



FOR LEASE

WELLER COURT | Little Tokyo

weller court

BANK OF THE WEST 



RESTAURANT | RETAIL | CREATIVE OFFICE SPACE



WELLER COURT

123 Astronaut E S Onizuka St, LA, CA 90012

Weller Court is located in Downtown LA in the heart of the Little Tokyo district. The subject property is just a few blocks away from central Downtown LA and numerous amenities and restaurants. Weller Court is one of the only locations in DTLA with an Umbrella CUP allowing for up to 10 Type 48 alcohol licenses! License allows for liquor to be served from 10am-2am everyday. Weller Court also has a Game/Night Club License. The property also offers office users, retailers and restauranters a unique opportunity to lease in a rapidly growing neighborhood with strong Japanese cultural history. With newly developed apartments such as the AVA, there will be hundreds of new residents added to the Little Tokyo neighborhood.

AVAILABLE SPACE

LEVEL	RSF (+/-)
1 st Floor (Garden) RETAIL	
Suite 101C	925 LEASED
Suite 101D	339 LEASED
Suite 103	1,579 LEASED
2 nd Floor OFFICE/RETAIL	
Suite 201C	3,486
Suite 201A	800
3 rd Floor OFFICE/RETAIL	
Suite 302	2,390 LEASED
Suite 310	626
Suite 311	1,568 LEASED

ROOFTOP AVAILABLE

KIOSK RENTALS

LEVEL	PRICE
Garden Level	Negotiable LEASED

LEASE TERMS

RETAIL/RESTAURANT

Garden (1st) Level Base Rental Rate | \$3.50 NNN /SF/Month

Mezzanine (2nd) Level Base Rental Rate | Negotiable

Third Level Base Rental Rate | Negotiable

Term | Negotiable

Use | Restaurant / Retail / Creative Office Space

LEASE TERMS

OFFICE

2nd -3rd Floor Base Rental Rate | Negotiable

Term | Negotiable

Use | Creative Office Space

FEATURES

- MAJOR EXTERIOR UPGRADES TO COME!
- UMBRELLA CUP WITH UP TO 10 TYPE 48 ALCOHOL LICENSES IN-PLACE!
- License Allows For Liquor To Be Served From 10am-2am Everyday
- Has Game/Night Club License
- High Traffic Outdoor Terrace Design
- Popular Ramen Restaurant Coming Soon*
- Numerous Established Co-Tenants
- Newly Renovated Modern Finishes
- High Visibility Signage Available
- Highly Desired Centralized Little Tokyo Location
- Ideal For Restaurant/Retail /Creative Office

JOIN TENANTS SUCH AS:



AND MANY MORE!

