CBRE



520-536 OCCIDENTAL AVE

Koreatown

Retail Spaces for Lease

Welome to Koreatown

Koreatown, often called “K-Town” is a vibrant and densely populated neighborhood in central LA known for its rich cultural heritage, 24/7 dynamic nightlife, and diverse culinary scene, including authentic Korean food, Latino and Filipino restaurants. In recent history it has experienced a large influx of high rise, luxury apartment developments, making it one of LA’s most exciting neighborhoods to live, work and play.

2025 ESTIMATES	1 MILE	3 MILES	5 MILES
TOTAL DAYTIME POPULATION	115,327	703,767	598,371
AVERAGE HOUSEHOLD INCOME	71,756	91,718	113,780
MEDIAN HOME VALUE	761,087	1,120,816	973,024
TOTAL HOUSEHOLD SPENDING	3,776,859,521	20,897,280,778	23,331,714,443



Property Highlights

Available Units:

524 (2nd Gen Restaurant): ±761 SF
520 (2nd Gen Market): ±1,421 SF
530 (2nd Gen Quick Service Rest.): ±920 SF

Heart of Koreatown
Densely Populated Area
Culinary Destination

Dedicated Parking Lot

Strong Visibility and Signage Potential

Tourism Destination

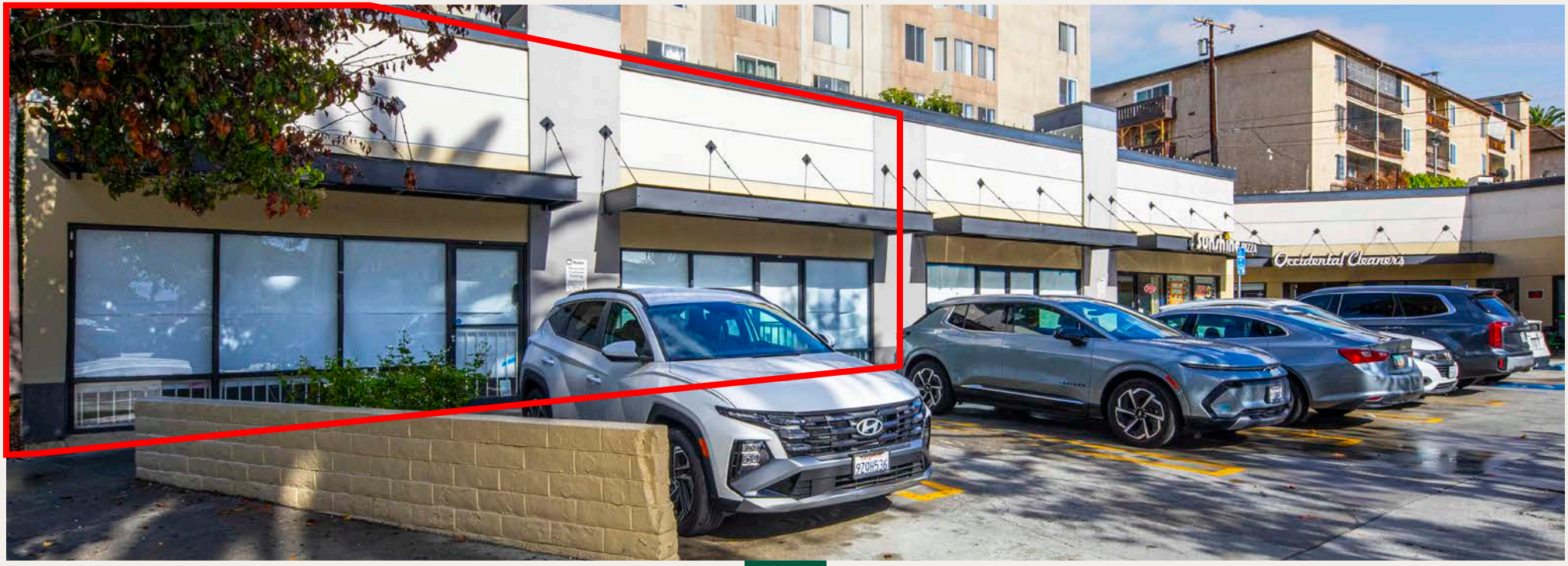




520 Occidental Ave







524 Occidental Ave



