

# BARCELONA TOWERS

L O S A N G E L E S



G R O U N D F L O O R R E T A I L I N T H E H E A R T O F K O R E A T O W N

**ROBHANA**  
GROUP

G R O U N D F L O O R R E T A I L I N T H E H E A R T O F K O R E A T O W N

# BARCELONA TOWERS

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**ROBHANA**  
GROUP

S. BERENDO ST



DOGS & CATS  
PET SALON



**3,150 SF  
AVAILABLE**  
**SECOND GENERATION  
RESTARANT & BAR**

OAKOBING

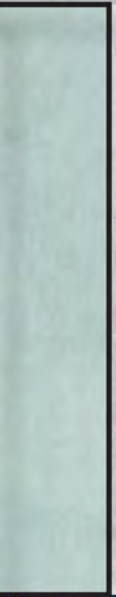
42 SURFACE LEVEL  
PARKING SPACES DEDICATED  
TO RETAIL

OAKOBING  
SHAVED ICE &  
DESSERT CAFE

SUNRIGHT  
TEA STUDIO  
SPECIALTY TEA  
& COFFEE

SM Korea Beauty  
KOREAN  
SKIN CARE  
PRODUCTS

eroun  
ACUPUNCTURE & AESTHETICS



ALLEY



W. 6TH ST

SUITE	TENANT	ASKING RENT
1	AVAILABLE	\$4.25/ft/nnn
2	OAKOBING	-
3	SUNRIGHT TEA STUDIO	-
4	SUNSHINE MALL	-
5	EROUN	-
6	DOGS & CAT PET SALON	-





## HIGHLIGHTS

- Mixed-use property located on 6th Street in the heart of Koreatown
- Ground floor retail/restaurant space available, located below 150 apartment unit
- Property is located in the densest neighborhood in Los Angeles, with about ±645,144 people within a 3 mile radius
- Excellent visibility and frontage along 6th Street, Koreatown's most vibrant retail corridor
- Located within a 3 minute walk to Chapman Plaza, Koreatown's most visited restaurant corridor
- 42 convenient on-site parking spaces available
- Centrally located and just minutes from Downtown LA, Hollywood, and Beverly Hills



