



the VIEW

A 168-Unit High-Rise at the Heart of
Koreatown, Los Angeles

KOREATOWN | LOS ANGELES | CALIFORNIA



Jones Lang LaSalle Americas, Inc. ("JLL"),
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THE OFFERING

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present for sale The View (the “Property”), a modernized 168-unit high-rise community located in the epicenter of Los Angeles’ renowned Koreatown neighborhood. Originally delivered in 1965, The View underwent an extensive modernization effort in 2013, which addressed all major building system and mechanical upgrades and brought all unit interiors to modern finish scope including stainless-steel appliances, soft-close wood-slab cabinetry, light quartz countertops and in-unit washer & dryer. Since then, units on the top two floors (28 units/17% of Property) have been further upgraded with custom flooring and an elevated appliance package, among other minor upgrades, which has resulted in a \pm \$400/u (\pm 15%) renovation premium. The community features a large resort-style pool and outdoor lounge, state-of-the-art fitness center, class A resident lounge, among other premier amenities. Homes have a unique airy feel, dominated by natural light and views of the Los Angeles skyline and Pacific Ocean, leading to a durable competitive advantage.

Residents are attracted to The View given its desirable Koreatown location, one of Los Angeles’ most walkable and vibrant communities, surrounded by over 3,200 unique retail & shopping establishments and 12.4M square feet of office space, earning the asset an impressive 95 WalkScore. For these reasons and more, Koreatown has become a renter’s paradise, leading the Los Angeles metro in renter absorption over the past 5-years at over 2,300-units. The View is optimally located along 7th Street, one-block from the bustling Wilshire Boulevard employment corridor, providing a quiet living environment while remaining walkable to key demand drivers. This iconic location is highly accessible to Downtown Los Angeles, Century City, or other major employment node in the LA Metro via the 10-fwy or 101-hwy, or plethora of public transit options.



















Only one other high-rise property has sold in Koreatown over the past decade, making The View a rare opportunity to acquire an irreplaceable asset with proven upside.



 Address 3460 W 7TH ST LOS ANGELES, CA 90005	 Number of Units 168 UNITS	 Average Unit Size 875 SF	 Year Built / Renovated 1965 / 2013 SUBJECT TO LOS ANGELES RENT STABILIZATION ORDINANCE (RSO)	 Parking 1.15:1 PARKING RATIO
 Building Type HIGH-RISE 13-STORIES	 % Occupied 92% (FEBRUARY 10TH, 2025)	 Retail 4,370 SQUARE FEET	 Acreage 0.90 AC 187 DU/ACRE	 Parcel Number 5093-025-028

RARE INSTITUTIONALLY OWNED AND MODERNIZED ASSET....

Few opportunities arise to acquire a high-rise asset located in the largest economy on the West Coast. Only two high-rises have traded hands in Los Angeles over the past 24-months, and, on average, less than two (2) have traded annually over the past decade. Although The View was originally delivered in 1965, there is little to no obsolescence typical of this vintage thanks to current and prior ownership’s extensive renovations and modernizations.

	TYPICAL 1960’S ASSET	THE VIEW
 Units	 Dated	 Partially Renovated (2013, 2020)
 Elevators	 None	 Upgraded Cabs
 Laundry	 Communal	 In-Unit
 Entry & Lobby	 Dated or None	 Activated
 Pool Deck	 Obsolete	 Modernized
 Amenities	 Aging or None	 Mostly Renovated and Activated





...WITH CLASS A COMMON AREAS READY TO BE TAKEN TO THE NEXT LEVEL

The View has expansive amenity areas that were upgraded in 2018 and checks every box when it comes to the needs and wants of Koreatown’s affluent renters. The Property also has underutilized space in its basement storage areas which is ripe for adding a differentiator amenity that caters to the K-Town demographics, such as Karaoke or golf simulator. There is also underutilized space at the corner of 7th Street and S Ardmore Ave, which could be converted into additional retail, ideal for a neighborhood café.

Extensive Current Amenity Offerings

- Resort-Style Pool and Sundeck with Daybeds, Modern Furnishings, and Private Cabanas
- 24/7 Attended Lobby with Soft Seating and Library
- Contemporary Club Lounge with Gourmet Kitchen and Coffee Station
- Private Screening Room with Smart Television & Surround Sound
- State-of-the-Art Fitness Center
- Outdoor Dining Patio with Korean BBQ Grill Table
- Pet Friendly with Onsite Pet Run
- 24/7 Package Receiving Lockers

