

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. \$1.00/sf



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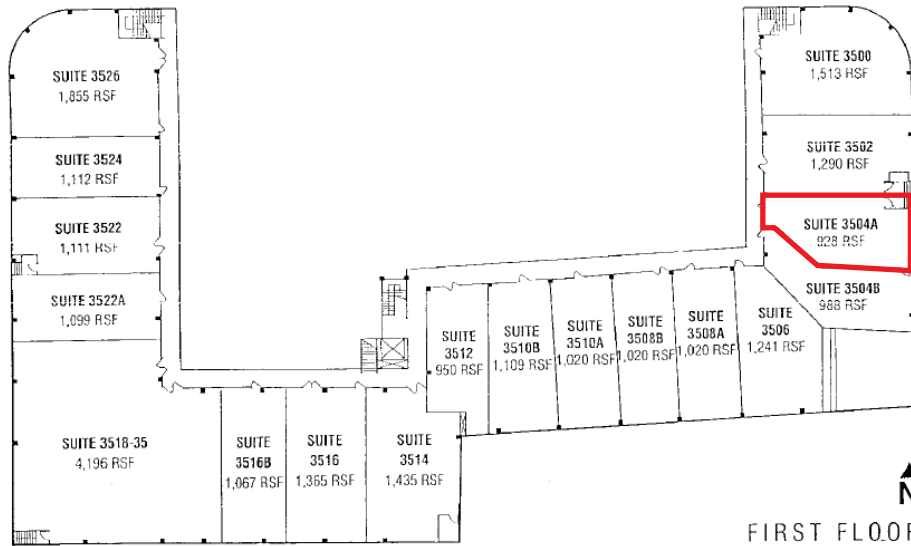
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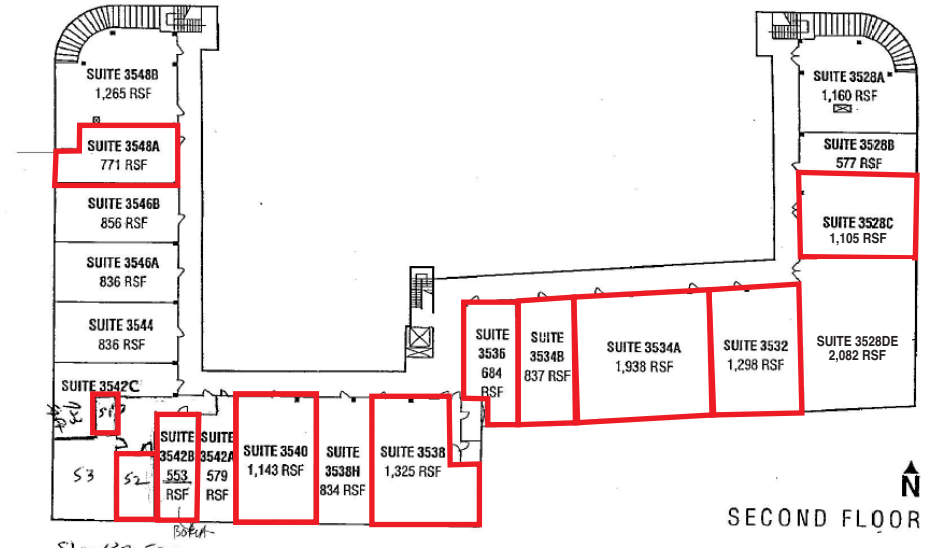
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First Floor Tenants:

Suite 3526: Honey Night
Suite 3524: Hook Me Roll
Suite 3522: Thank Pho
Suite 3522A: K&C Hair
Suite 3520: Jung Kwan Jang Ginseng Shop
Suite 3518: Clinica Humanitaria Medical
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: Creamistry
Suite 3508B: Vitamin Outlet
Suite 3508A & 3506: Cconma Shopping Mall
Suite 3504B: **Vacant (988 sf)**
Suite 3504A: Shipping Company (proposed)
Suite 3502: Liquor Market
Suite 3500: Slurping Ramen



Second Floor Tenants:

Suite 3548B: Pilates
Suites 3548A: **Vacant (771 sf)**
Suite 3546B: Hyun Dai Amiwon
Suite 3546A: Tattoo
Suite 3544: Dentistry
Suite 3542C: Serrano Inc.
Storage 51: **Vacant (137 sf)**
Storage 52: **Vacant (403 sf)**
Storage 53
Suite 3542B: **Vacant (553 sf)**
Suite 3542A: Massage
Suite 3540: **Vacant (1,143 sf)**
Suite 3538H: Money Gram
Suite 3538: **Vacant (1,325 sf)**
Suite 3536: **Vacant (684 sf)**
Suite 3534B: **Vacant (837 sf)**
Suite 3534A: **Vacant (1,938 sf)**
Suite 3532: **Vacant (1,298 sf)**

Suite 3528E: Rudolph & Sletten, Inc.
Suite 3528C: **Vacant (1,105 sf)**
Suite 3528B: Dress Shop
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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