

SOLAIR RETAIL

3785 WILSHIRE BLVD
LOS ANGELES, CA 90010

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6th STREET (± 35,494CPD)

WILSHIRE BLVD. (± 46,077CPD)

WESTERN AVE. (± 53,110CPD)

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.



Property Information

Address: 3785 Wilshire Blvd.
Los Angeles, CA 90010

Price per SF: First Floor: \$ 4.00 + NNN
Suite 214 AB: \$3.50 + NNN
Suite 218 ABC: \$3.00 + NNN
Suite 228 D-F: \$3.00 + NNN

Project Size: 333,324 SF
41,000 SF (Retail)

Parking: 150 Parking spaces
(3.7 per 1,000)

Co-Anchors:

Property Information

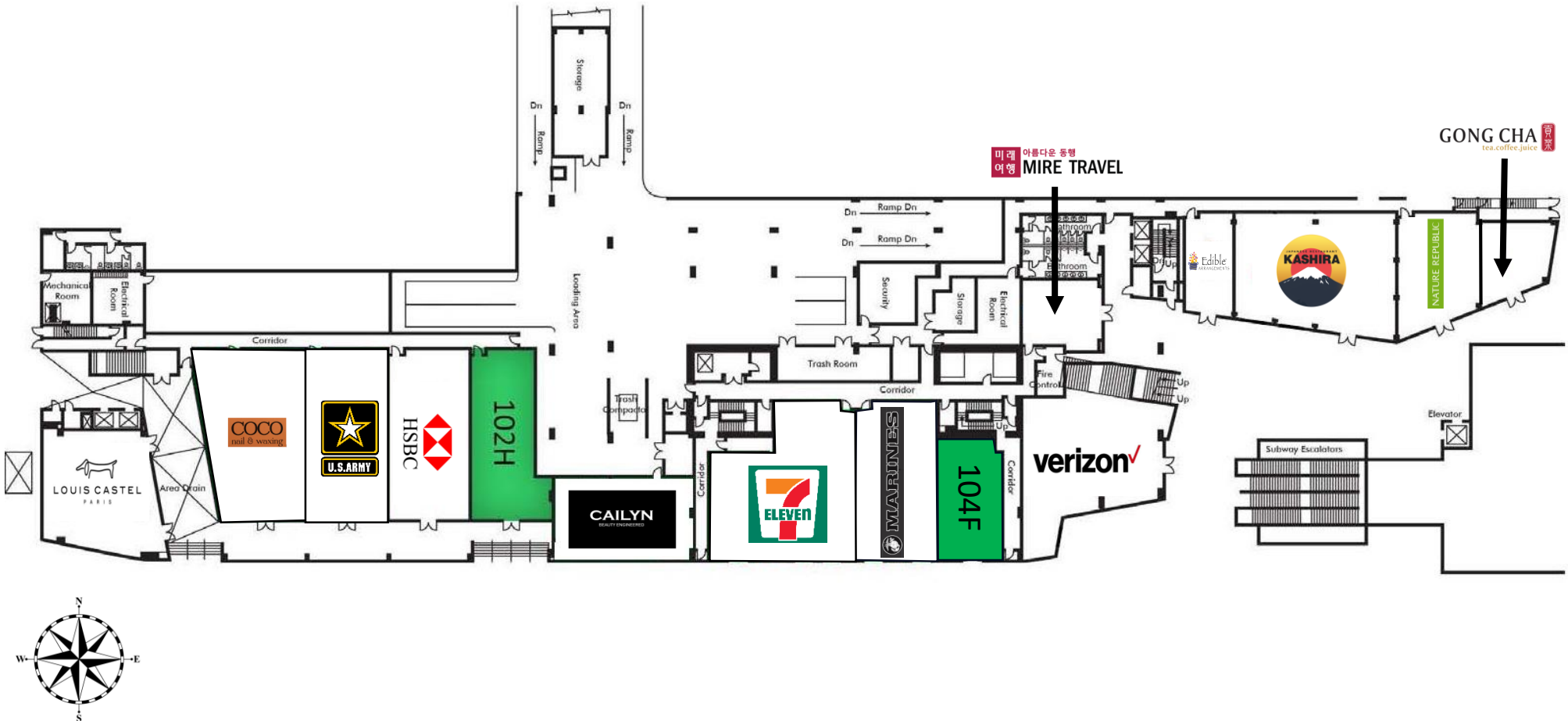
- ✓ Fully improved Beauty Salon – Suite 228 D-F
- ✓ NEC of Wilshire Boulevard and Western Ave.
- ✓ Retail fronts entire block of Western Ave.
- ✓ 150 parking spaces for retail in underground garage.
- ✓ Adjacent to MTA Metro Station (Purple Line.)
- ✓ One of the highest density neighborhoods in the U.S. (±633,625 residents within a three mile radius)

