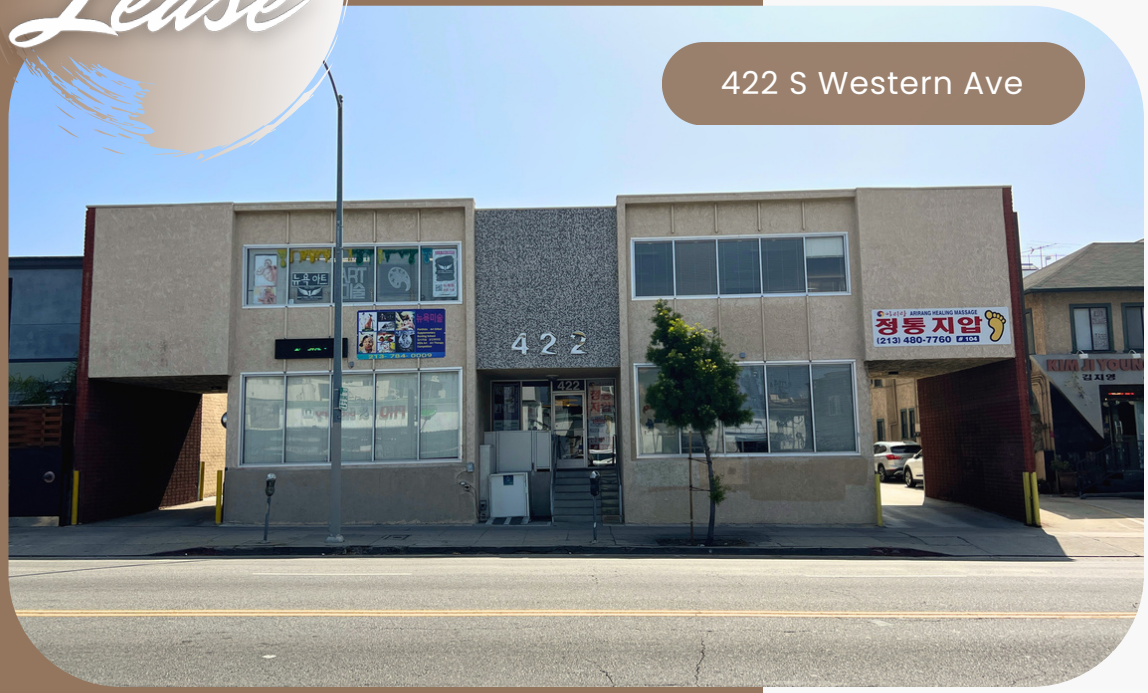
For Lease



KORUS REAL ESTATE

Multi-Tenant Commercial

422 & 430 S Western Ave
Los Angeles, CA 90020

Justin lee
CAL DRE: 02027953
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James Chin
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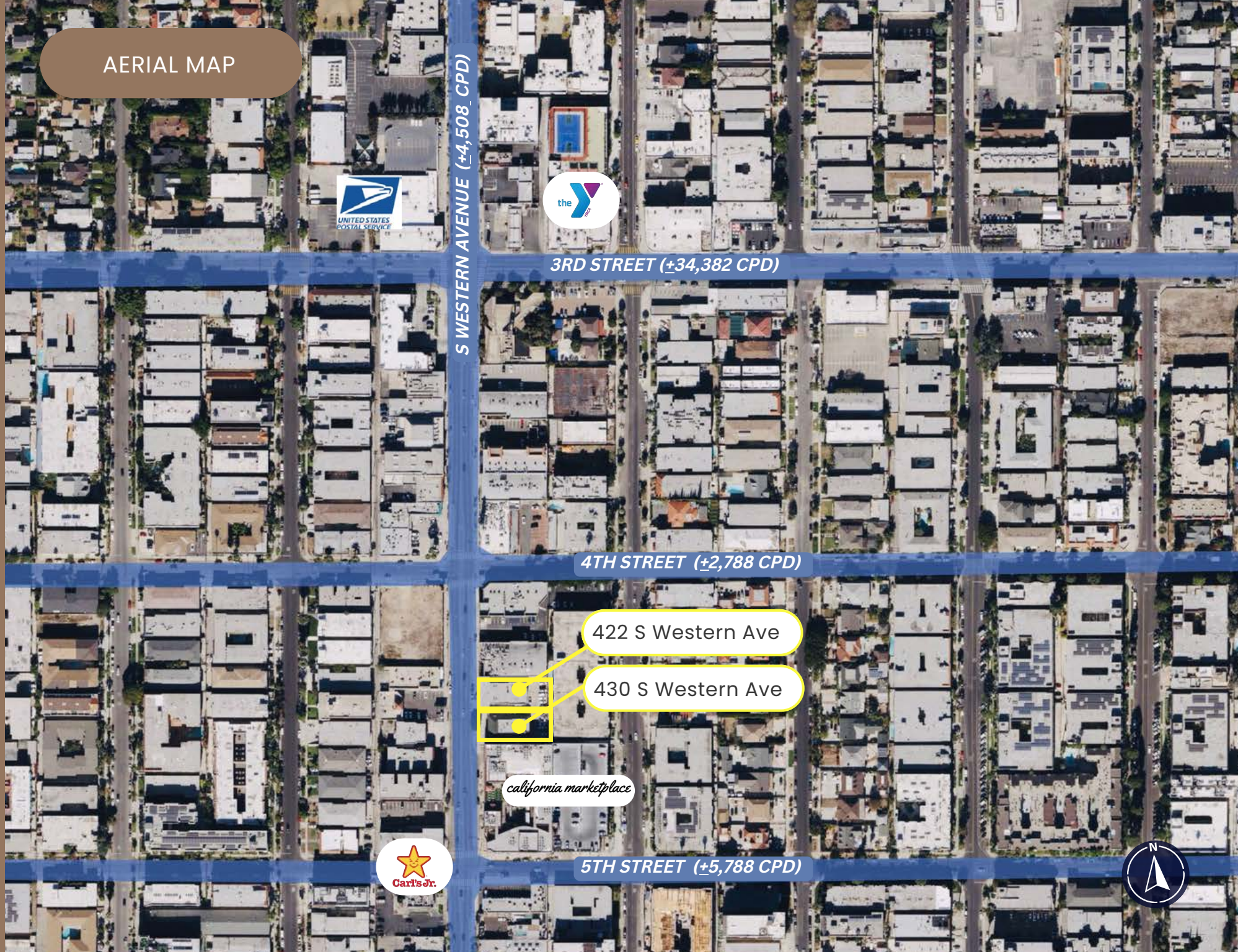
AERIAL MAP


