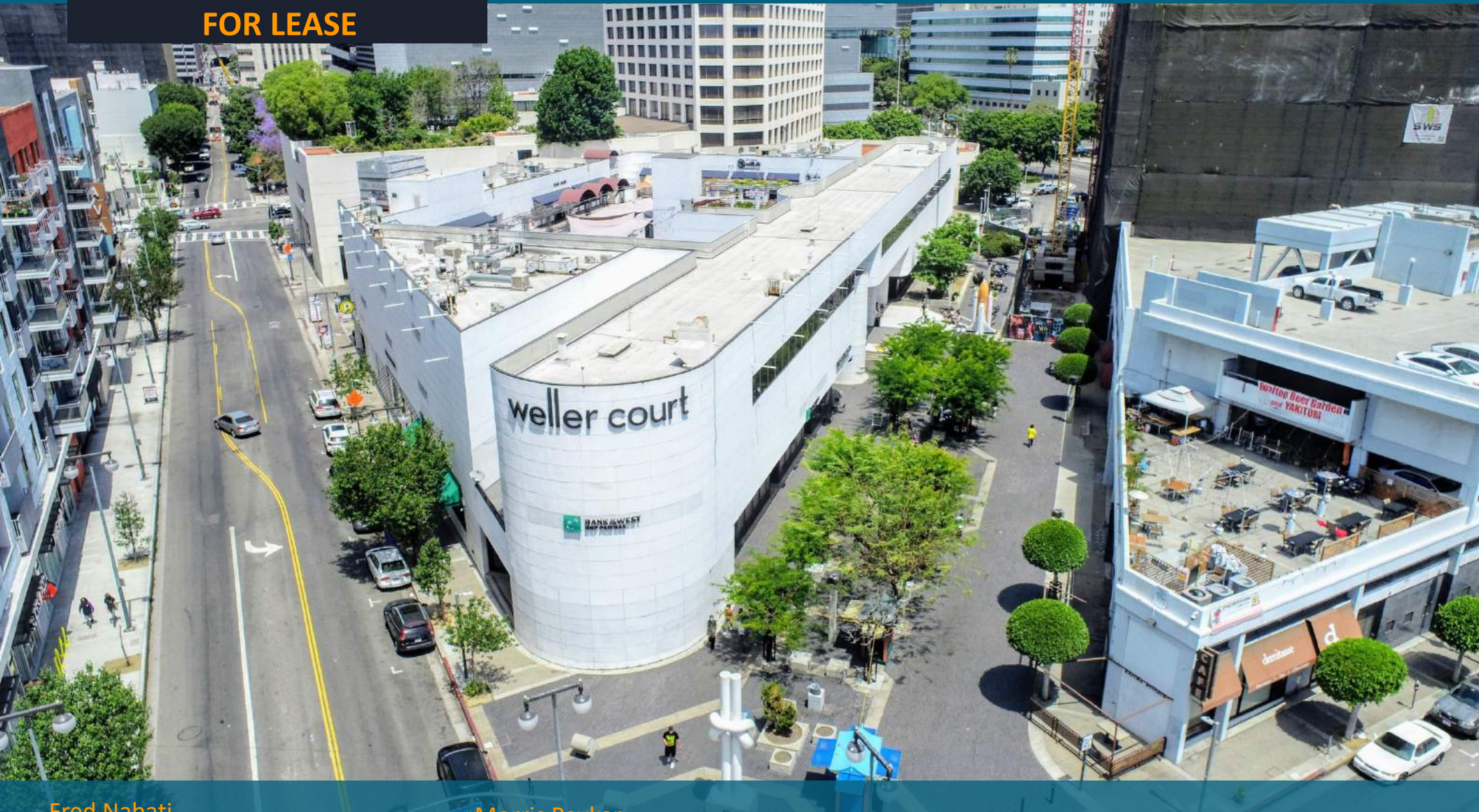


**RESTAURANT & RETAIL
SPECIALTY CENTER
FOR LEASE**

123 ASTRONAUT ELLISON S. ONIZUKA ST., LOS ANGELES, CA 90012



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Beverly Hills, CA 90211



PROPERTY INTRODUCTION

Trimax Realty, Inc. is pleased to present Weller Court located in the sub-area known as Little Tokyo in Downtown Los Angeles.

Weller Court has built in customer base with its high traffic area, direct access from neighboring DoubleTree Hilton Hotel, and upcoming 80+ Unit Mixed Use Development with consumer exposure and access from its courtyard due to be complete May 2022.

Weller Court offers its own parking facility for the use of its tenants' customers so there is no deterrent for consumers to visit premises.

Ownership has plans to modernize center to establish a stable visiting population by providing live music attractions, courtyard bar, children events, and entertainment to make Weller Court the attraction point for visitors to want to spend time and in turn, shop from its tenants, benefiting a long-term benefit for tenant and Landlord. Plans are being drawn to implement as soon as end of year 2021 or early 2022.



MAIN TENANCY SUMMARY & AVAILABILITY

MAIN TENANCY

- BANK OF THE WEST
- MARUKAI SUPERMARKET
- KINOKUNYIA BOOKSTORE
- KUSHISHABU SUSHI RESTAURANT
- TORIGOYA JAPANESE RESTAURANT
- DELITALY RESTAURANT
- HANKOOK KOREAN BBQ

SPACE AVAILABILITY SUMMARY

- **UNIT 101B** – 1100 SQ. FT.
 - \$4.00/SF INCLUDING NNN
- **UNIT 201B** – 2,800 APX SQ. FT. \$4,500/MO
 - \$1.61 SQ. FT. + \$1.25 NNN
- **UNIT 201C** – 3,486 APX SQ. FT. \$5,000/MO
 - \$1.44 SQ. FT. + \$1.25 NNN
- **UNIT 206A** – 1,200 APX SQ. FT. \$3,000/MO
 - 2.50 SQ. FT. + \$1.25 NNN (NEGOTIABLE)
- **UNIT 301** – 3,600 APX. SQ. FT. + PATIO \$15,000/MO
 - \$4.17 SQ. FT. (INCLUDES NNN)
 - SPECIAL ALCOHOL LICENSE INCLUDED
- **UNIT 308** – 2500 APX. SQ. FT. \$8,125/MO
 - \$3.25 SQ. FT. + \$1.25 NNN (NEGOTIABLE)

LEASED
LEASED

UNIT DETAILS,
PHOTOS
AND
FLOOR PLANS



UNIT 101B DETAILS

UNIT 101B

- 1100 SQ. FT.
- ASKING \$4/SQ. FT INCLUDING NNN

USES:

- OFFICE SPACE
- RETAIL
- FOOD RELATED
- BEAUTY (SPA, NAILS, HAIR, ETC.)
- MASSAGE/SPA
- GYM/EXERCISE
- LANDLORD OPEN TO OTHER USE PROPOSALS

UNIT 101B PHOTOS



UNIT 201B DETAILS

UNIT 201B

- APPROXIMATELY 2800 SQ. FT.
- ASKING \$4,500/MO (\$1.61 SQ. FT.)
- NNN: \$1.25/SQ. FT.
- DIVISIBLE: POSSIBLE DEPENDING ON SIZE NEEDED

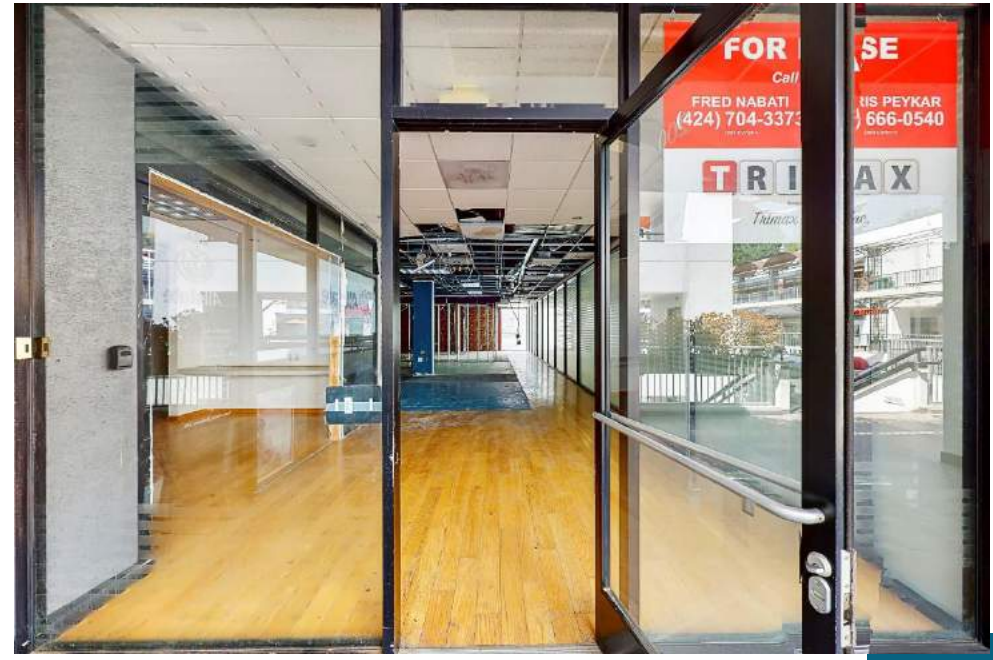
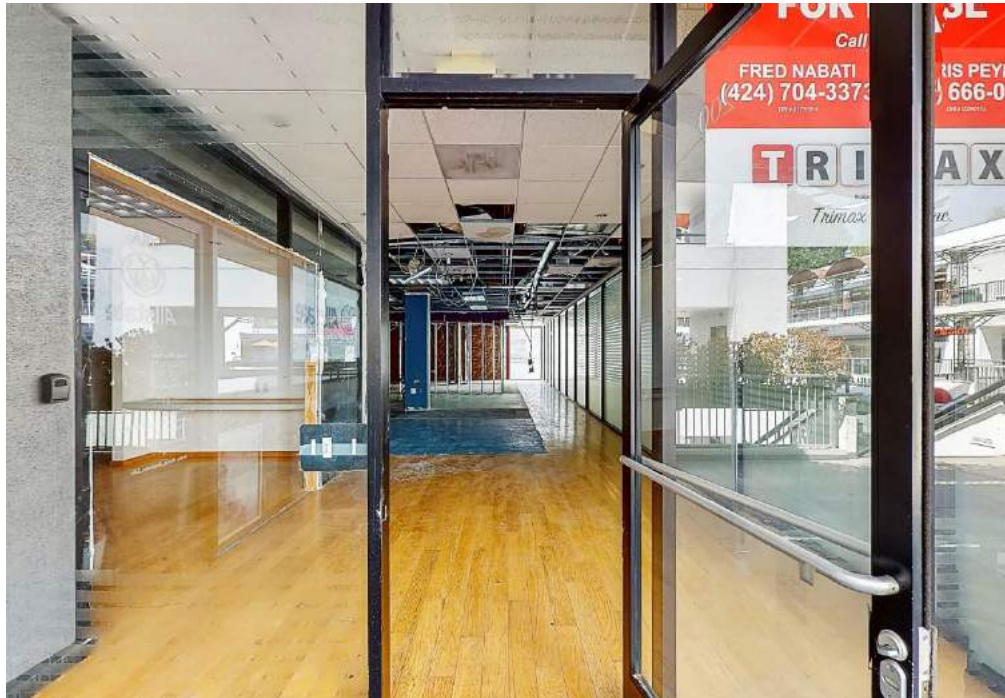
USES:

