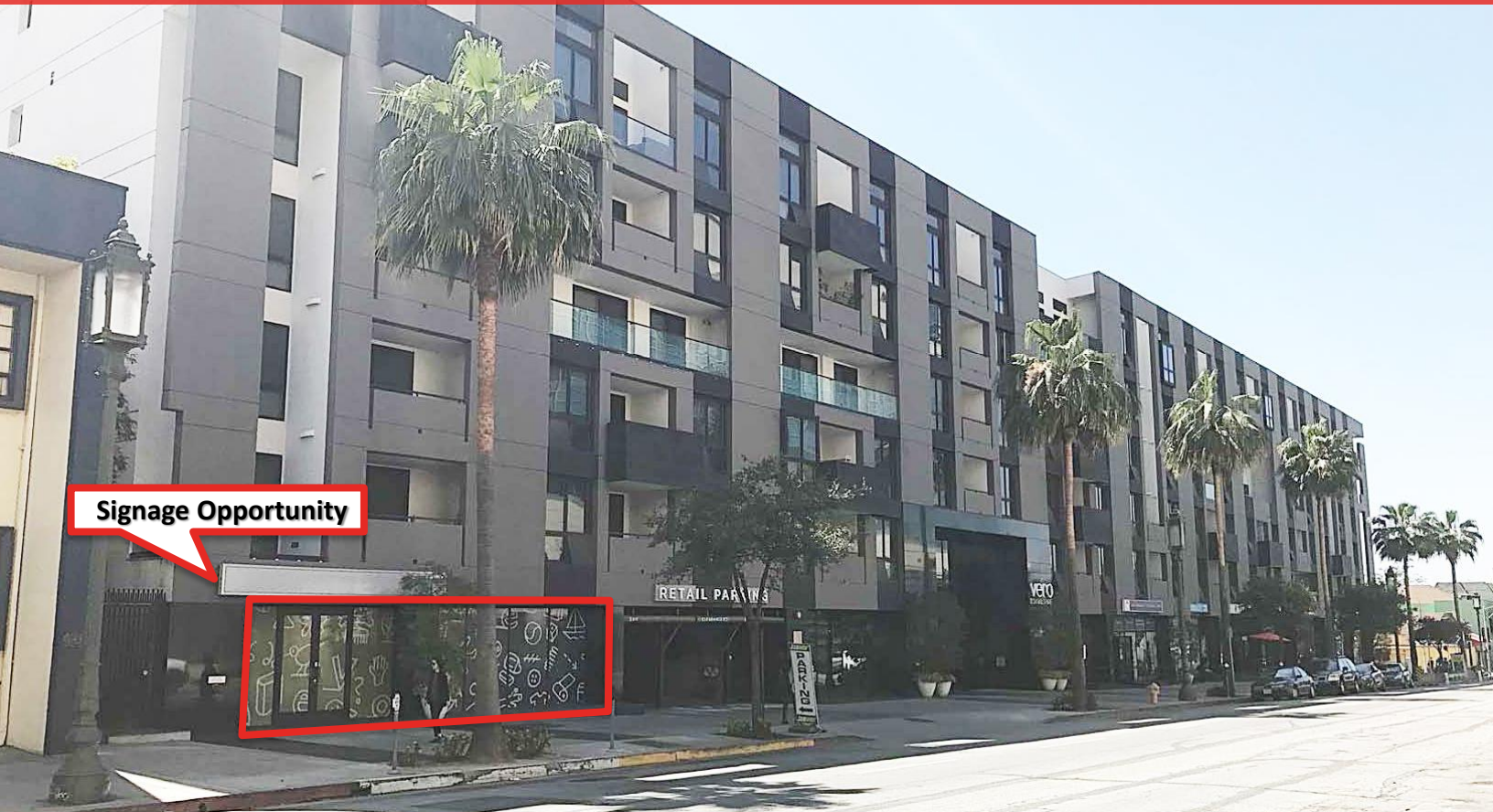


# FOR LEASE Last Available Space



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## City Center West Retail Space

### THE VERO LOFTS

1234 Wilshire Boulevard | Los Angeles, CA 90017

#### PROPERTY FACTS

##### Available Space

**Suite 107:** ±1,345 SF

~~LEASED!~~ Corner Suite 101: ±2,050 SF

~~LEASED!~~ Suite 104: ±780 SF

~~LEASED!~~ Suite 106: ±1,685 SF

**Rate SF:** \$3.00/SF/NNN

**Term:** 5-10 years

**Parking:** 27 on-site spaces

#### PROPERTY HIGHLIGHTS

- 155,214 SF mixed-use project with 197 luxury condominiums above retail space
- Available space on highly trafficked (21,653 cars) Wilshire Boulevard
- Across the street from Good Samaritan Hospital (400 beds, 1300 employees, and 400 nurses) and the new 193,000 SF Good Samaritan Medical Pavilion
- On-site parking available for restaurants and retailers

\*DataMetrix

Charles Dunn





WILSHIRE BLVD.

