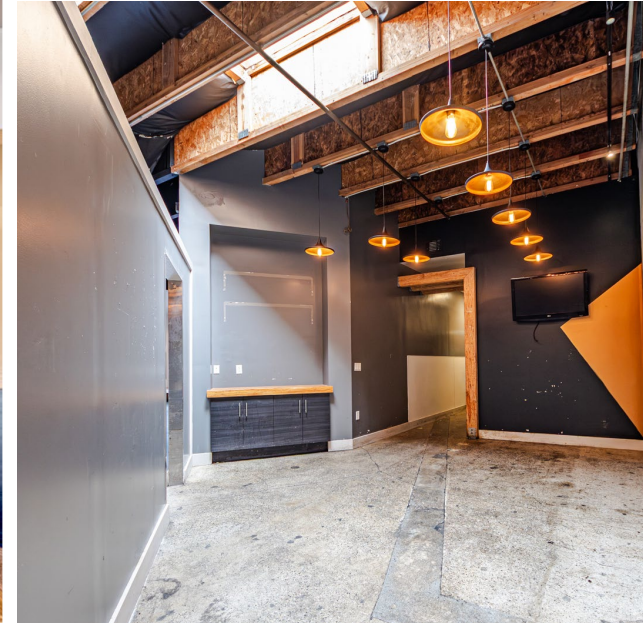
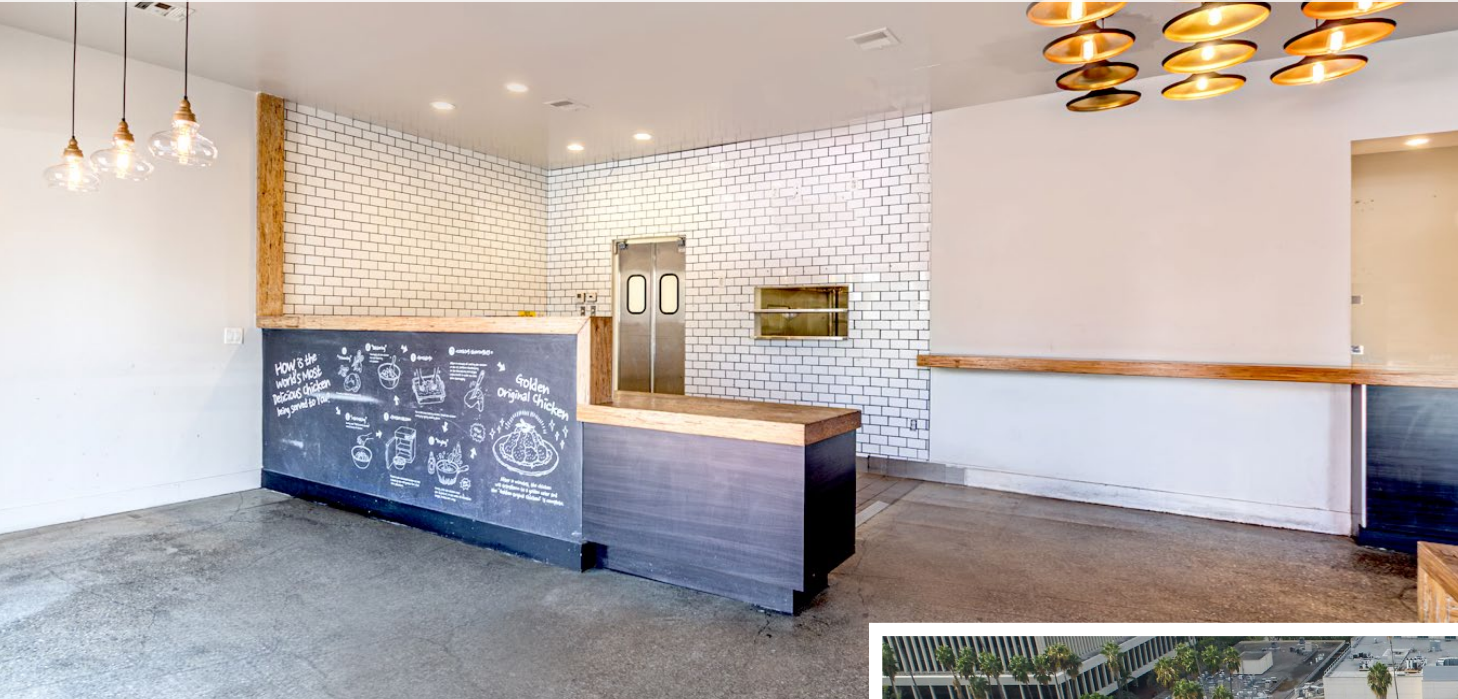


