

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

St. Charles
Now
Leasing
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BEDROOMS
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KORUS FOR LEASE
MARK HONG (213) 251-9000
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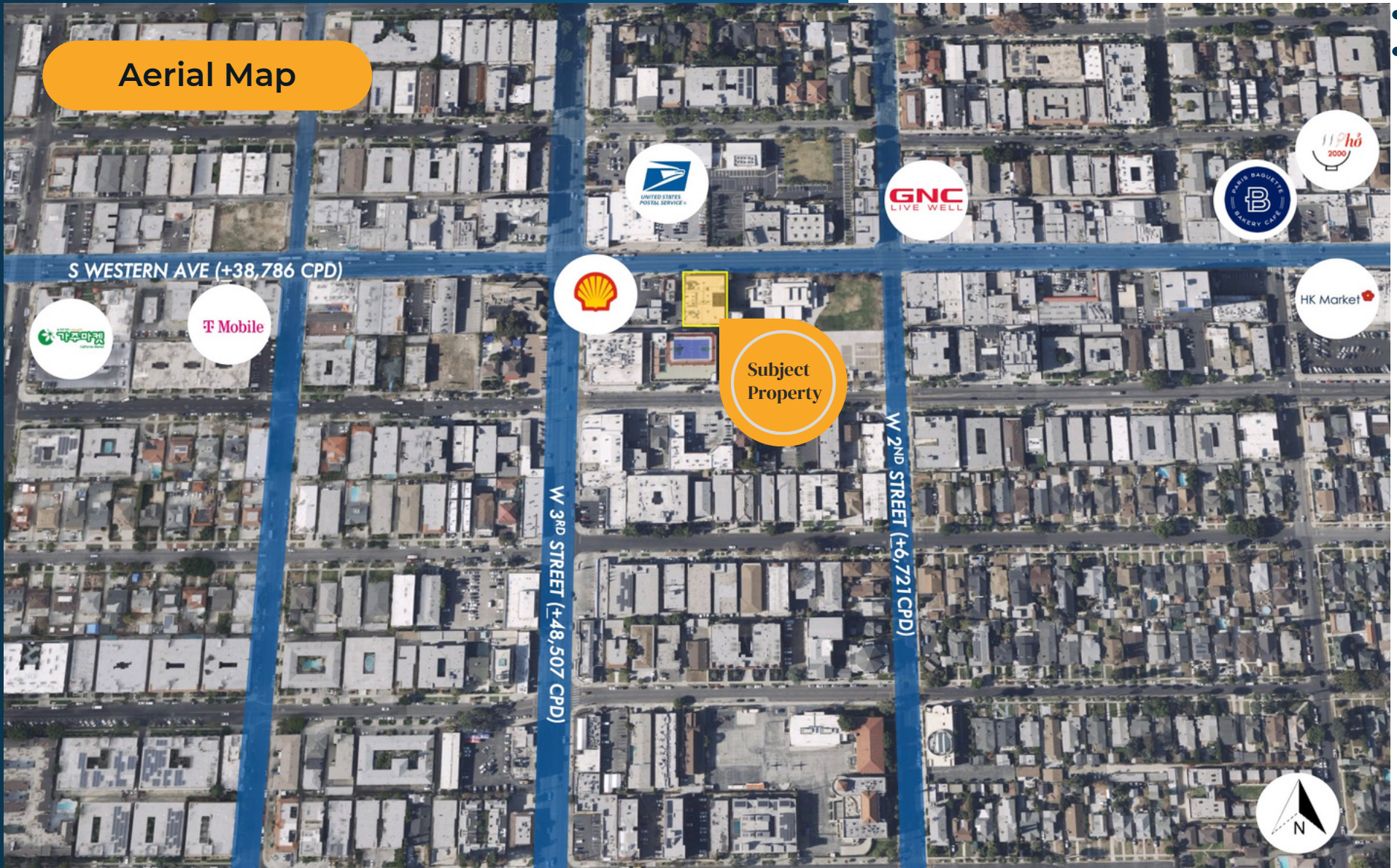
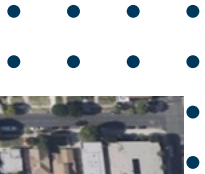
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(213) 251-9000

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(213) 251-9000

PMA

Towers On West
248

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



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

1,000 - 4,360 Sq. Ft.



