

FOR LEASE > RESTAURANT SPACE

# SAKURA CROSSING

235-243 SOUTH SAN PEDRO | LOS ANGELES, CA



*For more information, please contact:*

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## about the property



### SAKURA CROSSING, LITTLE TOKYO

Sakura Crossing is a mixed-use project built by Equity Residential. It is located on the southeast corner of San Pedro Street and 2nd Street, with retail spaces located on both San Pedro Street and 2nd Street. Sakura Crossing is a six-story building consisting of 230 apartments directly above and located in densely populated block with people from over 1,500 apartment units and numerous offices and retail spaces within walking distance

- **Spaces Available:**
  - › **Second generation restaurant:** 1,767 SF  
*C.U.P. in place for beer and wine / Walk-in refrigerator / Two (2) ADA restrooms / High ceilings / Large hood system / Grease interceptor*
  - › **Retail (i.e. juice/coffee):** 600 SF
- **Rent:** Negotiable
- **Tenant Delivery Date:** Available Now



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## sakura crossing - property photos



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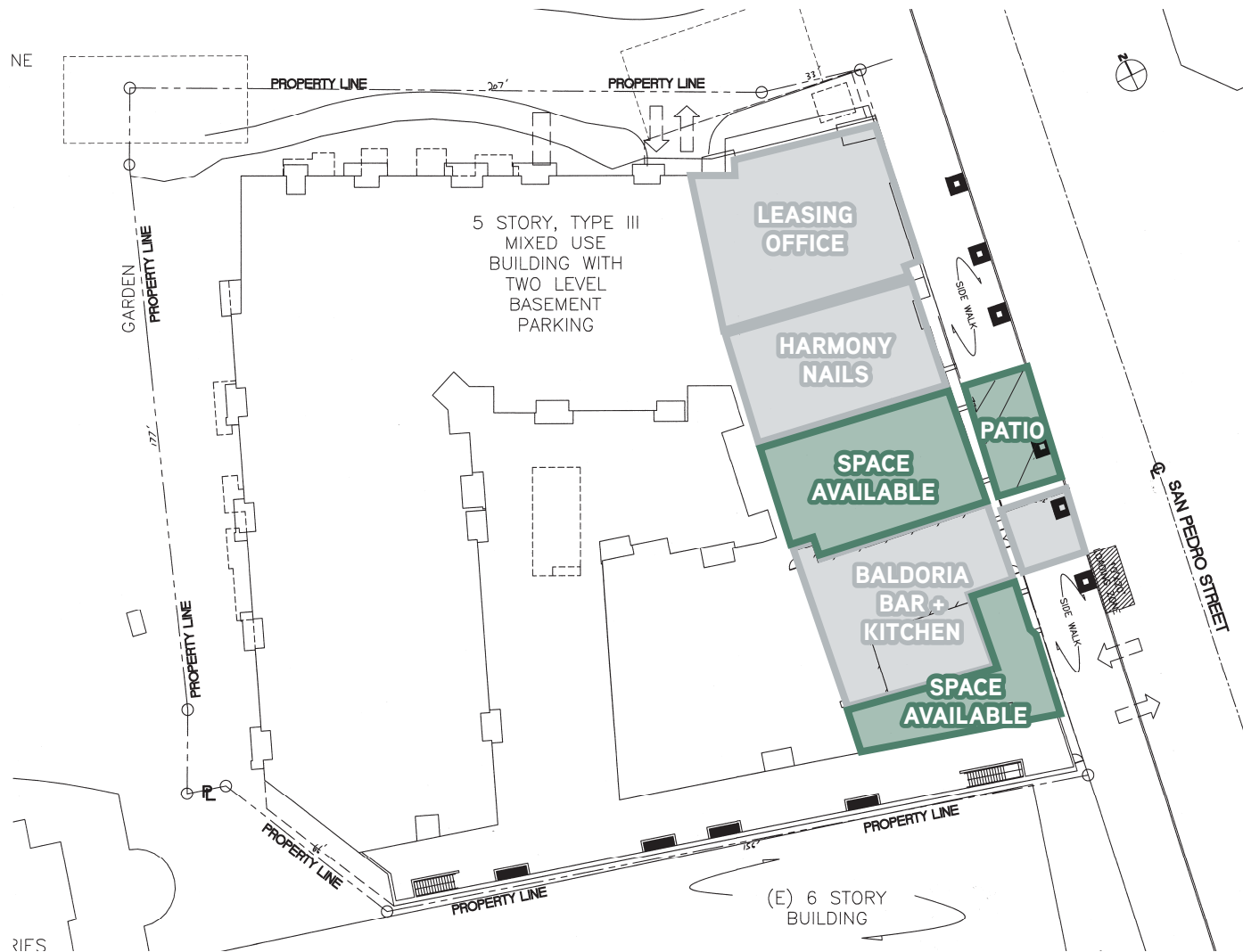
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# sakura crossing - site plan



