POP-UP STORE
/SHORT-TERM TENANCY AVAILABLE
(FOR LEASE)

240 - 248 S WESTERN AVE
LOS ANGELES, CA 90004

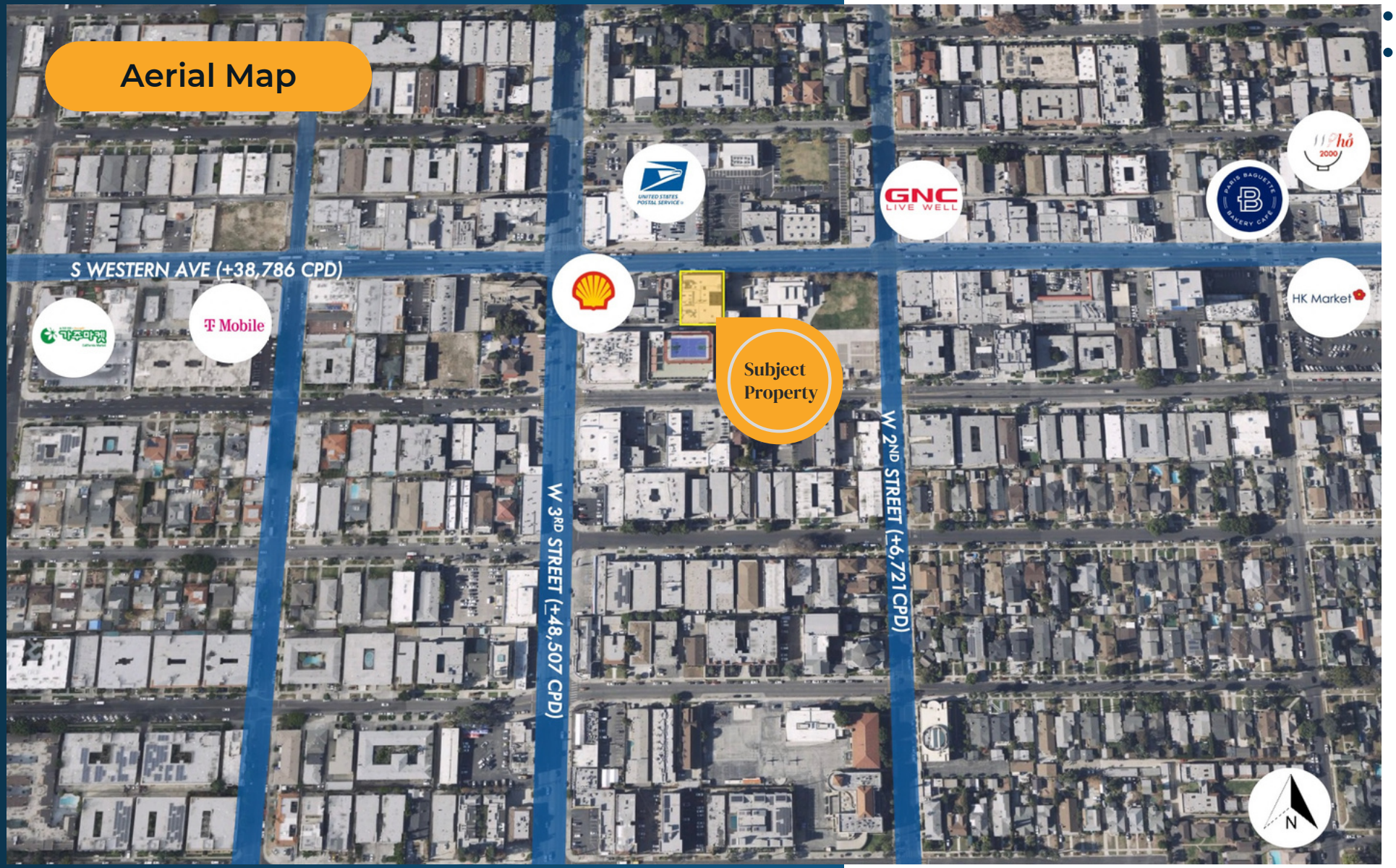
KORUS REAL ESTATE

MARK HONG
CAL DRE: 01067529
OFFICE: (213) 251 - 9000
MOBILE: (213) 700 - 6780
MARKHONG@KORUSRE.COM

www.korusre.com

240 - 248 S Western Ave, Los Angeles, CA 90004

Aerial Map



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240 - 248 S Western Ave, Los Angeles, CA 90004

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Offering Summary

ADDRESS
240 - 248 S Western Ave
Los Angeles, CA 90004

LEASE RATE
$2.00 + NNN

APN
5517-007-007

BUILDING SIZE
44,988 Sq. Ft.

