

FOR SALE
LEASED INVESTMENT OPPORTUNITY
IN PRIME KOREATOWN LOCATION
4.93% CAP



3450 W. 6TH STREET

LOS ANGELES, CA 90020

WESTMAC
Commercial Brokerage Company



COLDWELL BANKER
COMMERCIAL REALTY



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**COLDWELL BANKER
COMMERCIAL**

REALTY

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Company DRE #00616212



3450 W. 6TH STREET

LOS ANGELES, CA 90020

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EXECUTIVE SUMMARY

Coldwell Banker Commercial Realty and WESTMAC Commercial Brokerage Company are delighted to present an exclusive opportunity to acquire Kenmore Plaza located at 3450 W. 6th St., a strategically positioned strip center at the heart of Los Angeles' dynamic Koreatown neighborhood. Encompassing 14,344 square feet of building space on a generous 26,335 square feet of land, this trophy asset stands as a prime investment.

Currently fully leased, the building accommodates long-term mom-and-pop tenants dedicated to serving the local community and now with the surge of positive social media coverage of the Koreatown culinary scene, it has been attracting new food enthusiasts from diverse non-local communities. With most tenants subject to annual 5% rent escalations, this property ensures a reliable and growing income strategically positioned in the most sought after block in Koreatown. This vibrant junction of W. 6th St. and Kenmore is surrounded by flourishing culinary and nightlife hotspots, witnesses a robust traffic volume of 44,326.

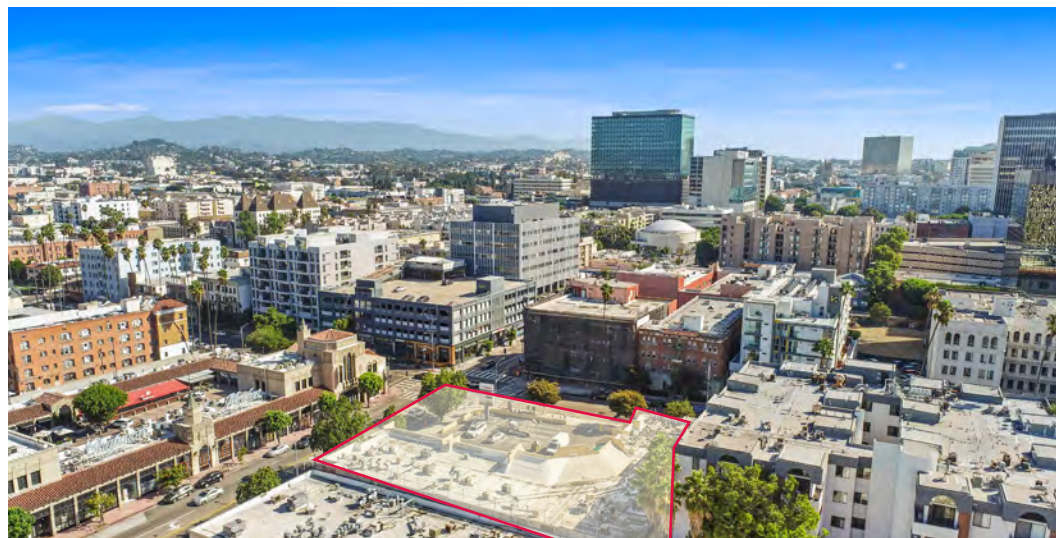
Kenmore Plaza is an exceptional opportunity for buyers aiming to establish a presence in Koreatown's highly coveted submarket in the hottest retail block. Moreover, the property is zoned LAC2 and falls within the Tier 3 zone of TOC guidelines, positioning it ideally for developers looking to participate in the neighborhood's ongoing development surge.

The prime location of 3450 W. 6th St. within this bustling neighborhood makes it a compelling prospect for acquiring a retail strip center. Don't miss out on this exciting opportunity to be part of Koreatown's dynamic growth and development.

