

AVAILABLE FOR LEASE · 4,302 SF

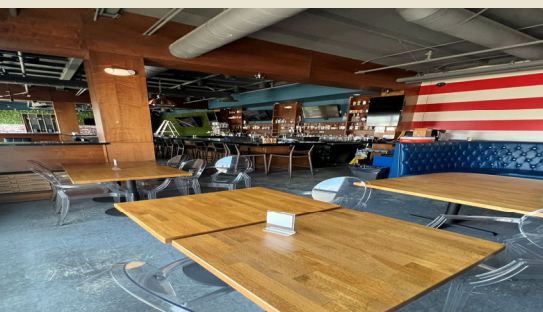
FULLY BUILT-OUT SPORTS BAR & KITCHEN IN THE HEART OF KOREATOWN, LOS ANGELES, CA

Two-story restaurant space on Western Ave, ready to operate — walk in and turn the lights on.



- 125 N Western Ave, Unit 108 & 201, Los Angeles, CA 90004
(Koreatown, Los Angeles, CA)

Former use: Sports Bar
& Restaurant



SPACE DETAILS

125 N Western Ave, Koreatown, Los Angeles, CA 90004

MOVE-IN READY EQUIPMENT

- **Full commercial kitchen** with exhaust hood
- **Complete hard liquor bar** with sink & taps
- **Two full bar setups** — 1st & 2nd floor
- **Built-in seating**, booths & bar stools included
- **Walk-in cooler** already in place
- **State-of-the-art** kitchen equipment throughout
- **Wall-mounted TVs** ready for game-day crowds
- **Street-level storefront** with upstairs lounge

FLOOR LAYOUT

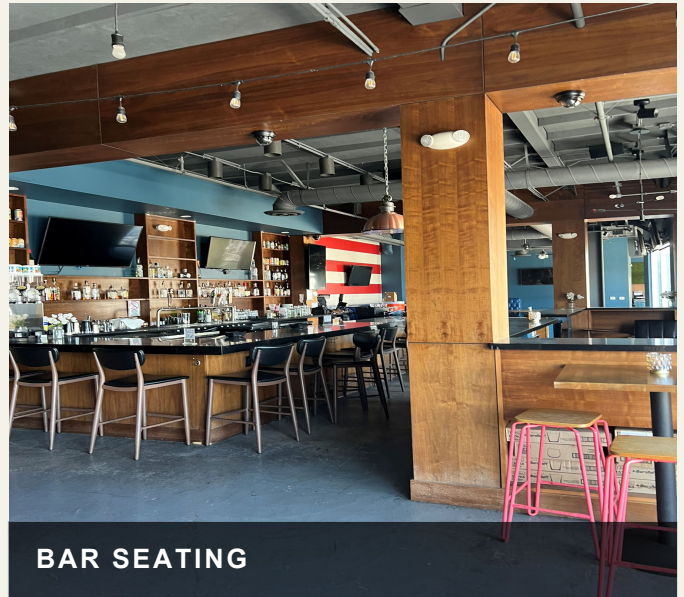
1st Floor — Full bar system & back kitchen	1,500 SF
2nd Floor — Full kitchen, seating, 2nd bar	2,800 SF
Total Building Area	4,302 SF

THE OPPORTUNITY

A rare chance to lease a two-level restaurant and bar built to a high standard and left fully equipped. The space was operated as a sports bar with two complete bar programs, a hood-vented commercial kitchen, and a walk-in cooler — the heavy lifting and buildout costs are already done. Positioned on a busy stretch of Western Ave surrounded by established food & retail neighbors, with dedicated parking on site. Ideal for a restaurant, gastropub, lounge, or sports bar concept ready to open fast.



A CLOSER LOOK



AVAILABLE NOW — SCHEDULE A TOUR

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