



Available For Sale or Lease

988 N HILL STREET – LOS ANGELES, CALIFORNIA 90012 • BAMBOO PLAZA



POTJANEE SRI • ENGEL & VÖLKERS LA CANADA

895 Foothill Blvd #D, La Cañada Flintridge, CA 91011

DRE# 01766066

(661) 310-5899

potjaneesri@evrealestate.com | [potjaneesri.evrealstate.com](https://www.potjaneesri.evrealstate.com)

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Property Overview

Bamboo Plaza - An answer to the possibility of a new creation of mix use modern live styles. Bamboo Plaza is a mid-sized shopping plaza (Currently dormant), Given the dormant status and manageable size, the Property offers flexibility for immediate renovation for any purposes and scales.

Property is located in the original China Town of Los Angeles, 2 miles from Downtown Los Angeles to the south, 10 miles from Universal

Studio to the Northwest, and 6 miles from LAX to the west. Property is zoned as LAC2. The property size is approximately 64,033 Sq. Ft/1.47 acres (per assessor), typical Floor Size: approximately 35,519 SF with rough dimension of 190 by 200 feet. The plaza comprises 2 story of approximately 62,153 square feet area. Top 3 levels are for parking, legally adequate for up to 425 car parking spaces.

988 N Hill Street, Los Angeles, CA



Property Summary

- 988 N Hill St, Los Angeles, CA 90012
- Total building size approximately 62,153 Sq Ft
- Lot size approximately 64,033 Sq Ft/1.47 acres
- Year built: 1989
- Tenancy: Multiple
- Construction: Steel
- Floors: 2
- Elevators: 3
- Parking: 425 Covered Spaces
- Features: Banking, Courtyard, Restaurant, Property Manager on Site
- 3 APN: 5414-007-026, 5414-007-027, and 5414-008-006

Property Highlights

- Shopping Center, Freestanding Retail, Downtown Los Angeles Submarket
- Located in China Town
- Minutes from Union Station, LA Historic Park, and Arts District
- Ideal for Creative Office or Retail
- Ownership can build-to-suit for Lease
- Open Floor Plan