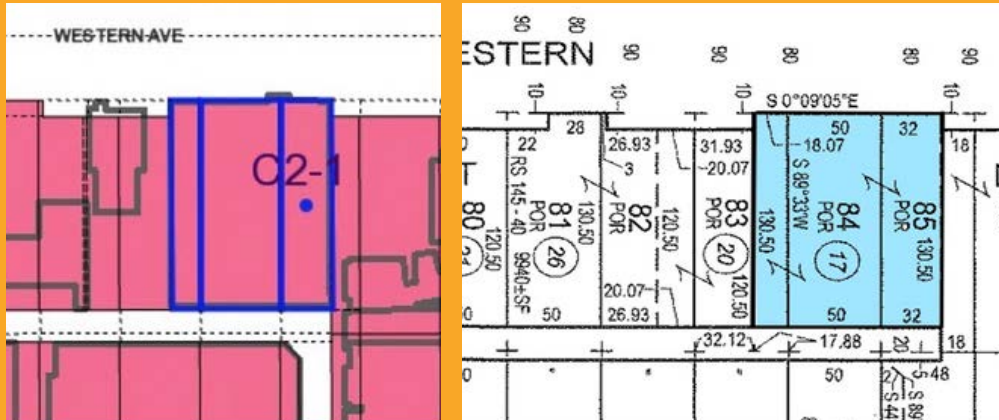
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Property Highlights

240 - 248 S Western Ave

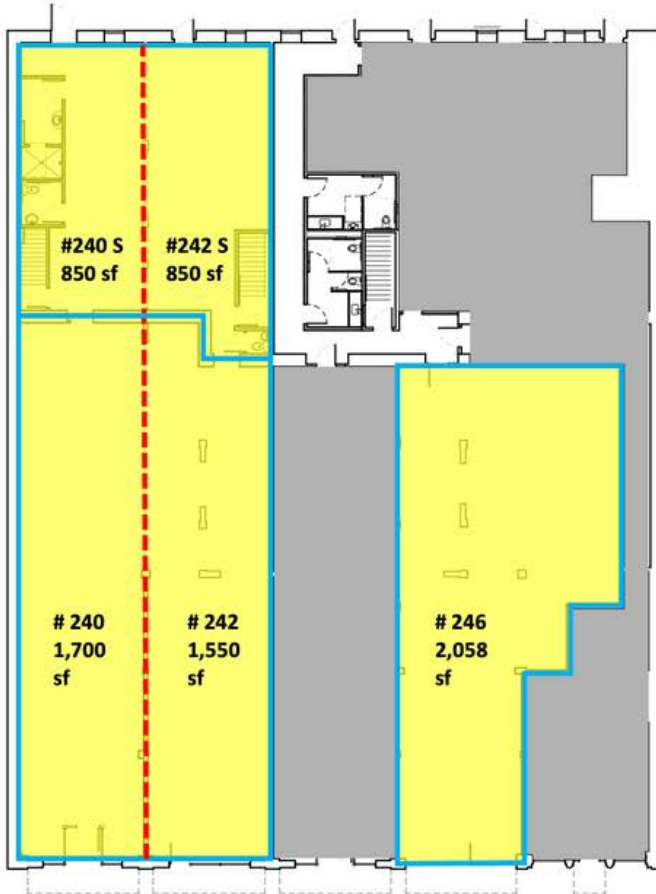
- The St Charles Apartment and Retail Building.
- Featuring 54 residential units on four (4) floors.
- Restaurant, take out and retail uses allowed.
- Dense population demographics (1.2M within 5 miles)
- Frontage visibility on highly trafficked Western Avenue.
- Retail units are all Individually metered.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