PROPERTY INFORMATION

Address	3450 W. 6th St., Los Angeles, CA 90020
APN	5502-029-028
Building Size	± 14,344 SF per tax record
Land Size	± 26,335 SF per tax record
Property Type	Strip Center
Tenancy	Multi
Occupancy	93% occupied
Built	1988
No. of Stories	One (1)
No. of Units	Eleven (11)
Parking	38 striped spaces (21 tandem, 15 single, 2 ADA)
Frontage	155' along W. 6th St.
Zoning	LAC4
Walk Score	95 (Walker's Paradise)
Asking Price	\$19,000,000
NOI	\$936,611
Cap Rate	4.93%

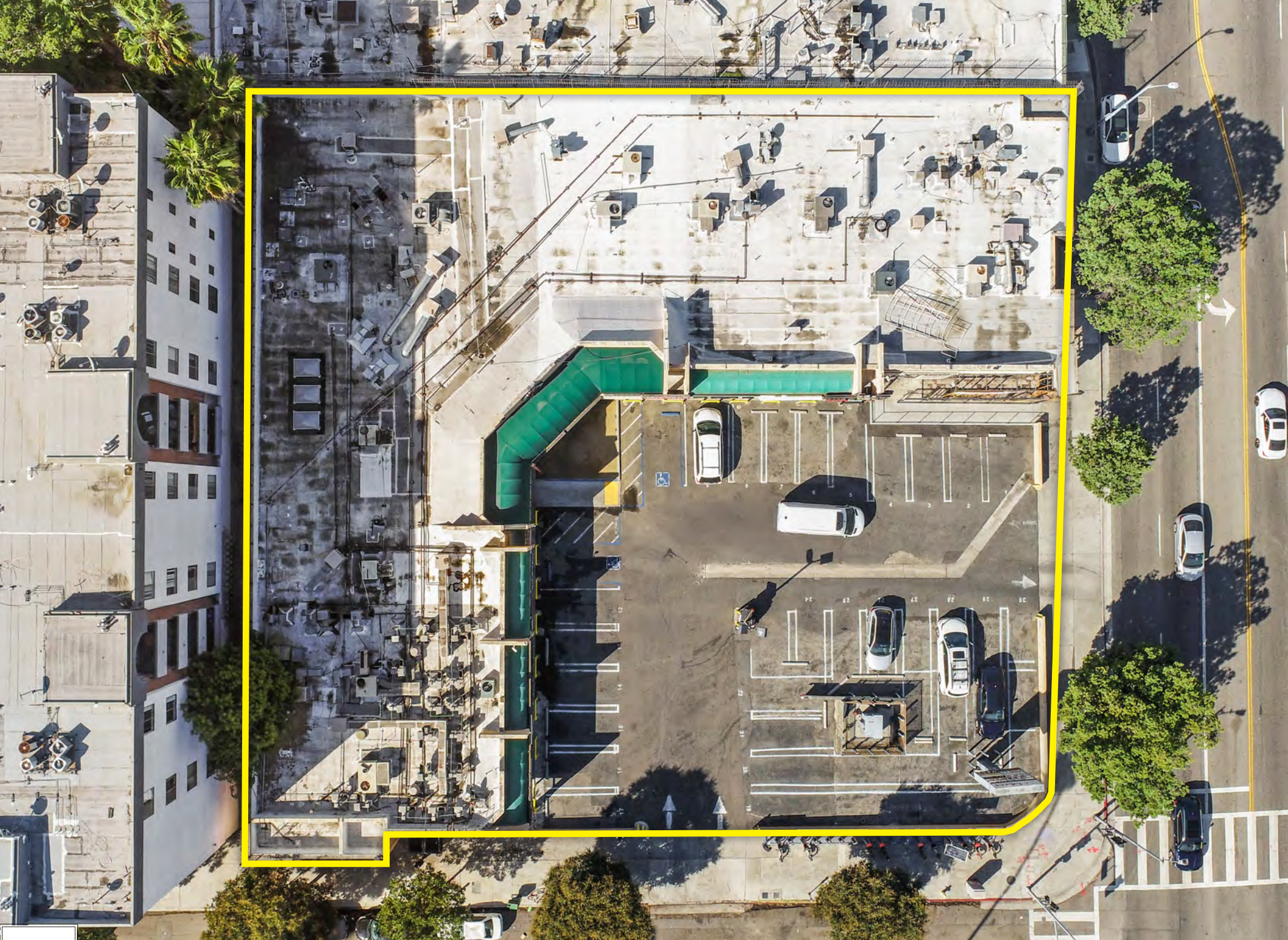
RENT ROLL AND FINANCIAL AVAILABLE UPON REQUEST