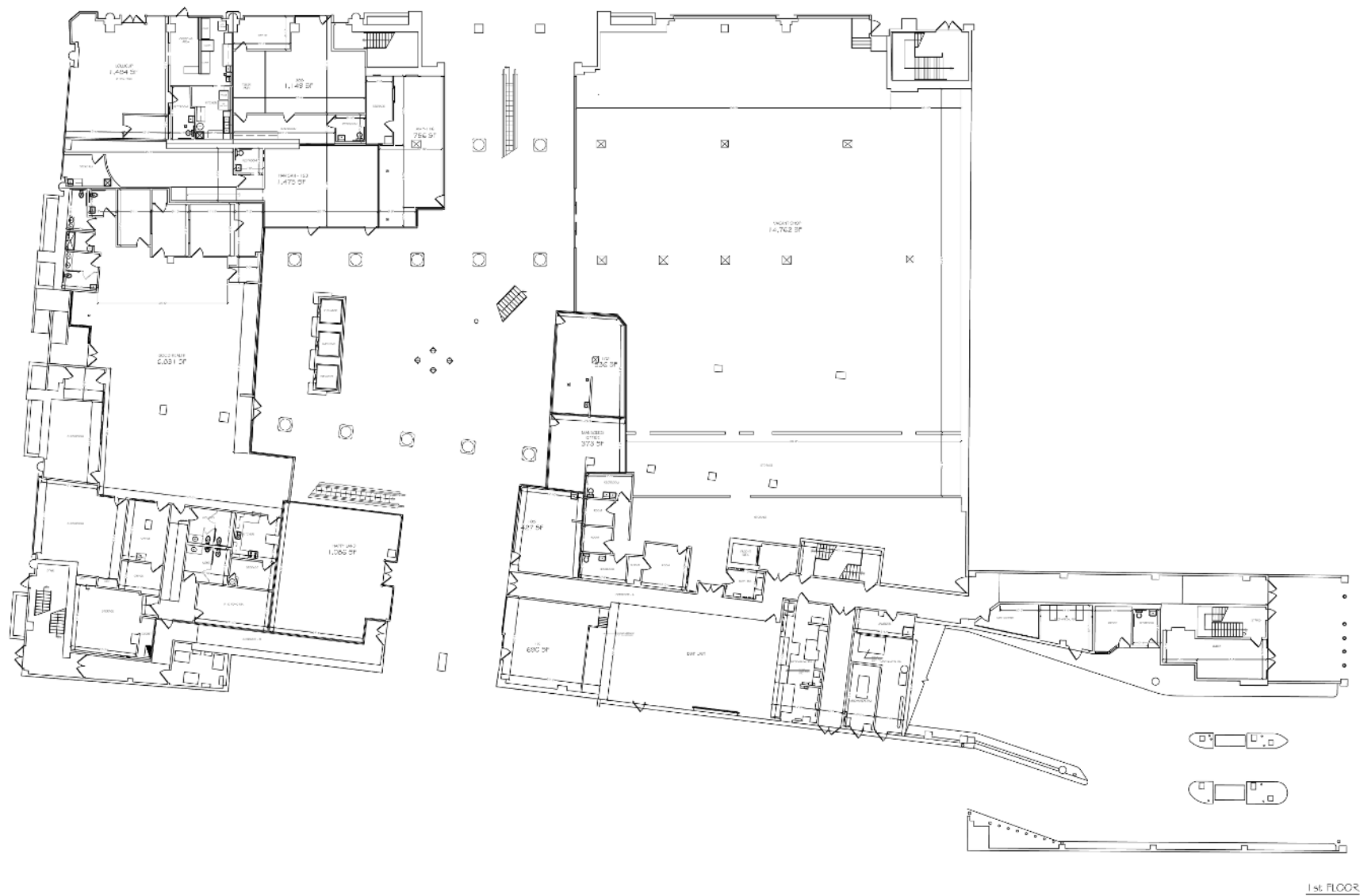


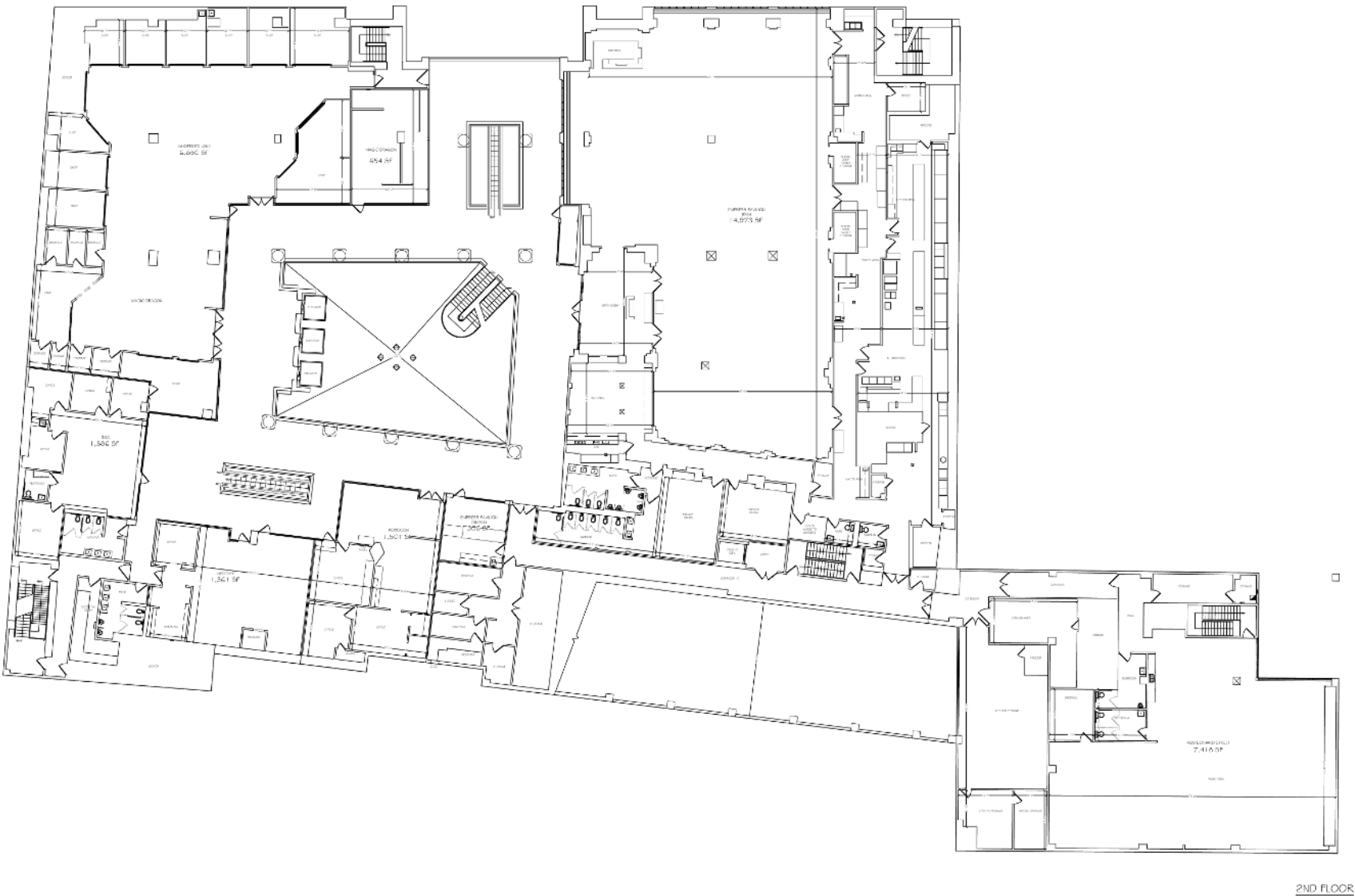




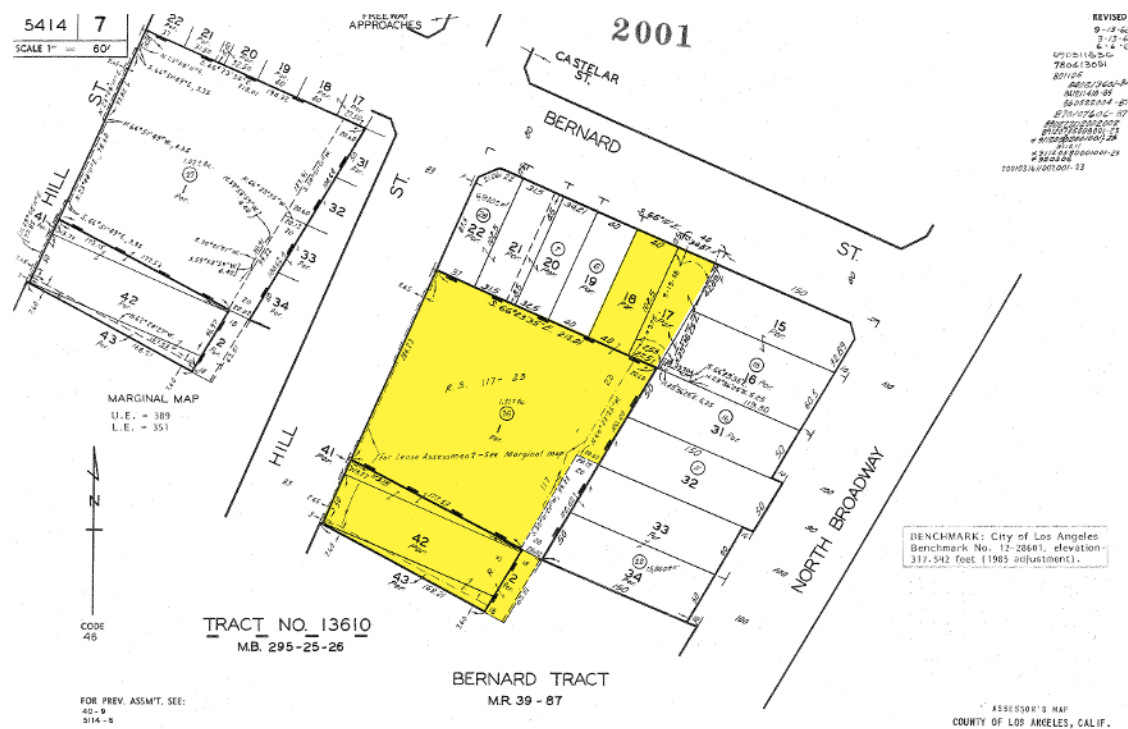
Maps, Aerials, Plans

988 N HILL STREET, LOS ANGELES, CA





An aerial photograph of a city block. A large, light-colored, rectangular building with a flat roof is outlined in red. This building is situated in the center-left of the frame. To its right is a smaller, white building with a flat roof. Further right is a long, narrow building with a red roof. The surrounding area is filled with various other buildings, mostly with flat roofs, and some with red roofs. A major road with multiple lanes and a median runs vertically through the center of the image. A curved road is visible on the left side. The overall scene is a dense urban environment.





Available to Lease

988 N HILL STREET, LOS ANGELES, CA

Unit#	Tenant Name	Unit sq. ft.	Price per sq. ft.
