



1032

SOUTH WESTERN AVE

FOR LEASE

3,459 SF · 2nd Gen Restaurant

Koreatown, Los Angeles

COASTAL
COMMERCIAL

Affiliated Business Disclosure

1. Representation and Conflicts of Interest

COASTAL COMMERCIAL provides a full range of commercial real estate services. We may represent multiple clients with competing interests in this transaction. By receiving this Memorandum, you acknowledge that other COASTAL clients may bid on or buy the Property, and you agree that COASTAL will act in the best interests of their respective clients lawfully and independently.

2. Confidentiality Agreement

By accepting this Memorandum, you agree that:

- It is strictly confidential and solely for evaluating a potential purchase of the Property.
- You will not share its contents with any third party without prior written permission from COASTAL or the Owner.
- You will not use this information in any way that harms COASTAL or the Owner.
- If you lose interest in the Property, you will return this document to COASTAL.

3. Disclaimer and Independent Verification

- "As Is" Information: This Memorandum provides selected summary information. It does not claim to be all-inclusive. All details, including measurements, projections, and document summaries, are approximations provided "as is" without any warranty.
- User Risk: COASTAL has not verified this information for accuracy or completeness. Any reliance on this content is solely at your own risk.
- Due Diligence: You are advised to independently verify all details, consult with legal and financial advisors, and inspect the Property.

4. Owner's Rights

The Owner reserves the right, at its sole discretion, to reject any offers or terminate discussions at any time without notice. No legal commitment or binding obligation exists unless a definitive, fully executed purchase and sale agreement is delivered by the Owner.

PROPERTY OVERVIEW

1032 S. WESTERN AVE

Koreatown, Los Angeles

ADDRESS

1032 S Western Ave, Los Angeles, CA 90006

ASKING RENT

\$5.25 NNN / SF / Month

TOTAL SIZE

3,459 Square Feet

PARKING

14 Shared Spaces (Enterprise Zoning)

WALK SCORE

Walker's Paradise — 95

STORIES

Two-Story Building

PREV. USE

Bar / Karaoke

A second-generation retail space in the heart of Koreatown. This 3,459 sq ft, two-story building — formerly a bar/karaoke venue — features equipped kitchen.

Prime location across from Koreatown Galleria, steps from public transit.



BAR & DINING AREA — 1ST FLOOR



OVERVIEW FROM 2ND FLOOR

Highlights



2ND GENERATION SPACE

Move-in ready restaurant & bar with existing infrastructure.



47 LIQUOR LICENSE

Type 47 license available for purchase. Karaoke option on 2nd floor.



EQUIPPED KITCHEN

Hood, stainless steel counters, & sinks



TWO STORY BUILDING

1st Floor: Restaurant & Bar
2nd Floor: Karaoke VIP Rooms



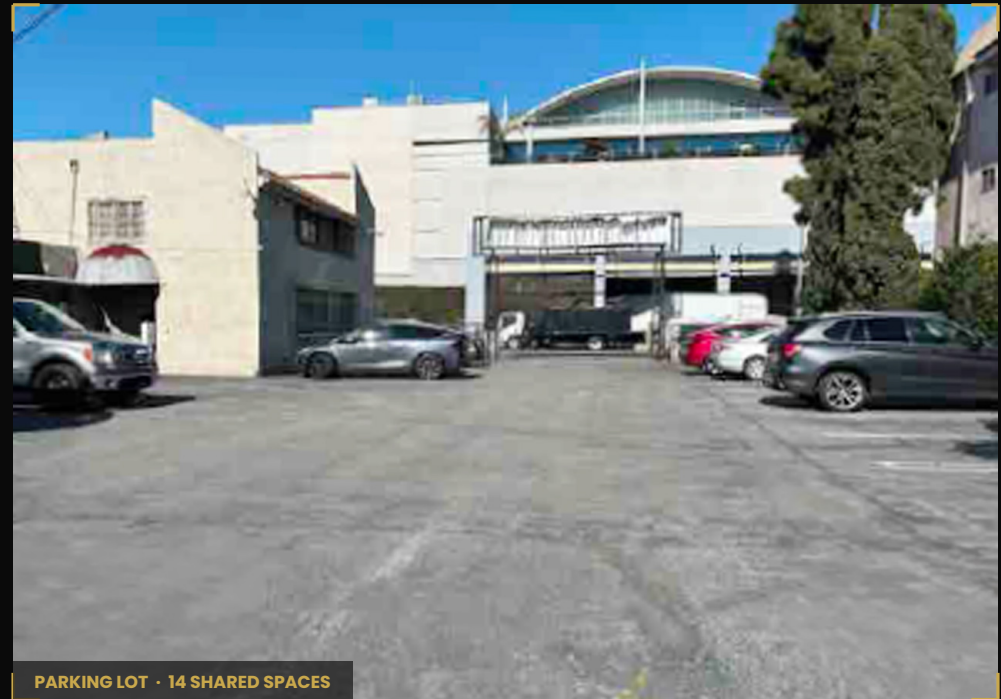
HIGH TRAFFIC COUNTS

S Western & Connecticut: 37,253 VPD
W Olympic & S Western: 42,015 VPD



EXCLUSIVE DIGITAL SIGNAGE

Corner billboard at Western & Connecticut – prime visibility.