PROPERTY HIGHLIGHTS

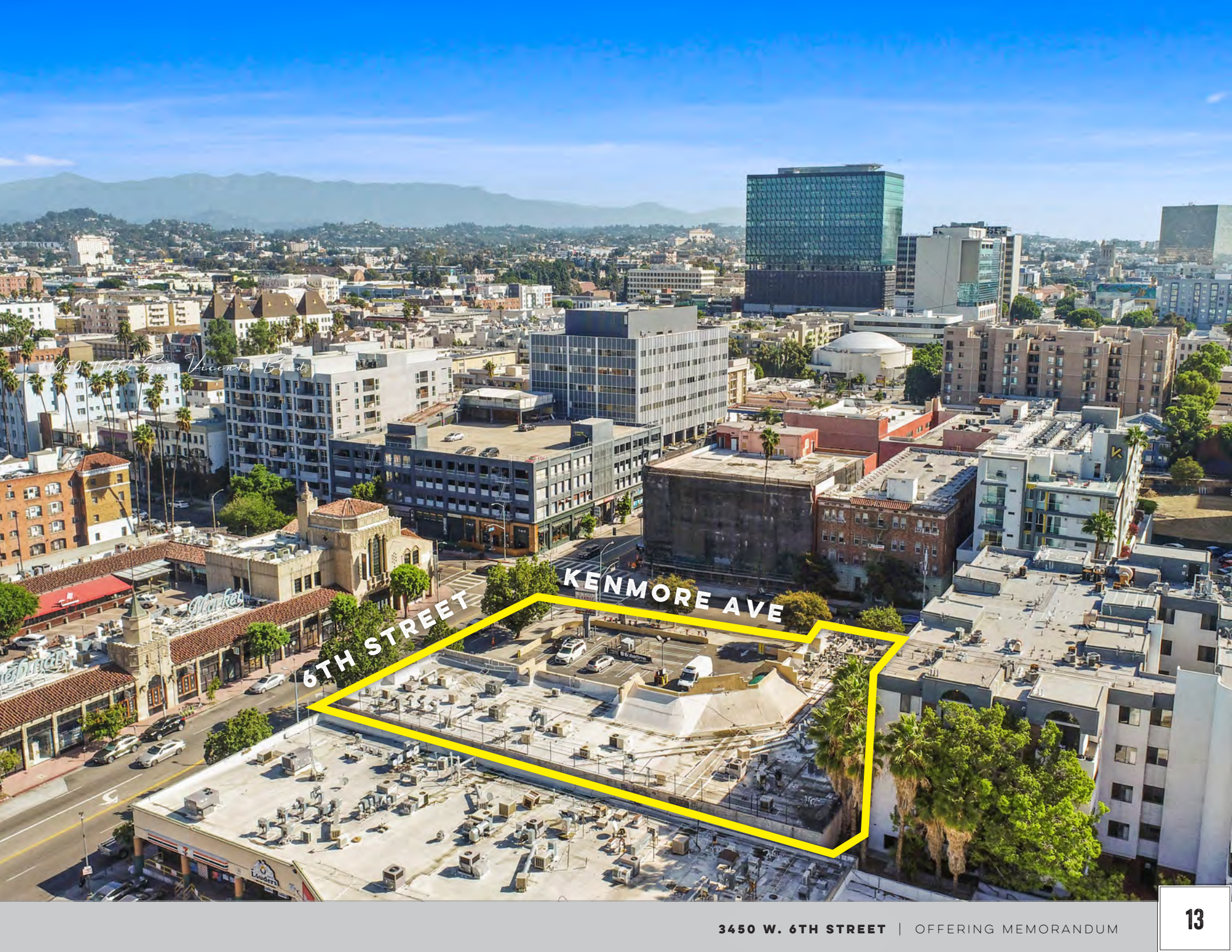
- **Excellent Location** - Highly visible with great frontage at a signalized intersection. Located one block North of Wilshire Boulevard, along one the City's most highly traveled thoroughfares. The area boasts a walk score of 95 (Walker's Paradise) and a transit score of 81 (Excellent Transit).
- **Strong Historical Occupancy** - The Property is made up of mostly food service tenants with a majority of tenants having renewed multiple times showing their commitment to this location.
- **Prime Development Zone** - This part of Koreatown is booming with Development activity thanks to the City's Transit Oriented Communities incentive program, and with over 26,000-square feet of land to work with, this is a great opportunity for developers.
- **Net Leases with Built-In Increases** - Most tenants feature net leases with 5% annual rent increases, providing Ownership with a growing cash flow.
- **Densely Populated Area** - Over 1.2 million people live within five (5) miles of the subject property, with 147,000 of those living within 1 mile.
- **Excellent Transportation Hub** - The subject property is conveniently located with easy access to two Metro stations—the Los Angeles Metro Rail's Wilshire and Normandie station located one-half mile away, or the Wilshire and Vermont station located one-mile away. Theses stations are part of Metro's Purple and Red Lines that connect riders from Koreatown to Downtown Los Angeles.