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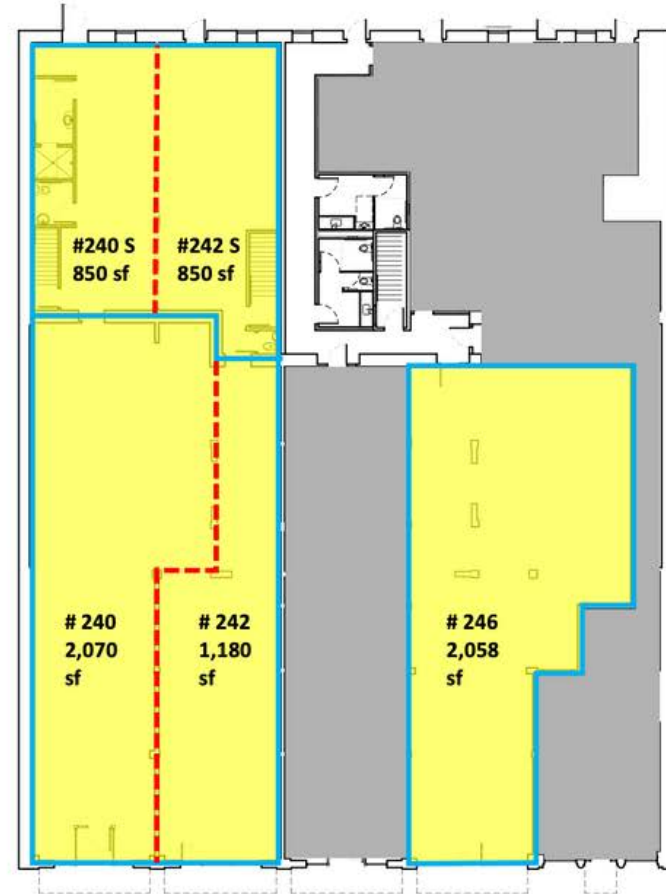
Site Plan

Demising Option 1



S. WESTERN AVE.

Demising Option 2



S. WESTERN AVE.

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Site Plan



EXTERIOR WEST (FRONT)



UNIT 240 & 242



UNIT 240



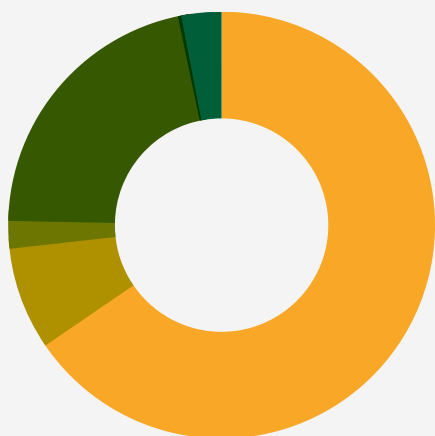
UNIT 242



UNIT 248

Demographics

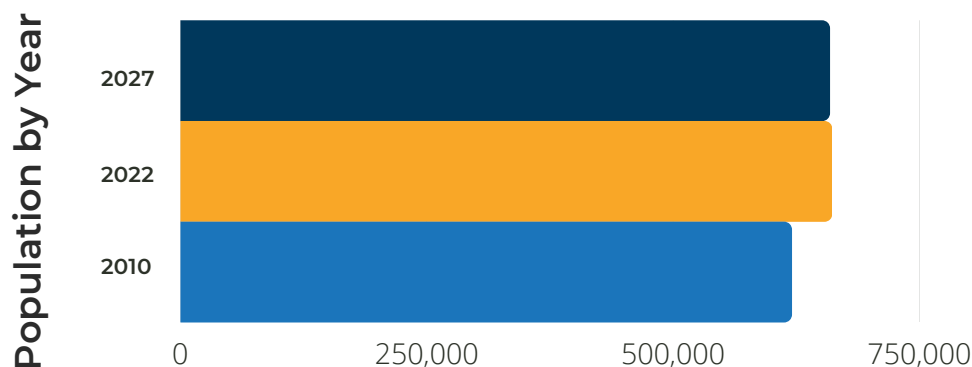
Race & Ethnicity



- 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