SANCTUARY
FITNESS

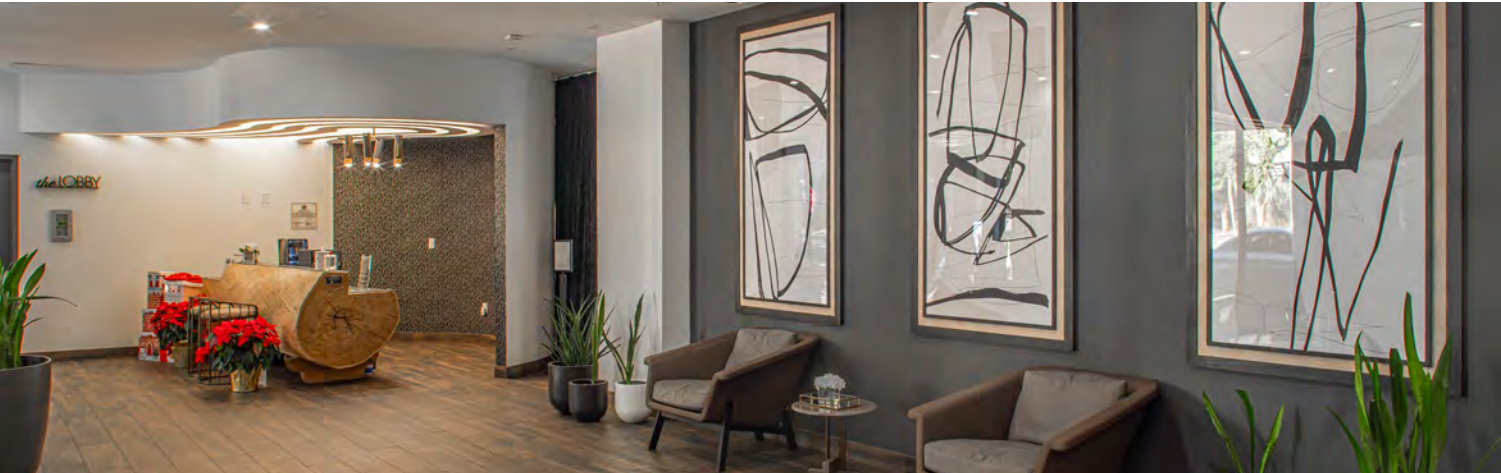
The View also features 4,370-SF of commercial area 100% occupied by Sanctuary Fitness, a boutique fitness concept offering HIIT training classes within a spa-like atmosphere (not pictured).

ROOM FOR IMPROVEMENT

Comparable Property	Key Amenity Differentiator		
theVIEW	 Golf Simulator?	 Coffee Shop?	
OPUS LOS ANGELES	 Theater	 Rooftop Pool	
HALLASAN	 36th Floor Pool		
NARI	 Karaoke Room	 Hospitality Bar & Coffee	
CROSBY	 Karaoke Room		
KURVE ON WILSHIRE	 Rock Wall	 Outdoor Game Area	 Hammock Garden



DURABLE TENANT DEMAND FOR THE VIEW OUTPACES SUPPLY...



The View has outperformed both its peer set throughout the Koreatown submarket and the greater Los Angeles metro in terms demand during the post-pandemic period, despite weathering historic levels of new supply in Koreatown which reached levels as high as 6.8% of inventory under construction. With lower future supply expected, The View is well-positioned to capitalize on its resilient pricing power.

96.2 %

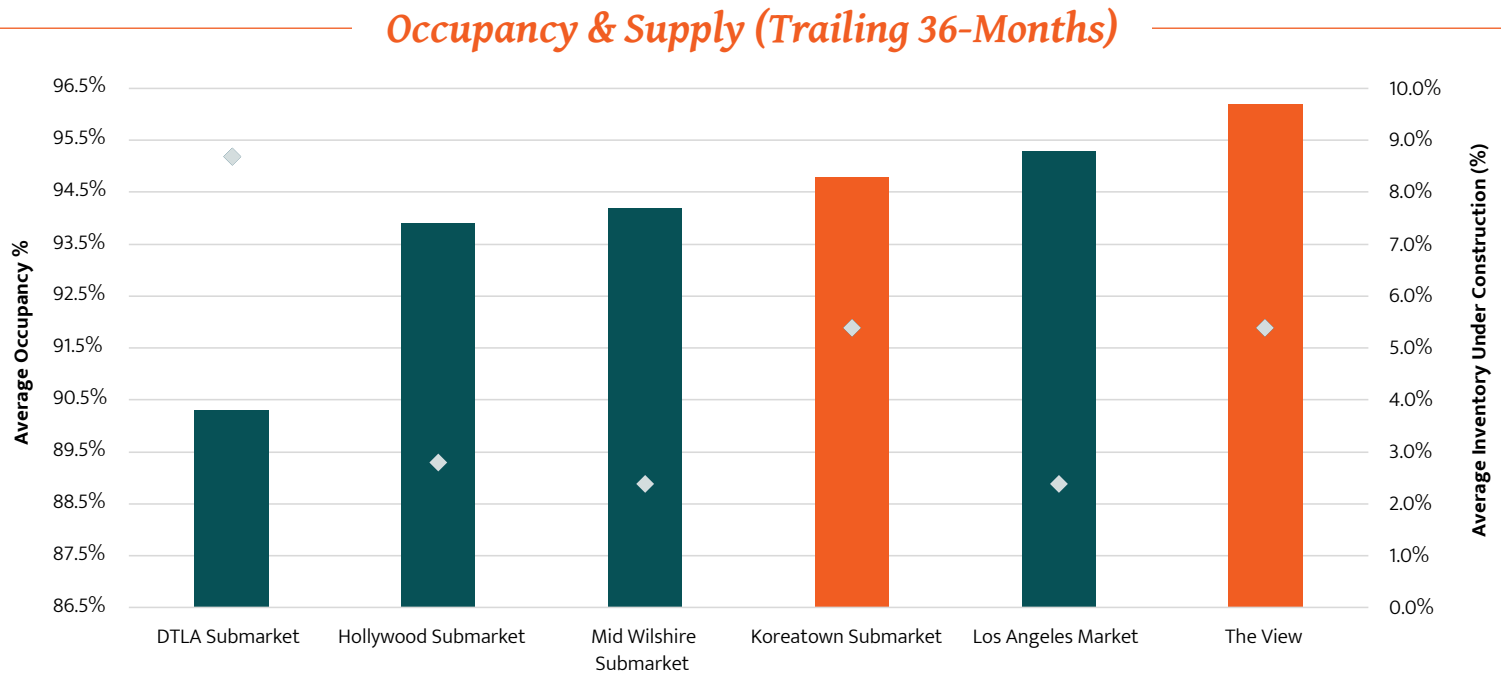
AVERAGE OCCUPANCY
TRAILING 36MOS.