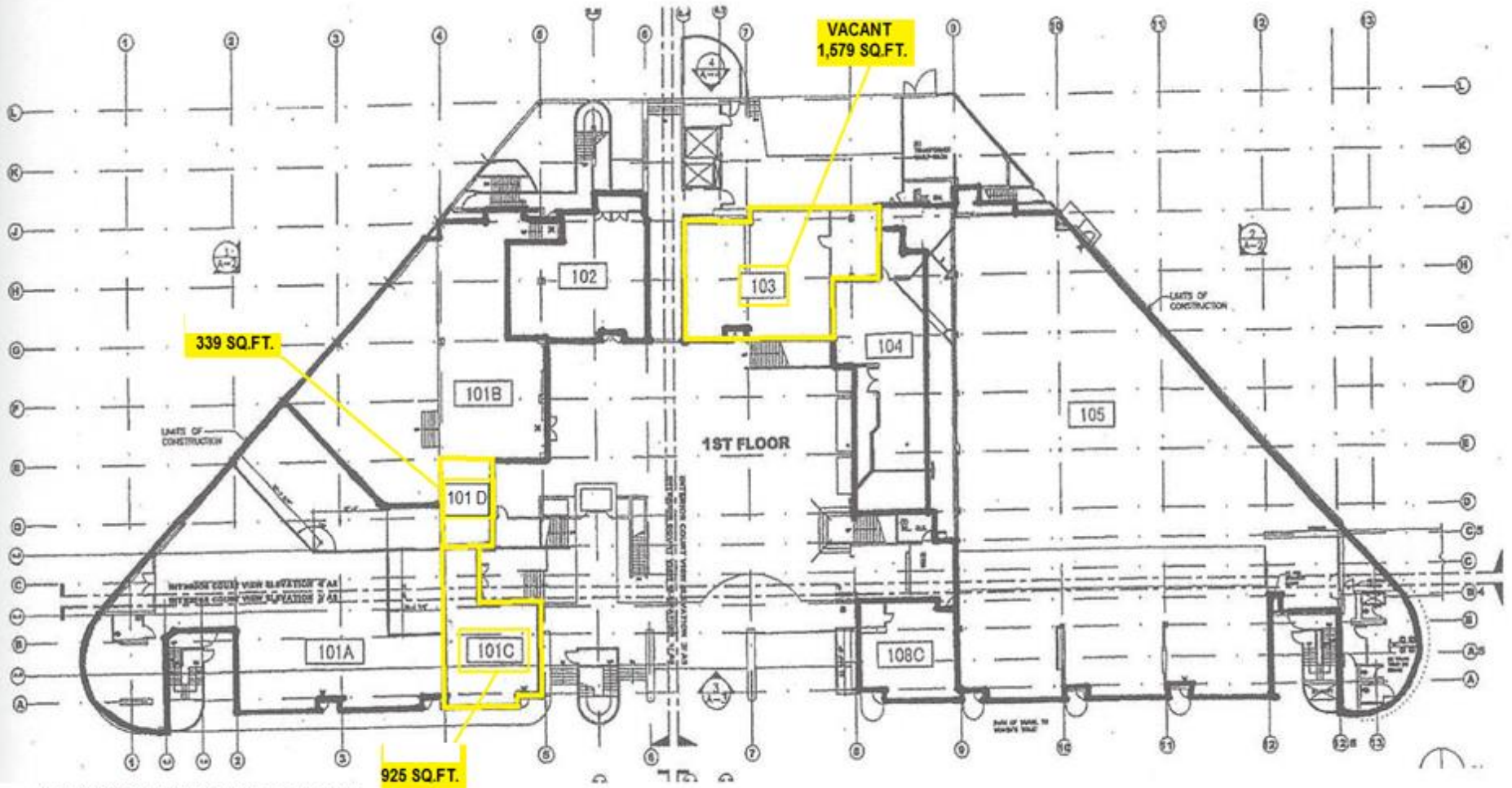
LOCATION HIGHLIGHTS

- Located In The Heart Of Little Tokyo
- In A High Density Area, With A Rapidly Growing Demand For Retail, Residential, Creative Office, and Warehouse Space
- Easy Access to The LA Convention Center
- Easy access to Downtown Central Business District, Arts District, Historic Core, Little Tokyo, Warehouse District and many other bustling neighborhoods in LA
- Surrounded By Numerous Amenities, Restaurants, Retailers, and Boutiques
- Close to The Walt Disney Concert Hall and The Museum of Contemporary Art
- Within Close Proximity to Southern California's Largest Concentration of Class A Office Towers, With More Than 30 Million Square Feet of Premier Office Space
- Easy Access to The Hollywood Freeway (101), Santa Monica Freeway (10), and the Harbor Freeway (110)

