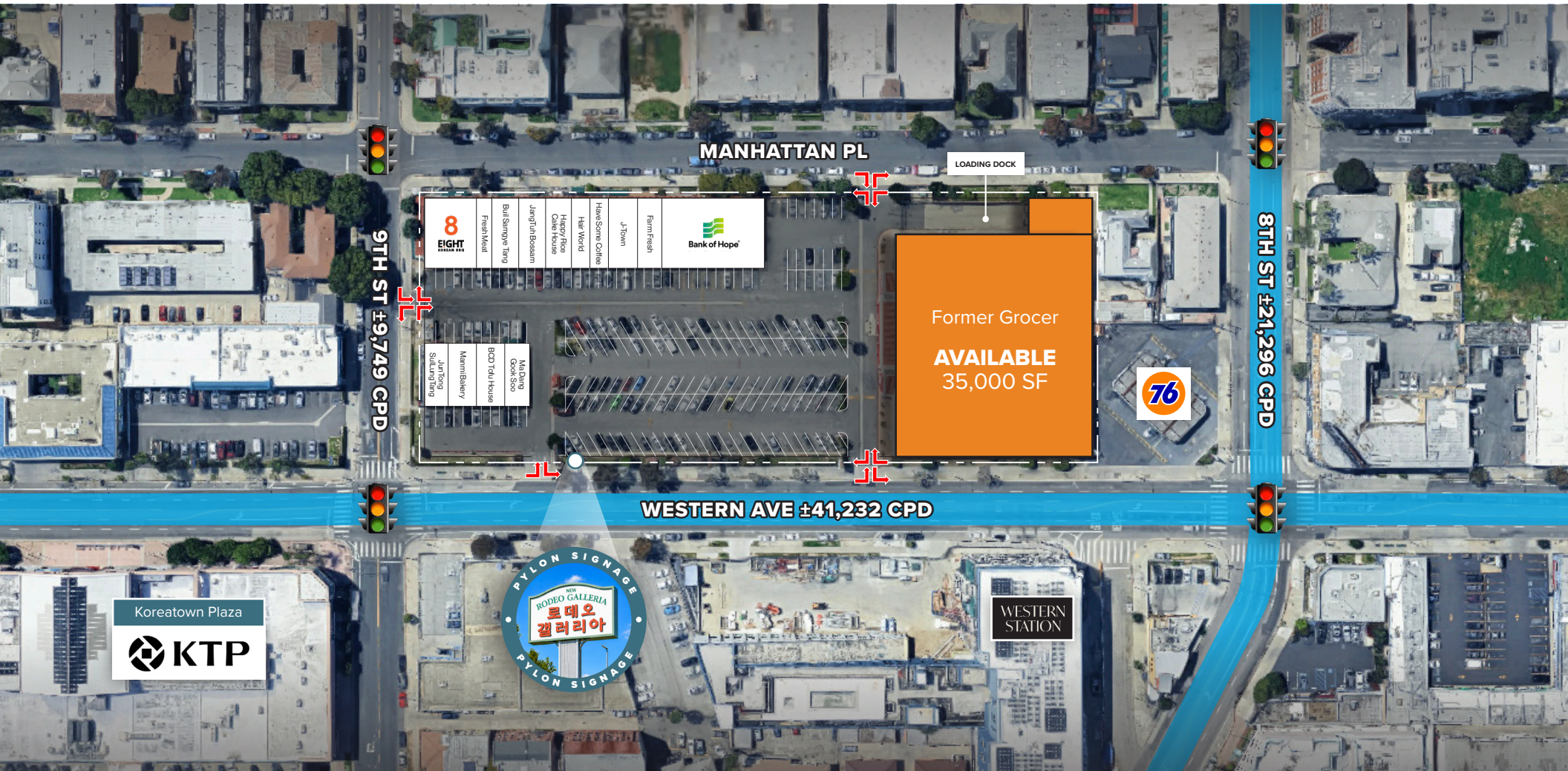


KOREATOWN | 35,000 SF

SWC Western Ave & 8th St | Los Angeles, CA



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PROPERTY HIGHLIGHTS

- **56,000 SF** Neighborhood Shopping Center and **35,000 SF** box available for lease
- **168** surface parking spaces
- Visibility to over **72,000 CPD** between Western, 8th, and 9th
- Densely populated community with over **107,000** residents and **40,000** employees located within 1 mile
- **Pylon signage:** Prime location facing Western Ave
- Dedicated **2 bay loading dock**
- **Zoning:** C2-1 ([Link](#))



