

SECOND GEN RESTAURANT FOR LEASE

130 S CENTRAL AVE, LITTLE TOKYO, LOS ANGELES, CA 90012



EXECUTIVE SUMMARY

ADDRESS:

**130 S CENTRAL AVE. LOS
ANGELES, CA 90012**

ADDRESS: 130 S CENTRAL AVE/
401 E 2ND ST

USE: RESTAURANT/RETAIL USE

SPACE: 1650 SQFT

RENT: 12,500/MO

LEASE TYPE: NNN

PARKING: ON-SITE (94 SHARED
SPACES)

AVAILABILITY: IMMEDIATE

KITCHEN: FULL KITCHEN

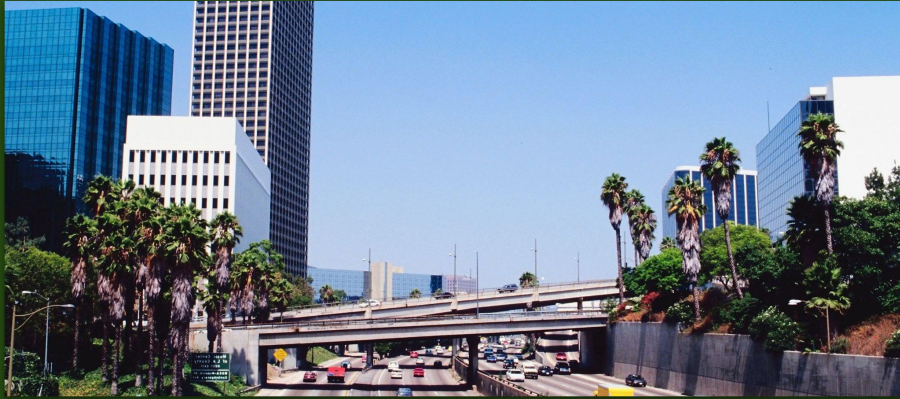
ABC LICENSE: 41 AVAILABLE

HVAC: TENANT CONTROLLED

KEY MONEY: NONE

TERM: 5 YEARS + 5 OPTION

WHY THIS LOCATION?



LITTLE TOKYO RESTAURANT CORE

Little Tokyo is one of the most established cultural and dining districts in Southern California and one of only three official Japantowns remaining in the United States. The district serves residents, office workers, tourists, convention visitors, and Arts District patrons throughout the day and evening.



STRATEGIC ADVANTAGES

Located in the heart of Little Tokyo, the property benefits from exceptional accessibility, just steps from the Little Tokyo/Arts District Metro Station and minutes from Union Station. The surrounding area is supported by strong daytime office traffic, vibrant evening dining activity, heavy pedestrian flow, and continued residential growth throughout Downtown Los Angeles.

LOCATION HIGHLIGHTS



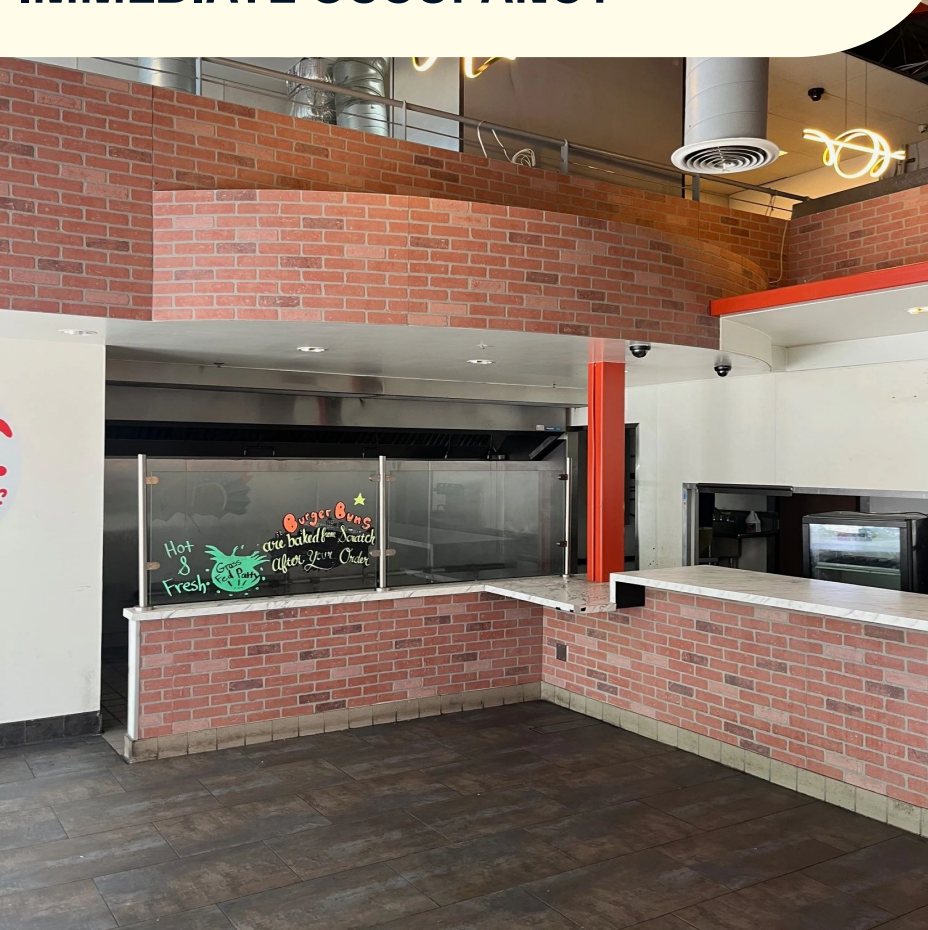
- Existing service counter
- Existing commercial hood
- Existing kitchen line
- Double-height ceiling volume
- Dramatic storefront glass
- Mezzanine architectural feature
- Existing outdoor patio seating
- Excellent natural light