- OFFICE SPACE
- RETAIL
- FOOD RELATED
- BEAUTY (SPA, NAILS, HAIR, ETC.)
- MASSAGE/SPA
- GYM/EXERCISE
- LANDLORD OPEN TO OTHER USE PROPOSALS

3D TOUR:

- <https://my.matterport.com/show/?m=GwqftPrUx67>

UNIT 201B PHOTOS



UNIT 201B PHOTOS



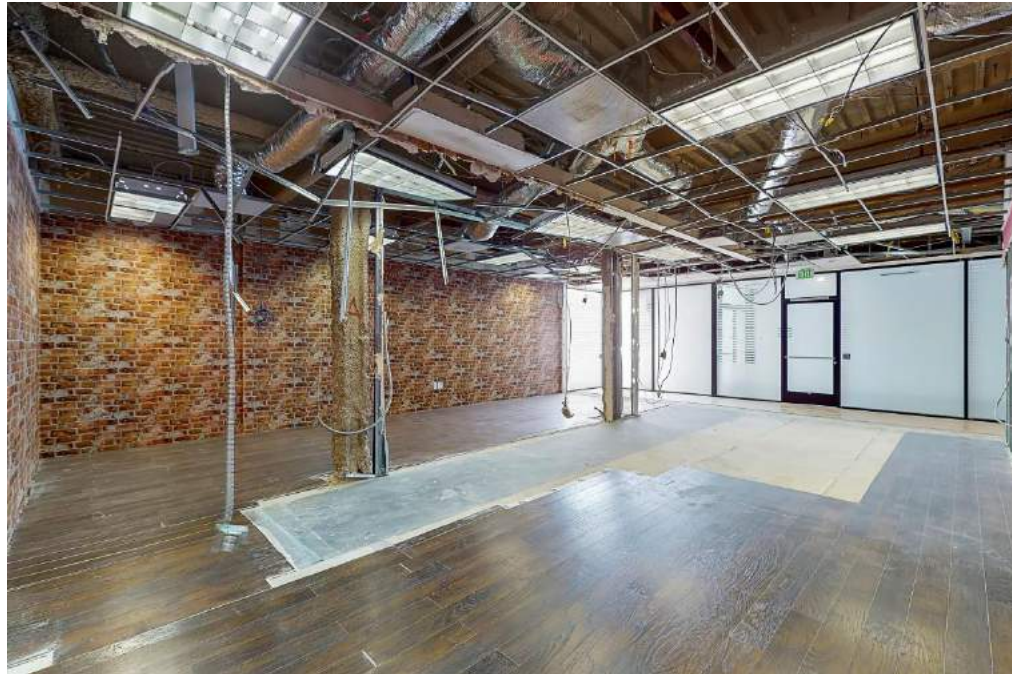
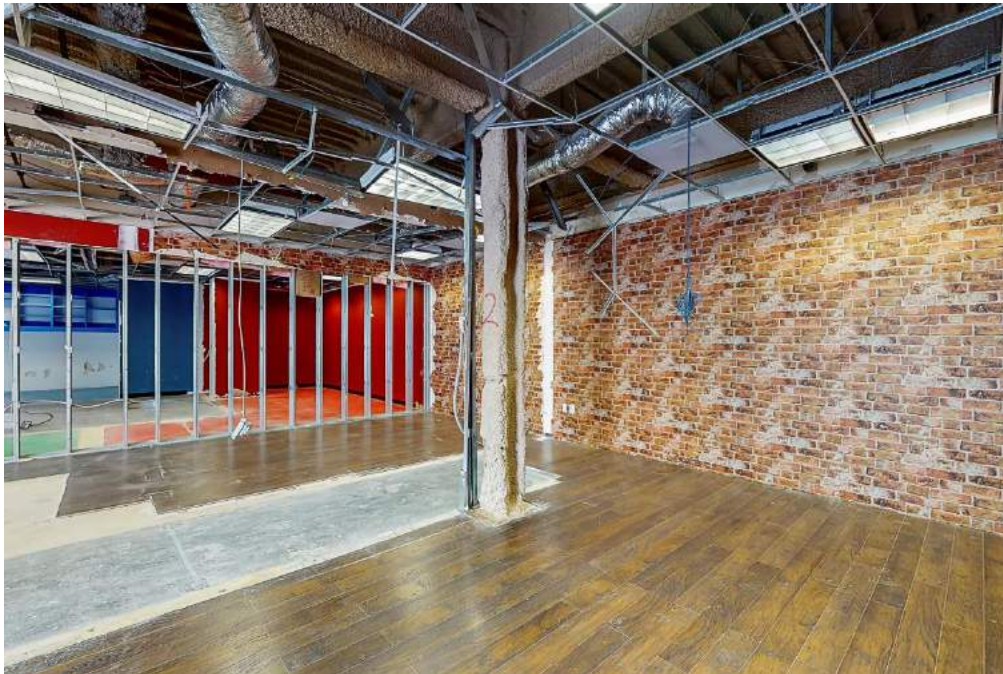
UNIT 201B PHOTOS



