

3980 WILSHIRE BLVD, LOS ANGELES, CA 90010

# WILSHIRE WILTON RETAIL



RETAIL FOR LEASE



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# EXECUTIVE SUMMARY

3980 WILSHIRE BLVD, LOS ANGELES, CA 90010



**4,858**  
# of businesses  
w/ 3-mile radius



**651,981**  
Population  
w/ 3-mile radius



**32,898**  
# of employees  
w/ 3-mile radius



ADDRESS  
**3980 Wilshire Blvd**  
**Los Angeles, CA 90010**



ASKING RATE  
**Negotiable**



AVAILABILITY  
**+933 - +4,500 Sq. Ft.**



RETAIL COMPONENT  
**+12,802 Sq. Ft.**



PARKING  
**Twenty Five (25) Parking Stalls**



WALK SCORE:  
**Walker's Paradise (92)**  
TRANSIT SCORE  
**Excellent Transit (75)**

## PROPERTY HIGHLIGHTS

- 228 unit mixed-use development.
- 7 story development with 1-level of subterranean parking
- Development project encompasses one entire block from Wilshire Blvd to Ingraham St.
- Ideal for restaurant, banking, or retail.
- Located within the Koreatown Redevelopment District.
- ±605,324 Residents living within a 3-mile radius

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.

# COMPETITION MAP

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# PROPOSED DEVELOPMENT

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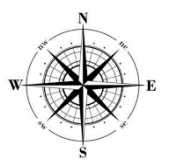




## AVAILABILITY

Unit	Sizes (sq. ft.)
C2	1,675
C3	1,495
C4	1,330
C5	1,914
C6	1,343
C7	933
C8	1,354

WILSHIRE BLVD.



# AREA DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2019 Population	85,818	651,981	1,271,800
2024 Population	87,688	662,420	1,296,547
2010 Population	78,555	616,882	1,179,542
Growth Rate: 2019 - 2024	2.18%	1.60%	1.95%



## HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2019 Households	34,450	242,098	492,968
2024 Households	35,151	245,956	502,831
2010 Households	31,808	229,270	456,128
Growth Rate: 2019 - 2024	2.03%	1.59%	2.00%

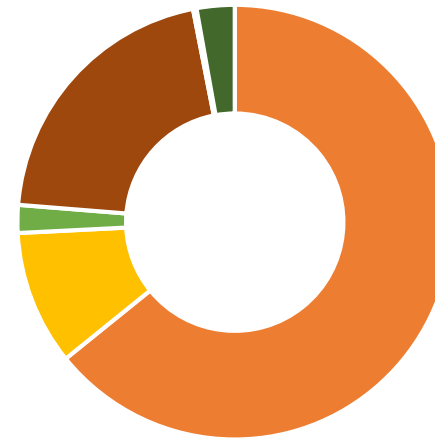


## INCOME

	1 MILE
2019 Average Household Income	\$62,954
2024 Average Household Income	\$64,321
2010 Average Household Income	\$ 51,032
2024 Median Household Income	\$41,445



## RACE & ETHNICITY



**53.24%** HISPANIC/LATINO POPULATION