PARKING LOT • 14 SHARED SPACES



FULLY EQUIPPED COMMERCIAL KITCHEN

FLOOR PLAN
First Floor Plan

- LEGEND
- Entry
 - Kitchen
 - Bar Area
 - Restrooms
 - Storage
 - Stage



- Entry
- Kitchen
- Bar Area
- Restrooms
- Storage
- Stage

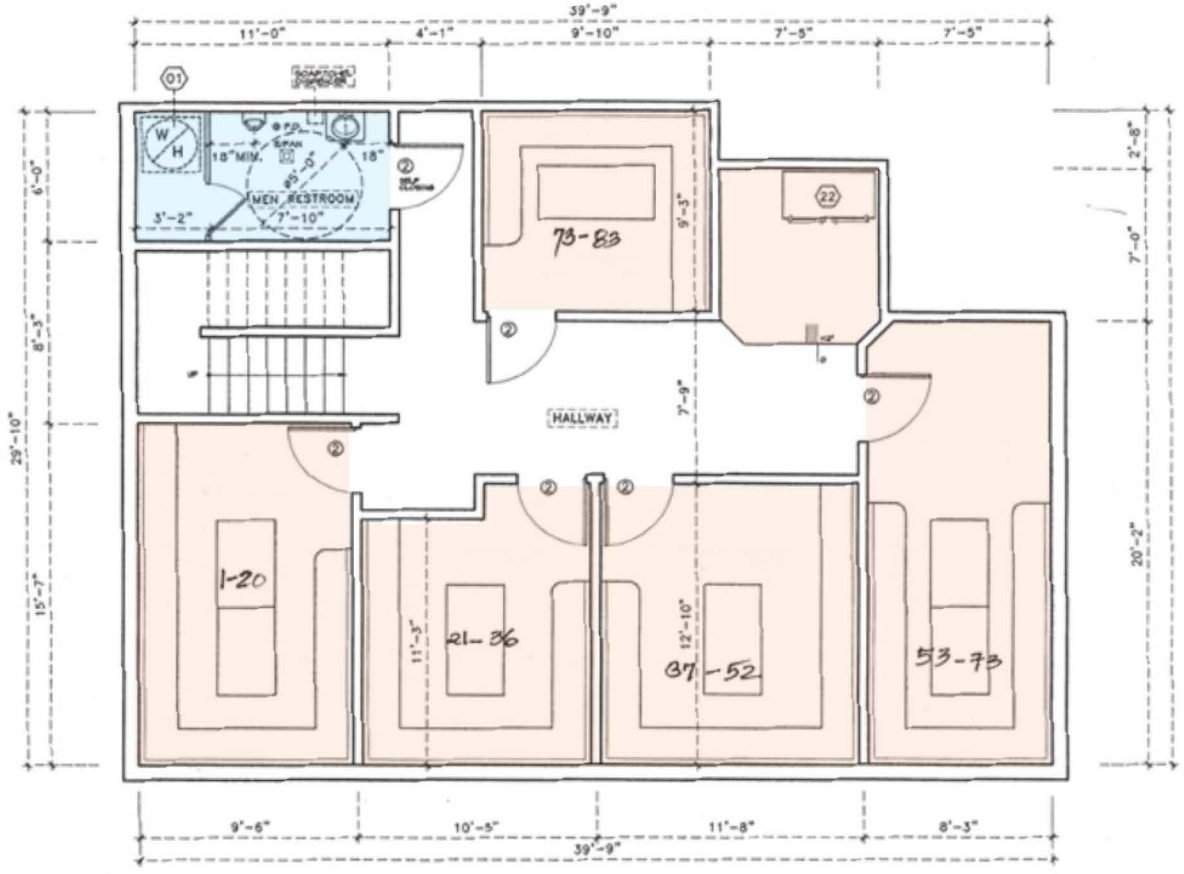
01

FLOOR PLAN
 Second Floor
 Plan

02

- LEGEND
- Men's Restroom
 - VIP Rooms

- FEATURES
- Karaoke VIP Rooms
 - Men's Restroom
 - Private Hallway
 - Event Space