101	Available	14,534	\$2.00
102	Available	546	\$2.00
103	Available	344	\$2.00
105	Available	416	\$2.00
106	Available	675	\$2.00
108	Neo Happy Land	1,048	Leased
111	Good Health ADHC	7,000	Leased
116	Available	800	\$2.00
117-118	Available	1,100	\$3.00
119	Available	550	\$3.00
121	Available	979	\$3.00
123	Available	1,263	\$2.00
201	Available	17,350	\$2.00
202	Available	1,450	\$2.00
203-205	Available	1,330	\$2.00
206	Available	1,316	\$2.00
208	Available	2,158	\$2.00
209	Available	710	\$2.00
210-211	Available	489	\$2.00

Unit#	Tenant Name	Unit sq. ft.	Price per sq. ft.
212-217	Available	860	\$2.00
218-219	Available	519	\$2.00
219	Available	0	\$2.00
220	Available	238	\$2.00
221	Available	276	\$2.00
222	Available	230	\$2.00
223	Available	241	\$2.00
225	Available	249	\$2.00
226	Available	279	\$2.00
227	Available	279	\$2.00
228	Available	327	\$2.00
229-230	Available	577	\$2.00
420V	Available	4,000	\$2.00
A&B	Available	0	\$2.00
C&D	Available	0	\$2.00
F,G,H	Available	0	\$2.00
A1 & A2	Available	0	\$2.00
B1&B2	Available	0	\$2.00
OC1	Available	0	\$2.00

	Unit sq. ft.	Price per sq. ft.
TOTAL	62,133	TBD



Market Overview

988 N HILL STREET, LOS ANGELES, CA

Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	34,077	421,003	1,186,605	3,484,137	974,466
5 Yr Growth	1.5%	2.0%	1.5%	1.3%	0.2%
Median Age	39	36	35	36	35
5 Yr Forecast	42	38	37	38	37
White / Black / Hispanic	46% / 12% / 39%	69% / 6% / 63%	71% / 6% / 64%	69% / 12% / 55%	71% / 7% / 66%
5 Yr Forecast	46% / 12% / 39%	68% / 6% / 63%	71% / 6% / 64%	68% / 11% / 55%	71% / 7% / 66%
Employment	36,087	304,061	604,761	1,561,825	483,783
Buying Power	\$307.5M	\$5.9B	\$15.8B	\$58.7B	\$13.8B
5 Yr Growth	6.2%	6.6%	4.1%	3.3%	3.8%
College Graduates	17.0%	23.5%	22.1%	24.9%	29.9%