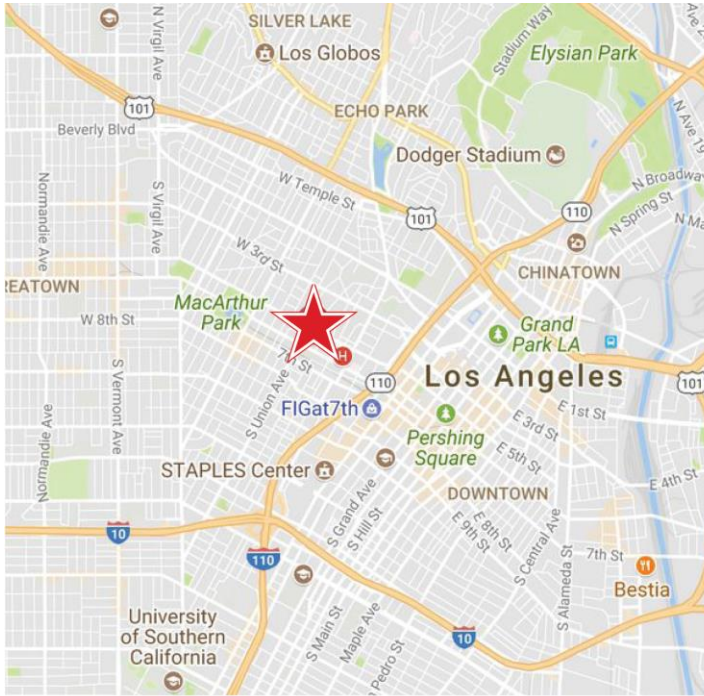


AVAILABLE  
±1,345 SF



# Nearby Retailers & Developments

1234 Wilshire Boulevard  
Los Angeles, CA 90017



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	8,206	37,270	96,879
Median age	27.3	28.3	29.8
Median age (male)	26.6	27.8	29.3
Median age (Female)	29.2	29.6	30.5



**1**  
**Sofia**  
1120 W 6th St  
606 Units  
New Development



**2**  
**HōM Lofts**  
1230 Ingraham St  
80 Units  
Planned Development



**3**  
**1237 Seventh Street**  
1237 W 7th St  
306 Units  
Proposed Mixed-use



**4**  
**Historic Mayfair Hotel**  
1256 W 7th St  
296 Rooms  
Refurbished



**5**  
**The Seven**  
1135 W 7th St  
241 Units  
Planned Development



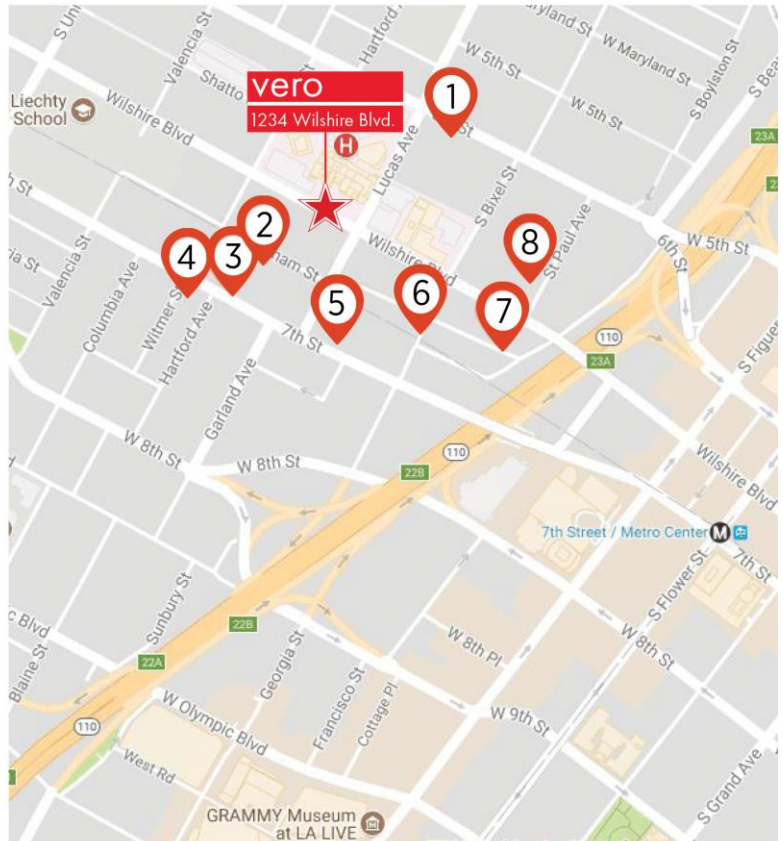
**6**  
**675 Bixel**  
675 S Bixel St  
422 Units  
Planned Development