RENTABLE KIOSKS



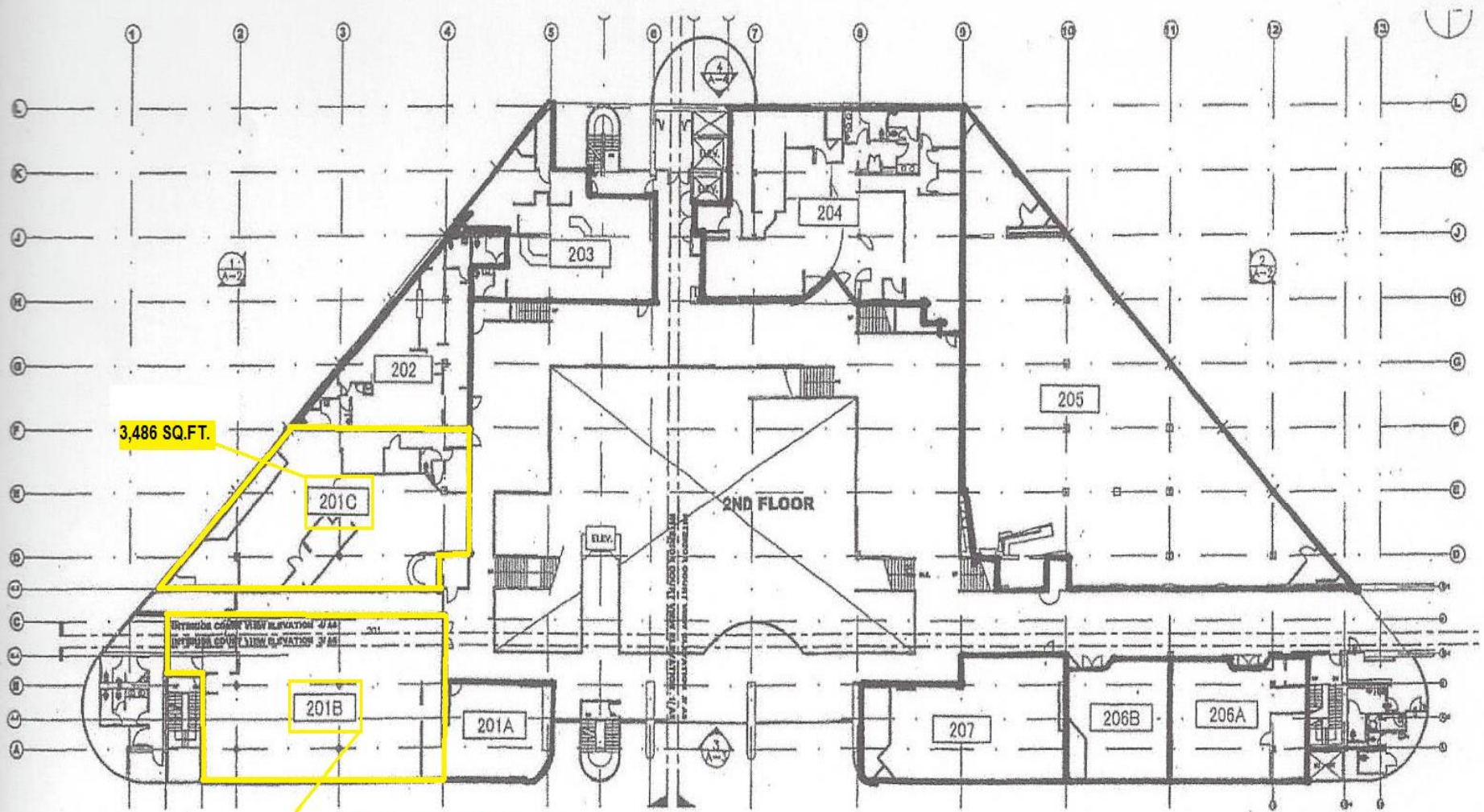
GARDEN LEVEL SITE PLAN



*** Unit 101C & Unit 101D may be combinable

