dining, or simply captivating patrons. This rooftop elevates your brand, providing a sophisticated haven with breathtaking views, solidifying 450 S Western Ave as the ultimate destination.





### 3RD FLOOR

Suite	SF	Retail Use
208	±572	Former cosmetic store
210	±1,496	Open raw space
212	±1,049	Former pet grooming
213	±1,139	Former bank



# Floor Plan





# Suite 210,

on the second floor, presents a blank canvas for your vision. This raw space offers unparalleled flexibility, allowing you to design a retail experience perfectly tailored to your brand.



**Elevate**  
Your Brand









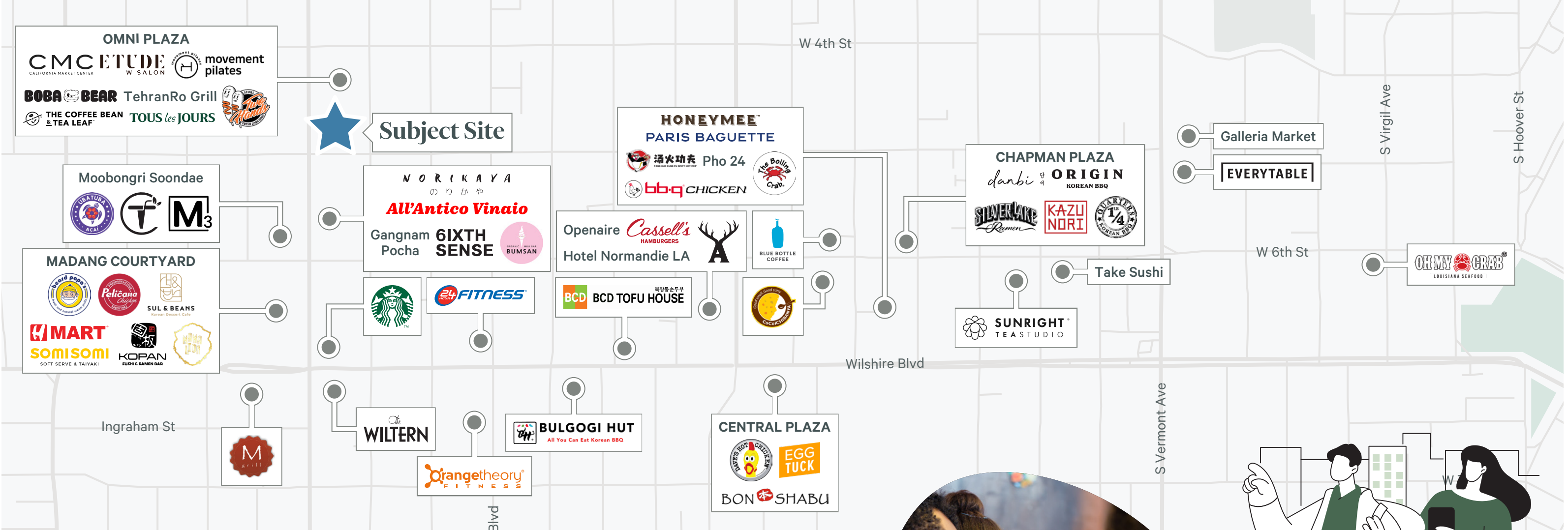


## Step into the heart of **Koreatown,**

a vibrant tapestry woven within the energetic fabric of Los Angeles. This dynamic neighborhood is a cultural melting pot, brimming with life and creativity. From authentic Korean flavors to a kaleidoscope of global cuisines, Koreatown tantalizes the senses. A bustling commercial hub, it buzzes with energy day and night, drawing a diverse population eager to explore its unique offerings. Strategically located within the city, Koreatown offers unparalleled accessibility and a passionate community, making it an ideal destination for businesses to flourish and connect.



be in **the center** of it all







2 MILE

# demographics



POPULATION

355,213



AVG. HH INCOME

\$76,533



AVG. HH SIZE

2.48



HOUSING UNITS

151,753



POPULATION 15+

293,061



BUSINESSES

16,711



EMPLOYEES

115,984



MEDIAN AGE

35.5



BACHELOR'S DEGREE

25.0%



GRADUATE DEGREE

8.2%



DAYTIME WORKERS

115,787



DAYTIME RESIDENTS

178,693





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