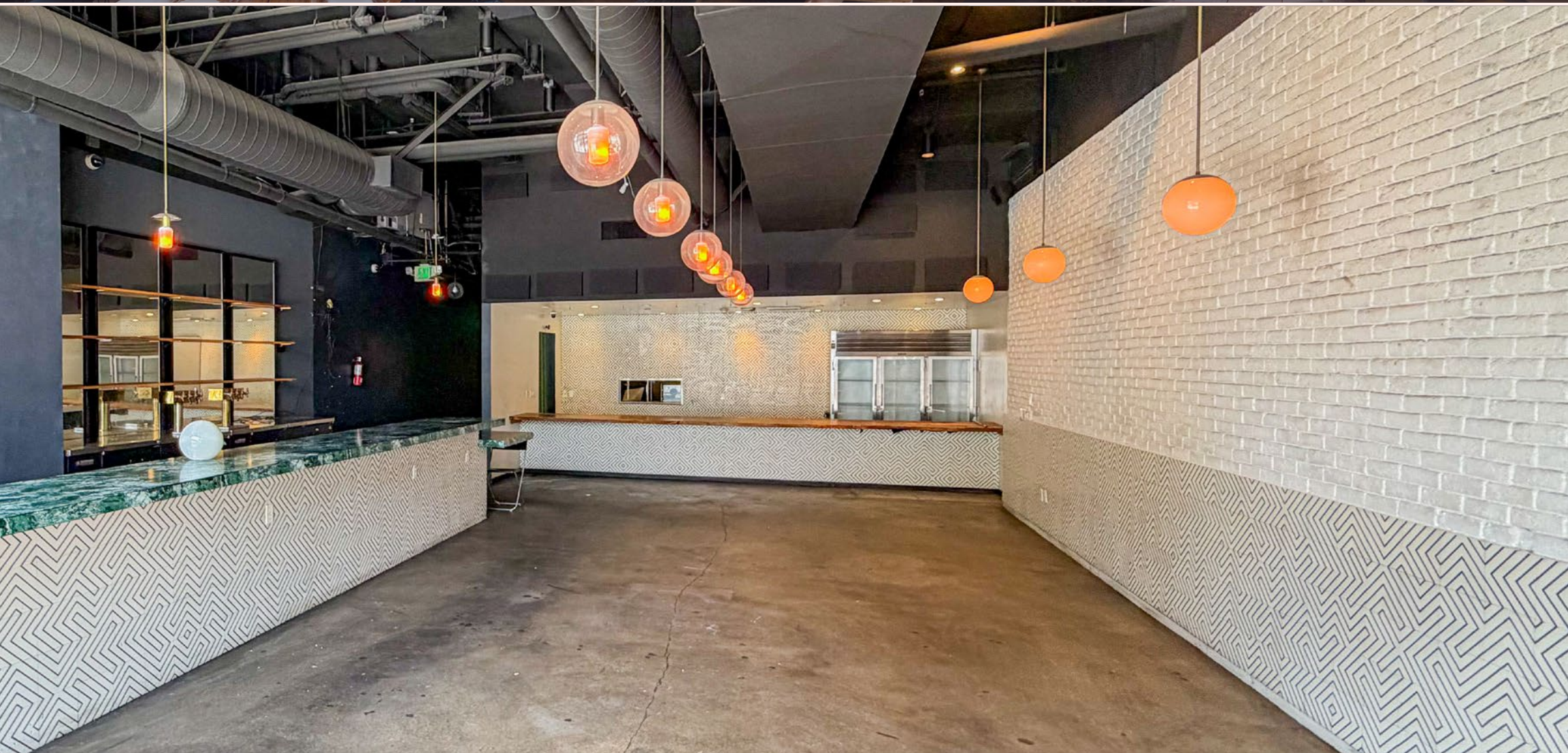


**Second-Gen Restaurant | Little Tokyo
Ground Floor at Sakura Crossing**

Leasing Brochure

MATTHEWS™



235 SAN PEDRO ST

LOS ANGELES, CA 90012

±1,969 SF SECOND-GEN RESTAURANT

HIGHLIGHTS

- ±1,969 SF **second-generation restaurant** space with existing improvements
- Includes patio seating, two separate restrooms, walk-in cooler, and dedicated storage room
- Positioned within the heart of Little Tokyo, a high-traffic cultural and dining district (**±10M visitors in 2024**)
- Surrounded by dense residential communities, hotels, creative offices, and year-round tourism activity
- Walkable to Metro A & E Line stations and major DTLA transit connections
- Strong daytime population driven by nearby government offices, civic institutions, and local businesses
- Ideal for café, fast-casual restaurant, or service-oriented operators seeking a plug-and-play opportunity