KENMORE PLAZA

3450 W. 6TH STREET #103 | LOS ANGELES, CA 90010

≡ FOR LEASE



RESTAURANT SPACE

2ND GEN RESTAURANT SPACE - FORMER BBQ CHICKEN



SUSAN LAU

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Director
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Property Information

Kenmore Plaza

ADDRESS — 3450 W. 6th Street

CITY | ZIP — Los Angeles | 90010

BLDG SIZE — +/- 14,344 SF

LAND SIZE — +/- 26,335 SF

YR BUILT — 1988

SUITE — 103

SF AVAIL — 2,654 SF

PARKING — 38 striped spaces

RENT — \$7.50 + NNN

TERM — Negotiable

USE — Multi



 **IDEAL HIGH TRAFFIC LOCATION IN THE HEART OF KOREATOWN**

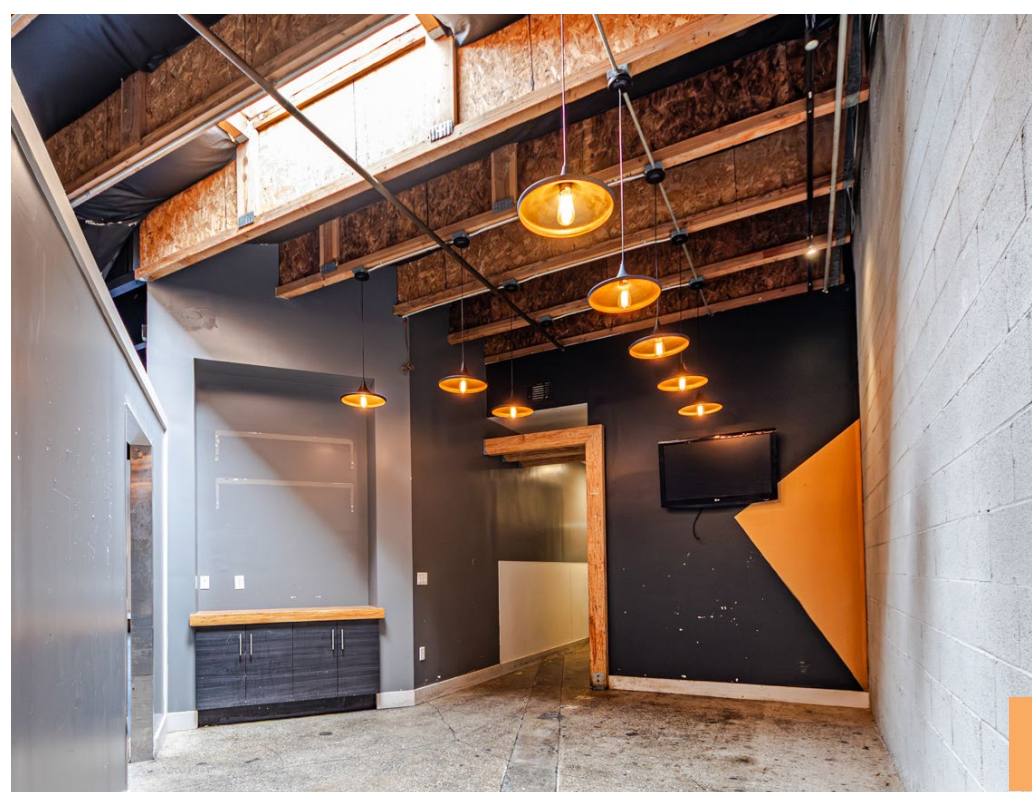
Prime location surrounded by Koreatown's top restaurants and shops!