1650-17652 San Vicente Blvd

6TH STREET
KENMORE AVE



FINANCIAL SUMMARY

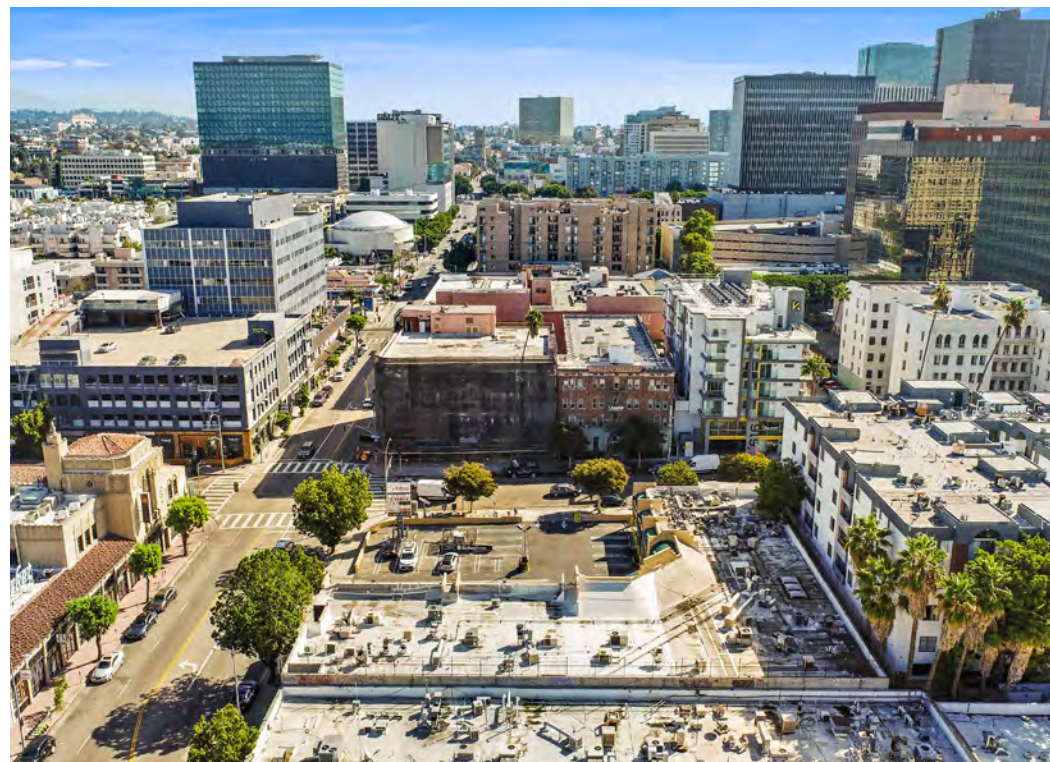
Asking Price	\$19,000,000
NOI	\$936,611
Cap Rate	4.93%
Occupancy	93%
No. of Tenants	Ten (10)
Tenant Lease Types	NNN

Rent roll and financials available at www.3450W6thSt.com.

CA required for access.