# CHAPMAN PLAZA



sweetgreen

# BARCELONA TOWERS

LOS ANGELES

*Cassell's*  
HAMBURGERS

6TH ST

WILSHIRE/  
NORMANDIE STATION



CITY CENTER ON 6TH



ALEXANDRIA PLAZA

WILSHIRE/  
VERMONT STATION



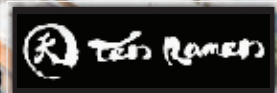
WILSHIRE BLVD



# DOWNTOWN LOS ANGELES



S. BERENDO ST



# KOREATOWN

**ROBERT F. KENNEDY**  
INSPIRATION PARK & SCHOOLS

WILSHIRE BLVD

**BARCELONA TOWERS**  
LOS ANGELES

S. BERENDO ST



LINE   
**ALFRED**  
BREAK ROOM 86

**CHAPMAN PLAZA**  
SAKE HOUSE   
Kanghoding baekjeong   
SILVERLAKE RAMEN   
SNOW MONSTER   
Starbucks   
BQIA   


**CITY CENTER ON 6TH**  
  
**EMC**  
SEAFOOD & RAW BAR

NERIS   
BOOS   
85°C   
HONEYMEE   
HMS BOUNTY   
The Boiling Crab 

**ALEXANDRIA PLAZA**  
신농단   
Sun Nong Dan   
BBQ   
CoCo   
HOLY ROLY   
7-Eleven   
B 

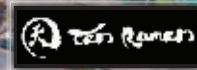
sweetgreen

SPECIALTY  
**SHARP**  
COFFEE



**MBC AMERICA**

Ham Ji Park   
**TAN-CHA**   
near cafe near world 



  
**만서사**  
DANSUNGSA

**KOFFEA**  
Chinese House  
hocoji



## AREA OVERVIEW



**\$53,104**  
1-Mile Avg HH  
Income



**±148,136**  
Population  
within 1-Mile of  
Subject Property



**±56,577**  
Avg Households  
within 1-Mile of  
Subject Property

### KOREATOWN & WESTLAKE

Just south of Downtown Los Angeles, Koreatown and Westlake neighborhoods continue to attract the attention of developers. Koreatown, an already densely populated area, is expected to experience a 6-9% increase in population growth by 2024. With several new development projects underway and nearing construction, the increase in housing supply will be extremely beneficial for the increasing demand occurring over the next 5 years. These mixed-use developments are positively impacting the local economy by creating new job opportunities through placing a high priority for hiring local labor for construction. The new projects continue to generate millions in annual tax revenue from operations, occupancy, and parking taxes, as well.

Designed with the intention to improve the quality of life, these mixed-use projects will transform the area by creating a modern, multicultural destination for residents and visitors. While maintaining an eco-friendly focus, the new developments will help the city meet its “green goals” through the integration of smart systems. Through embracing environmentally friendly design techniques, building materials, and local partnerships, the city’s energy and water usage will be significantly reduced.

# LOS ANGELES, CA

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City, and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California. The city is known for its Mediterranean climate, ethnic diversity, the entertainment industry, and its sprawling metropolis.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those Listed in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America

to have hosted the Summer Olympics twice - and by 2028 the third time. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



Los Angeles County employs over 100,000 people alone



A culturally diverse city, with a growing culinary scene, shopping, museums, and a reputation for being the creative center of America.



It is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California.

## ECONOMY

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the "Movie Capital of the United States" due to the region's extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States' busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world's largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region's economy.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	97,117	658,460	1,237,095
2020 Estimate	95,728	645,144	1,208,309
2010 Census	94,786	625,104	1,157,782
Growth: 2020 to 2025	1.45%	2.06%	2.38%
Growth: 2010 to 2020	0.99%	3.21%	4.36%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	39,741	254,467	488,538
2020 Estimate	38,992	248,174	475,369
2010 Census	38,065	237,128	450,016
Growth: 2020 to 2025	1.92%	2.54%	2.77%
Growth: 2010 to 2020	2.44%	4.66%	5.63%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$70,282	\$74,194	\$87,249

# TOURISM

Tourism accelerated Los Angeles County's economic prosperity in 2018 as visitors pumped an all-time high \$23.9 billion directly into the L.A. economy, generating a record \$36.6 billion in total economic impact. A new economic impact report released today by Los Angeles Tourism & Convention Board demonstrates the power of tourism in Los Angeles during National Travel & Tourism Week, an annual event established by Congress and organized by the U.S. Travel Association to celebrate the impact of travel.

Tourism supported 534,258 jobs in L.A. County's Leisure & Hospitality sector, its highest total on record, employing 1 in every 8.5 workers in the county. Reaffirming the strength of the sector, tourism added 9,700 new jobs last year.



**50 MILLION**

50 Million People who traveled to Los Angeles last year



**\$22 BILLION**

LA visitors spent \$22 billion on hotels, restaurants, shopping, attractions and more



**525,000**

There are 525,000 jobs supported by the Los Angeles tourism industry



**8 YEARS**

LA has celebrated 8 consecutive years of record growth

## ATTRACTIONS

Some of the world's best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign; Griffith Observatory; the Getty Center; the Walt Disney Concert Hall at the Music Center in Downtown L.A.; the Hollywood Walk of Fame; the TCL Chinese Theatre; Space Shuttle Endeavour at the California Science Center; the Battleship USS Iowa located at the Port of Los Angeles in San Pedro; Air Force One at the Ronald Reagan Library; and Universal Studios Hollywood, with its dynamic immersive experience, The Wizarding World of Harry Potter™.

## SPORTS

With famous venues like the Staples Center at L.A. LIVE, home to the NBA's Los Angeles Lakers and Los Angeles Clippers, NHL's L.A. Kings, and Dodger's Stadium, where the Los Angeles Dodgers serve as a main attraction sports fans flock to in L.A. Los Angeles is also home to several esteemed universities that have large sports followings such as USC and UCLA.