

HEYMAN CENTER

730-740 S Western Ave, Los Angeles, CA 90010



Highlights:

- Ground floor and Second floor spaces available for lease
- Conveniently located in Koreatown on Western Avenue, one of the major thoroughfares
- Plenty of parking on site
- Excellent visibility and frontage on Western Avenue

Asking:

- Ground Floor Asking Rate: \$5.00/sf
- Second Floor Asking Rate: \$2.50/sf
- NNN: approx. \$1.00/sf



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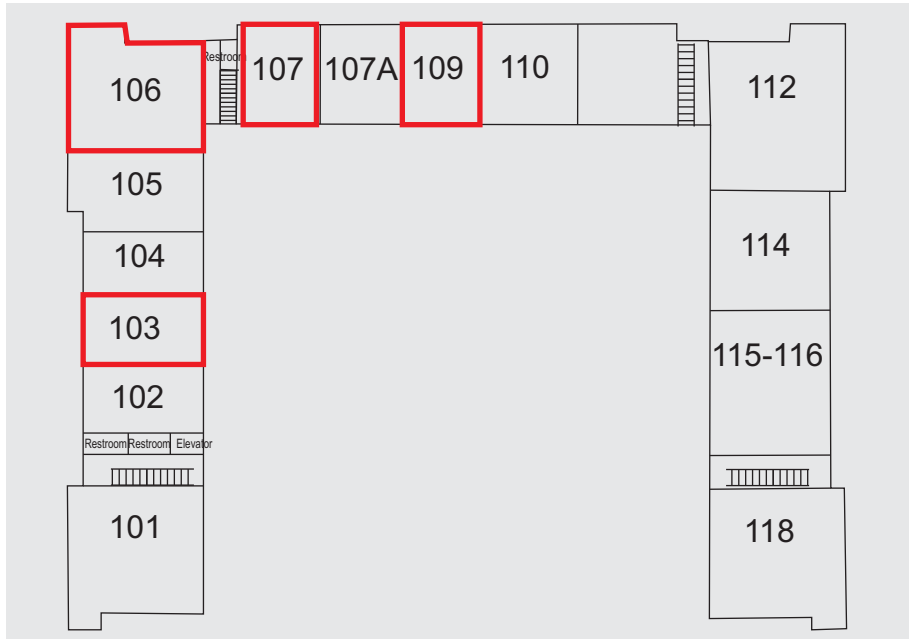
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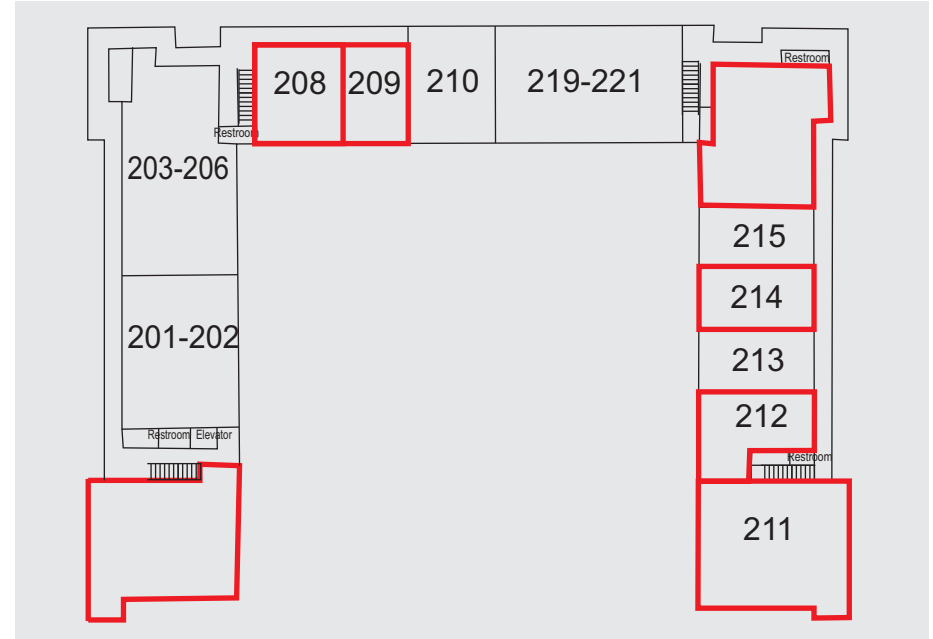
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First Floor Tenants:

- Suite 101: Restaurant
- Suite 102: Dry Cleaners
- Suite 103: **Vacant (564 sf)**
- Suite 104: Dessert Shop
- Suite 105: Smoke Shop
- Suite 106: **Vacant (1,254 sf)**
- Suite 107: **Vacant (626 sf)**
- Suite 107A: Natural Foods Store
- Suite 109: **Vacant (667 sf)**
- Suite 110: Restaurant
- Suite 111: Restaurant
- Suite 112: Southland Beer
- Suite 114: Beauty Shop
- Suite 115-116: Restaurant
- Suite 118: Tea Shop