Property Highlights

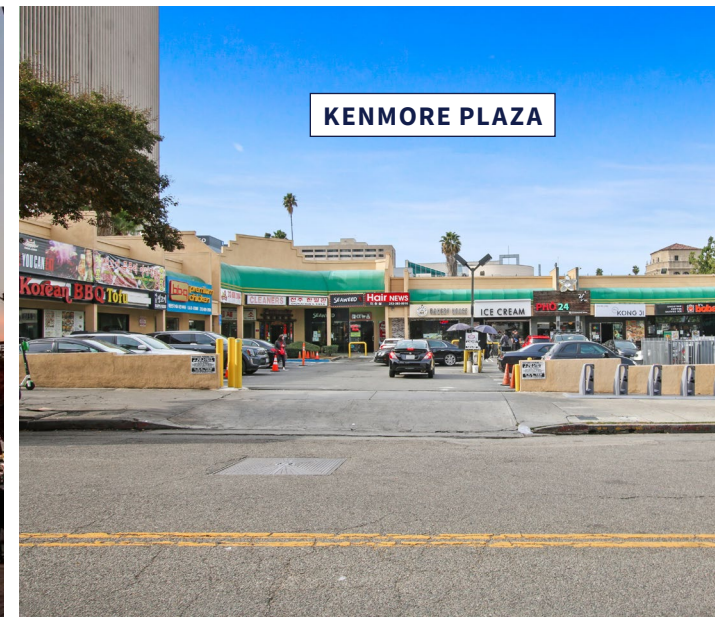
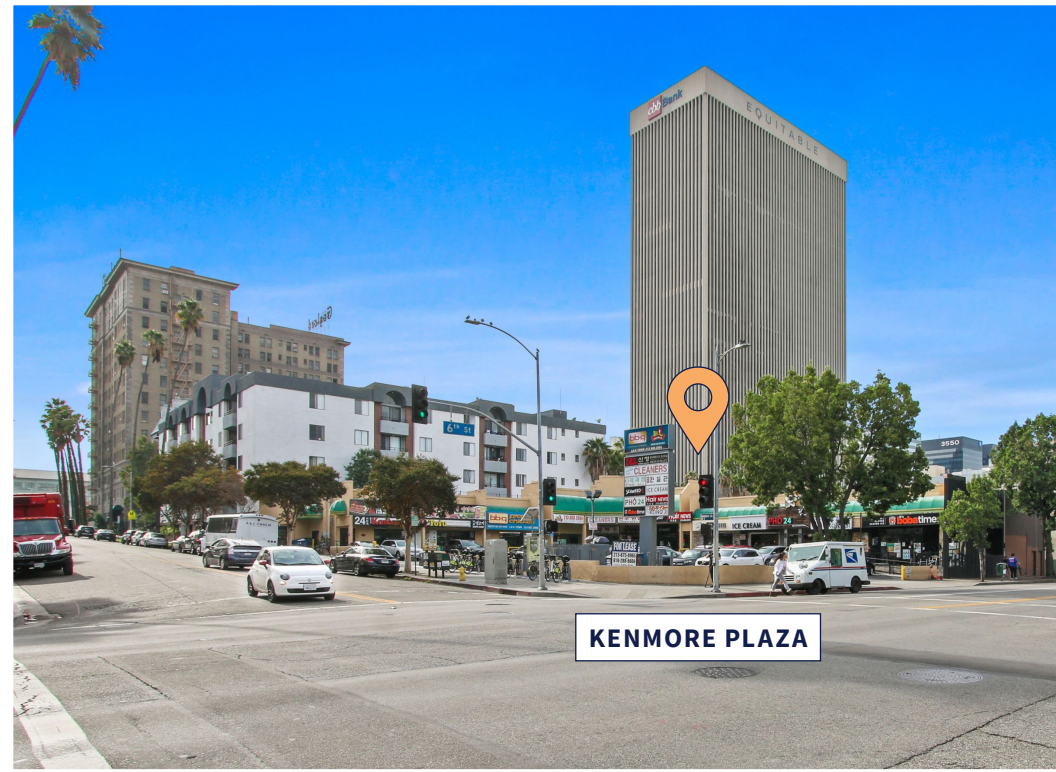
Kenmore Plaza

- Prime Koreatown Location
- High foot traffic and constant drive-by visibility
- Surrounded by popular restaurants, nightlife, and retail
- Fully built-out restaurant space
- Flexible floor plan for dine-in, takeout, or delivery concepts
- Rare availability in a highly competitive market
- Perfect for flagship concept or expansion location.



