

515 SHATTO PLACE, LOS ANGELES, CA 90020

MODERN CREATIVE OFFICE — KOREATOWN



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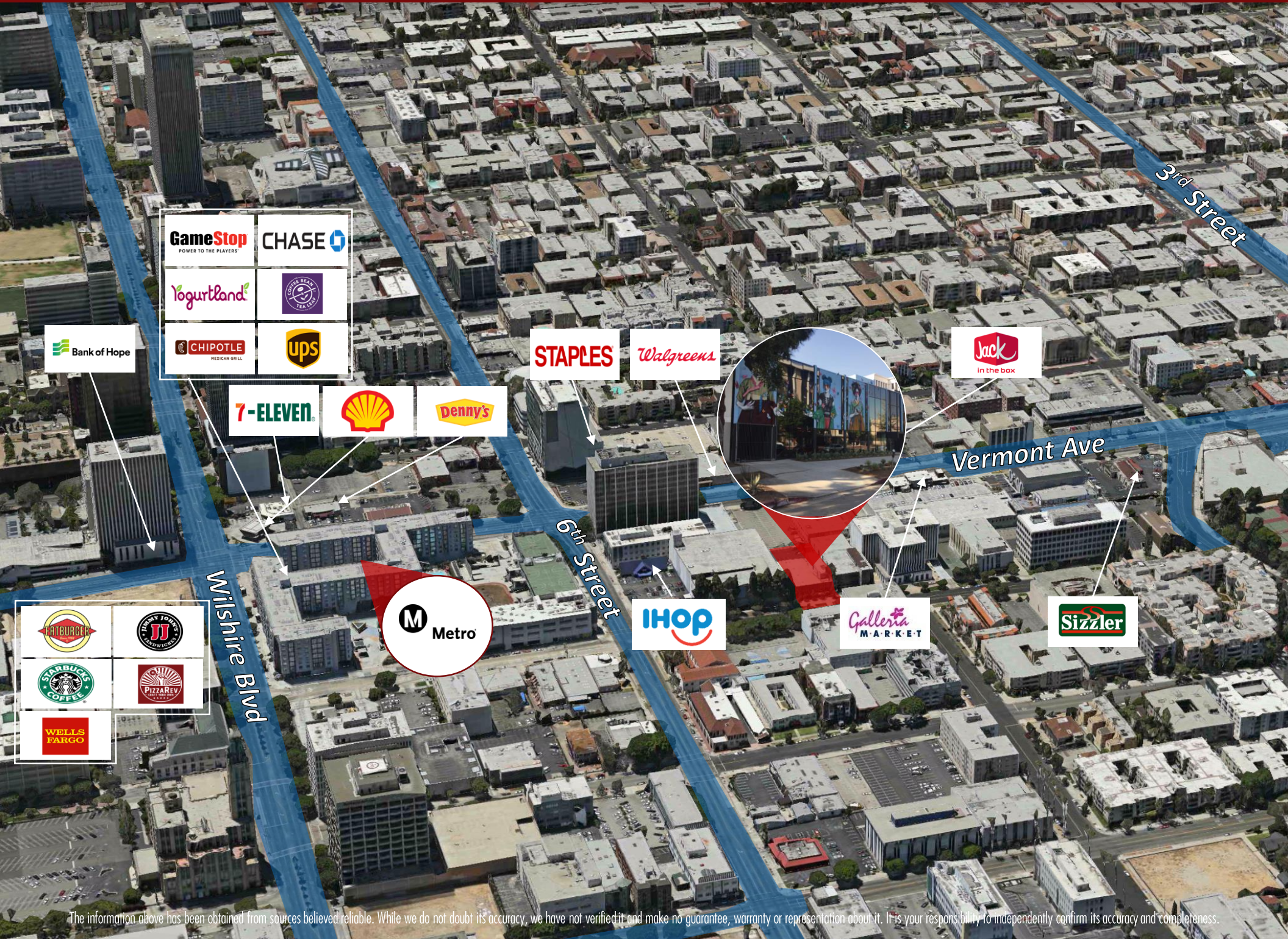
## Property Information

ADDRESS:	515 Shatto Place Los Angeles, CA, 90020
APN:	5077-003-010
LEASE PRICE:	Negotiable
BUILDING SIZE:	18,100 RSF Floor 1: $\pm$ 7,690 SF Floor 2: $\pm$ 10,410 SF
LAND SIZE:	19,530 sq. ft.
ZONING:	CR-1
PARKING:	31 Spaces Available