LAND SIZE
±13,058 Sq. Ft.

AVAILABILITY
2,126 - 4,360 Sq. Ft.

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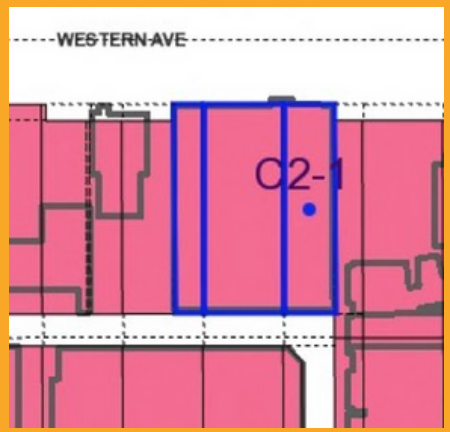
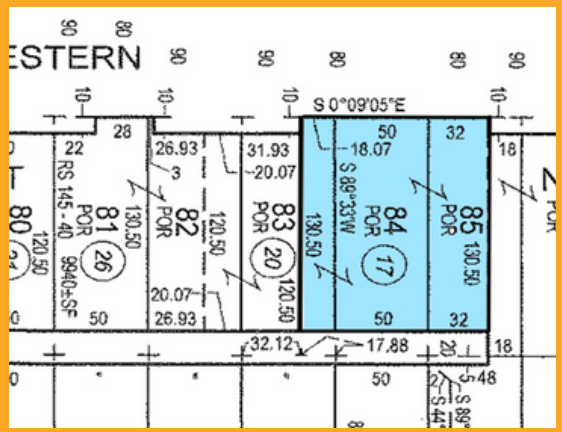
Property Highlights

240 - 248 S Western Ave

- The St Charles Apartment and Retail Building.
- Featuring 54 residential units on four (4) floors.
- Restaurant, take out and retail uses allowed.
- Dense population demographics (1.2M within 5 miles)
- Frontage visibility on highly trafficked Western Avenue.
- Retail units are all Individually metered.
- Located within the Koreatown Redevelopment District.