Prime location in the Heart of Koreatown

Koreatown, nestled in the vibrant heart of Los Angeles, stands as a dynamic and diverse cultural hub. In recent times, it has emerged as the go-to destination for both Angelenos and tourists seeking the pinnacle of culinary and nightlife experiences. The prime boundaries of Koreatown are marked by Western Ave to the west, Vermont Ave to the east, 3rd St to the north, and Olympic Blvd to the south. Notably, the cultural influences of Koreatown are extending beyond these limits, reaching into neighboring areas as far north to Beverly Blvd and Pico to the south. This hip and trendy neighborhood, affectionately known as “K-Town” by locals, holds a significant place in Central Los Angeles. Its rich history is deeply rooted in the 20th-century migration of Koreans to the region. At the core of K-Town’s narrative is 6th Street, renowned as the heart of retail and gastronomic experiences throughout decades of its history. From the unique architectural charm of Wilshire weaving through the neighborhood to the sizzle of Korean BBQ restaurants, the melodies of karaoke bars, the allure of speakeasies, and the vibrant pulse of clubs, Koreatown offers an eclectic mix of attractions. The iconic Wiltern Theatre further enhances its allure, making it a beloved hotspot for both locals and tourists alike.



Location Overview

Kenmore Plaza



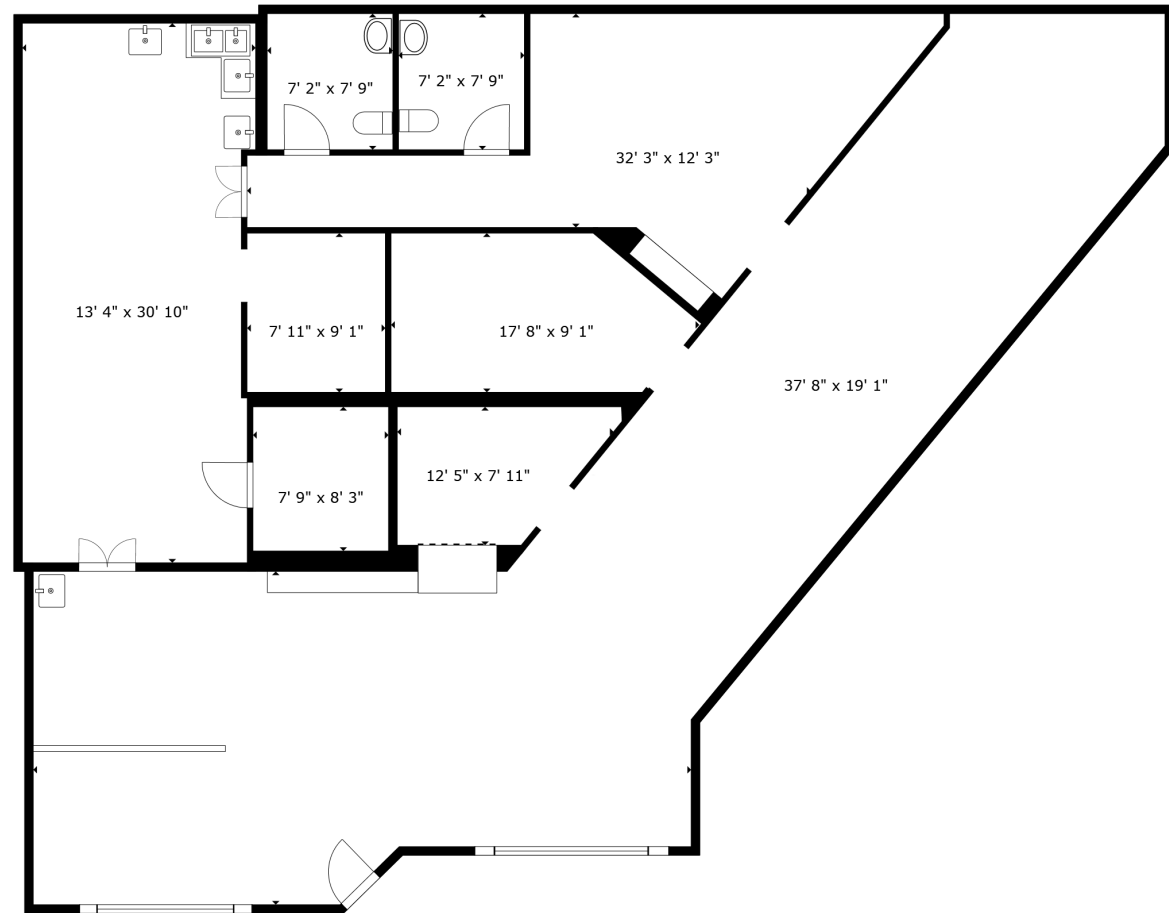
Koreatown is a vibrant neighborhood in central Los Angeles, blending historic charm with modern energy. Along 6th Street and Wilshire Boulevard, the area is packed with Korean BBQ restaurants, trendy cafes, and nightlife. Its walkable streets, cultural diversity, and quick access to Downtown and Hollywood make Koreatown one of the city's most dynamic and convenient districts.

