

SECOND-GEN RESTAURANT & END CAP AVAILABLE

524 SOUTH OCCIDENTAL BLVD

FOR LEASE LOS ANGELES, CA 90057



JOIN THESE TENANTS:



pokémolé



STARBUCKS

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

PROPERTY OVERVIEW

524 SOUTH OCCIDENTAL BLVD

TWO SPACES AVAILABLE



Located in a Starbucks-Anchored Center
Strong daily foot traffic and built-in customer base

High-Visibility Spot
Just off 6th Street with excellent signage and street presence

Dense Urban Core
Surrounded by apartments, offices, and constant foot traffic

Ideal for Takeout & Quick-Service Concepts
Sandwiches, Fast Casual, etc.

Minutes from DTLA, MacArthur Park, and Wilshire Corridor
Located one block north of Wilshire Boulevard for easy access to the 101, 110 and 10 Freeways

SUITE 524 | SECOND-GEN RESTAURANT

NOW
AVAILABLE

\$3.95 PSF
ASKING RENT

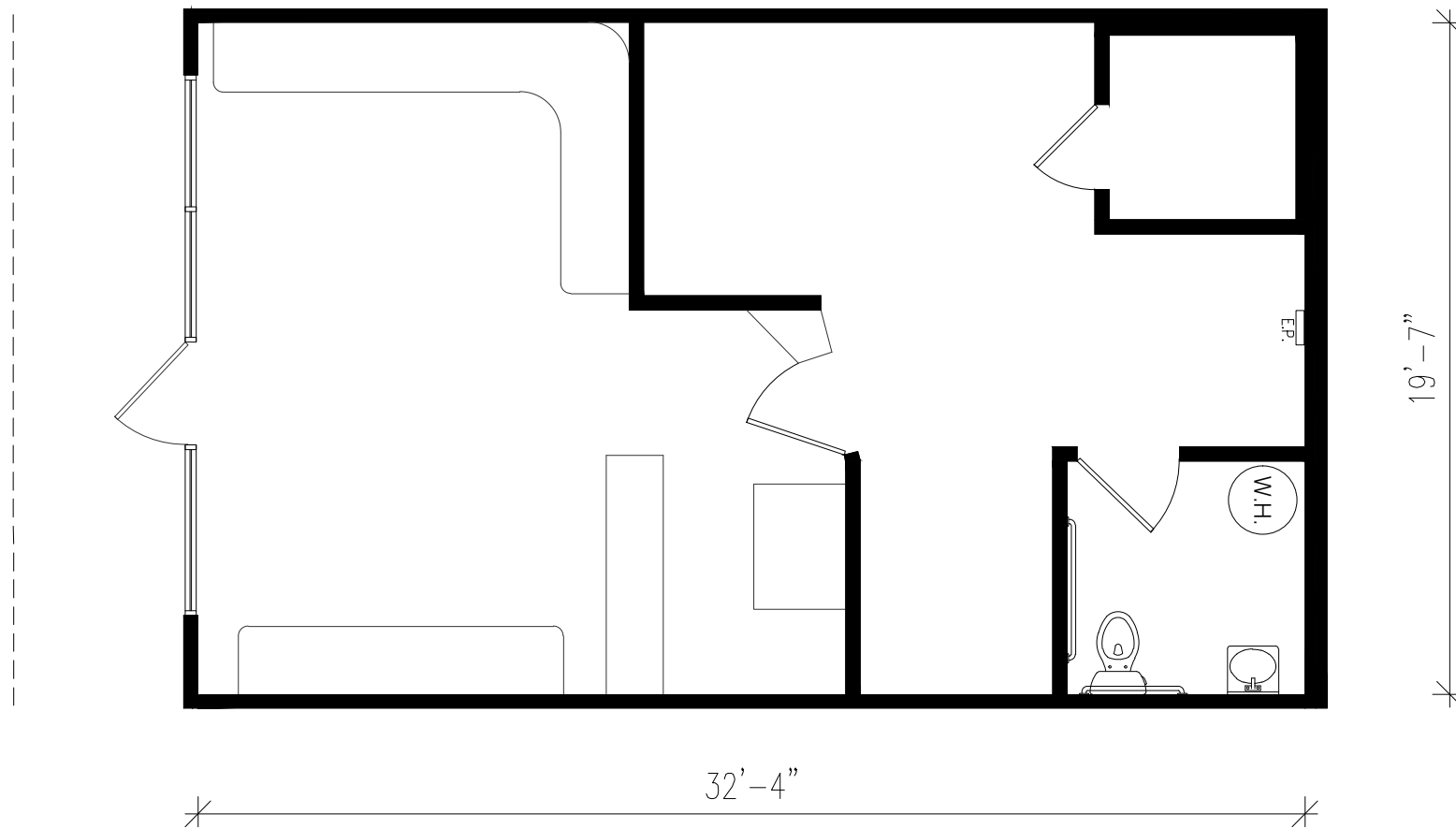
\$1.75 PSF
ESTIMATED NNN

±670
SQUARE FEET



FLOOR PLAN

AVAILABLE
± 670 SF



SUITE 520 | STANDARD RETAIL

NOW
AVAILABLE

\$3.95 PSF
ASKING RENT

\$1.75 PSF
ESTIMATED NNN

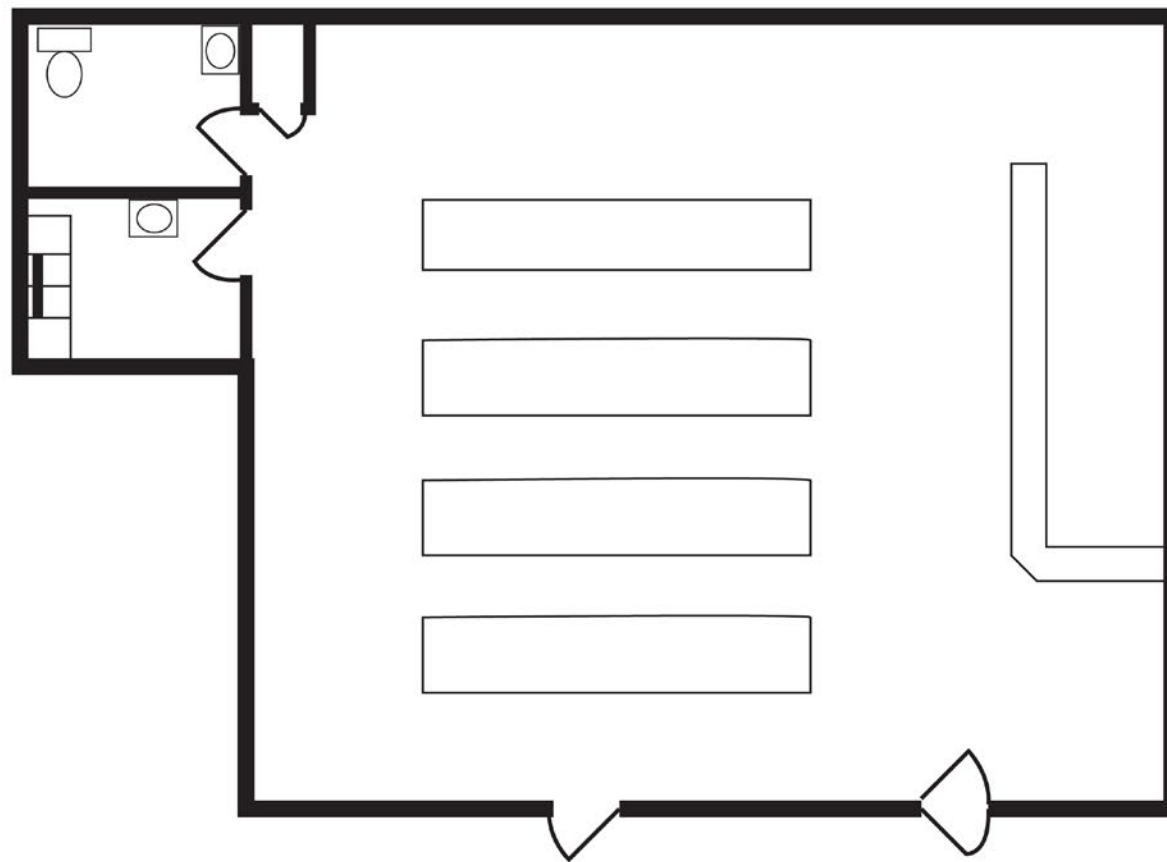
±1,402
SQUARE FEET



FLOOR PLAN

AVAILABLE

± 1,402 SF



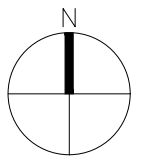
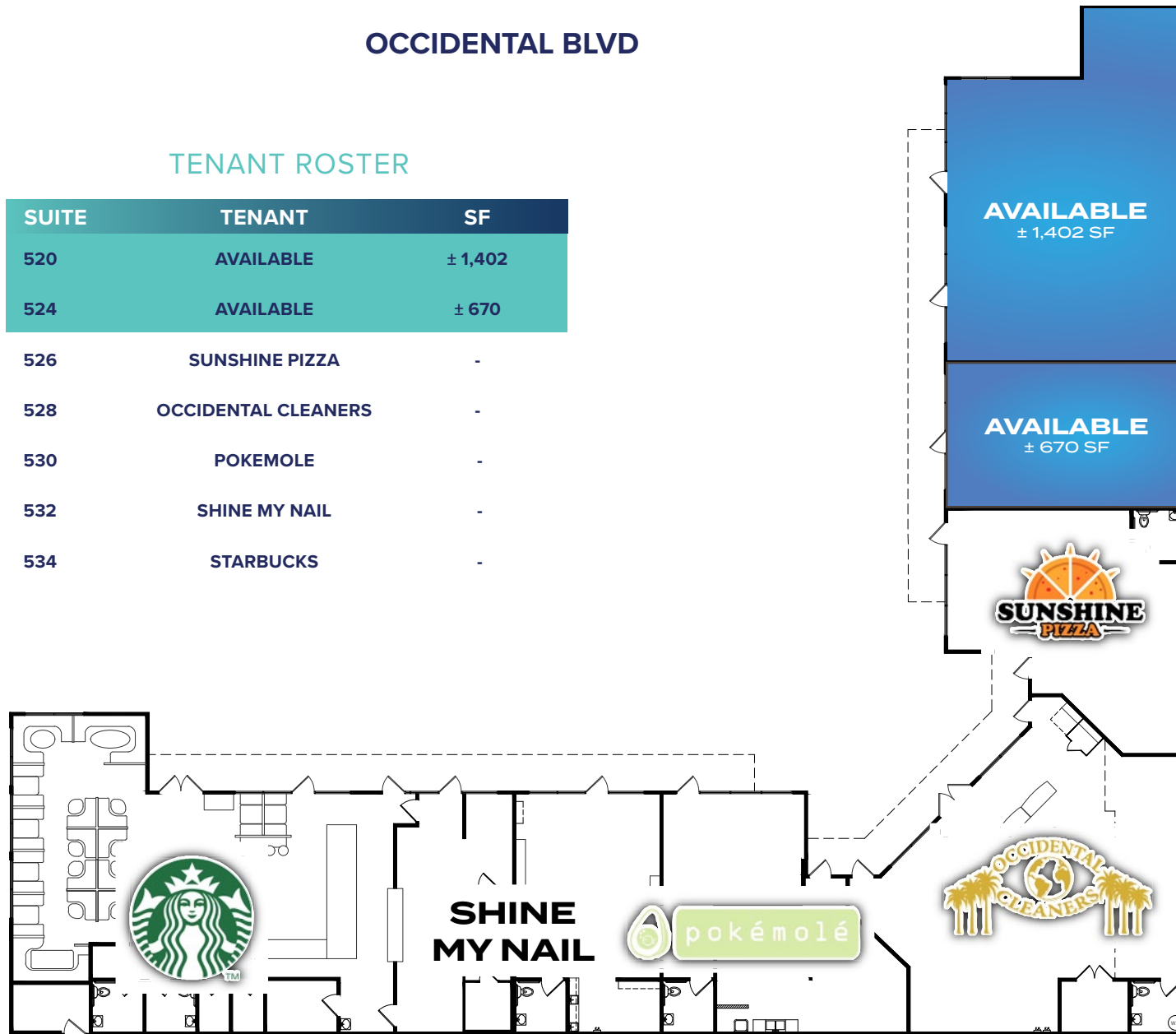
SITE PLAN