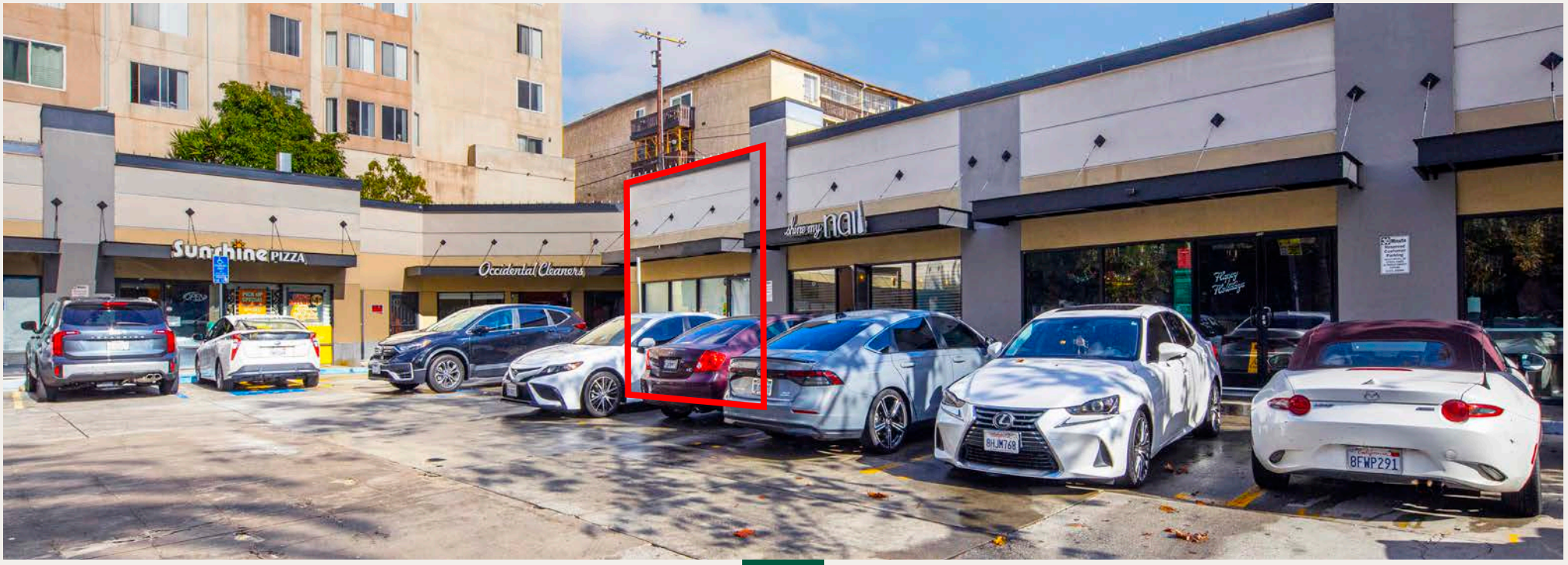




530 Occidental Ave







K Town Highlights



Line Hotel- **3515 Wilshire Blvd**, Boutique Hotel in the heart of Koreatown



Breakroom **86- 630 S Ardmore**, Trendy speakeasy offering cocktails and 80's music



Normandie Club- A stylish cocktail lounge offering drinks

3612 W 6th St



The Venue- And underground restaurant featuring seasonal steakhouse cuisine

3470 Wilshire Blvd b1

ELOREA

Elorea- Sleek new cafe meets high-end perfume shop concept from Korea

3511 W 6th St Tower



Soban- Casual, contemporary Korean eatery serving seafood & beef specialties, plus assorted sides

4001 W Olympic Blvd



Here's Looking at You- **3901 W 6th St**, an eclectic and genre-defying restaurant with exceptional cuisine



MDK Noodles- Homemade noodles, dumplings and kimchi

3630 Wilshire Blvd



Open Market- Cozy neighborhood café with coffee, matcha, sandwiches and breakfast

3339 Wilshire Blvd



Alchemist Coffee- Lively café offering specialty beverages, desserts and grab and go eats

698 S Vermont Ave Ste 103



Parks BBQ- Lively, upscale Korean BBQ restaurant with Kobe-style beef and marinated short ribs