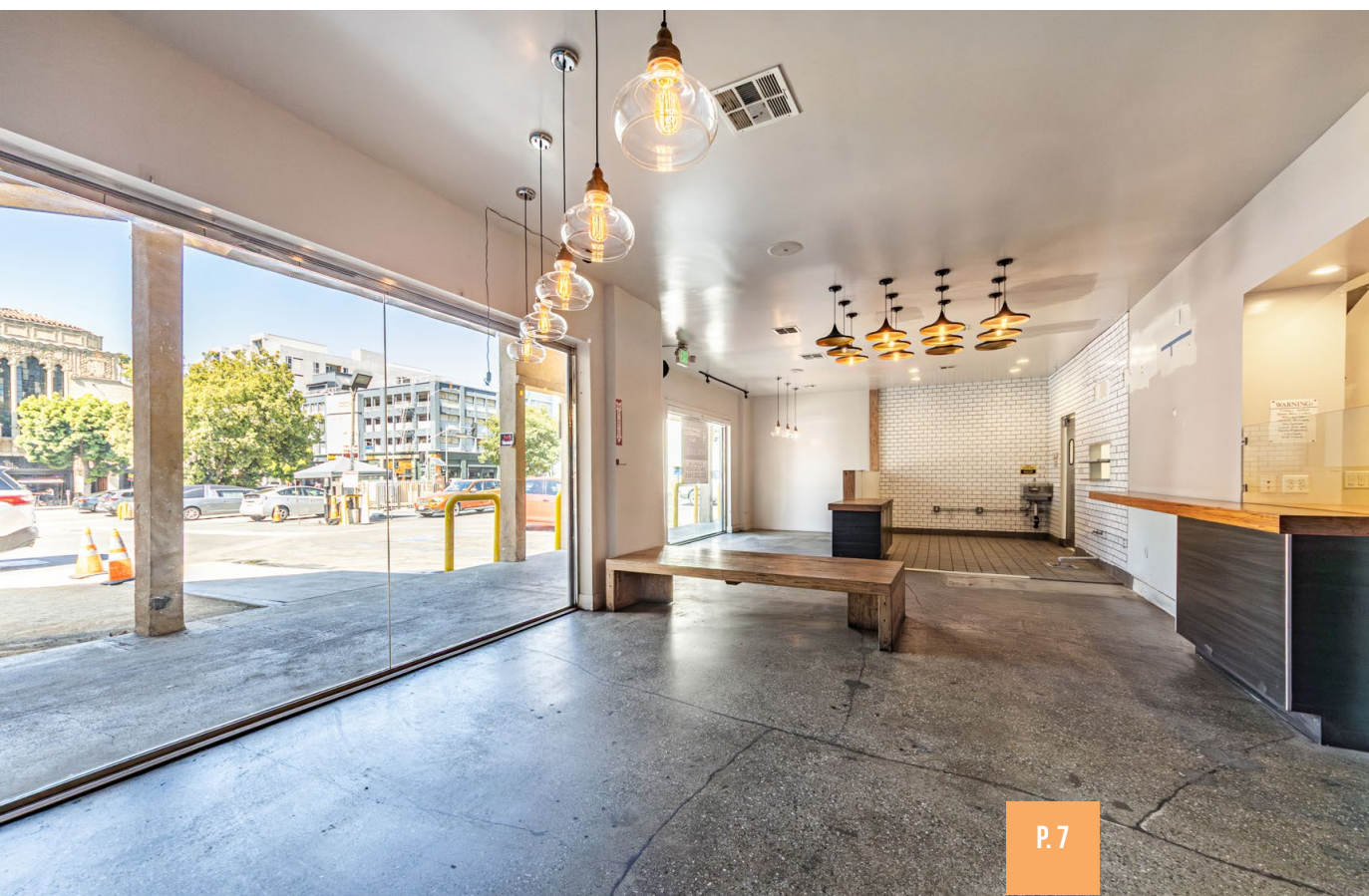


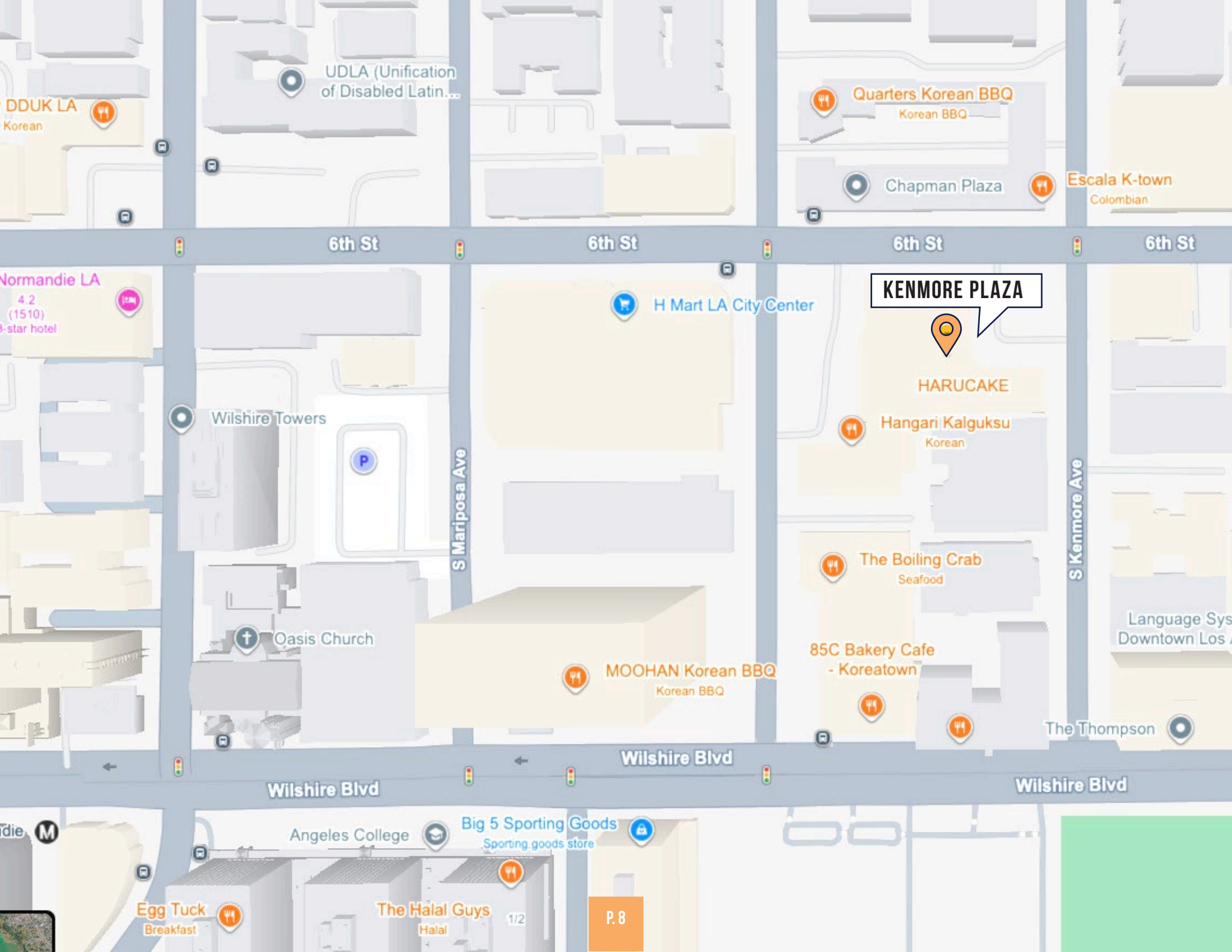
Floor Plan

Kenmore Plaza

Size 2,654sf
Rate \$7.50 + NNN
Available Immediately







UDLA (Unification of Disabled Latin...