ASTRONAUT E S ONIZUKA STREET

MEZZANINE (2ND) LEVEL SITE PLAN



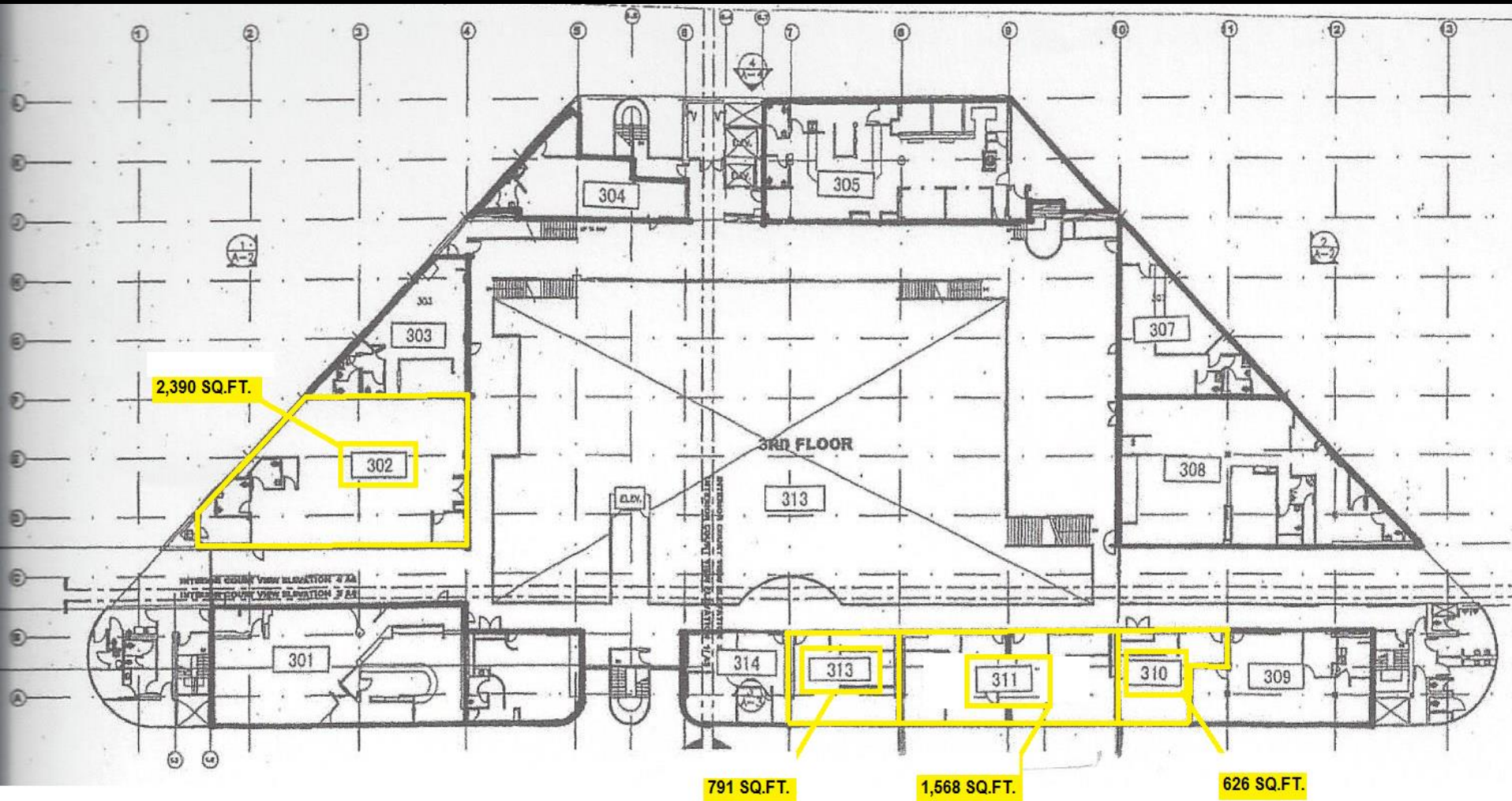
3,486 SQ.FT.

2,803 SQ.FT.