PROPERTY HIGHLIGHTS



- Corner visibility
- Outdoor patio potential
- High pedestrian traffic
- Strong signage exposure
- Distinctive architecture
- Immediate Little Tokyo positioning

BUILT OUT RESTAURANT READY FOR IMMEDIATE OCCUPANCY



- Existing serving counter
- Commercial kitchen infrastructure
- Open dining layout
- Modern industrial aesthetic
- High ceilings
- Existing HVAC
- Natural light throughout

SITE PLAN

BK
5163

2ND
ST

ALAMEDA

ST 80

TRACT NO 9519
MB 147-14-16



PG 19

- Central Avenue frontage
- E 2nd Street frontage
- Neighboring tenants
- Parking access
- High Pedestrian flow
- 17,420 SF Parcel
- Located within Office Depot Plaza Retail Center

RETAIL SYNERGY



Current neighboring tenants include:

- Shin-Sen-Gumi
- Izakaya Go
- Sunright Tea Studio
- ROK Coffee and Tea (Coming Soon)

TRADE AREA MAP

130 S CENTRAL AVENUE

LITTLE TOKYO | LOS ANGELES, CA

5-MINUTE WALK (~1/4 MILE)

- 1 Japanese Village Plaza
- 2 Little Tokyo Galleria
- 3 Little Tokyo / Arts District Metro Station
- 4 Arts District
- 5 East West Players
- 6 Japanese American National Museum
- 7 Weller Court
- 8 Little Tokyo Village

10-MINUTE WALK (~1/2 MILE)

- 1 Union Station
- 2 Los Angeles City Hall
- 3 Grand Park
- 4 Civic Center / Metro Station
- 5 Dorothy Chandler Pavilion
- 6 Music Center
- 7 Cathedral of Our Lady of the Angels
- 8 Los Angeles Mall

15-MINUTE WALK (~3/4 MILE)

- 1 Walt Disney Concert Hall
- 2 The Broad
- 3 Financial District
- 4 Bunker Hill
- 5 California Plaza
- 6 Wells Fargo Center
- 7 Bank of America Plaza
- 8 Grand Central Market
- 9 Angels Flight
- 10 Pershing Square

MAP LEGEND

- ★ Subject Property - 130 S Central Avenue
- 5-Minute Walk Radius (~1/4 Mile)
- 10-Minute Walk Radius (~1/2 Mile)
- 15-Minute Walk Radius (~3/4 Mile)
- M Metro / Transit Station
- Union Station



LOCATION ADVANTAGES

- ✓ Adjacent to the Arts District
- ✓ Walking Distance to Metro Rail
- ✓ Minutes from Union Station
- ✓ Dense Residential Population
- ✓ Strong Daytime Employment Base
- ✓ High Tourism Activity
- ✓ Established Restaurant Destination
- ✓ Exceptional Transit Connectivity

WHY RESTAURANTS WIN HERE

BALANCED CUSTOMER BASE



130 S CENTRAL AVENUE
LITTLE TOKYO | LOS ANGELES, CA

A dynamic mix of residents, professionals, visitors, and transit riders creates consistent demand throughout the day and night.



RESIDENTS

Thousands of nearby apartments and condos.



OFFICE WORKERS

Downtown employment centers.



VISITORS

Little Tokyo destination traffic.



ENTERTAINMENT

Arts District and Downtown nightlife.



TRANSIT RIDERS

Regional Metro and Union Station connectivity.



A STRONG, DIVERSE CUSTOMER BASE DRIVES CONSISTENT TRAFFIC ALL DAY, EVERY DAY.
LUNCH. DINNER. WEEKENDS. EVENTS. THE DEMAND NEVER STOPS.

CONCEPT FIT

IDEAL USES

Versatile second generation restaurant space ideal for a wide range of dining and retail concepts.



130 S CENTRAL AVENUE
LITTLE TOKYO | LOS ANGELES, CA



SUSHI



RAMEN



IZAKAYA



KOREAN BBQ



FAST CASUAL



COFFEE



DESSERT CONCEPT



BAKERY



BUBBLE TEA



WINE BAR



CRAFT COCKTAIL CONCEPT



SPECIALTY RETAIL



ONE SPACE. ENDLESS POSSIBILITIES.

Bring your concept to life in the heart of Little Tokyo.



HIGH FOOT TRAFFIC



DENSE DAYTIME POPULATION



EXCEPTIONAL TRANSIT ACCESS



ESTABLISHED DINING DESTINATION



STRONG GROWTH MARKET

FOR LEASING INFORMATION



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INTEGRITY

CLIENT FOCUSED

INNOVATION

COLLABORATION

RESPECT

ACCOUNTABILITY