

For Lease Below 240 Residential Units

Little Tokyo Café, Retail or Dessert Shop Space



232 East 2nd Street, Los Angeles, CA 90012



Click for Virtual Tour



AVAILABLE

Available

Size:	±1,210 SF
Rent:	\$4.15 PSF/Mo., NNN
NNN:	±\$1.25 PSF/Mo.
Parking:	On-site parking available and numerous public garages and lots within 1 block of the premises

Features

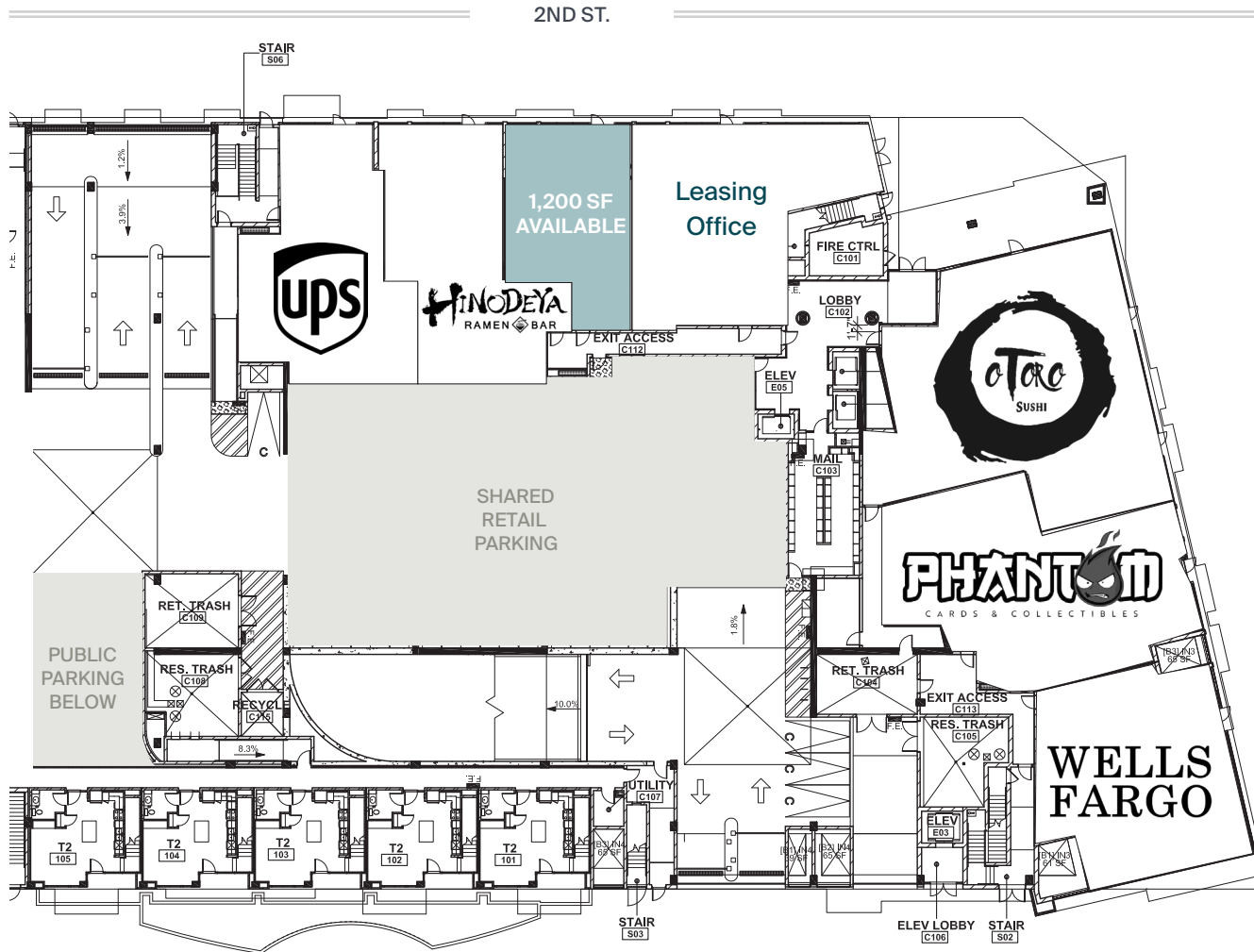
- ▶ Situated along a city block with over 700 luxury residential units and 3,000 units within a 3 block radius
- ▶ Move-in ready former dessert, ice cream shop and cafe
- ▶ In the heart of Little Tokyo, one of DTLA's most vibrant, walkable and safest neighborhoods and a strong tourist destination
- ▶ 2 blocks from Los Angeles' Civic Center, which boasts over 200,000 employees, many of whom are now returning to the office
- ▶ Ample parking on and off-site parking
- ▶ 5-minute walk to the famed Arts District
- ▶ Trade Area includes Ootoro Little Tokyo Restaurant, Tsukemen Aizen Restaurant, Wells Fargo Bank, Hama Sushi, Sushi Gen, Littke Tokyo Plaza Shopping Center, X Lanes Bowling, Spitz, Prime Pizza, Peking Tavern

Prospective tenants are hereby advised that all uses are subject to City approval



Ground Floor

Near hard corner of 2nd St. & San Pedro St.



2nd Street Frontage



In the heart of Little Tokyo



Interiors



Little Tokyo



Downtown Los Angeles

Live 80,000+ RESIDENTS


\$93,000
AVERAGE HHI

90%	RESIDENTIAL OCCUPANCY
26%	RESIDENTIAL INVENTORY GROWTH SINCE 2010
41%	POPULATION GROWTH 2010-2022

61%
25-54 YEARS OLD

67%
LOVE DTLA


67% POST
SECONDARY EDUCATION


46% WALK, BIKE,
OR TAKE TRANSIT TO
WORK

Work 288,000+ JOBS

\$95,000
AVERAGE HHI

79%	EXPECT TO BE IN THE OFFICE AT LEAST HALF THE TIME
19%	JOB GROWTH IN "KNOWLEDGE INDUSTRIES"
19%	OF CITYWIDE JOBS

61%
30-54 YEARS OLD


57% POST
SECONDARY EDUCATION


57% COMMUTE
LESS THAN 7 MILES
FROM THEIR HOME



Visit 17 MILLION VISITORS IN 2023

\$4.5 Billion	58%	HAVE VISITED GRAND CENTRAL MARKET
SPENT YEARLY	58%	HAVE VISITED ARTS DISTRICT
	55%	HAVE VISITED LITTLE TOKYO

745
RETAIL BUSINESSES
PER SQUARE MILE


171 FOOD/BEVERAGE
BUSINESSES PER
SQUARE MILE


93 WALK SCORE



Source: DCBID Demographic Survey 2024

Your trusted *partners*

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