Quarters Korean BBQ
Korean BBQ

Chapman Plaza

Escala K-town
Colombian

6th St

6th St

6th St

6th St

Normandie LA
4.2
(1510)
3-star hotel

KENMORE PLAZA

H Mart LA City Center

Wilshire Towers

HARUCAKE

Hangari Kalguksu
Korean

S Mariposa Ave

S Kenmore Ave

Oasis Church

The Boiling Crab
Seafood

MOOHAN Korean BBQ
Korean BBQ

85C Bakery Cafe
- Koreatown

Language Sys
Downtown Los A

The Thompson

Wilshire Blvd

Wilshire Blvd

Wilshire Blvd

die M

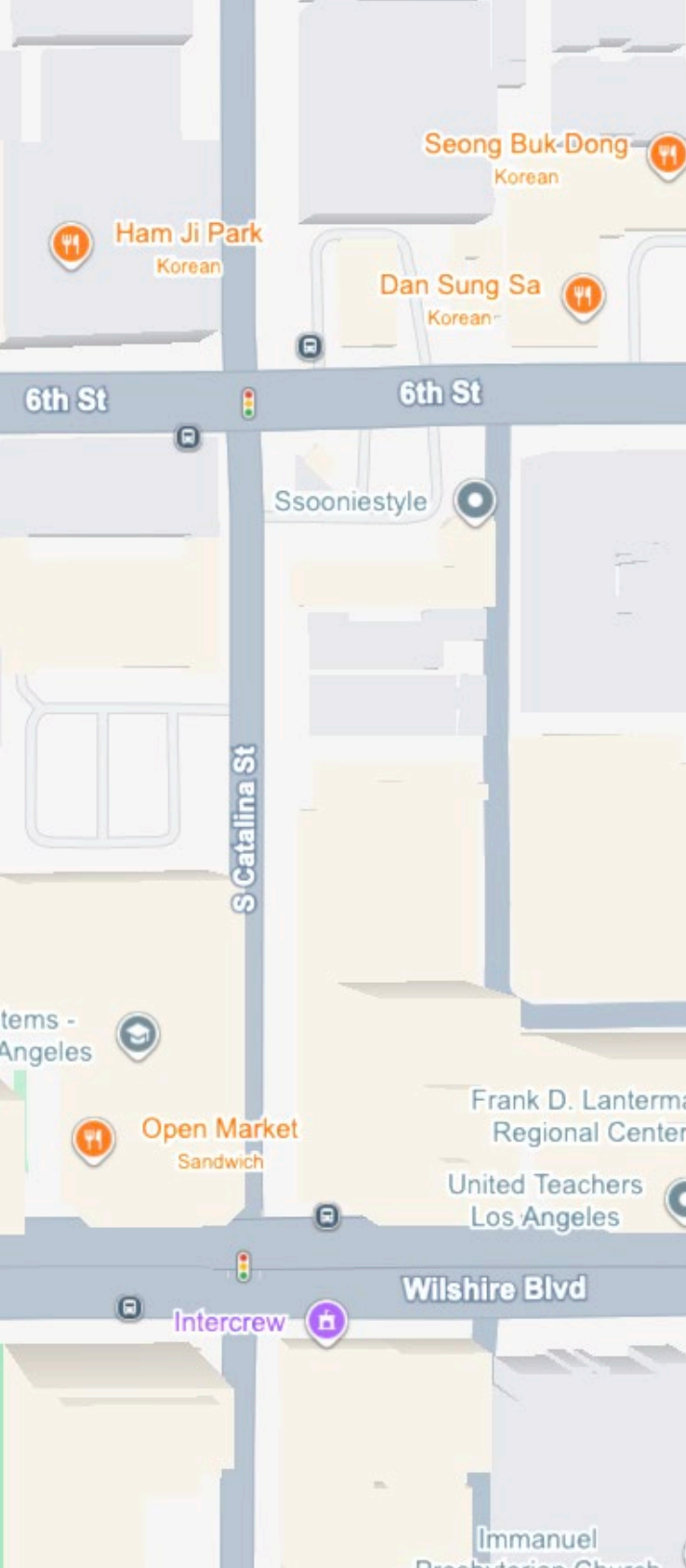
Angeles College

Big 5 Sporting Goods
Sporting goods store

Egg Tuck
Breakfast

The Halal Guys
Halal

P. 8



**COLDWELL BANKER
COMMERCIAL
REALTY**



**ERIC SACKLER
& ASSOCIATES**

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Broker and Owner make no representations or warranties regarding the accuracy of square footage, lot size, zoning, permitted uses, or any other information contained herein. All information has been obtained from sources deemed reliable but is not guaranteed. Tenant and Tenant's agents are strongly advised to independently verify all details to their own satisfaction, including but not limited to: square footage, lot dimensions, building measurements, permitted uses, zoning regulations, and property condition. The premises are offered for lease in "as-is" condition. Broker is not acting as a legal or tax advisor. Interested parties should consult with their own professional advisors.