S WESTERN AVENUE (±4,508 CPD)
3RD STREET (±34,382 CPD)
4TH STREET (±2,788 CPD)
5TH STREET (±5,788 CPD)
422 S Western Ave
430 S Western Ave
UNITED STATES POSTAL SERVICE
the
Carl's Jr.
california marketplace
N

Property Summary

ADDRESS	422 & 430 S Western Ave Los Angeles, CA 90020
LEASE RATE	$2.00 per Sq. Ft. (Gross)
AVAILABILTY	250 Sq.Ft. - 4,000 Sq. Ft.
BUILDING SIZE	422 S Western Ave: 10,000 Sq. Ft. 430 S Western Ave: 11,238 Sq. Ft. TOTAL: 21,238 Sq. Ft.
LAND SIZE	422 S Western Ave: 11,250 Sq. Ft. 430 S Western Ave: 11,250 Sq. Ft. TOTAL: 22,500 Sq. Ft.
BUILT	1920
Walk Score/ Transit Score	Walker's Paradise (96) Excellent Transit (79)

Property Highlights

- Frontage on the highly trafficked S Western Ave.
- Conveniently located in the heart of Koreatown
- Dense populations demographics
- Adjacent to California Market and shopping mall/food court
- Multiple units available
- Abundant free parking spaces
- Ideal for office spaces, business, photographer, Flower shop, shoe store/repair, tailor, clothing, professional; law, CPA
- Co-Tenancy with Kim Ji Young Hair, Angel Lash, Total Care Spa, Dae won Healing Center, and more.

422 & 430 S Western Ave
Los Angeles, CA 90020

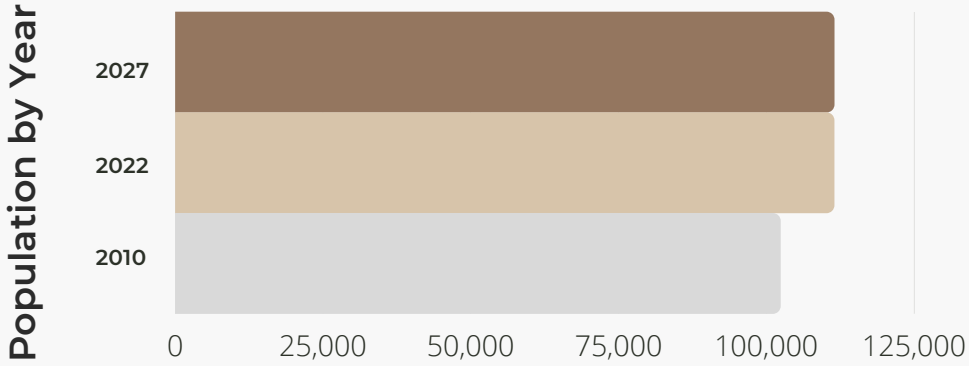
MILES	2022 AVERAGE HOUSEHOLD INCOME
1 MILE	$67,524
3 MILES	$74,441
5 MILES	$85,661

MILES	2022 MEDIAN HOUSEHOLD INCOME
1 MILE	$48,402
3 MILES	$51,066
5 MILES	$58,255

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Demographics

3- Mile Summary



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	111,472	669,369	1,228,737
2027 Population	111,484	667,141	1,224,287
2010 Population	102,391	626,957	1,152,815

HOUSEHOLD	1 MILE	3 MILES	5 MILES
2022 Households	43,904	254,119	477,022
2027 Households	43,808	253,111	475,022
2010 Households	40,799	238,685	447,642