KOREATOWN IS A DIVERSE CULTURAL HUB IN THE HEART OF LOS ANGELES

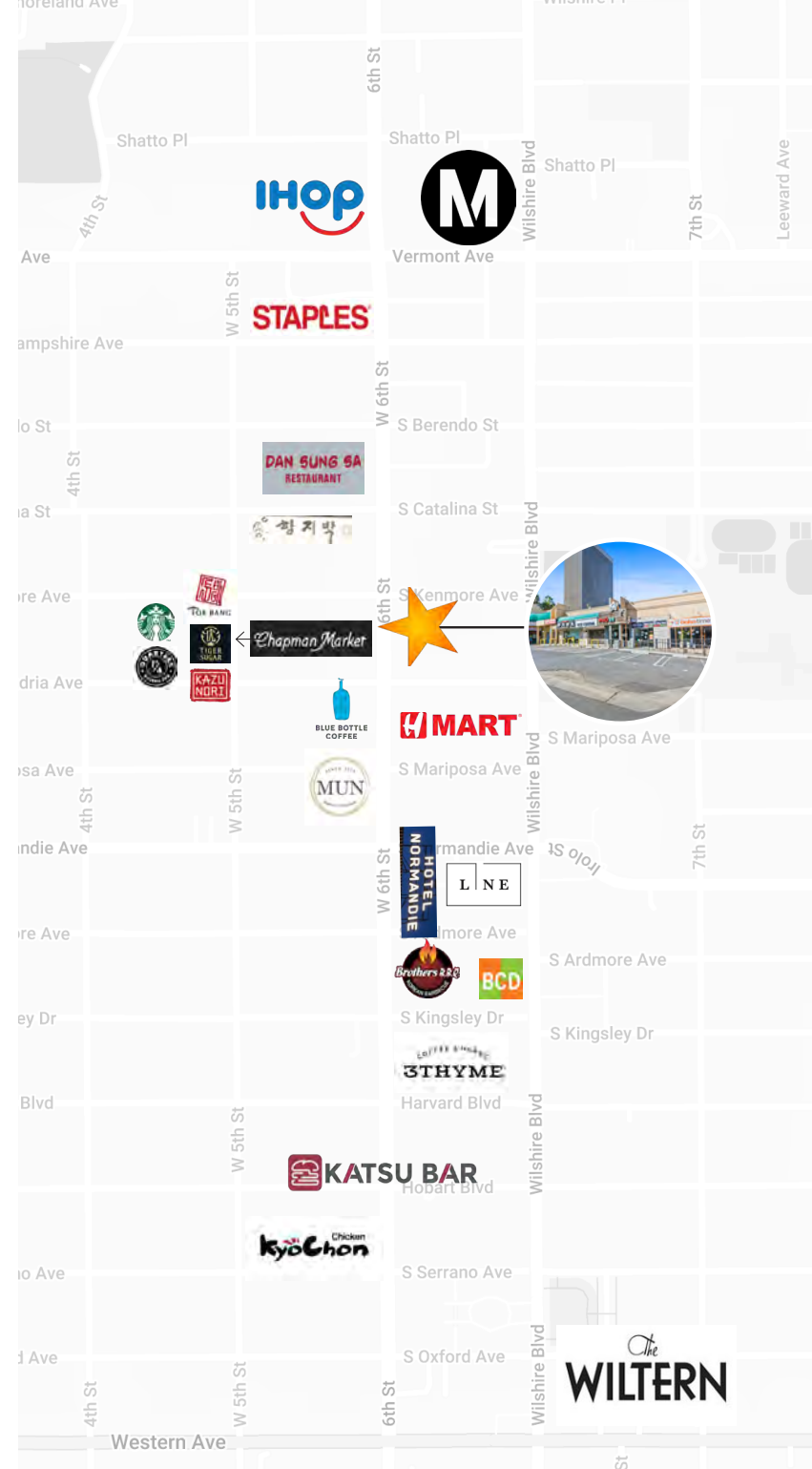


AREA OVERVIEW

Koreatown, nestled in the vibrant heart of Los Angeles, stands as a dynamic and diverse cultural hub. In recent times, it has emerged as the go-to destination for both Angelenos and tourists seeking the pinnacle of culinary and nightlife experiences. The prime boundaries of Koreatown are marked by Western Ave to the west, Vermont Ave to the east, 3rd St to the north, and Olympic Blvd to the south. Notably, the cultural influences of Koreatown are extending beyond these limits, reaching into neighboring areas as far north to Beverly Blvd and Pico to the south.

This hip and trendy neighborhood, affectionately known as “K-Town” by locals, holds a significant place in Central Los Angeles. Its rich history is deeply rooted in the 20th-century migration of Koreans to the region. At the core of K-Town’s narrative is 6th Street, renowned as the heart of retail and gastronomic experiences throughout decades of its history.

From the unique architectural charm of Wilshire weaving through the neighborhood to the sizzle of Korean BBQ restaurants, the melodies of karaoke bars, the allure of speakeasies, and the vibrant pulse of clubs, Koreatown offers an eclectic mix of attractions. The iconic Wiltern Theatre further enhances its allure, making it a beloved hotspot for both locals and tourists alike.