*** Unit 201B & 201C may be combinable

ASTRONAUT E S ONIZUKA STREET

THIRD LEVEL SITE PLAN



ASTRONAUT E S ONIZUKA STREET

INTERIOR TERRACE VIEW



district

Urban Group

大市新 Fangerine

Yakitori Koshiji

Zen 禪 Asian Décor

VISION SMART

HEALTHY COSSIS

Senka café

INTERIOR TERRACE



INTERIOR TERRACE



district
REALTY GROUP

OFFICE SUITES



INTERIOR TERRACE



INTERIOR TERRACE



KINOKUNIYA
BOOKSTORES

MARUKAI

MARUKAI
MARKET

weller court

LITTLE TOKYO
SUSHI NIVERSITY

OPEN

COMMERCIAL
SPACE
NOW
FOR LEASE
TOLSON@GMAIL.COM

INTERIOR TERRACE



INTERIOR TERRACE



mako sushi

Gross Yakiniku
Japanese Bar-B-Que

Gross Yakiniku
俺の焼肉
Japanese Bar-B-Que

KINOKUNIYA
BOOKSTORES

MARUKAI

MARUKAI
MARKET

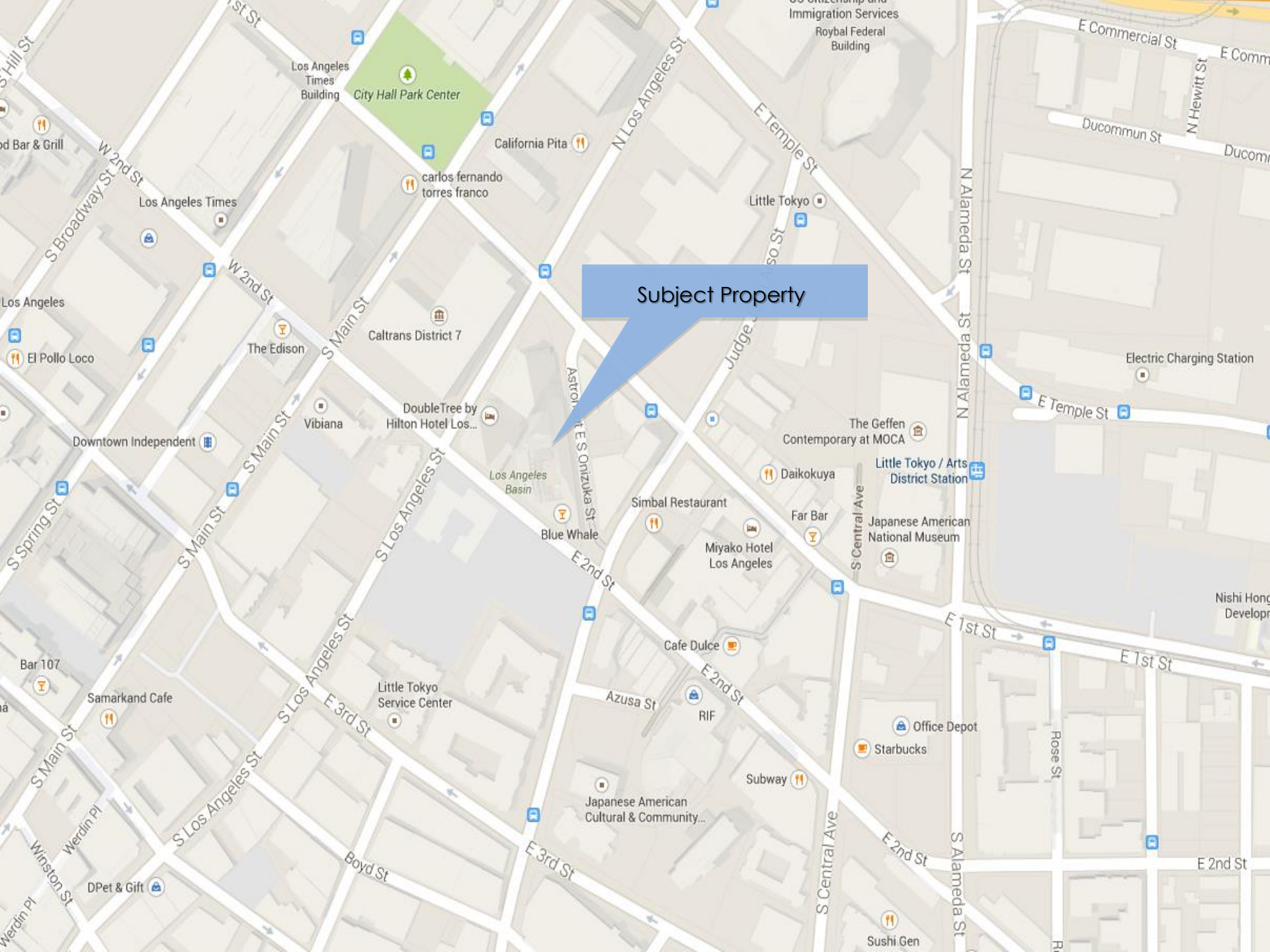