## Property Highlights

- Ideal for high-tech, collaborative office setting
- Spec Design Plan with High-end Finishes
- Walking distance to restaurants and retail
- High Exposed Ceilings ,Concrete Floors, Natural Light
- One Block from Wilshire/Vermont Subway Metro





<b>GameStop</b> POWER TO THE PLAYERS	<b>CHASE</b>
<b>Yogurtland</b>	<b>COFFEE BEAN TEA LAB</b>
<b>CHIPOTLE</b> MEXICAN GRILL	<b>ups</b>

**Bank of Hope**

**7-ELEVEN**

**Denny's**

**STAPLES**

**Walgreens**

**Jack**  
in the box

<b>FATBURGER</b>	<b>THE FRESH TOMATO LABORATORIES</b>
<b>STARBUCKS COFFEE</b>	<b>PIZZA REV</b>
<b>WELLS FARGO</b>	

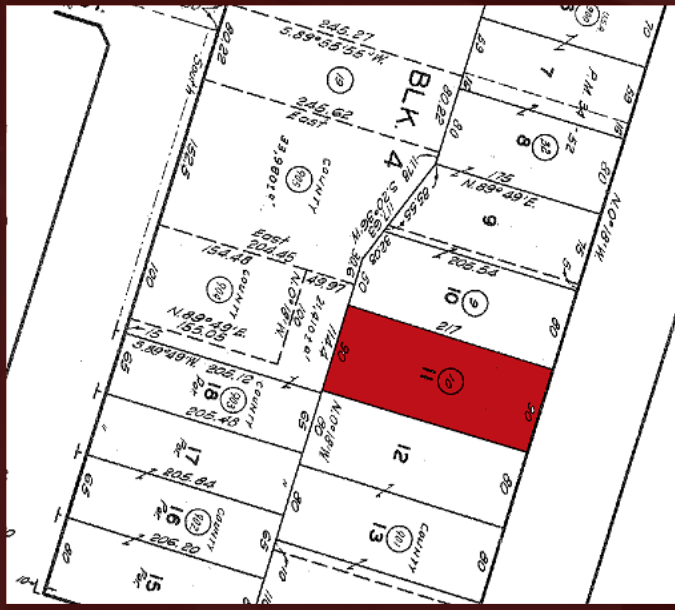
**M** **Metro**

**IHOP**

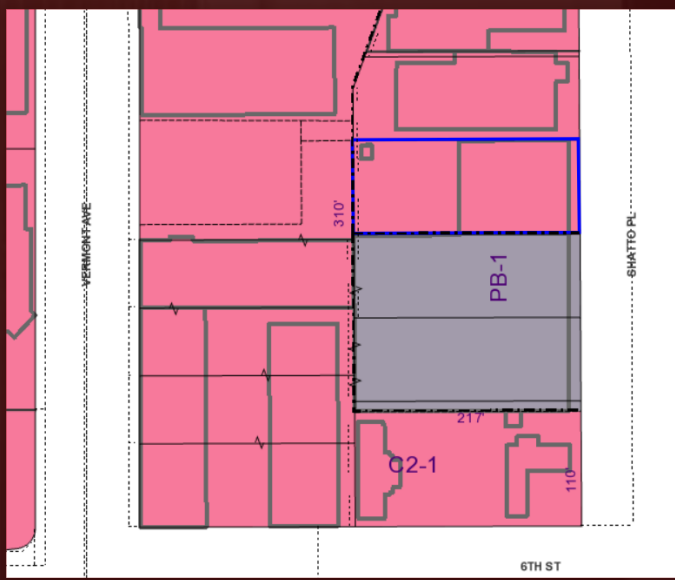
**Galleria**  
MARKET

**Sizzler**





APN: 5077-003-010



ZONING: CR-1



### Demographics

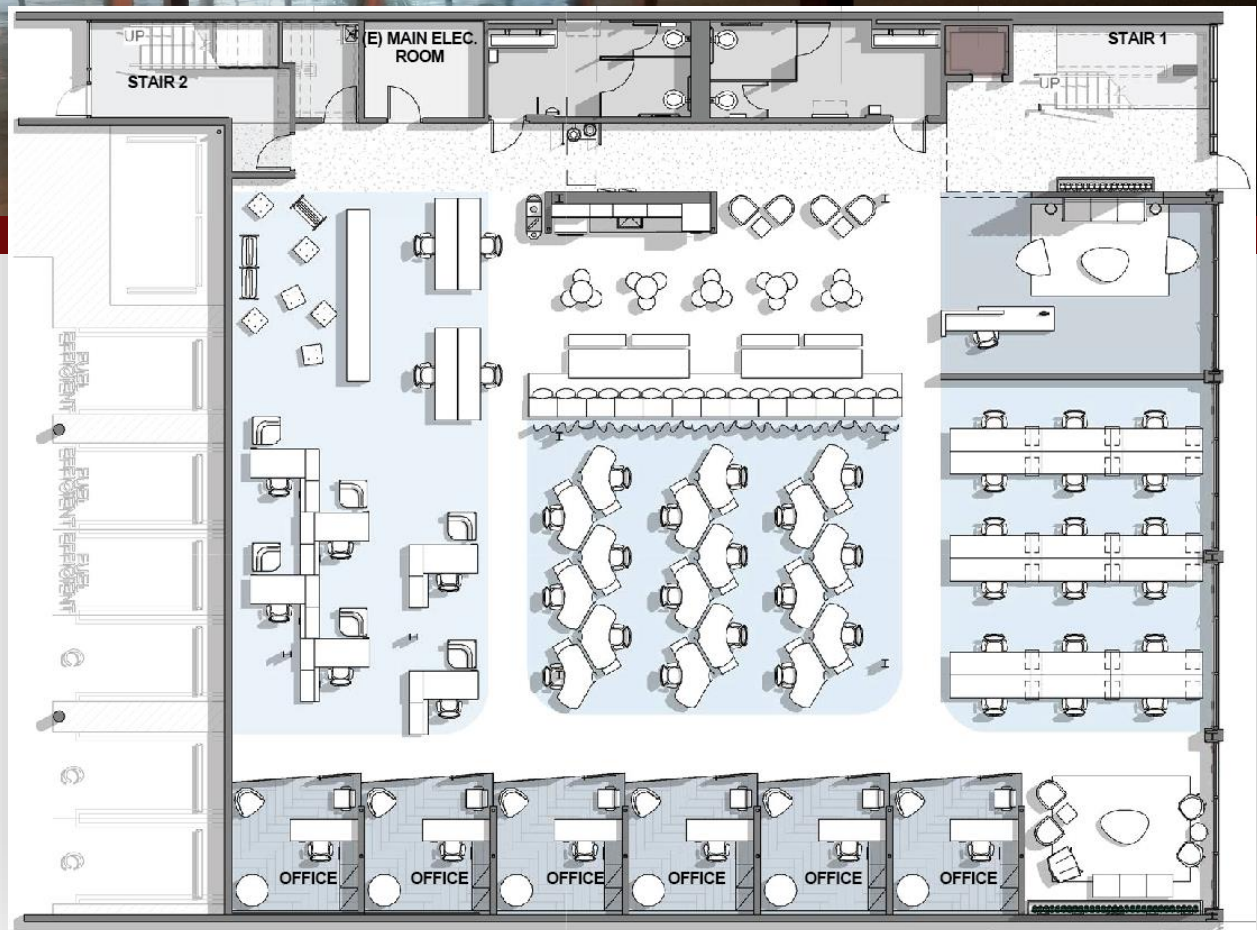
	1 Mile	3 Mile	5 Mile
2017 Total Population	140,167	639,040	1,355,170
2017 Households	52,621	238,838	459,557
% Population Growth 2017-2022	3.97%	3.31%	3.07%
% HH Growth 2017-2022	3.76%	3.21%	3.07%
2017 HH Income: Average	\$33,575	\$35,933	\$40,086