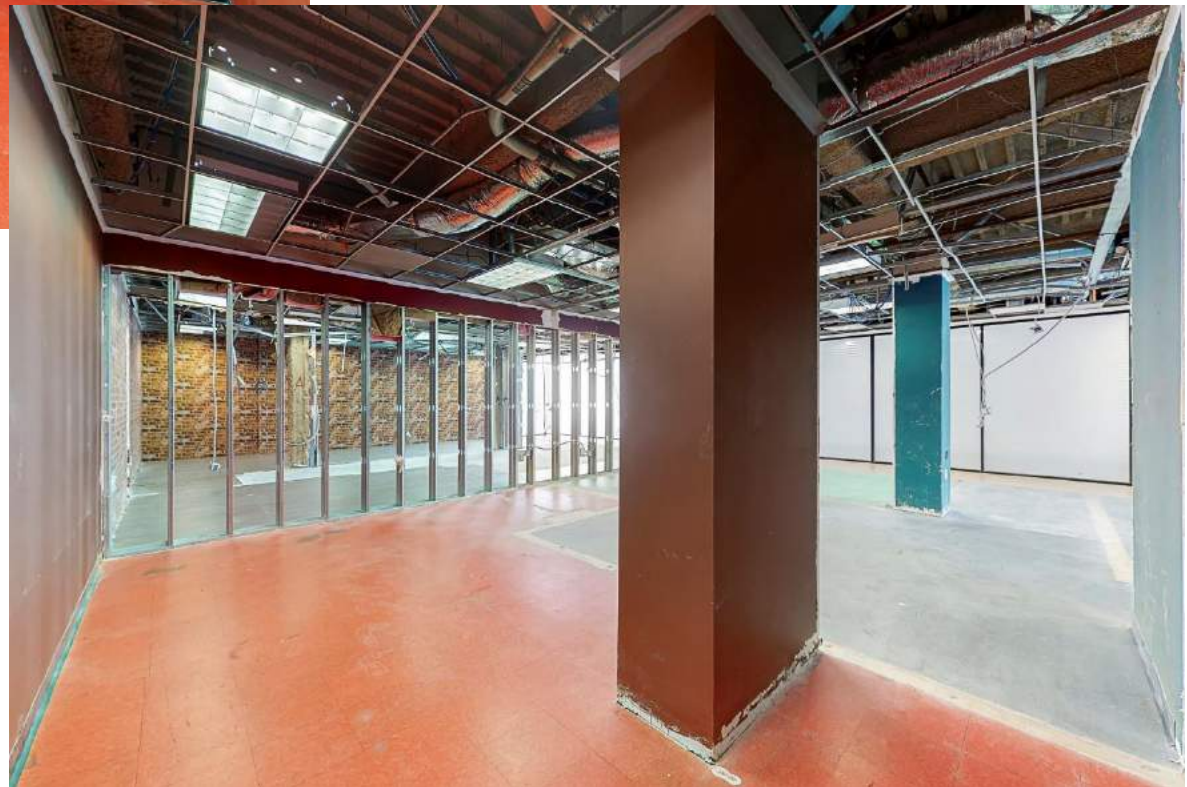
UNIT 201B PHOTOS



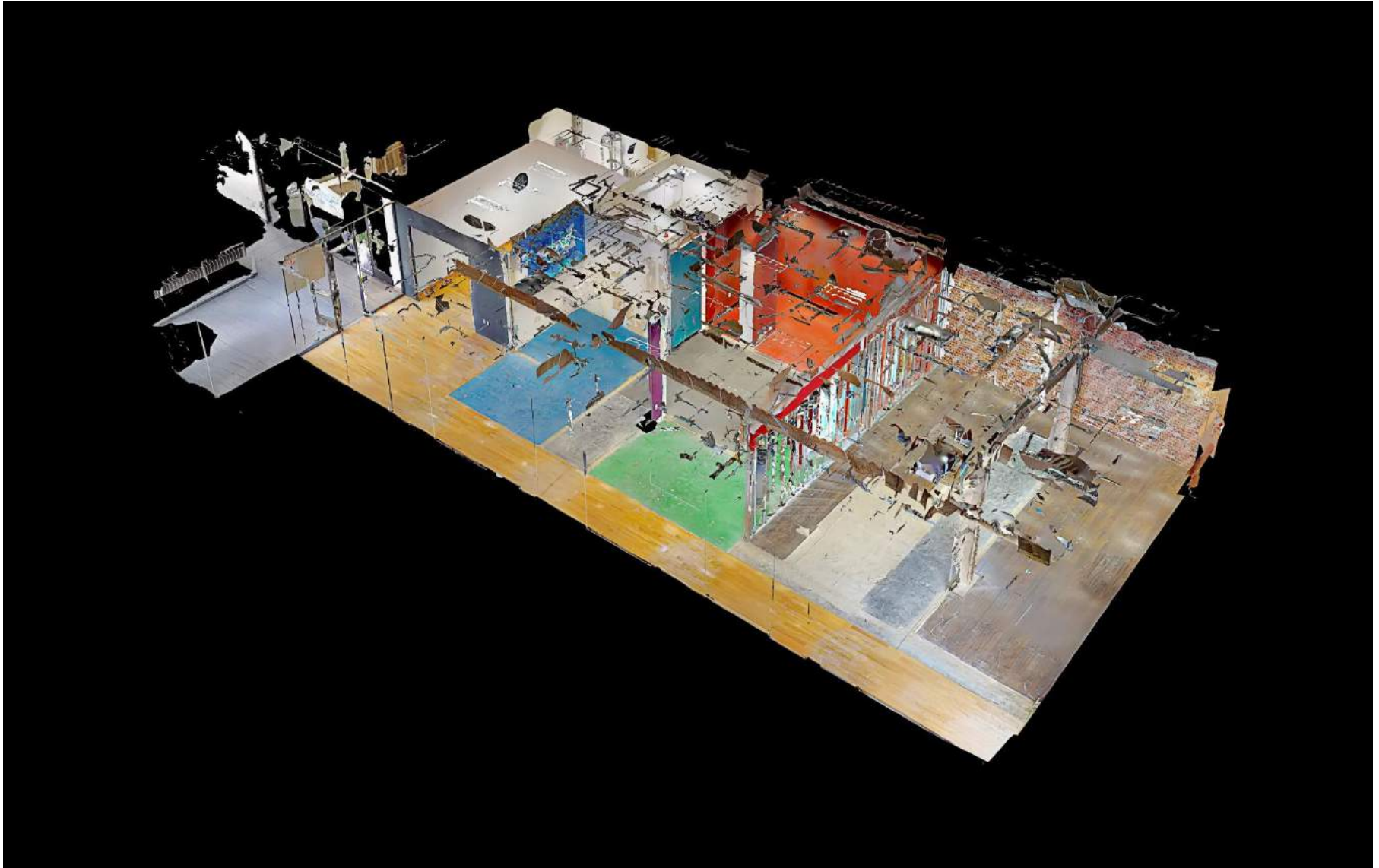
UNIT 201B PHOTOS



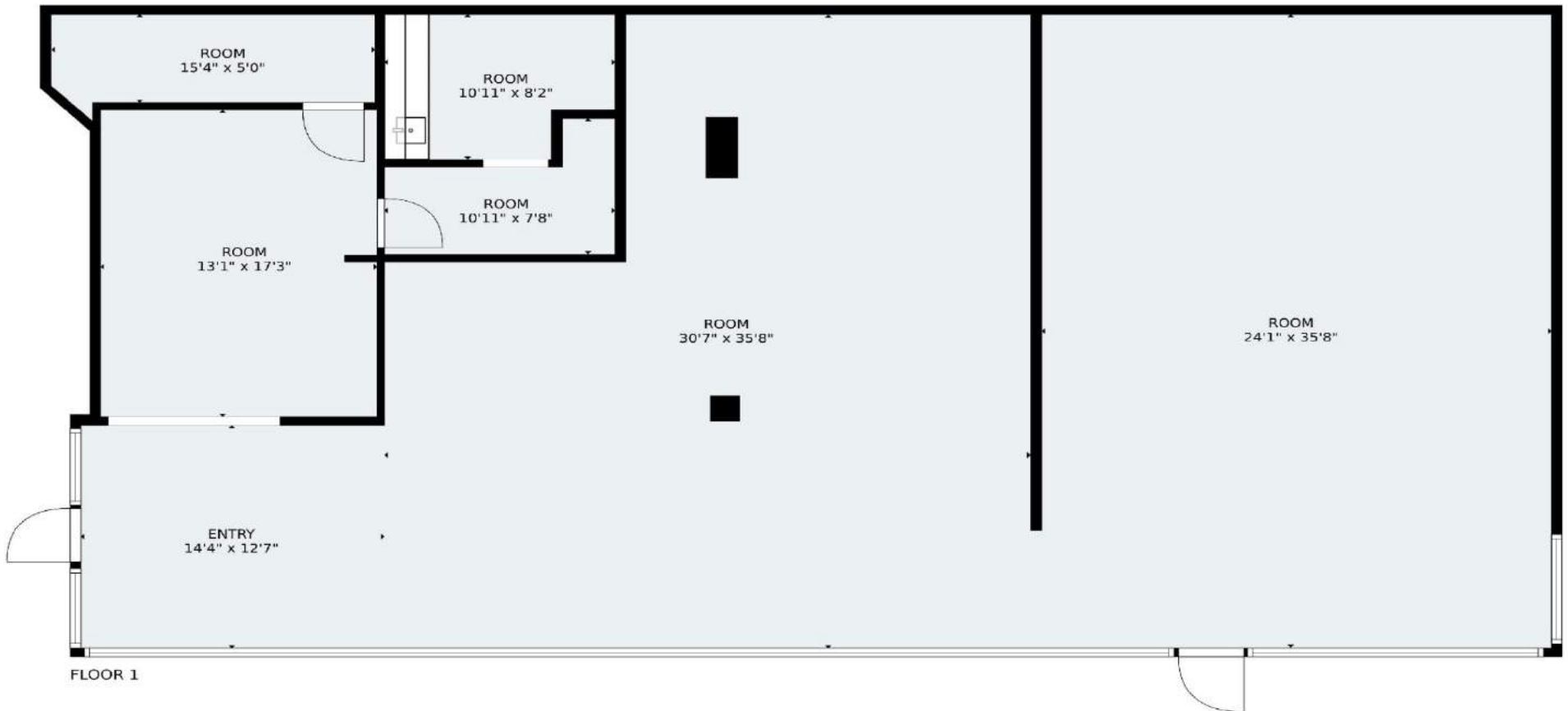
UNIT 201B PHOTOS



UNIT 201C PHOTO TOP VIEW



OFFICE UNIT 201B FLOOR PLAN



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



UNIT 201C DETAILS

UNIT 201C

- APPROXIMATELY 3486 SQ. FT.
- ASKING \$5,000/MO (\$1.44 SQ. FT.)
- NNN: \$1.25/SQ. FT.
- DIVISIBLE: INQUIRE

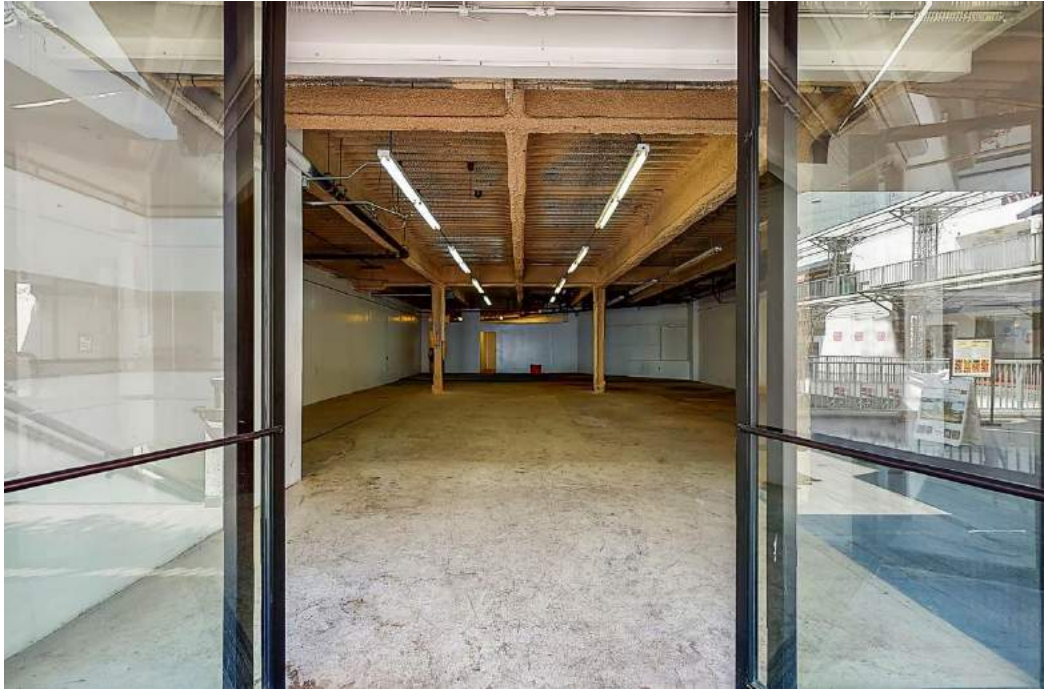
USES:

- OFFICE SPACE
- RETAIL
- FOOD RELATED
- BEAUTY (SPA, NAILS, HAIR, ETC.)
- GYM/EXERCISE
- MASSAGE/SPA
- LANDLORD OPEN TO OTHER USE PROPOSALS

3D TOUR:

- <https://my.matterport.com/show/?m=8yJkQnaSjsv>

UNIT 201C PHOTOS



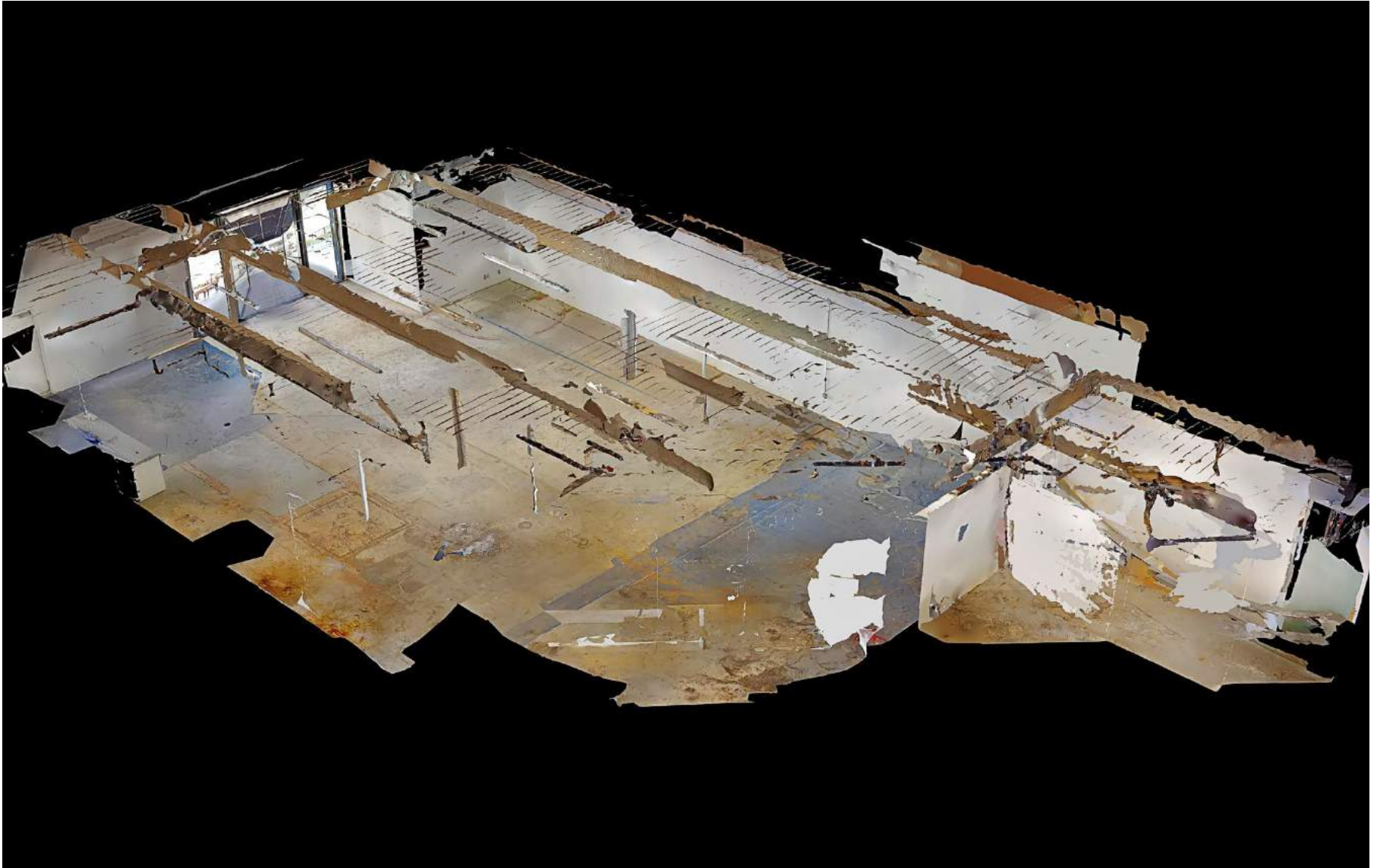
UNIT 201C PHOTOS



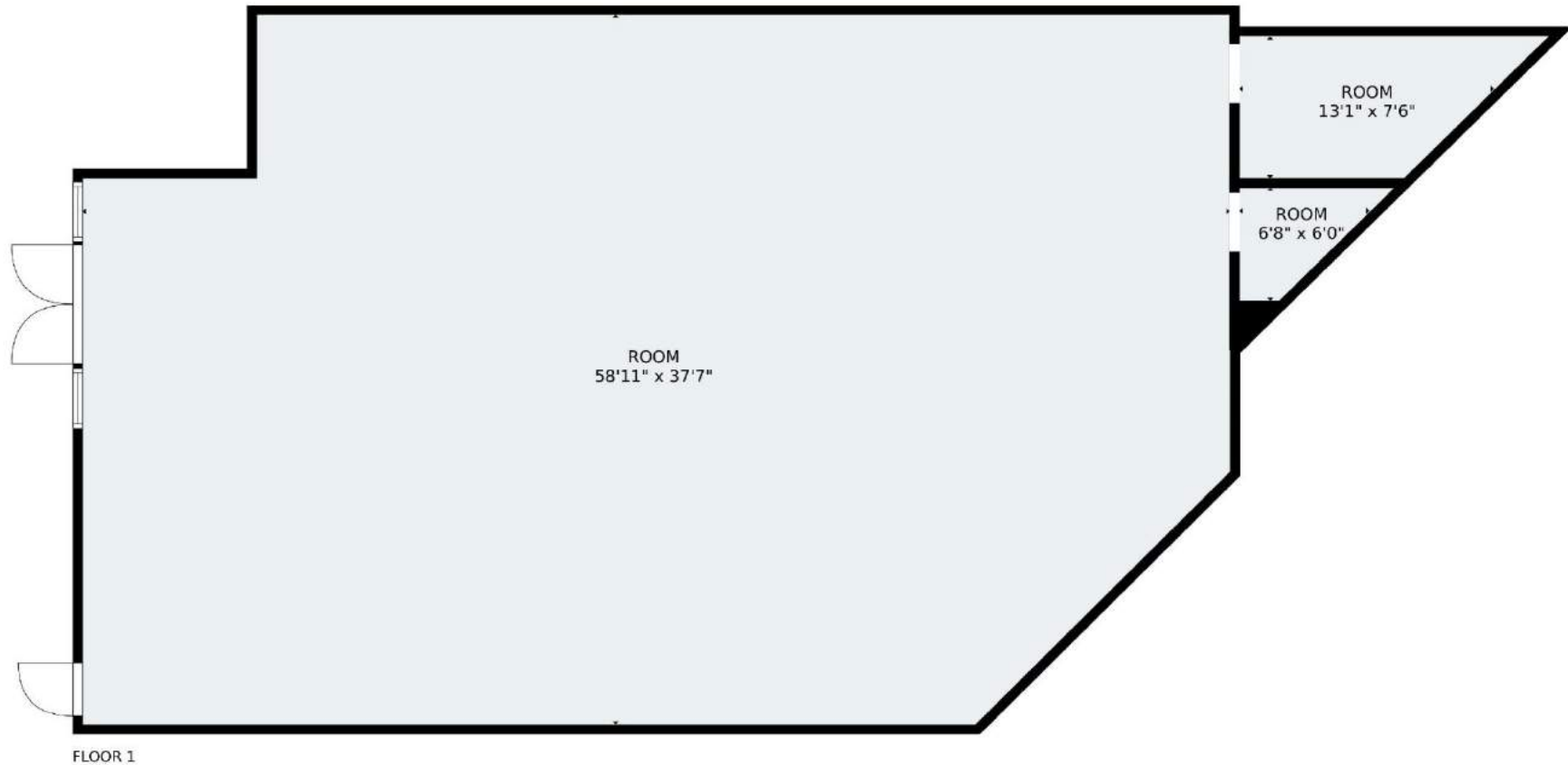
UNIT 201C PHOTOS



UNIT 201C PHOTO TOP VIEW



201C FLOOR PLAN



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



UNIT 206A DETAILS

UNIT 206A

- APPROXIMATELY 1200 SQ. FT.
- ASKING \$2,500/MO (\$2.50 SQ. FT.) (NEGOTIABLE)
- NNN: \$1.25/SQ. FT.
- DIVISIBLE: INQUIRE

USES:

- OFFICE SPACE
- RETAIL
- FOOD RELATED
- BEAUTY (SPA, NAILS, HAIR, ETC.)
- GYM/EXERCISE
- MASSAGE/SPA
- LANDLORD OPEN TO OTHER USE PROPOSALS

3D TOUR:

- <https://my.matterport.com/show/?m=3R27cu1UDdC>

UNIT 206A PHOTOS



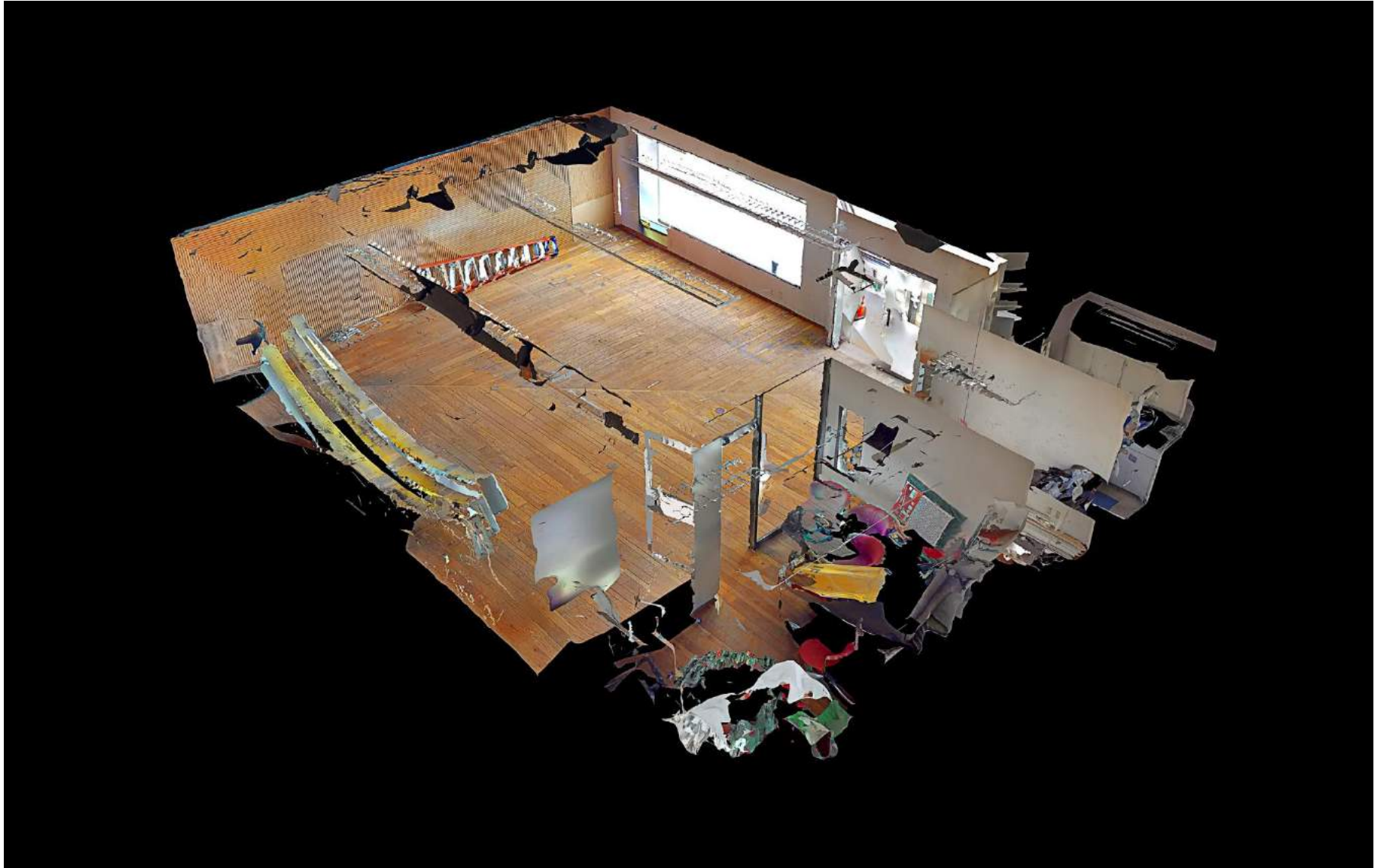
UNIT 206A PHOTOS



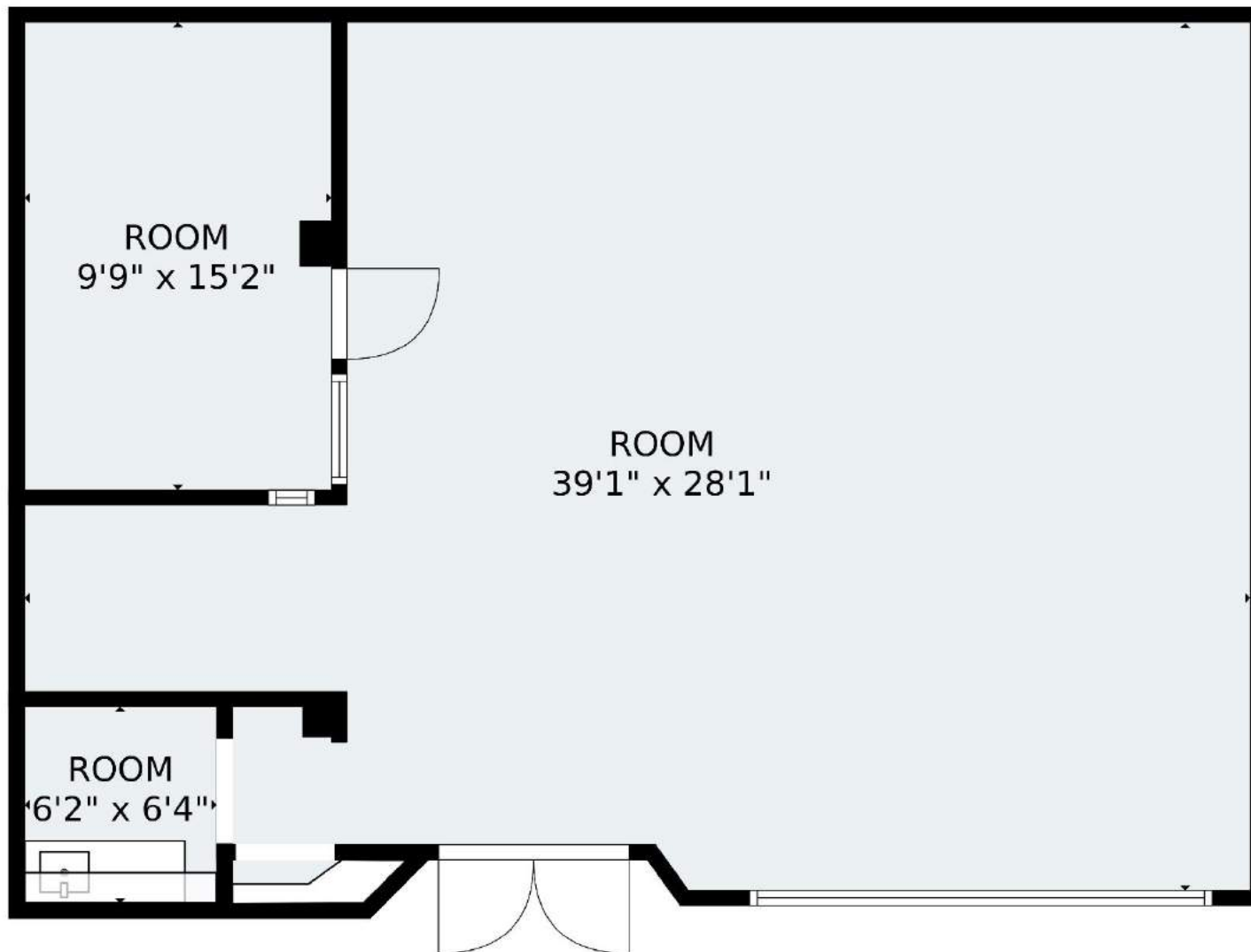
UNIT 206A PHOTOS



UNIT 206A PHOTO TOP VIEW



UNIT 206A FLOOR PLAN



FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



UNIT 301 DETAILS

UNIT 301

- APPROXIMATELY 3600 SQ. FT. + PATIO
- ASKING \$15,000/MO (\$4.17 SQ. FT.)
- NNN: INCLUDED
- DIVISIBLE: NO
- *** INCLUDES RARE ALCOHOL LICENSE THAT ALLOWS SERVING ALCOHOL FROM 10 AM – 2 AM, 7 DAYS A WEEK ON PREMISES.

USES:

- BAR
- CLUB
- RESTAURANT
- KAROKE
- LANDLORD OPEN TO OTHER USE PROPOSALS

3D TOUR:

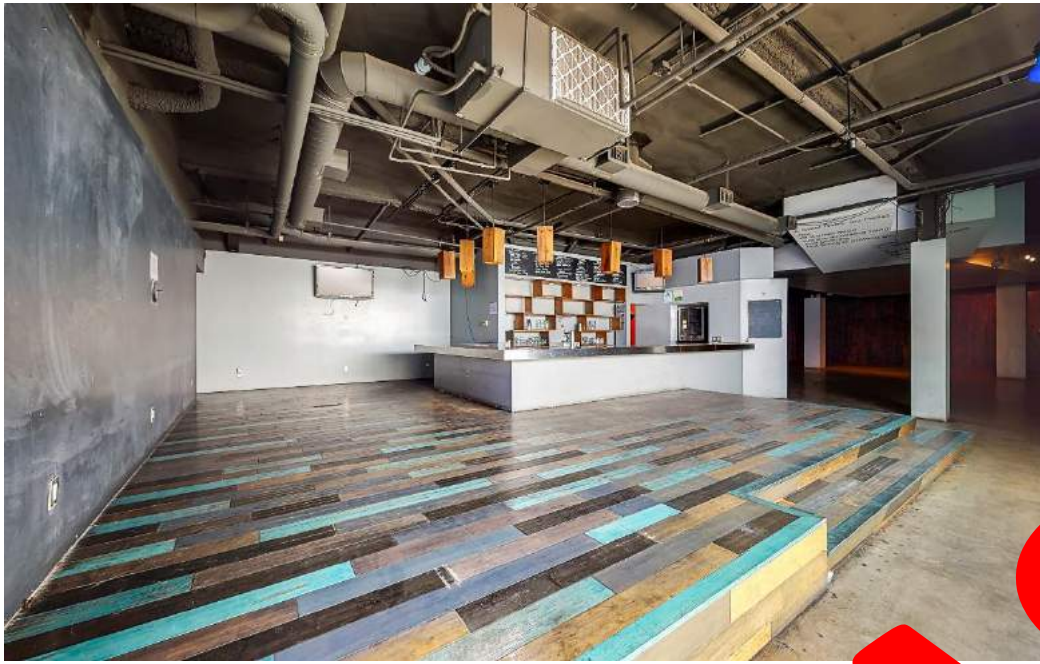
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LEASED