DEMOGRAPHICS

1-3-5 mile radius from Subject Property

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	133,730	616,057	1,190,257
2023 Population	147,900	660,759	1,240,418
HOUSEHOLD & INCOME	1-MILE	3-MILE	5-MILE
2023 Households	57,420	250,532	466,161
Owner Occupied Households	3,454	32,869	88,946
Renter Occupied Households	53,685	216,093	371,295
Average Household Income	\$61,757	\$76,667	\$84,516
Median Age	38.9	38.3	38.6
BUSINESS	1-MILE	3-MILE	5-MILE
Total Businesses	8,200	41,058	79,301
Total Number of Employees	61,390	352,612	651,331
Total Consumer Spending	\$1.3B	\$6.5B	\$13B



EQUITABLE BUILDING

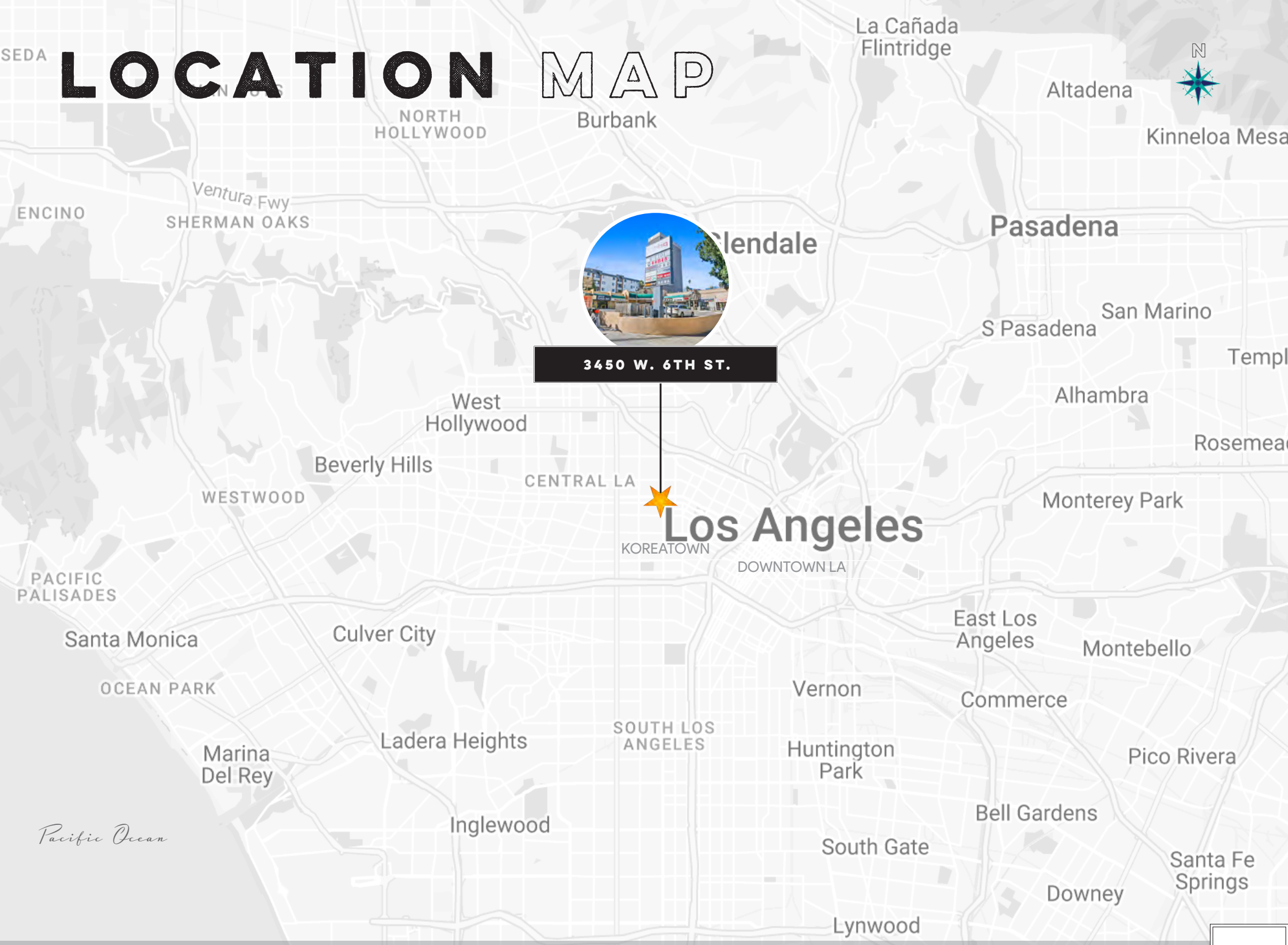
CHAPMAN PLAZA

ALEXANDRIA AVE

6TH STREET



LOCATION MAP



3450 W. 6TH ST.

Los Angeles





CLICK OR SCAN
FOR AERIAL VIDEO





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