90bps

TIGHTER THAN
KOREATOWN SUBMARKET

3.3%

RENEWAL LEASE TRADE OUTS (2024)



...EVIDENCED BY MARKET LEADING ABSORPTION

Koreatown is the hottest rental submarket in Los Angeles, accounting for **13% of all renter absorption** in the metro over the past 5-years. Koreatown has been the #1 choice amongst tenants, reaching ±2,300-units of gross absorption over this period.

#1 Submarket
FOR RENTER ABSORPTION OVER THE PAST 5-YRS

Rank	Year	2020	2021	2022	2023	2024	Total Absorption
#1	Koreatown	124	600	253	-11	1,320	2,286
#2	DTLA	311	131	221	35	1,033	1,731
#3	Greater Inglewood	-45	624	83	219	690	1,571
#4	Hollywood	273	703	-2	-69	352	1,257
#5	Studio City/N Hollywood	409	283	-97	169	405	1,169
#6	Mid-Wilshire	146	218	23	111	391	889
#7	San Gabriel Valley	189	-13	14	56	627	873
#8	Santa Monica	155	92	114	47	378	786
#9	Woodland Hills/Warner Center	236	200	-84	189	170	711
#10	West LA	168	371	-65	48	140	662



RARE OPPORTUNITY IN AN ICONIC URBAN LOCATION

An aerial photograph of Los Angeles, showing the city skyline in the background and a dense urban area in the foreground. A white rectangular box highlights a specific building in the foreground, which is a tall, modern high-rise under construction. The building has a grey facade and a flat roof. The surrounding area is filled with various types of buildings, including older multi-story structures and newer developments. The sky is clear and blue.

Only 1

*Other High-Rise Asset Has Sold in Koreatown
Over the Past Decade*

Only 1

*High-Rise Asset Under Construction
in Koreatown*

Zero

High-Rises Under Construction After Q1 2025

KOREATOWN

The Cultural Hub Of Urban Los Angeles

Koreatown is a dynamic and cultural neighborhood with unmatched connectivity to Los Angeles’ rich history, making it a premier neighborhood for renters. Originally established by Korean immigrants in the 1960s, it has evolved into a diverse, multicultural hub known for its vibrant business scene, acclaimed culinary offerings, and 24/7 urban lifestyle. Residents of The View reap the benefits of LA’s top live-work-play environments

Quick Facts (3-mile Radius)

#1

APARTMENT DENSITY
IN LOS ANGELES
(DU/ACRES)

80%

RENTERSHIP
RATE

18%

HHI GROWTH
(2024-2029)

\$1.1M

MEDIAN HOME PRICE
(62% DISCOUNT TO
HOMEOWNERSHIP)

12.4M SF

OF OFFICE

7.9M SF

OF RETAIL



The “Seoul” of Los Angeles

lonely planet

“#1 best neighborhood to explore in Los Angeles”



Wi Spa “Koreatown’s Temple of Relaxation” - GQ



HMS Bounty featured in TV’s Mad Men

TimeOut

“Koreatown is the antithesis of LA’s lamest qualities”



The Prince featured in numerous films including Chinatown and TV’s New Girl

Condé Nast
Traveler

“Known for its up-all-night party scene, mega-spas, and incredible variety of food, L.A.’s K-Town might be the closest thing you can get to Korea, short of hopping on a flight to Seoul.”



Roy Choi at his famous Kogi food truck

The New York Times

“All-in on Koreatown: best restaurants, essential nightlife, and groundbreaking chefs”



David Chang at Ham Hung filming Local Lense for Expedia



Anthony Bourdain at Myung In Dumplings (S01 E02 of Parts Unknown)



The Wilern Theatre (1931) – site of Tom Petty’s first live release

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