UNIT 301 PHOTOS

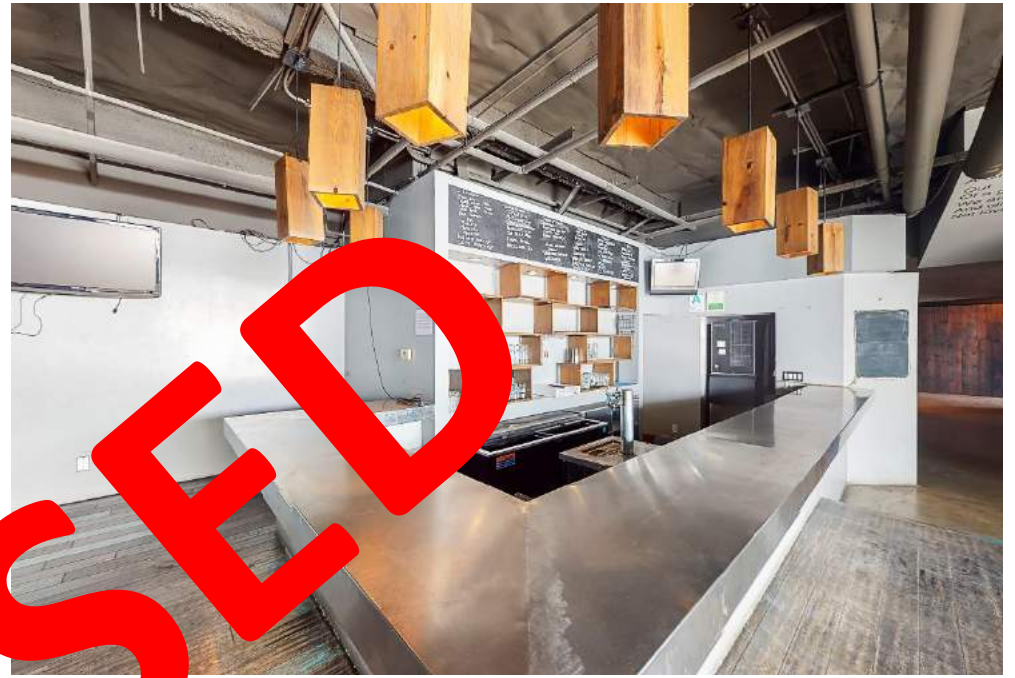


UNIT 301 PHOTOS

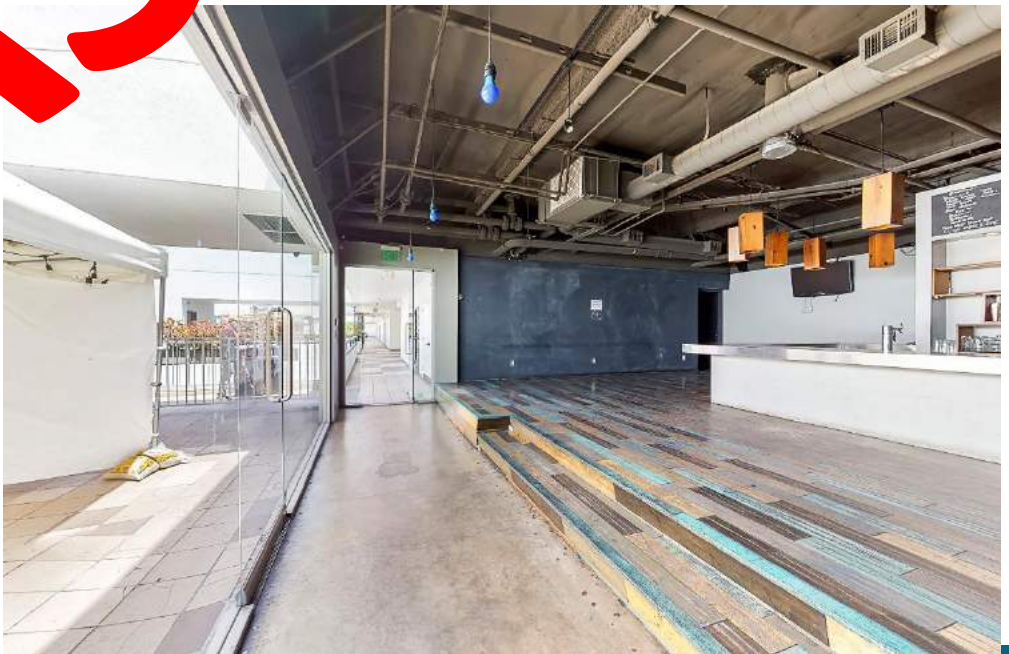


LEASED

UNIT 301 PHOTOS



UNIT 301 PHOTOS



LEASED

UNIT 301 PHOTOS



UNIT 301 PHOTOS



UNIT 301 PHOTOS



UNIT 301 PHOTOS

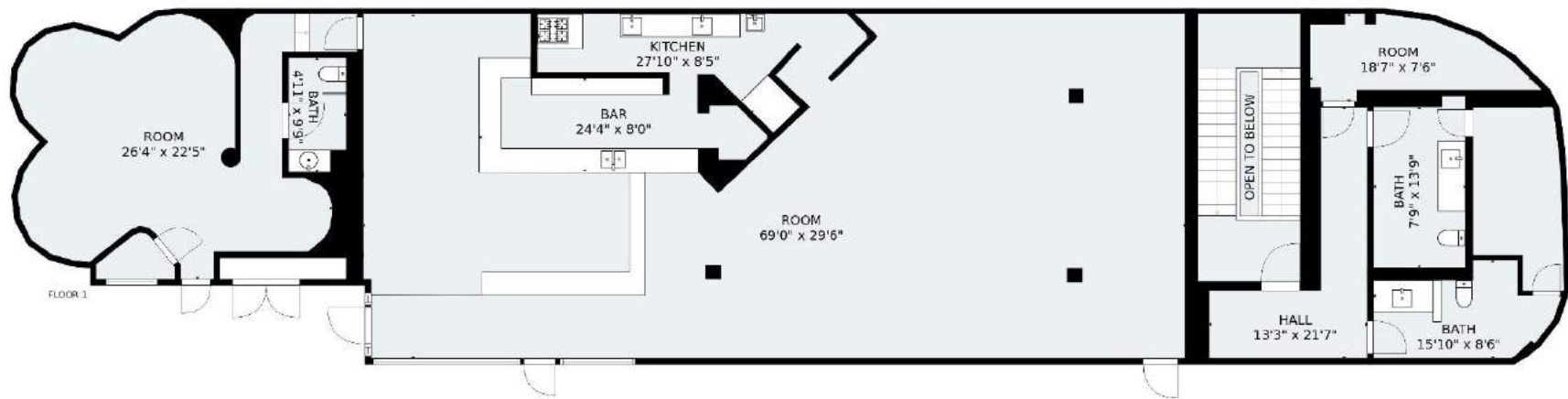


UNIT 301 PHOTOS





UNIT 301 FLOOR PLAN



LEASED

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



UNIT 308 DETAILS

UNIT 308

- APPROXIMATELY 2500 SQ. FT. + PATIO
- ASKING \$8,125/MO (\$3.25 SQ. FT.)
- NNN: \$1.25 NNN
- DIVISIBLE: NO

USES:

- RESTAURANT
 - EACH PATRON TABLE HAS A GRILL FOR SELF-PATRON COOKING OF FOOD (I.E. KOREAN BBQ STYLE)