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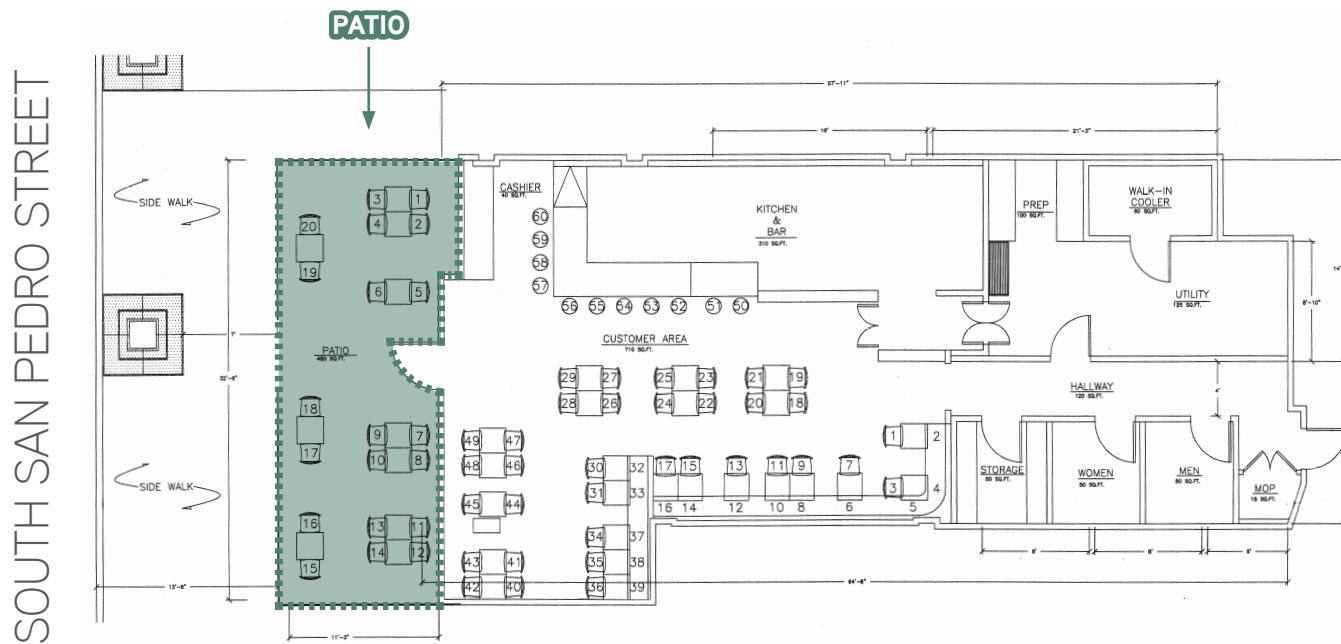
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## second generation restaurant space - floor plan



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## second generation restaurant space - photos