Household	1 Mile	3 Miles	5 Miles	10 Miles	15 Min.
Households	9,067	147,998	390,411	1,171,527	316,564
5 Yr	1.6%	2.5%	1.7%	1.3%	0.4%
Median	\$33,915	\$39,704	\$40,477	\$50,069	\$43,591
5 Yr	\$35,452	\$41,280	\$41,443	\$51,060	\$45,092
Average	\$52,708	\$65,405	\$62,604	\$75,563	\$65,138
5 Yr	\$54,478	\$67,700	\$64,175	\$77,014	\$67,241
% High	23%	29%	27%	35%	29%

Housing	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Median Home Value	\$633,613	\$614,118	\$596,978	\$608,102	\$664,742
Median Year Built	1976	1966	1961	1959	1960
Owner / Renter	11% / 89%	18% / 82%	21% / 79%	32% / 68%	20% / 80%

Source: CoStar Group



County Overview

Los Angeles County is the most populous county in the United States, home to over 10 million residents and a dynamic economy that ranks among the world's largest. As the nation's entertainment capital and a global hub for trade, technology, healthcare, and higher education, the region offers unparalleled access to talent, infrastructure, and international markets. With a diverse cultural fabric and expansive transportation network, Los Angeles County continues to attract investment, tourism, and business innovation across all sectors.



City Overview

Downtown Los Angeles (DTLA) serves as the cultural and economic heart of the city, home to a thriving business district, world-class dining, major sports venues, and renowned cultural institutions. The area has experienced significant revitalization over the past two decades, with billions invested in residential, retail, office, and mixed-use developments. Its central location, robust transit connectivity, and diverse community make DTLA one of the most dynamic urban centers in the country, attracting residents, businesses, and visitors alike.

Retailers & Amenities Map

Los Angeles offers an unmatched variety of activities and attractions, from world-famous entertainment venues and cultural landmarks to outdoor recreation. Visitors and residents alike can explore iconic destinations such as the Hollywood Walk of Fame, Griffith Observatory, The Getty Center, and the Los Angeles County Museum of Art. The city's diverse neighborhoods feature premier dining, shopping, and nightlife, while year-round sunshine invites outdoor pursuits including hiking in the Santa Monica Mountains, relaxing on Pacific Coast beaches, and attending professional sports and live entertainment across the region.