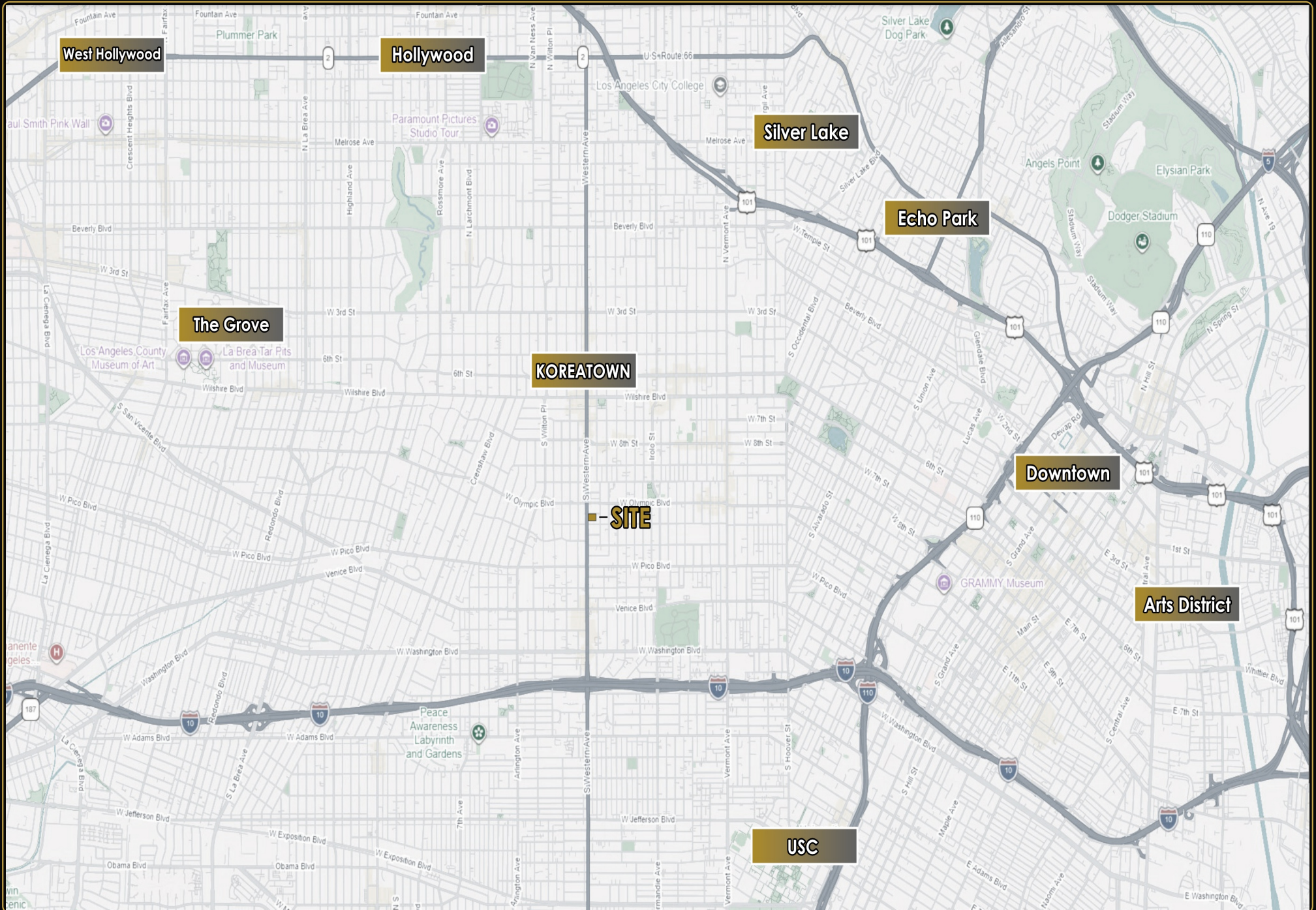
- Men's Restroom
- VIP Rooms

Surrounding Tenants



Tenant locations are approximate and subject to verification.
Source: Google Earth and Google Maps.

Regional Context





ABOUT THE MARKET

Koreatown:

The Epicenter of Culture, Dining & Growth

Koreatown has emerged as one of Los Angeles' most sought-after urban districts, celebrated for its world-class dining, vibrant nightlife, and diverse cultural identity.

Home to a dense concentration of restaurants, retail destinations, entertainment venues, and residential communities, the neighborhood attracts a dynamic mix of consumers throughout the day and evening.

Its central location, exceptional accessibility, and continued investment activity have positioned Koreatown as one of Southern California's most compelling commercial corridors.