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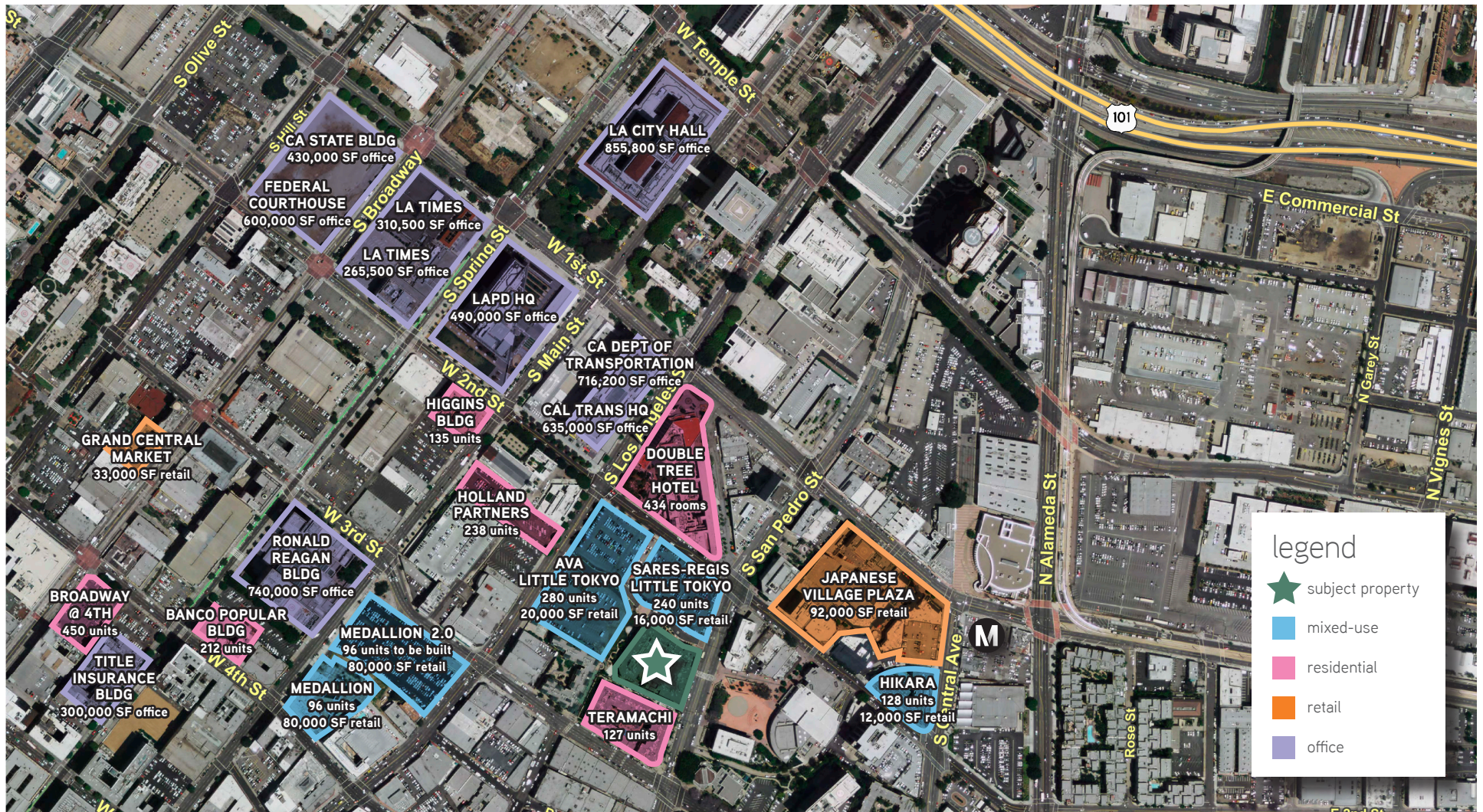
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# surrounding area



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# market overview



## LITTLE TOKYO, CALIFORNIA

Little Tokyo is located in the heart of Downtown Los Angeles. It is comprised of roughly five large city blocks, bounded on the west by Los Angeles Street, on the east by Alameda Street, on the south by 3rd Street, and on the north by 1st Street. The Little Tokyo neighborhood in Los Angeles is one of the country’s most important Asian-American communities, maintaining its culture over many generations.

Currently, Little Tokyo is undergoing tremendous growth and development and emerging as one of Southern California’s most hip and popular cultural areas.

With the growth and continued revitalization of nearby Downtown Los Angeles, the walkable areas, proximity to public transit and the Los Angeles Metro Line, and the construction of the new Regional Connector, the location of Little Tokyo has made it a highly desired place to live, work, and visit.

DEMOGRAPHICS <i>(source: Claritas)</i>			
	1-mile	3-mile	5-mile
<b>POPULATION</b>			
2022 Projection	51,733	489,749	1,293,834
2017 Estimate	47,657	468,072	1,244,681
2010 Census	40,314	439,519	1,187,432
2000 Census	27,734	434,932	1,194,374
Growth 2017-2022	8.55%	4.63%	3.95%
Growth 2010-2017	18.21%	6.50%	4.82%
Growth 2000-2010	45.36%	1.05%	-0.58%
<b>POPULATION BY RACE</b>			
White Alone	17,482	179,875	491,167
Black or African American Alone	10,428	28,885	85,928
American Indian and Alaska Native Alone	443	5,301	13,212
Asian Alone	12,928	76,573	177,686
Native Hawaiian and Other Pacific Islander Alone	69	526	1,270
Some Other Race Alone	4,176	156,265	421,675
Two or More Races	2,132	20,647	53,742
<b>HOUSEHOLD INCOME</b>			
2017 Estimated Average Household Income	\$57,526	\$48,982	\$54,024
2017 Estimated Median Household Income	\$27,816	\$31,742	\$35,846

There are over 1,500 residential apartment units that will bring thousands of residents to the area. The surrounding neighbors include the LAPD headquarters located directly across the street, the new Los Angeles courthouse to be completed shortly, and the popular grocery stores Trader Joe’s and Whole Foods have committed to new space nearby.



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