

Second-Gen Restaurant | For Lease  
Ground Floor of STOA Apartments

Leasing Brochure  
**MATTHEWS**™



222 MAIN ST

LOS ANGELES, CA 90012

# STOA APARTMENTS HIGHLIGHTS

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- $\pm 2,386$  SF **second-generation restaurant space**
- Includes **a  $\pm 753$  SF patio**, two separate restrooms, and built-out restaurant infrastructure
- Located within a high-density downtown corridor surrounded by residential towers, offices, and hospitality uses
- Benefiting from  $\pm 4,000$  pedestrian visits per day, driven by nearby businesses, residents, and visitor activity
- Walk score of 96  
Transit score of 100
- Convenient access to Metro transit, major DTLA thoroughfares, and freeway connections
- Strong daytime and evening population supported by government, corporate, and mixed-use developments
- Ideal for operators seeking a plug-and-play restaurant opportunity with outdoor dining potential



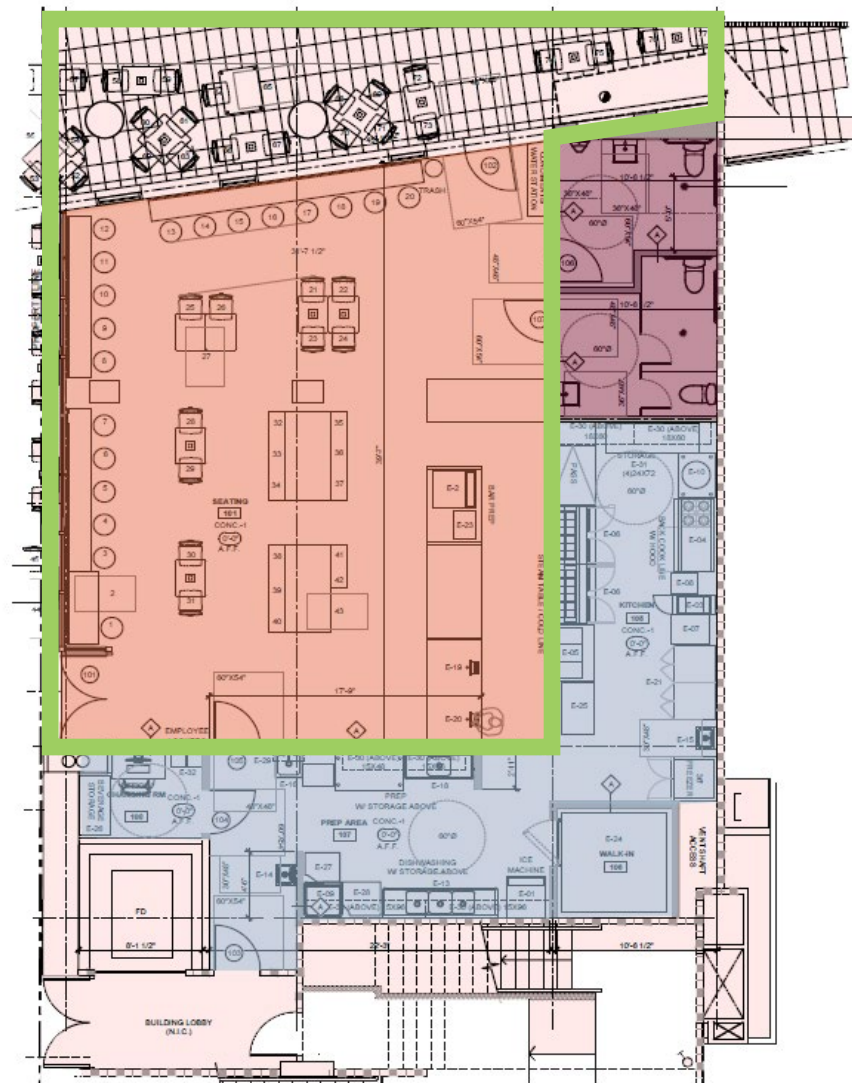
# FLOOR PLAN

±2,386 SF  
Suite Size

\$2.50 PSF + \$1.00 PSF NNN  
Asking Rent

SECOND-GEN RESTAURANT  
with ±753 SF Patio and Two Separate Restrooms

MAIN STREET



# LITTLE TOKYO

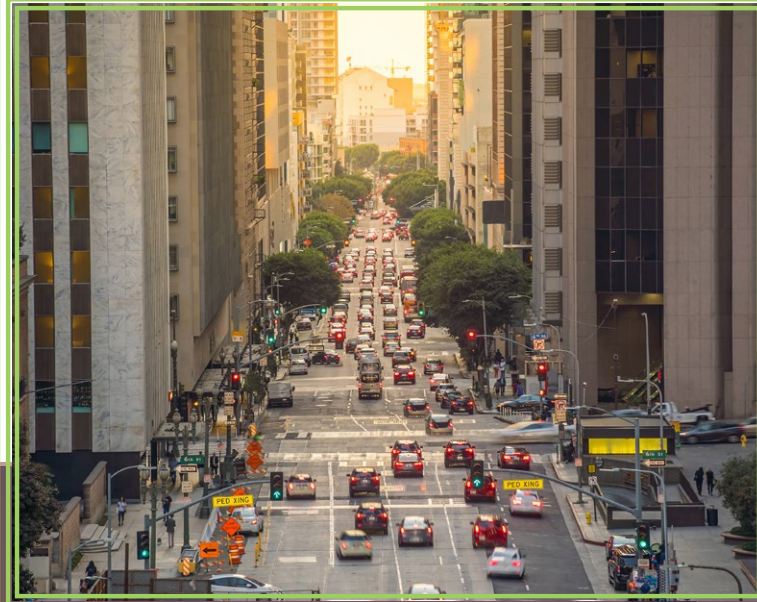
Little Tokyo in Los Angeles is a historic and culturally rich neighborhood that stands as one of the most significant centers of Japanese American life in the United States. Nestled in the heart of downtown, it offers a distinctive mix of long-established institutions, community gathering spaces, and modern urban development that has grown around its historic core. The neighborhood is defined by its deep cultural roots, shaped by more than a century