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



# First Floor Plan

Availability:  $\pm 7,690$  SF

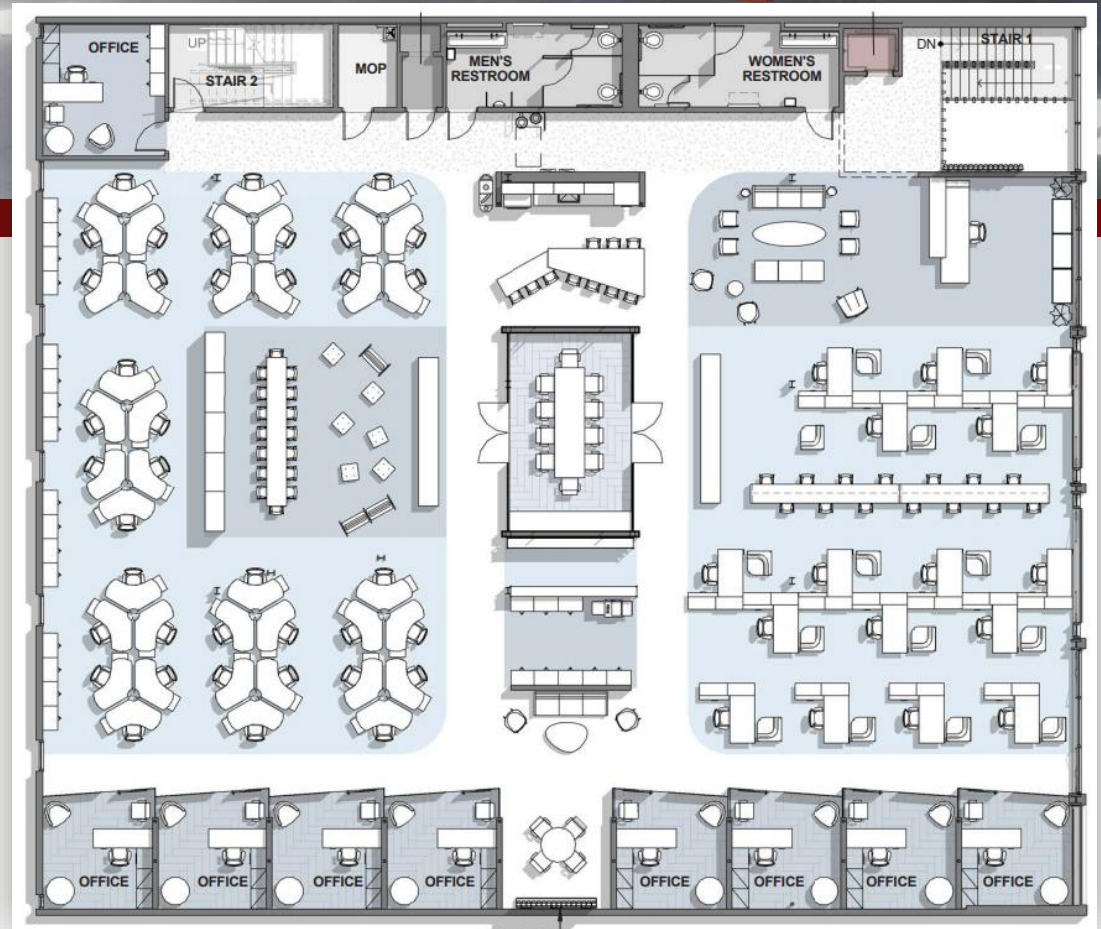


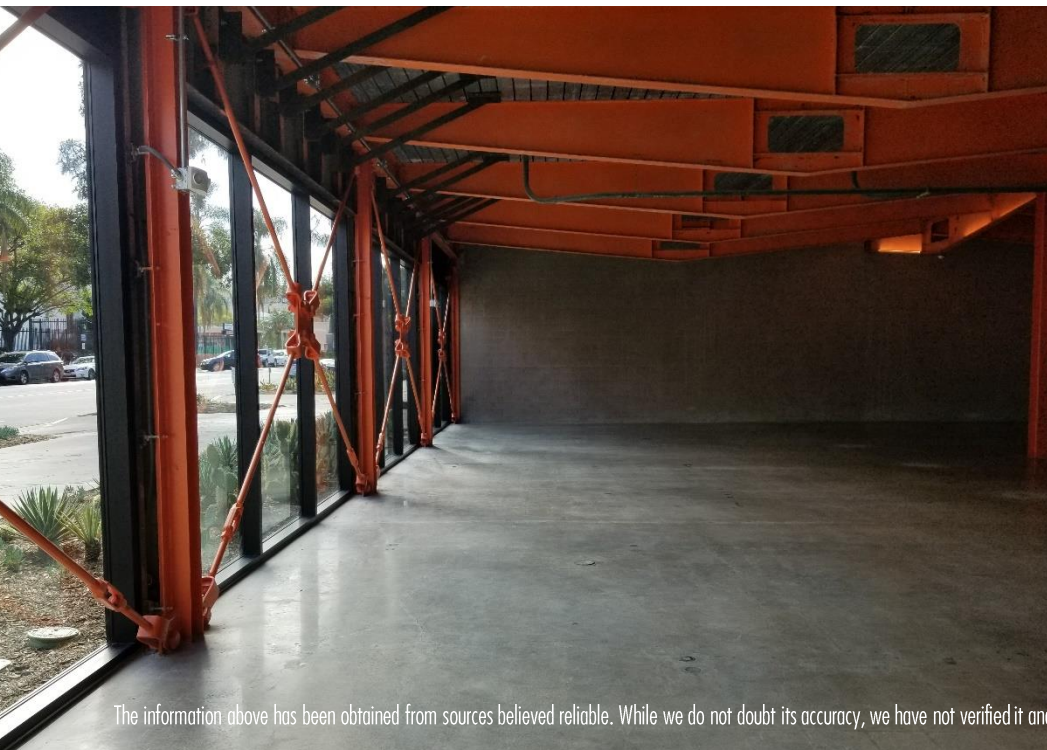
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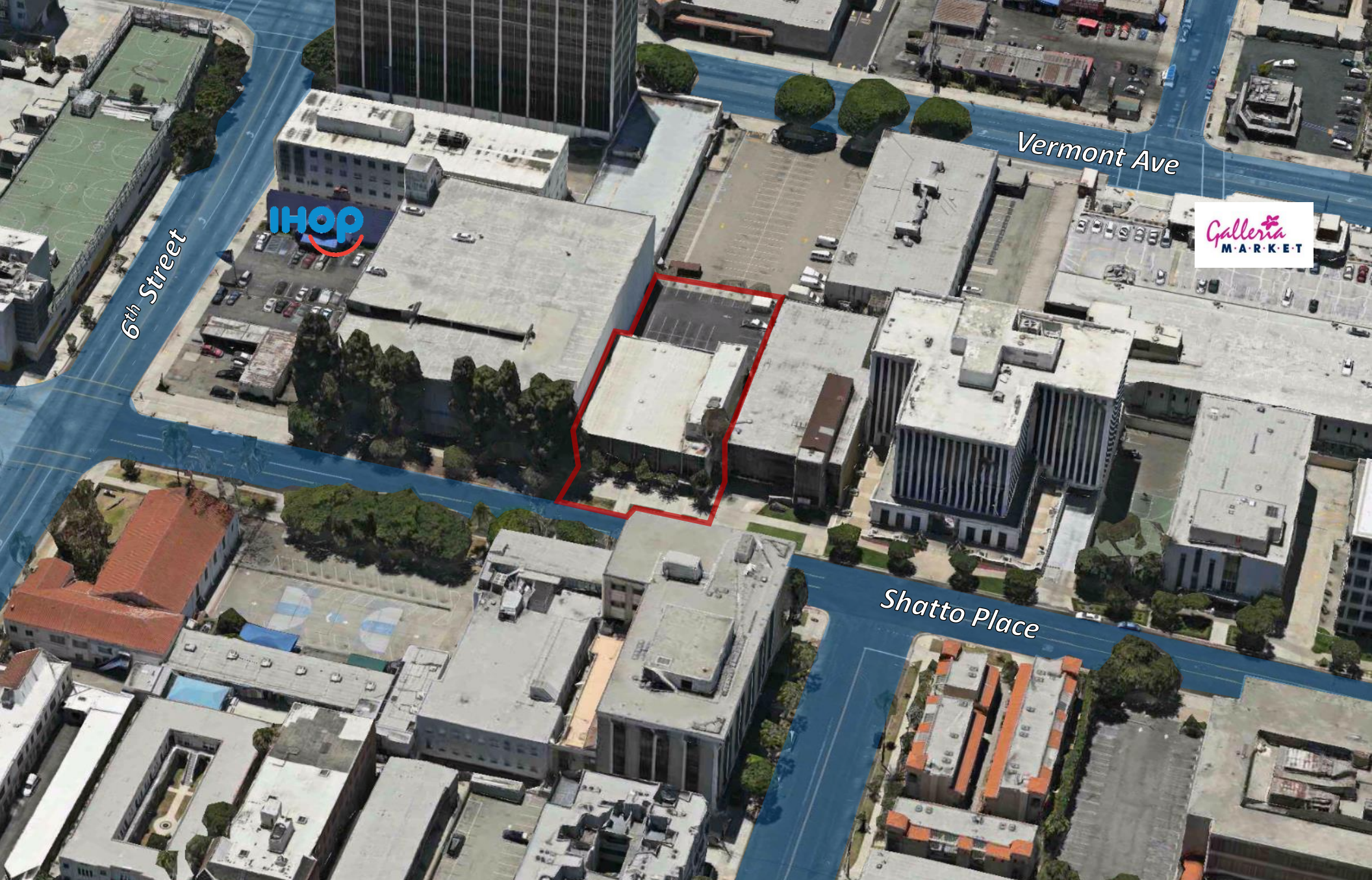


# Second Floor Plan

Availability:  $\pm 10,410$  SF







6th Street

Vermont Ave

Shatto Place

IHOP

Galleria MARKET

**KORUS**  
REAL ESTATE

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**LWLA**  
MAKE A REAL ESTATE

DIVISION OF  
**LEE & ASSOCIATES**

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