weller court

GROUND FLOOR



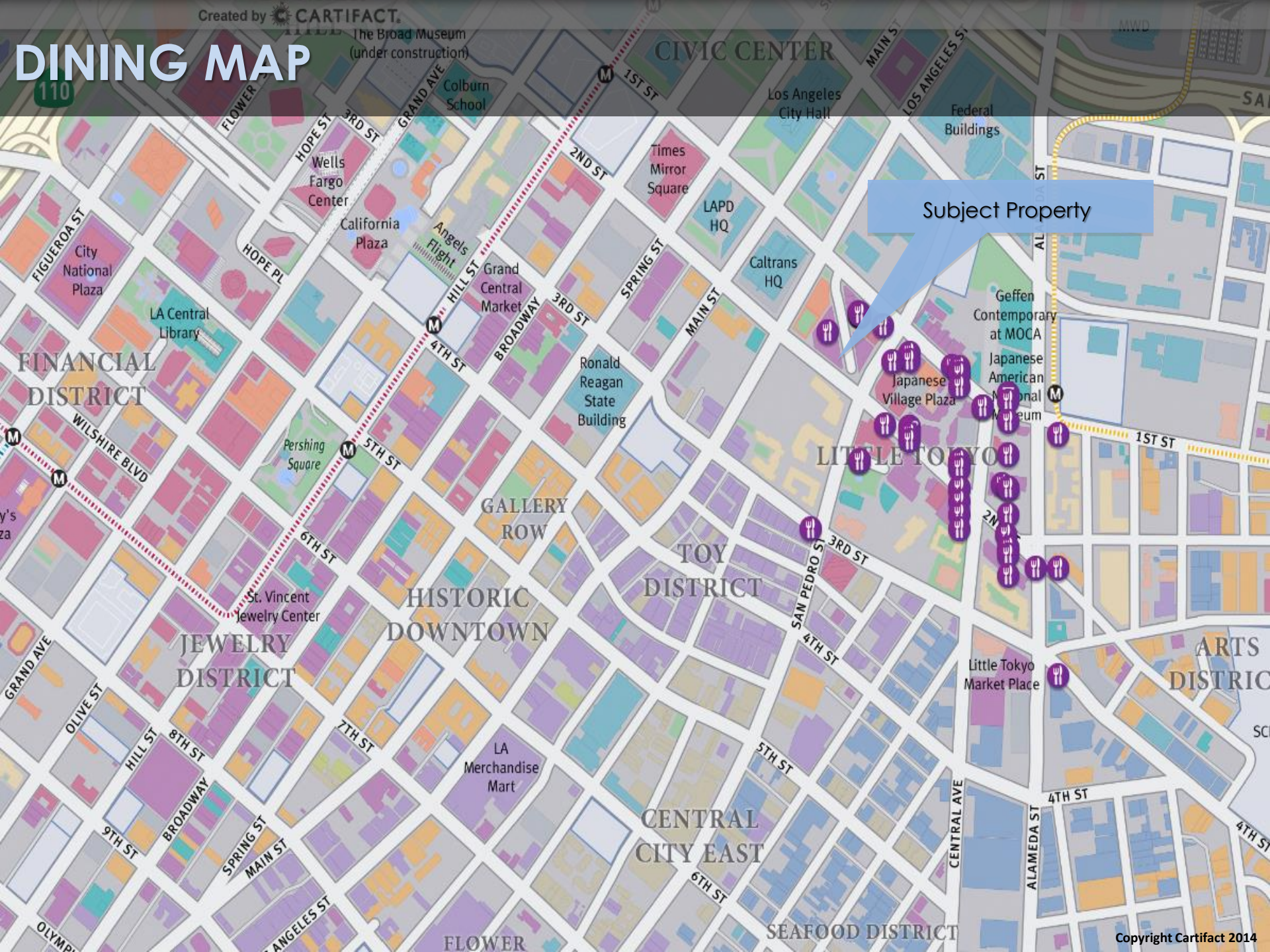
3RD FLOOR RESTAURANT





Subject Property

DINING MAP



FINANCIAL DISTRICT

JEWELRY DISTRICT

HISTORIC DOWNTOWN

GALLERY ROW

TOY DISTRICT

LITTLE TOKYO

CENTRAL CITY EAST

FLOWER DISTRICT

SEAFOOD DISTRICT

Subject Property

DOWNTOWN LA DEMOGRAPHIC STUDY 2013

This demographic study was conducted by the Downtown Center Business Improvement District (DCBID) to provide economic and demographic data about who lives, works, plays in and visits Downtown Los Angeles. Over the past 12 years, Downtown LA has experienced an extraordinary renaissance, with new restaurants, nightspots, entertainment venues and amenities, becoming Southern California's economic engine.