EATERIES

- | | | |
|--------------------------------|------------------------|------------------------|
| 1 Eastside Market | 27 Jade Wok | 53 Foo-Chow |
| 2 Salathai | 28 Longs Pastry | 54 Melody Lounge |
| 3 China Town Deli | 29 Won Kok | 55 Full House Seafood |
| 4 Queen's Bakery | 30 CBS Seafood | 56 Blossom Vietnamese |
| 5 Hong Kong BBQ | 31 Regent China Inn | 57 General Lee's |
| 6 Plum Tree Inn | 32 Casa La Golondrina | 58 Full Moon House |
| 7 Zen Mei Bistro | 33 Cielito Lindo | 59 Phoenix Bakery |
| 8 Hop Li Seafood | 34 Juanita's Cafe | 60 Chinese Friends |
| 9 Mayflower Seafood | 35 El Paseo Inn | 61 Golden Dragon |
| 10 ABC Seafood | 36 Mr Churro | 62 Pho Broadway |
| 11 Homeboy Industries Cafe | 37 La Luz Del Dia | 63 Traxx Restaurant |
| 12 Pho Hoa Vietnamese | 38 New Kamara | 64 California Pita |
| 13 Golden Lake Eatery | 39 Keung Kee | 65 La Italliana |
| 14 Hop Woo BBQ & Seafood | 40 My Dung Sandwich | 66 Pho 87 |
| 15 New Dragon Sea Food | 41 Lien Hoa Deli | 67 Tian's Dim Sum |
| 16 Philippe The Original | 42 Lucky Deli | 68 CHA Healing Arts |
| 17 Little Jewel of New Orleans | 43 Ocean Seafood | 69 Nick's Cafe |
| 18 Spring Street Smokehouse | 44 Baohaus Far East | 70 E - Sea Fresh |
| 19 La Noche Buena | 45 LASA Filipino | 71 T&Y Bakery |
| 20 Intraymi Restaurant | 46 Fortune Kitchen | 72 Saigon Deli |
| 21 Pho Palace | 47 Scoops Chinatown | 73 Than Huu Sandwich |
| 22 Yang Chow | 48 Chego | 74 Galero Grill |
| 23 Phoenix Inn Chinese | 49 Lao Tao Taiwanese | 75 Mexicali Taco & Co. |
| 24 Bui Dien | 50 Qln Western Chinese | 76 Papa John's Pizza |
| 25 Bang Na | 51 Howlin' Ray's | 77 Subway |
| 26 Wonder Bakery | 52 Ramen Champ | 78 Burger King |

SHOPPING

- | | | |
|-----------------------|-------------------|----------------------------|
| 1 Dynasty Center | 7 Peking Poultry | 13 Lax-C |
| 2 Ai Hoa Market | 8 Far East Center | 14 CVS |
| 3 Superior Poultry | 9 East West Shop | 15 Los Angeles Mall |
| 4 Hoi Yung Co | 10 Ooga Booga | 16 Friend Mart |
| 5 C Jang Mart | 11 Neo Happyland | 17 Sunny's Market |
| 6 Oliverita's Village | 12 OWSLA Pop-Up | 18 Starlight Beauty Supply |

ATTRACTIONS

- | | |
|---------------------------------------|--|
| 1 Center Theatre Group | 11 Mark Taper Forum |
| 2 LA Plaza De Culturas Y Artes | 12 Chinatown Plaza |
| 3 Ahmanson Theatre | 13 Cathedral of Our Lady of the Angels |
| 4 The Institute for Art and Olfaction | 14 Velveteria: The Museum of Velvet |
| 5 Olvera Street | 15 Dodger Stadium |
| 6 Human Resources | 16 Cornfield Park |
| 7 Kim Sing Theatre | 17 Italian American Museum |
| 8 Sun Yat-Sen Statue | 18 Chinatown Public Library |
| 9 Chinese American Museum | 19 Chinatown West Plaza Galleries |
| 10 LA Plaza De Culturas Y Artes | 20 Grand Star Jazz Club |