LEASED

UNIT 308 PHOTOS



UNIT 308 PHOTOS



UNIT 308 PHOTOS



COMMON AREA & EXTERIOR PHOTOS



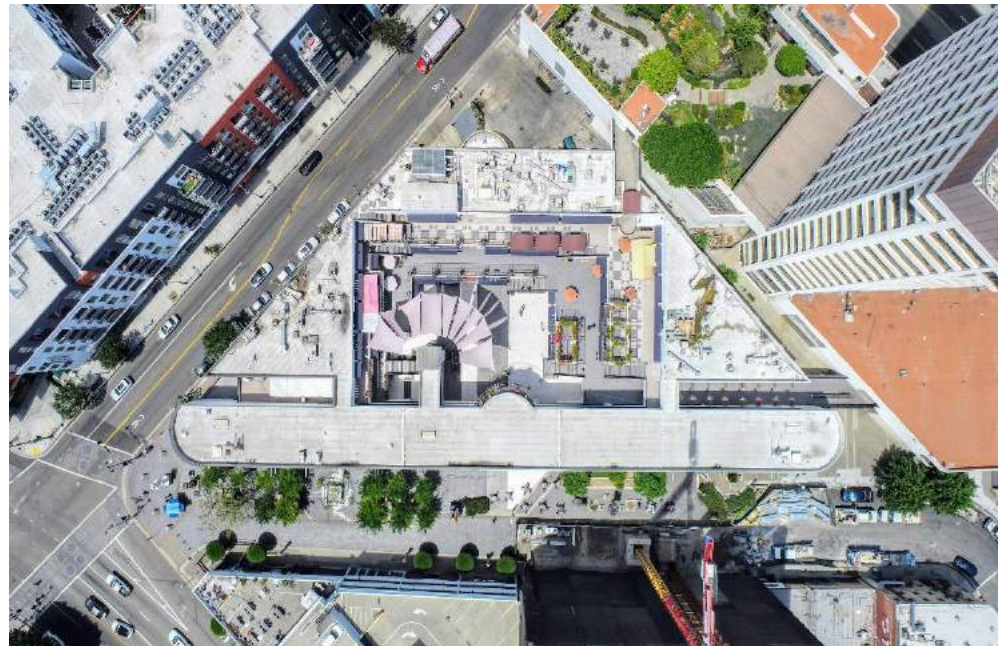
COURTYARD



COURTYARD



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



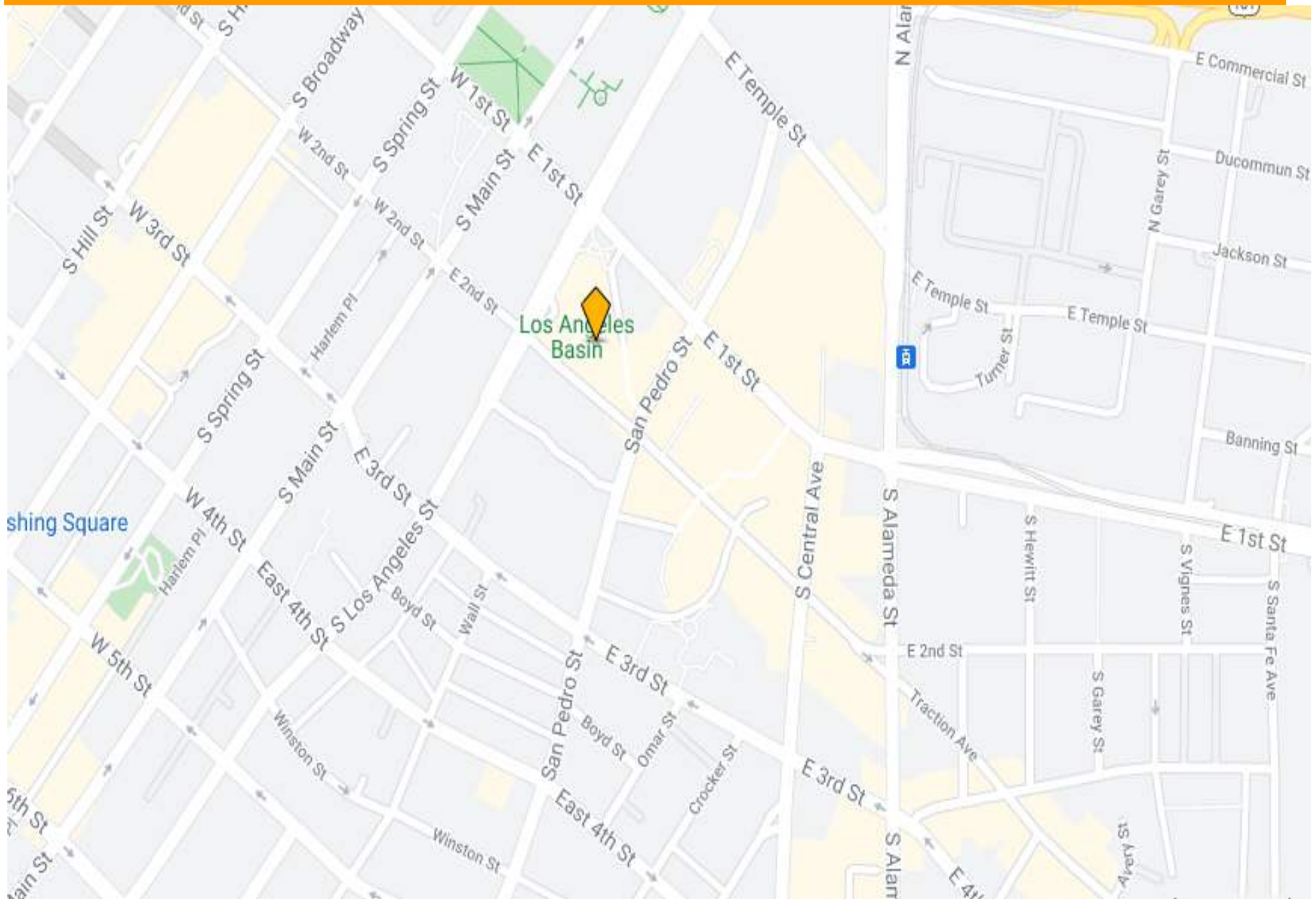
AERIAL VIEW



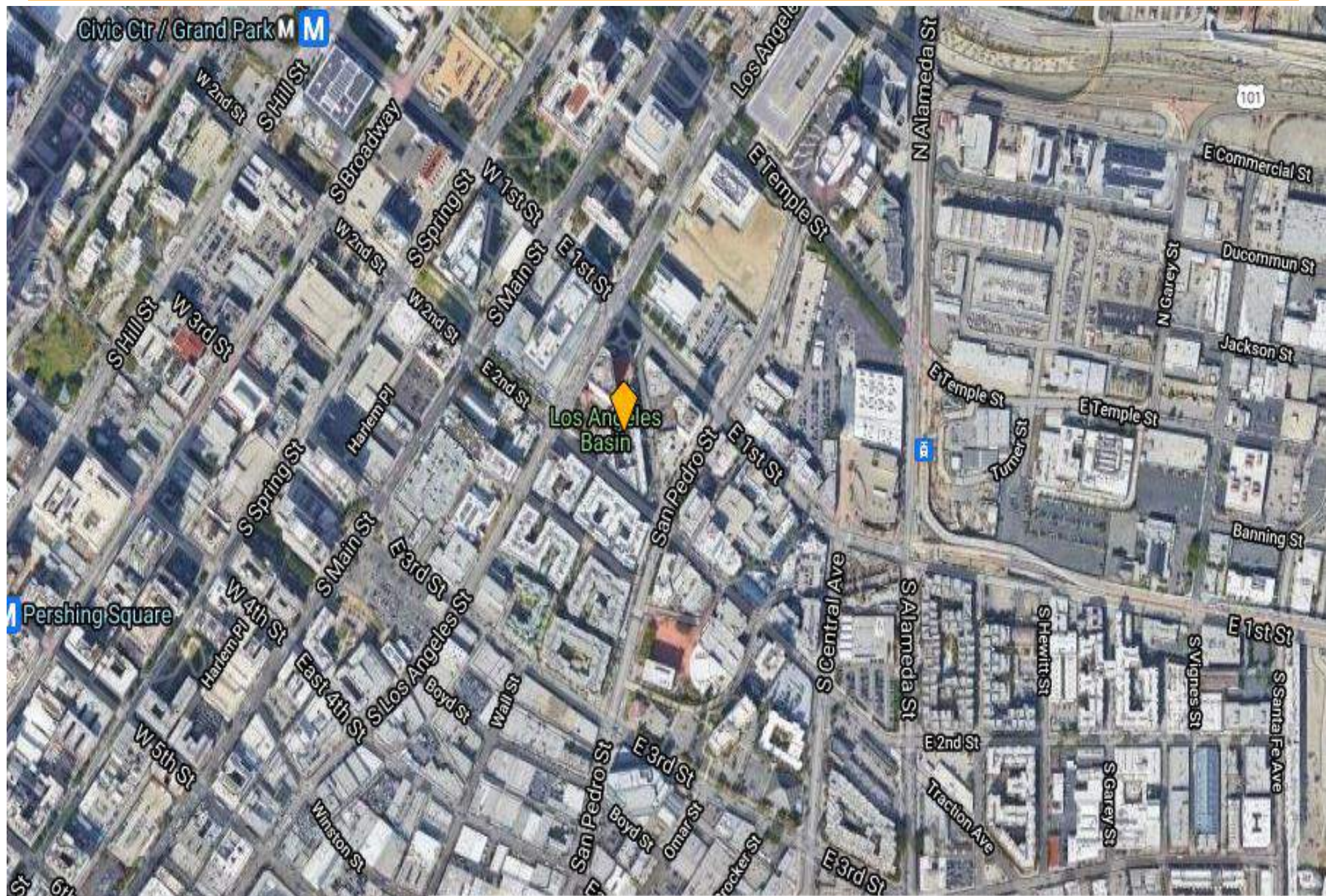
MAPS & AERIALS



MAP LOCATION



AERIAL MAP VIEW





DEMOGRAPHICS

DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	167,663	1,182,624	3,473,992
2021 Population	200,696	1,214,879	3,518,888
2026 Population Projection	204,913	1,208,773	3,492,074
Annual Growth 2010-2021	1.8%	0.2%	0.1%
Annual Growth 2021-2026	0.4%	-0.1%	-0.2%
Median Age	36.5	34.9	36.2
Bachelor's Degree or Higher	28%	22%	26%
U.S. Armed Forces	18	99	655

INFORMATION WAS RETRIEVED FROM COSTAR ON 06/04/21. THE INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Households	2 mile	5 mile	10 mile
2010 Households	60,205	369,955	1,152,956
2021 Households	76,077	383,602	1,171,332
2026 Household Projection	78,302	382,323	1,163,041
Annual Growth 2010-2021	2.4%	0.7%	0.4%
Annual Growth 2021-2026	0.6%	-0.1%	-0.1%
Owner Occupied Households	9,260	79,177	374,406
Renter Occupied Households	69,042	303,145	788,635
Avg Household Size	2.3	3	2.9
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$1.9B	\$10.4B	\$36.2B