**30,600
RESIDENTIAL
UNITS**

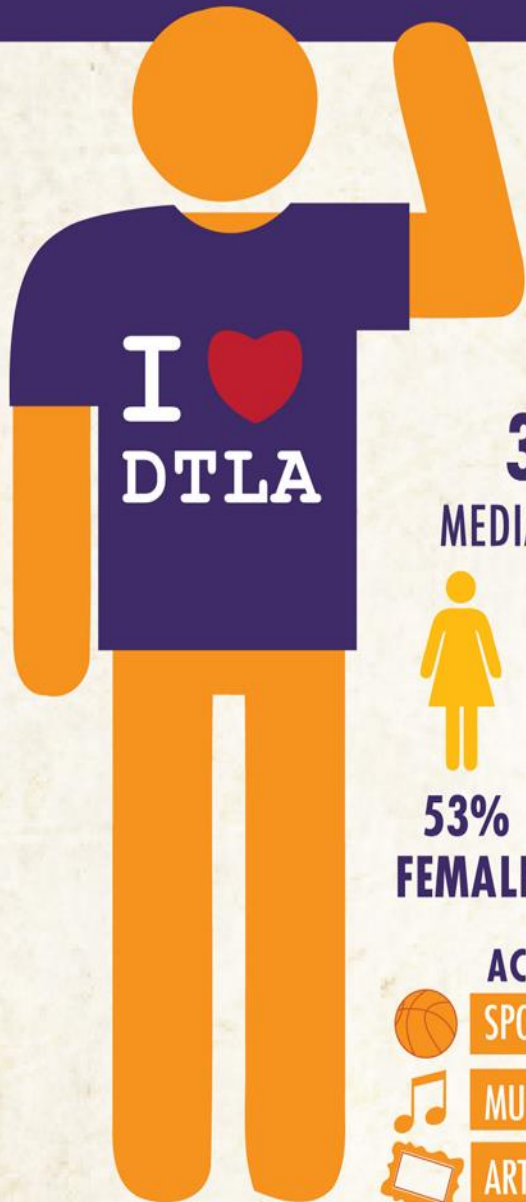
UP 15% FROM 2011



**52,400
RESIDENTS**

UP 6% FROM 2011

RESIDENTS 52,400



\$98,700
MEDIAN INCOME



OF THAT, **56%** WORK
IN DOWNTOWN

55% AT TOP, SENIOR OR
PROFESSIONAL STAFF LEVELS

34

MEDIAN AGE



53%
FEMALE



47%
MALE



80%
COMPLETED 4 YEARS
OF COLLEGE OR HIGHER



42% OWN PETS

41%
MARRIED/PARTNERED



\$103.00

MEDIAN GROCERY
SPEND/WEEK



\$16.42

PER-PERSON MEDIAN
SPEND ON LUNCH IN
DOWNTOWN



\$30.06

PER-PERSON MEDIAN
SPEND ON DINNER IN
DOWNTOWN

ACTIVITIES ATTENDANCE



SPORTING EVENTS: **2** times/year

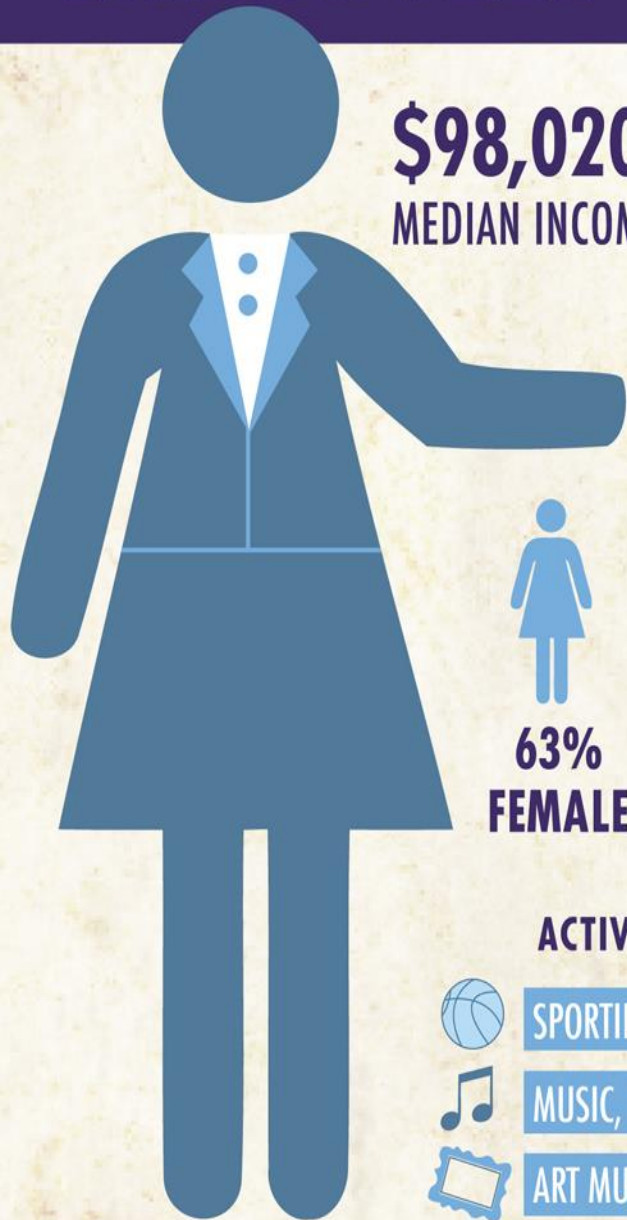


MUSIC, THEATER OR DANCE: **3** times/year



ART MUSEUMS/GALLERIES: **3.2** times/year

EMPLOYEES 500,000+



\$98,020
MEDIAN INCOME



44%
MARRIED/PARTNERED



54% AT TOP, SENIOR OR