83,943
Population

\$72,449
Avg HH Income

95
Walk Score

1 MILE RADIUS

Demographics

POPULATION & HOUSING



POPULATION

83,943



POPULATION
15+

70,156



HOUSING
UNITS

37,222



AVG. HH SIZE

2.42

INCOME & ECONOMY



AVG. HH
INCOME

\$72,449



BUSINESSES

6,375



EMPLOYEES

44,183



MEDIAN AGE

36.6

EDUCATION & DAYTIME ACTIVITY



BACHELOR'S
DEGREE

26.7%



GRADUATE
DEGREE

7.7%



DAYTIME
WORKERS

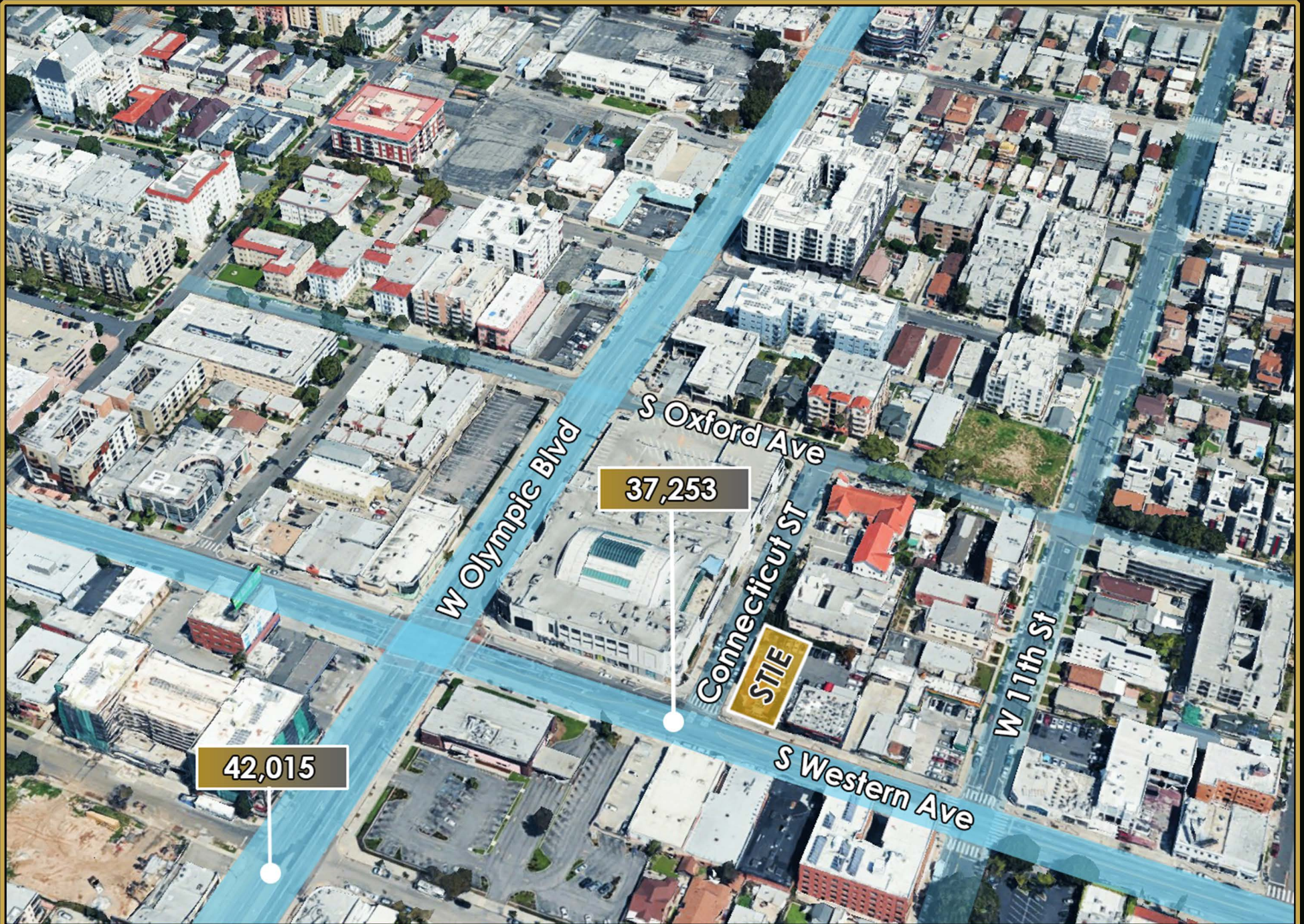
38,156



DAYTIME
RESIDENTS

40,509

VEHICLES PER DAY
Traffic Count





EXCLUSIVELY PRESENTED BY

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COASTAL COMMERCIAL

A SoCal-based boutique brokerage specializing in owner-user acquisitions, industrial leasing and investment sales — with deep roots in the DTLA and South LA submarkets

- Owner-User Acquisitions
- Industrial & Flex Leasing
- Investment Sales
- Bilingual Advisory — EN / KR