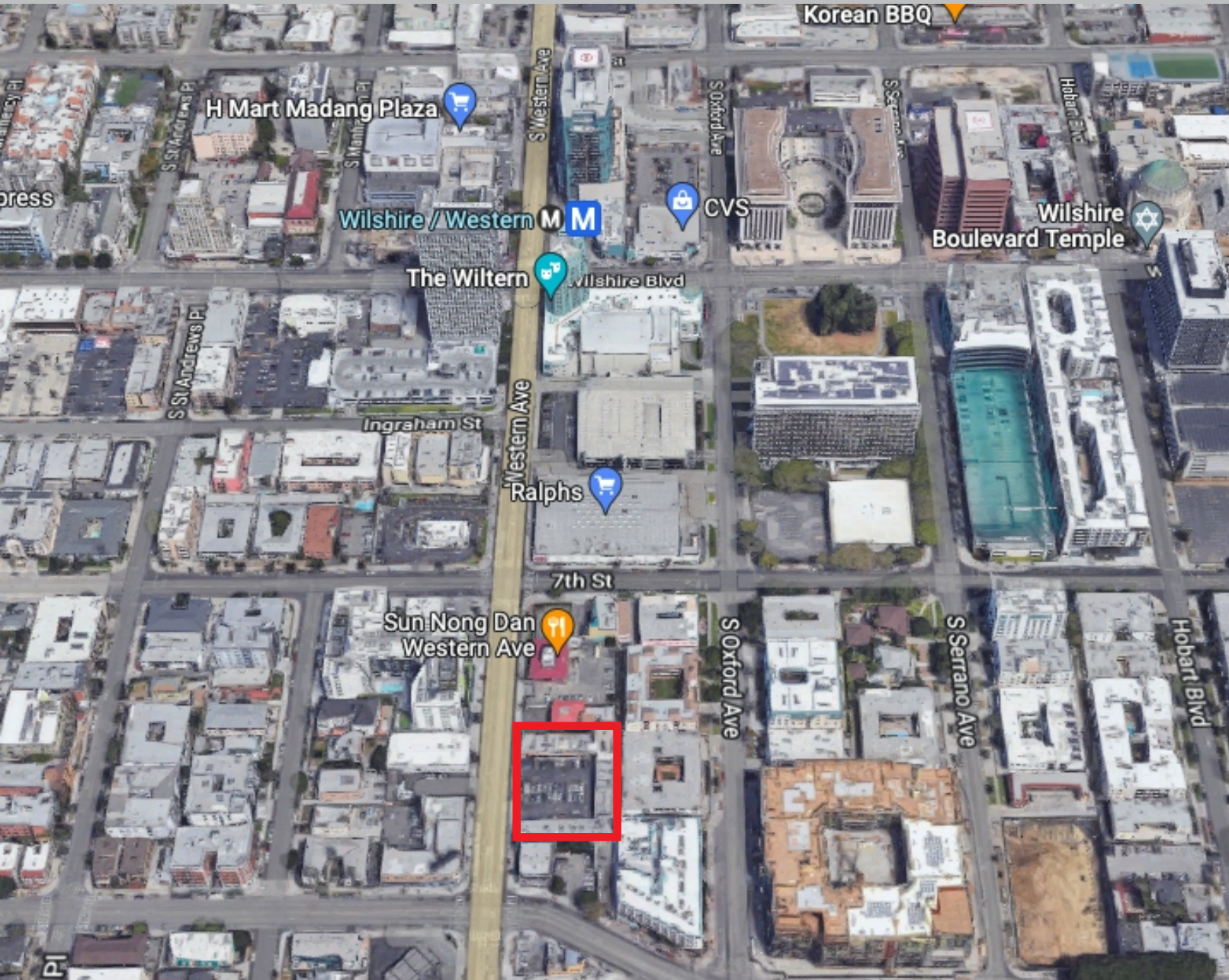


Second Floor Tenants:

- Suite 200: **Vacant (1,658 sf)**
- Suite 201-202: Rental Office
- Suite 203-206: Korean Welfare & Immigration
- Suite 208: **Vacant (790 sf)**
- Suite 209: **Vacant (566 sf)**
- Suite 210: Love Lash
- Suite 219-221: Comic Book Store
- Suite 217: **Vacant (312 sf)**
- Suite 216: **Vacant (696 sf)**
- Suite 215: Importer
- Suite 214: **Vacant (559 sf)**
- Suite 213: Income Tax & Notary
- Suite 212: **Vacant (712 sf)**
- Suite 211: **Vacant (1,651 sf)**

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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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