OCCIDENTAL BLVD

TENANT ROSTER

SUITE	TENANT	SF
520	AVAILABLE	± 1,402
524	AVAILABLE	± 670
526	SUNSHINE PIZZA	-
528	OCCIDENTAL CLEANERS	-
530	POKEMOLE	-
532	SHINE MY NAIL	-
534	STARBUCKS	-

6TH STREET







KOREATOWN

WESTLAKE

VONS

Ralphs

HANU
KOREAN BBQ

QUARTERS
1 1/4
KOREAN BBQ

YEEMS COFFEE

CVS pharmacy

TARGET

SUBJECT
PROPERTY

6TH ST

WILSHIRE BLVD

DON
CHILAQUIL

± 25,600 VPD
± 30,720 VPD

SUPERIOR
GROCERS

Ralphs

Orangetheory

The Boiling
Crab

OH MY CRAB
LOUISIANA SEAFOOD

ROSS
DRESS FOR LESS

NOVA ON WILSHIRE
228 UNITS

Oakobing

TARGET

Good Samaritan
Hospital

Smart & Final

MACARTHUR PARK

ROSS
DRESS FOR LESS

ups
DELIVERY
HUB

FOOD 4 LESS
CVS pharmacy

NORMANDIE RECREATION CENTER

VERMONT AVE
± 45,900 VPD

crypto.com ARENA

110

± 279,000 VPD

KOREATOWN

Situated in the heart of Los Angeles, Koreatown is a dense, highly walkable neighborhood known for its cultural vibrancy, architectural diversity, and consistent demand from both residents and businesses. Originally developed in the early 20th century, the area has evolved into a major commercial and residential hub, characterized by a blend of historic buildings and modern infill developments that reflect broader urban growth trends across Los Angeles.

The property's location near 524 S Occidental Blvd offers immediate access to Koreatown's extensive amenities, including a wide array of dining, retail, and entertainment options, as well as convenient connectivity via Wilshire Boulevard and multiple Metro lines. This transit-oriented setting enhances accessibility to Downtown Los Angeles and surrounding employment centers, reinforcing the area's appeal for renters and investors alike.

Koreatown's diverse demographic—ranging from young professionals and students to long-term residents and entrepreneurs—contributes to a dynamic, 24-hour urban environment. Ongoing private and public investments in housing, infrastructure, and commercial redevelopment underscore sustained confidence in the neighborhood's long-term trajectory.

Combining central location, strong tenant demand, and continued capital inflows, Koreatown presents a resilient, high-performing submarket well-positioned for durable residential investment.

128,687

POPULATION

52,030

HOUSEHOLDS

\$43,558

HOUSHOLD INCOME

\$1.1B

CONSUMER SPENDING

RETAIL & RESTAURANT OPPORTUNITY IN A STARBUCKS ANCHORED CENTER

524 S OCCIDENTAL BLVD

LOS ANGELES, CA 90057

FOR LEASE

EXCLUSIVELY LISTED BY:

This Leasing Package contains select information pertaining to the business and affairs located at **524 South Occidental Blvd, Los Angeles, CA 90057** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.