INFORMATION WAS RETRIEVED FROM COSTAR ON 06/4/21. THE INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

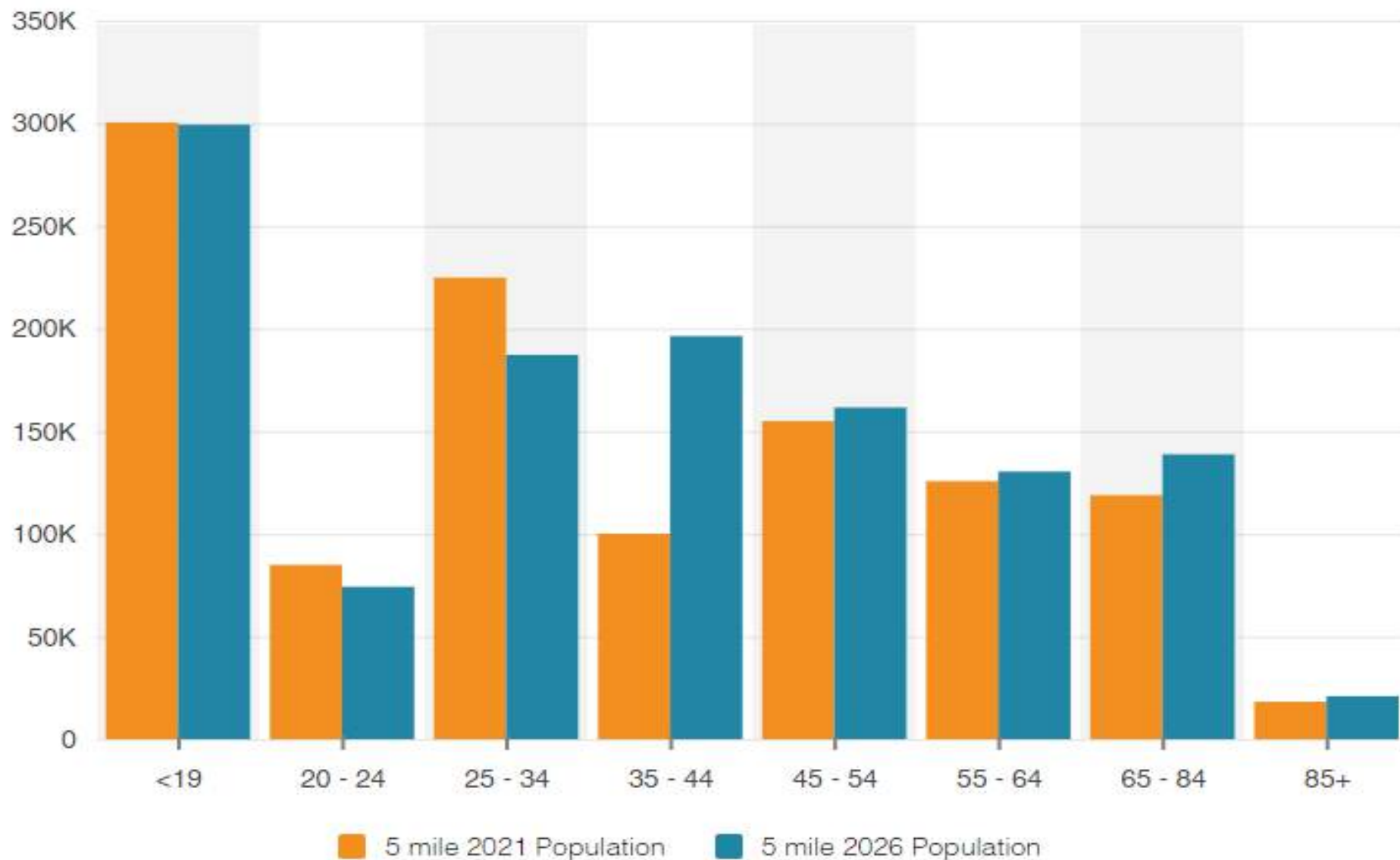
DEMOGRAPHICS

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$76,296	\$70,632	\$85,832
Median Household Income	\$45,979	\$48,265	\$59,990
< \$25,000	25,646	106,365	262,902
\$25,000 - 50,000	13,987	90,568	238,278
\$50,000 - 75,000	9,313	63,999	195,806
\$75,000 - 100,000	6,860	39,705	133,107
\$100,000 - 125,000	6,057	28,350	104,468
\$125,000 - 150,000	3,967	16,569	63,774
\$150,000 - 200,000	4,566	17,786	72,985
\$200,000+	5,682	20,262	100,014

INFORMATION WAS RETRIEVED FROM COSTAR ON 06/4/21. THE INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

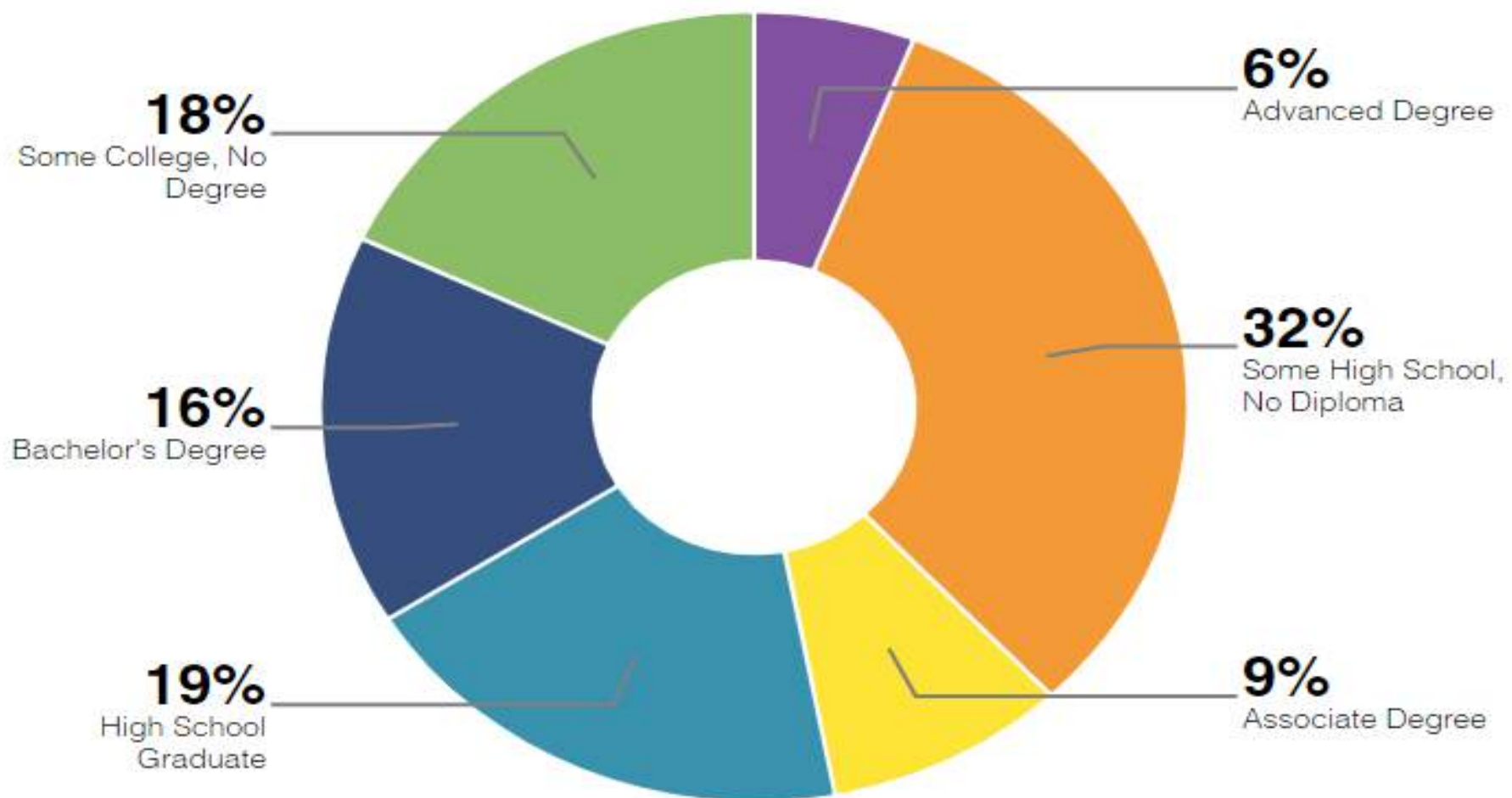
DEMOGRAPHICS

Population By Age



INFORMATION WAS RETRIEVED FROM COSTAR ON 06/4/21. THE INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

Educational Attainment

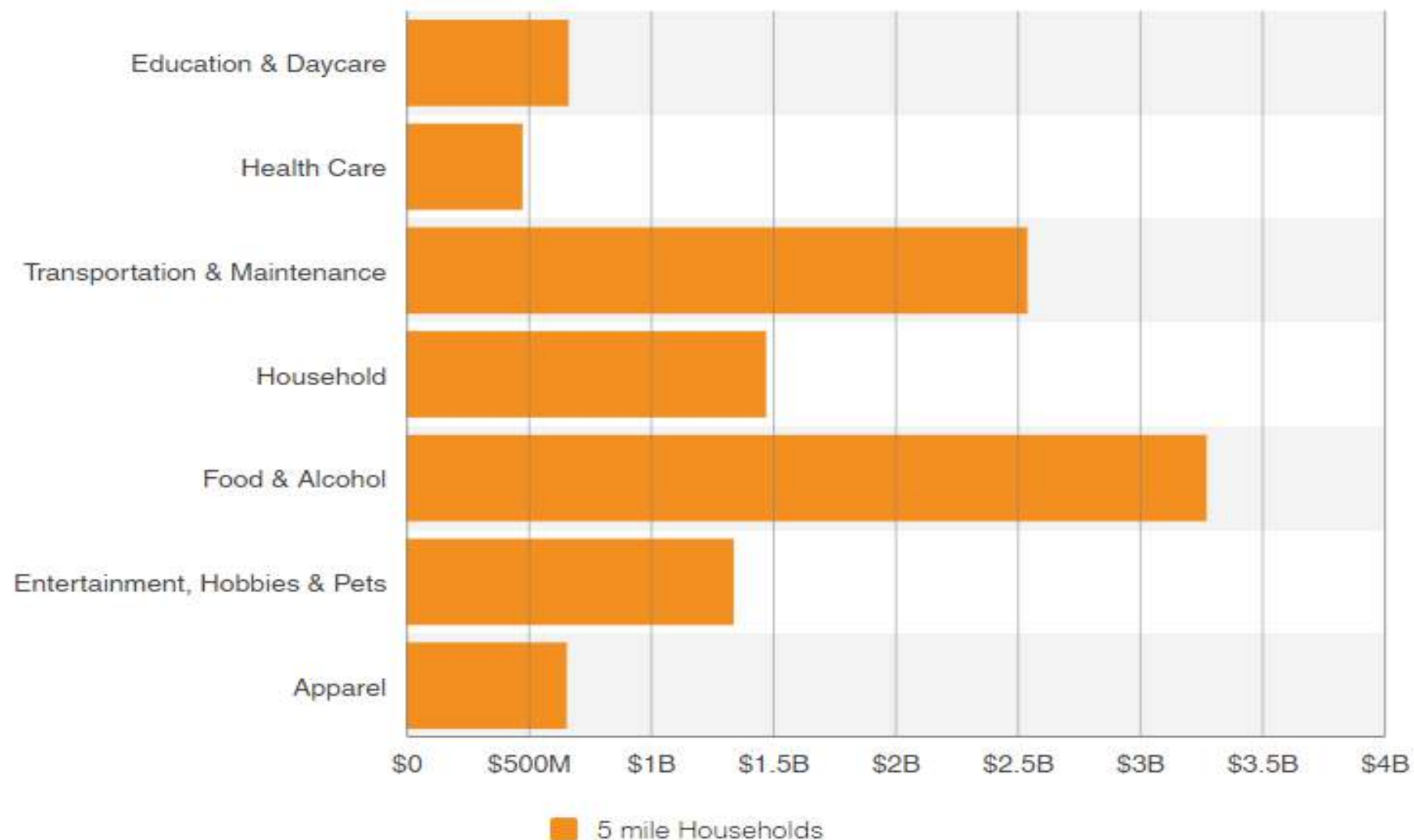


5 mile 2021 % of Population

INFORMATION WAS RETRIEVED FROM COSTAR ON 06/4/21. THE INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Consumer Spending



INFORMATION WAS RETRIEVED FROM COSTAR ON 06/4/21. THE INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

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