PROFESSIONAL STAFF LEVELS

39
MEDIAN AGE



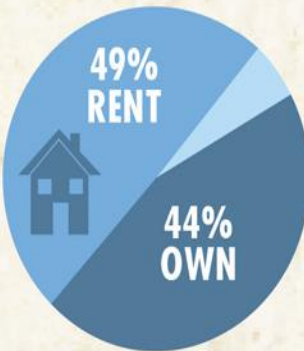
76%
COMPLETED 4 YEARS
OF COLLEGE OR HIGHER



51% OWN PETS

63%
FEMALE

37%
MALE



ACTIVITIES ATTENDANCE



SPORTING EVENTS: **1.8** times/year



MUSIC, THEATER OR DANCE: **2.4** times/year



ART MUSEUMS/GALLERIES: **2.2** times/year



\$107.00

MEDIAN GROCERY
SPEND/WEEK



\$14.54

PER-PERSON MEDIAN
SPEND ON LUNCH IN
DOWNTOWN



\$31.35

PER-PERSON MEDIAN
SPEND ON DINNER IN
DOWNTOWN

VISITORS 10 Million+



36
MEDIAN AGE


44%
MARRIED/PARTNERED


\$90,580
MEDIAN INCOME


62 %
FEMALE


34%
MALE


45% ON
VACATION OR
VISITING
FRIENDS/FAMILY


71%
COMPLETED 4 YEARS
OF COLLEGE OR HIGHER

PRODUCED BY THE DOWNTOWN CENTER BUSINESS IMPROVEMENT DISTRICT



DOWNTOWNLA.COM

FOR MORE INFORMATION

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