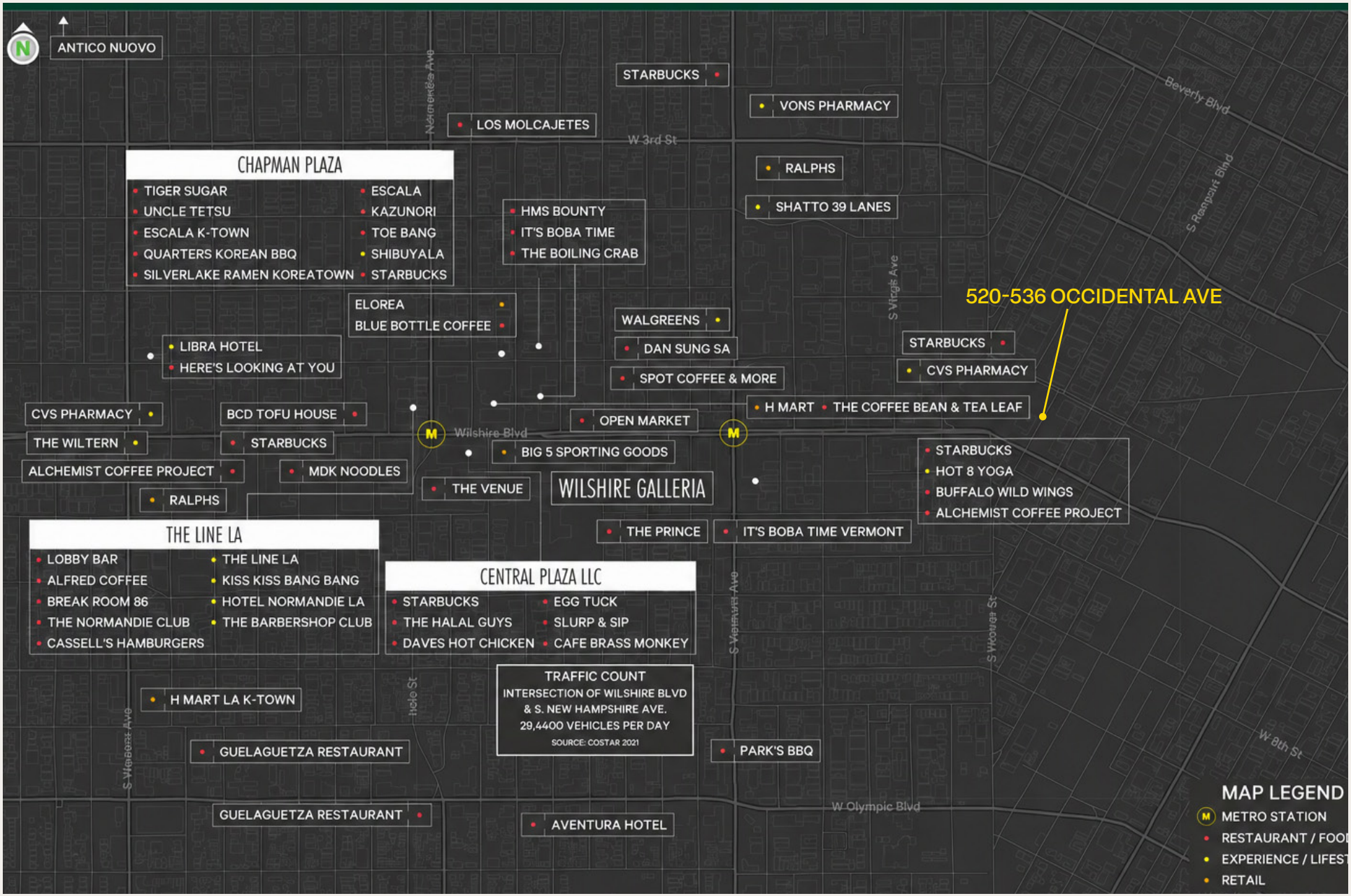
955 S Vermont Ave G



Guelaguetza- James Beard award-winning Oaxacan Restaurant and market featuring live music and mezcal cockails

3014 W Olympic Blvd

Local Area


ANTICO NUOVO
STARBUCKS
VONS PHARMACY
LOS MOLCAJETES
W 3rd St
Beverly Blvd
S Rampart Blvd
RALPHS
SHATTO 39 LANES
CHAPMAN PLAZA
TIGER SUGAR
UNCLE TETSU
ESCALA K-TOWN
QUARTERS KOREAN BBQ
SILVERLAKE RAMEN KOREATOWN
ESCALA
KAZUNORI
TOE BANG
SHIBUYALA
STARBUCKS
HMS BOUNTY
IT'S BOBA TIME
THE BOILING CRAB
S Virgil Ave
520-536 OCCIDENTAL AVE
ELOREA
BLUE BOTTLE COFFEE
WALGREENS
DAN SUNG SA
SPOT COFFEE & MORE
STARBUCKS
CVS PHARMACY
LIBRA HOTEL
HERE'S LOOKING AT YOU
CVS PHARMACY
BCD TOFU HOUSE
THE WILTERN
STARBUCKS
ALCHEMIST COFFEE PROJECT
MDK NOODLES
RALPHS
Wilshire Blvd
OPEN MARKET
H MART
THE COFFEE BEAN & TEA LEAF
BIG 5 SPORTING GOODS
THE VENUE
WILSHIRE GALLERIA
STARBUCKS
HOT 8 YOGA
BUFFALO WILD WINGS
ALCHEMIST COFFEE PROJECT
THE PRINCE
IT'S BOBA TIME VERMONT
THE LINE LA
LOBBY BAR
ALFRED COFFEE
BREAK ROOM 86
THE NORMANDIE CLUB
CASSELL'S HAMBURGERS
THE LINE LA
KISS KISS BANG BANG
HOTEL NORMANDIE LA
THE BARBERSHOP CLUB
CENTRAL PLAZA LLC
STARBUCKS
THE HALAL GUYS
DAVES HOT CHICKEN
EGG TUCK
SLURP & SIP
CAFE BRASS MONKEY
S Vermont Ave
S Hobart Blvd
Hoover St
TRAFFIC COUNT
INTERSECTION OF WILSHIRE BLVD & S. NEW HAMPSHIRE AVE.
29,4400 VEHICLES PER DAY
SOURCE: COSTAR 2021
H MART LA K-TOWN
Hoover St
S Western Ave
GUELAGUETZA RESTAURANT
PARK'S BBQ
W 8th St
GUELAGUETZA RESTAURANT
AVENTURA HOTEL
W Olympic Blvd
MAP LEGEND
METRO STATION
RESTAURANT / FOO
EXPERIENCE / LIFES
RETAIL



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Koreatown

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