First Floor Site Plan

AVAILABILITY

Unit 104F:

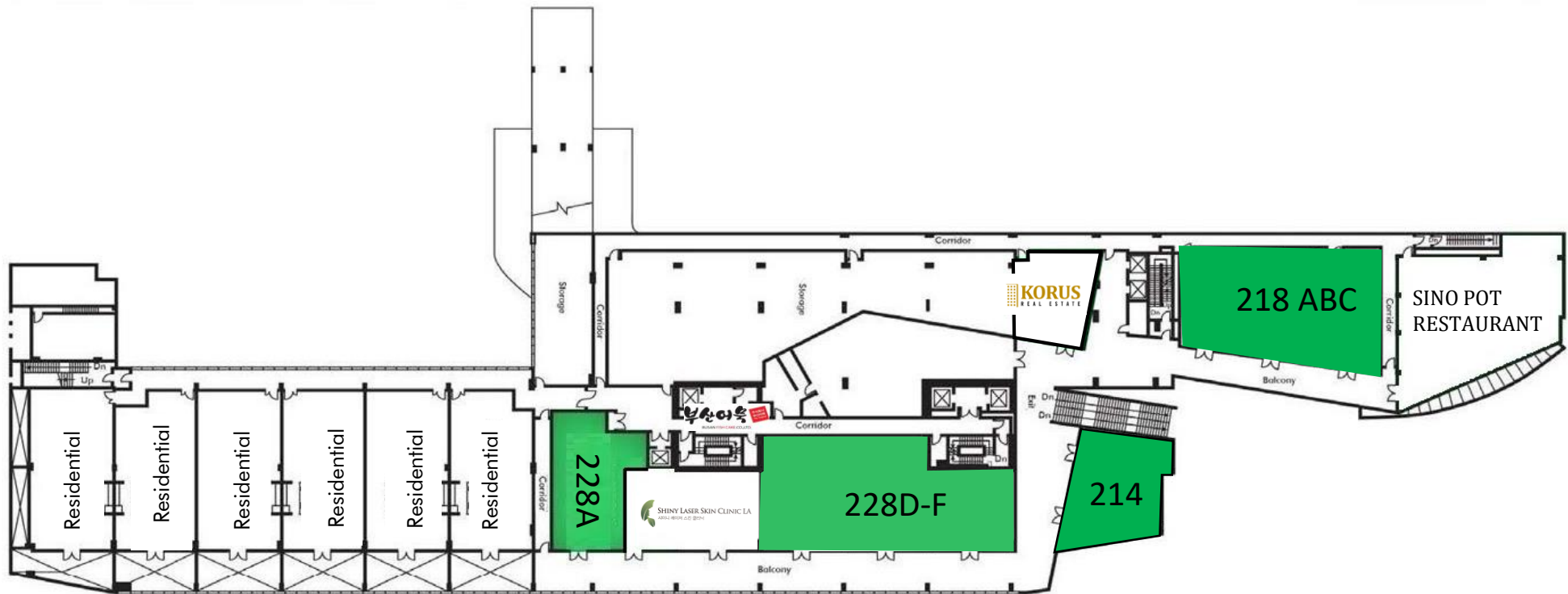
1,100 sq. ft.



Second Floor Site Plan

AVAILABILITY

Unit 214AB:	1,417 sq. ft.
Unit 228A:	1,291 sq. ft. (Improved Beauty Salon)
Unit 228D-F:	3,667 sq. ft. (Fully Improved Restaurant)
Unit 218 ABC:	3,105 sq. ft.





Demographics	1 Mile	3 Mile	5 Mile
2015 Total Population	106,287	650,192	1,220,833
2015 Households	41,974	242,022	469,423
% Population Growth 2015-2020	4.23%	3.17%	3.17%
% Household Growth 2015-2020	4.03%	3.08%	3.10%
2015 Household Income: Average	\$34,789	\$34,445	\$38,490

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