KITCHEN



OPEN SPACE

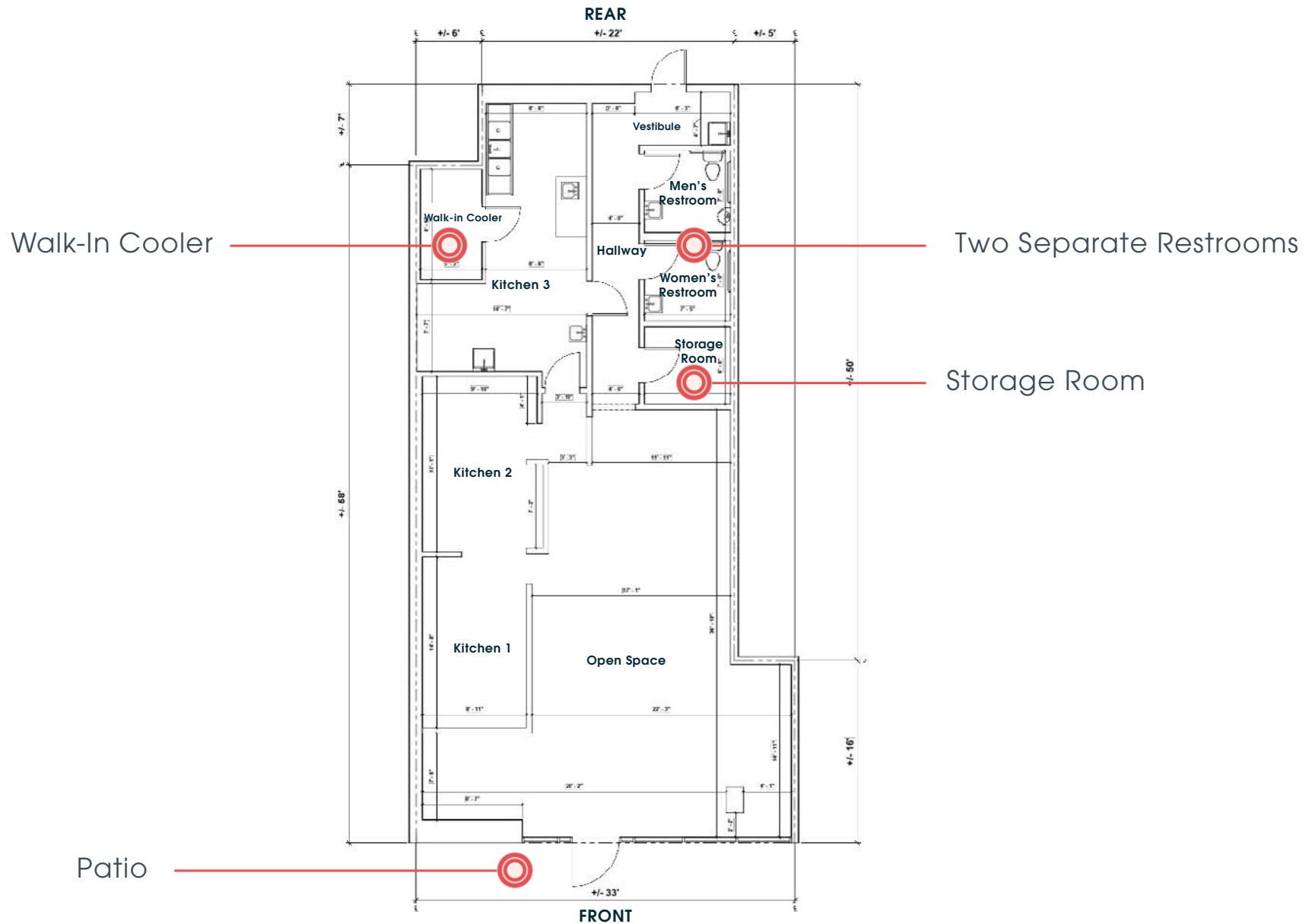


FLOOR PLAN

±1,969 SF
Suite Size

\$3.00 PSF + \$1.25 PSF NNN
Asking Rent

SECOND-GEN
Restaurant



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. Located 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 Visitors in 2024



LITTLE TOKYO NEW BUSINESS OPENINGS



Area	Business	Timeframe	Proximity to SP	Description
Little Tokyo Core	One Piece Cafe Los Angeles	Last 3 Months	~0.2 miles	Official anime-themed café with exclusive merch and menu
Little Tokyo Core	Bar Asobu	Last 6 Months	~0.1 miles	New izakaya/bar concept in former Sakurako location
Little Tokyo Core	HINODEYA Ramen	Last 6 Months	~0.3 miles	Expansion of well-known dashi ramen chain
Little Tokyo Core	FUNHOUSE	Last 6 Months	~0.2 miles	Punk-inspired Japanese izakaya and nightlife concept
Japanese Village Plaza	Kinokuniya Pop-Up Shop	Last 6 Months	~0.1 miles	Japanese manga/book and collectible retail concept
Little Tokyo Marketplace Area	Little Tokyo Farmers Market	Last 2 Months	~0.4 miles	Weekly community market featuring local Japanese vendors
1st Street Corridor	Cafe Dulce Expansion	Last 6 Months	~0.3 miles	Expanded café footprint and upgraded dessert offerings
Central Little Tokyo	Chubby Cattle BBQ	Last 12 Months	~0.4 miles	High-traffic interactive dining concept continuing expansion
Little Tokyo Adjacent	Azay	Last 12 Months	~0.7 miles	Acclaimed Japanese-French café and bakery expansion buzz
Arts District Adjacent	Camélia	Last 12 Months	~0.8 miles	French-Japanese restaurant drawing strong regional attention

LITTLE TOKYO DEMOGRAPHIC HIGHLIGHTS



	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	INCOME
	2025 ESTIMATE	2025 ESTIMATE	2025 ESTIMATE	AVERAGE HH INCOME
1-MILE	58,380	129,575	27,381	\$83,270
3-MILE	440,152	328,435	160,979	\$73,263
5-MILE	1,121,340	582,214	388,447	\$77,577



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