LODGING

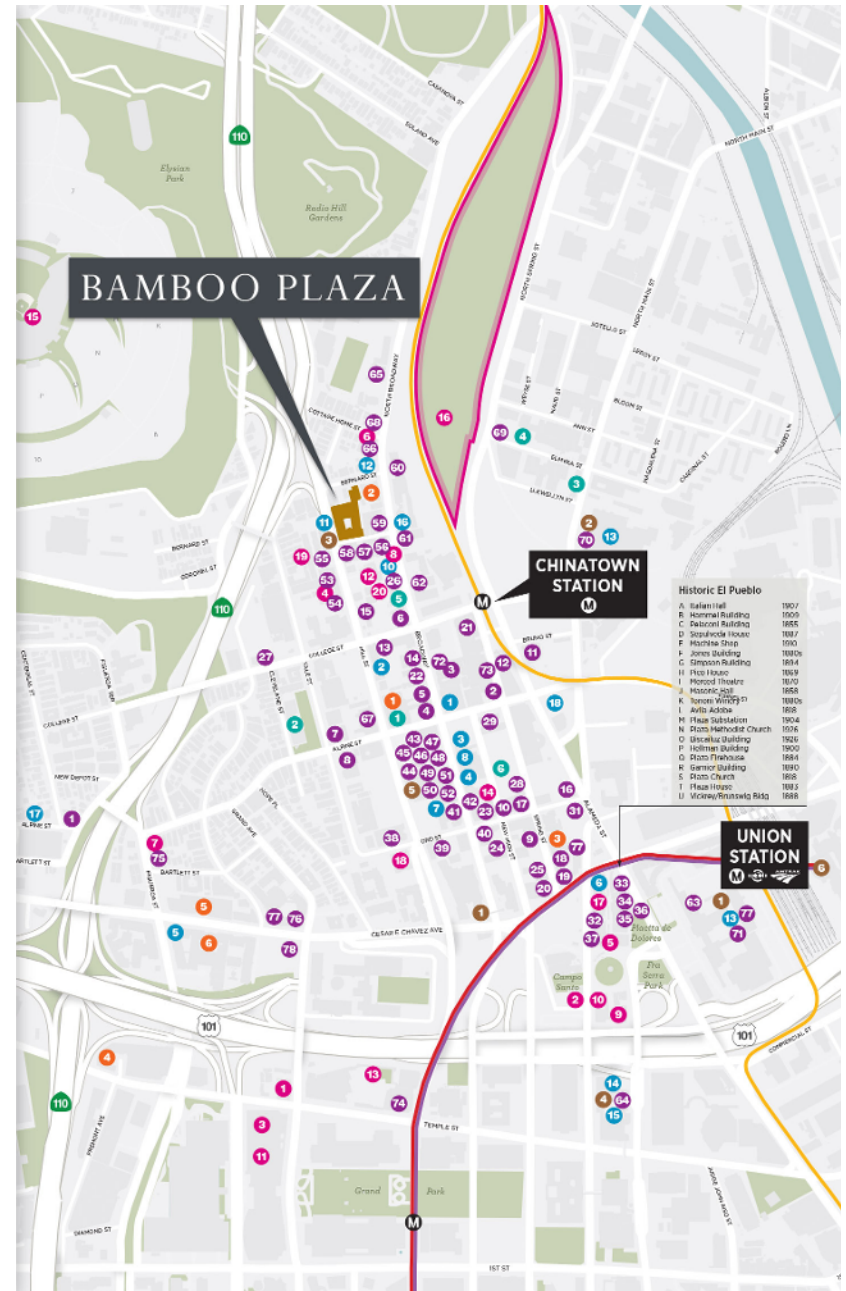
- | | |
|------------------------|----------------------------------|
| 1 Best Western | 4 Sunshine Suites |
| 2 The Royal Pagoda Inn | 5 Downtown LA Serene Penthouse |
| 3 Metro Plaza Hotel | 6 La Venetian Resort Style Suite |

CAFES

- Starbucks
- Chimney Coffee House
- Lollicup
- DRNK coffee + tea
- Endorffine
- Barista Society

FITNESS

- Chinatown Kung Fu San Soo
- Alpine Recreation Center
- Aikido Center of Los Angeles
- Strong Sports Gym
- Annual Firecracker 5/10K Race
- Bike Sharing Station







Potjane Sri

Residential & Commercial, 1031 Exchange,
Investment Properties, International Real Estate



661.310.5899



818.971.9193



potjane.sri



potjane.sri@gmail.com



PotjaneSriRealEstate



PotjaneSri



potjane



PotjaneSri

Potjane Sri

Potjane Srisaareenuwat — Global Real Estate Advisor
DRE# 01766066



988 N Hill Street, Los Angeles, CA

PRESENTED BY POTJANEE SRI

ENGEL & VÖLKERS LA CANADA

895 Foothill Blvd #D, La Cañada Flintridge, CA 91011

DRE# 01766066 | (661) 310-5899

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