of heritage, resilience, and community pride, while also embracing the energy of contemporary city living. With its museums, gardens, specialty shops, and celebrated dining scene, Little Tokyo provides residents and visitors with a meaningful, multidimensional experience that reflects both its past and its ongoing evolution.

- A lively district that balances cultural legacy with contemporary urban lifestyle
- Easily reachable through major freeways and extensive public transit options
- Positioned near significant downtown hubs, including the Arts District and Financial District
- Dense residential environment featuring a mix of modern multifamily buildings and upscale condominiums
- Known for its exceptional dining scene and curated retail offerings that contribute to the neighborhood's appeal

**±10M+ Annual Visitors in 2024**

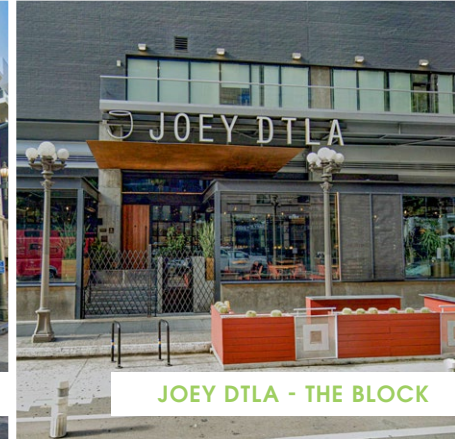


# LITTLE TOKYO DEMOGRAPHIC HIGHLIGHTS



	<b>POPULATION</b>	<b>DAYTIME POPULATION</b>	<b>HOUSEHOLDS</b>	<b>INCOME</b>
	2025 ESTIMATE	2025 ESTIMATE	2025 ESTIMATE	AVERAGE HH INCOME
1-MILE	66,470	146,108	32,079	\$87,395
3-MILE	448,310	331,973	166,310	\$73,520
5-MILE	1,123,501	592,836	392,606	\$78,359

# DTLA



## WHO'S NEARBY?

FOGO DE CHÃO



JOEY RESTAURANTS



BOTTEGA LOUIE

Mendocino Farms

GRAND CENTRAL MARKET

tocaya  
MODERN MEXICAN

Javier's  
FINEST FOODS OF MEXICO

Mrs. fish



101



110 ± 92,250 VPD



101

± 260,000 VPD



THE NEIGHBORHOOD

# EXCLUSIVE LEASING AGENTS



## MICHAEL PAKRAVAN

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## BROKER OF RECORD

DAVID HARRINGTON  
License No. 02168060 (CA)

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