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Availability

240 S Western Ave - 2,126 Sq. Ft.

242 S Western Ave - 2,234 Sq. Ft.

246 S Western Ave - 2,058 Sq. Ft.

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Site Plan

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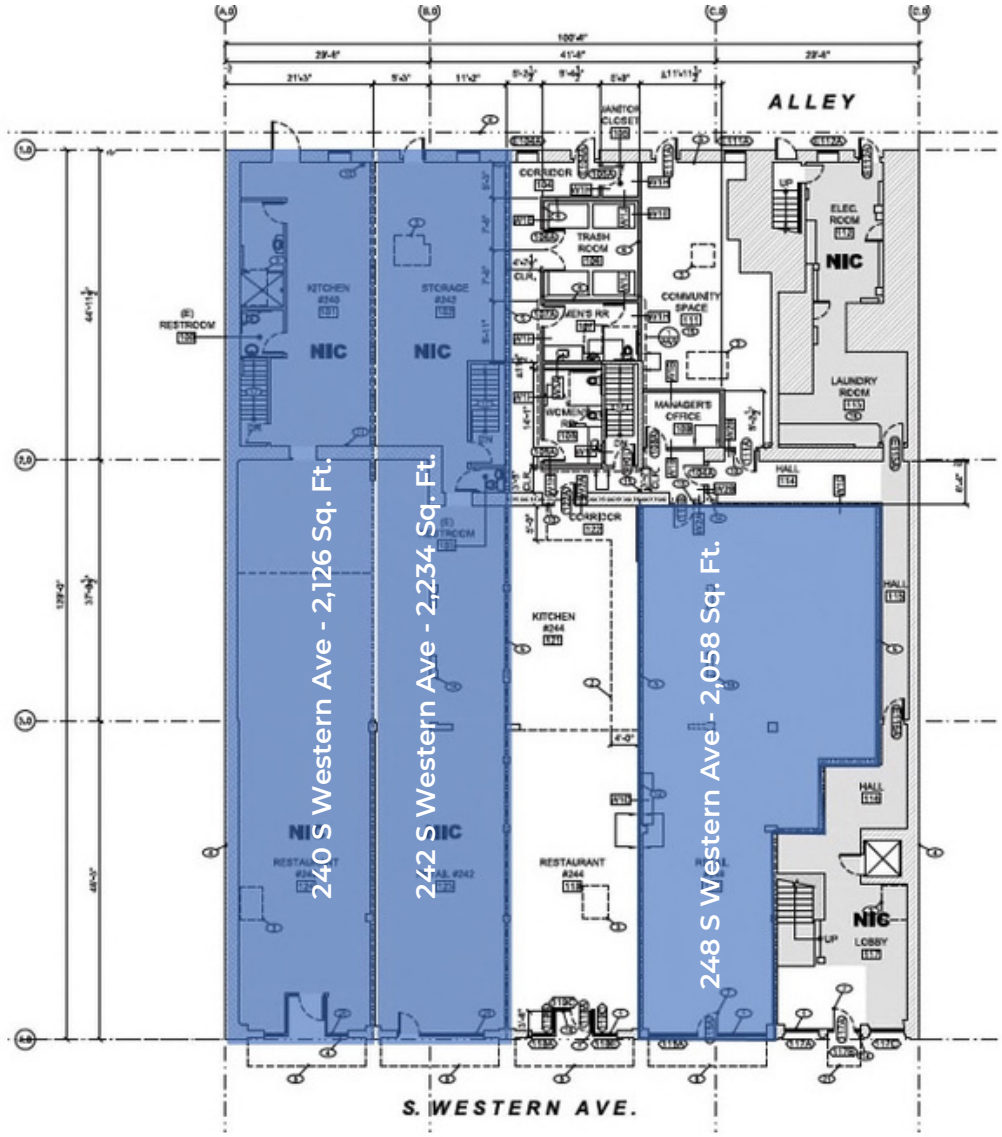

First Floor

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Site Plan

EXTERIOR WEST (FRONT)

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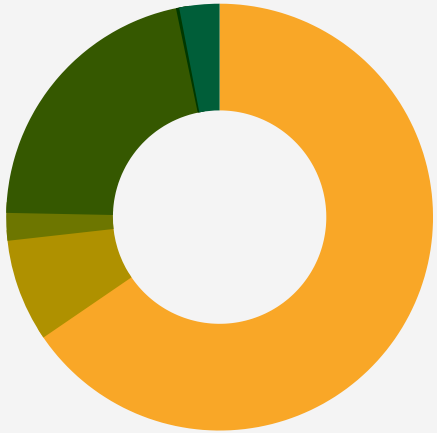
Demograhics

Race & Ethnicity



- White - 65.45%
- Black / African American - 7.77%
- American Indian - 2.90%
- Asian - 21.40%
- Native Hawaiian/ Other Pacific Islander - 0.24%
- Other Race - 3.04%

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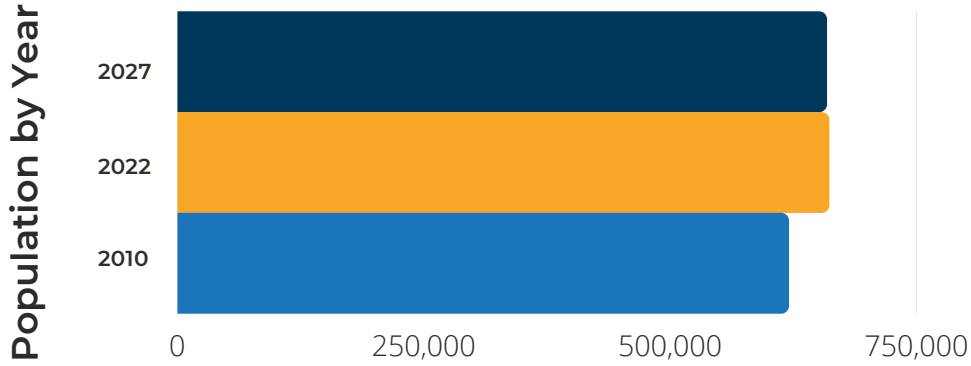
3-Mile Summary



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	7,353	53,739	116,938
2027 Population	7,104	52,427	115,649
2010 Population	8,069	56,301	114,268

HOUSEHOLD	1 MILE	3 MILES	5 MILES
2022 Households	2,270	15,731	34,341
2010 Households	2,543	16,701	33,708