POPULATION

<i>1 mile</i>	<i>2 mile</i>	<i>3 mile</i>
107,664	316,833	655,594



AVG. HOUSEHOLD INCOME

<i>1 mile</i>	<i>2 mile</i>	<i>3 mile</i>
\$89,997	\$95,994	\$101,336



AREA EMPLOYMENT

<i>1 mile</i>	<i>2 mile</i>	<i>3 mile</i>
92,804	268,736	558,301

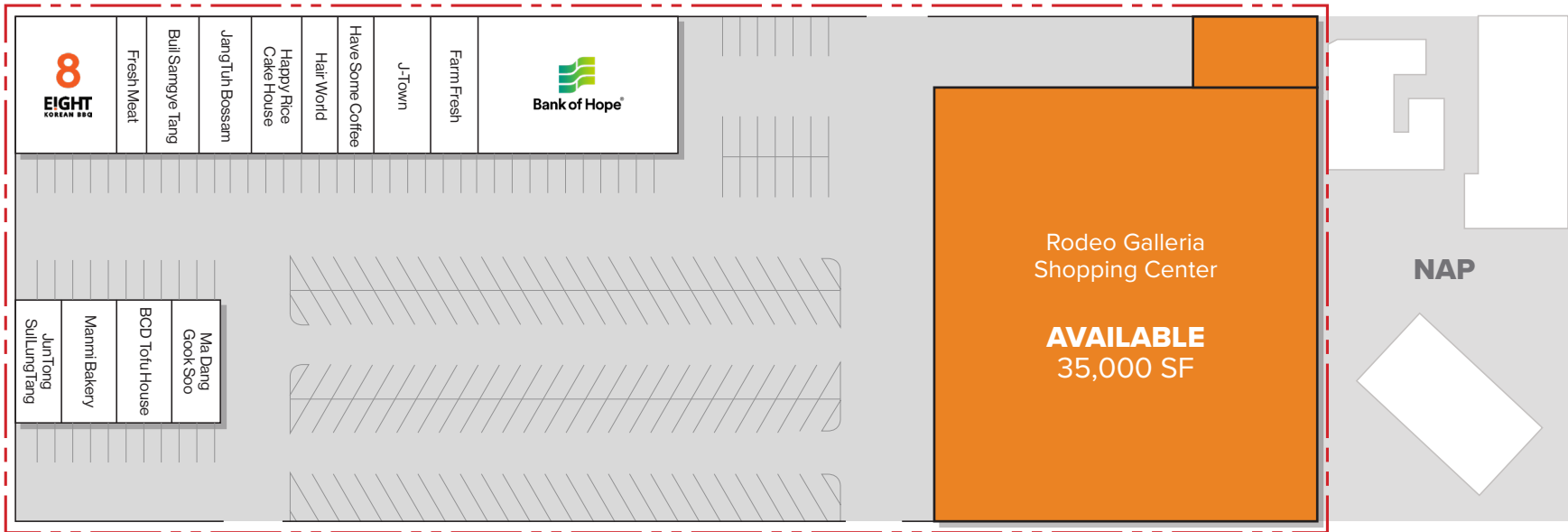


MANHATTAN PL

9TH ST | ±9,749 CPD

WESTERN AVE | ±41,232 CPD

8TH ST | ±21,296 CPD

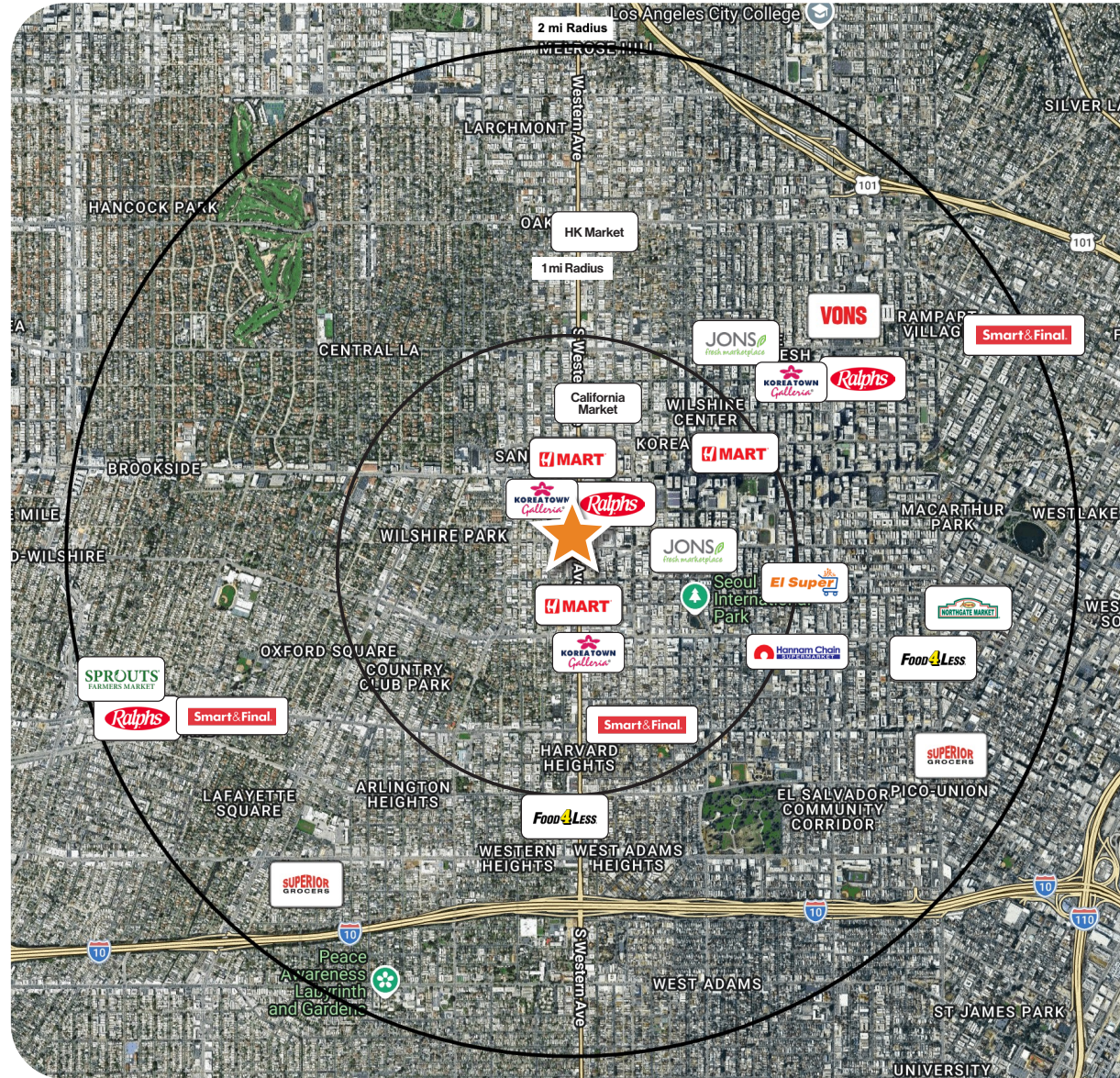


Demographic Profile

Category	1 Mile	2 Mile	3 Mile
Population	107,664	316,833	655,594
Average Household Income	\$89,997	\$95,994	\$101,336
Median Household Income	\$63,835	\$68,333	\$72,642
White	18.9%	20.8%	26.4%
Black or African American	6.7%	8.4%	9.9%
Asian	38.7%	26.9%	21.1%
Hispanic or Latino	55.2%	62.9%	61.7%
Median Age	38	37	36
Median Home Value	\$1.01 M	\$1.23 M	\$1.15 M
Bachelor Degree or Higher	38.7%	34.6%	37.5%

Data Source: sitesusa.com | Information is based on SitesUSA

[Click here for full demographic report](#)



로데오 갤러리아 - RODEO GALLERIA

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