**7**  
**1018 Ingraham**  
1018 Ingraham St  
No. Units TBD  
In Development



**8**  
**1027 Wilshire**  
1027 Wilshire Blvd  
376 Units  
Planned Development



	1 mi Ring	2 mi Ring	3 mi Ring
<b>Population Trend</b>			
2000 Total Population	79,946	271,783	536,370
2010 Total Population	90,626	278,066	529,702
2016 Total Population	92,832	284,518	544,420
2021 Total Population	98,012	296,598	563,314
Population Change 2000 to 2010	13.4%	2.3%	-1.2%
Population Change 2000 to 2016	16.1%	4.7%	1.5%
Population Change 2010 to 2021	8.1%	6.7%	6.3%
Population Change 2016 to 2021	5.6%	4.2%	3.5%
<b>2016 Race and Ethnicity</b>			
White alone	32.2%	32.3%	33.0%
Black or African American alone	5.7%	6.4%	7.2%
Asian alone	17.5%	23.2%	22.6%
Other Race	44.6%	38.2%	37.2%
Hispanic or Latino			
Hispanic	67.1%	60.9%	59.9%
Not Hispanic	32.9%	39.1%	40.1%
<b>2016 Age</b>			
Median Age	31.8	33.3	33.1
19 and Under	22.7%	21.4%	22.7%
20 to 29	23.5%	22.1%	21.5%
30 to 39	18.1%	17.5%	17.2%
40 to 49	11.4%	12.9%	13.2%
50 to 64	12.8%	15.4%	15.5%
65 and Over	11.5%	10.7%	10.0%
<b>2016 Occupation</b>			
Civilian employed population 16 years and over	44,871	134,931	253,801
White collar	45.4%	47.9%	48.7%
Blue collar	54.6%	52.1%	51.3%
<b>2016 Educational Attainment</b>			
Population 25 years and over	61,503	193,632	363,482
No High School Diploma	43.4%	37.6%	36.4%
High school graduate, GED, or alternative	17.9%	19.9%	20.2%
College No Degree	12.2%	14.0%	14.4%
College or Advanced Degree	26.6%	28.5%	29.1%
<b>2016 Marital Status</b>			
Population 15 years and over	77,407	239,962	456,295
Married	32.2%	33.0%	34.2%
Not Married	67.8%	67.0%	65.8%

# Demographics

1234 Wilshire Boulevard  
Los Angeles, CA 90017

	1 mi Ring	2 mi Ring	3 mi Ring
<b>HOUSEHOLD OVERVIEW</b>			
<b>Household Trend</b>			
2010 Households	35,577	103,255	185,199
2016 Households	35,781	103,072	185,445
2021 Households	37,388	105,880	188,901
Household Change 2000 to 2010	28.8%	14.8%	8.4%
Household Change 2000 to 2016	29.5%	14.6%	8.6%
Household Change 2010 to 2021	5.1%	2.5%	2.0%
Household Change 2016 to 2021	4.5%	2.7%	1.9%
<b>2016 Household Size</b>			
Average Household Size	2.5	2.6	2.8
<b>Household Income Trend</b>			
2010 Median Income	\$26,179	\$29,142	\$31,092
2016 Median Income	\$26,975	\$30,522	\$32,083
2021 Median Income	\$30,149	\$33,233	\$34,852
Median Income Change 2000 to 2010	56.5%	49.3%	43.4%
Median Income Change 2000 to 2016	61.3%	56.4%	48.0%
Median Income Change 2010 to 2021	15.2%	14.0%	12.1%
Median Income Change 2016 to 2021	11.8%	8.9%	8.6%
<b>2016 Household Income</b>			
up to \$24,999	47.8%	42.9%	40.2%
\$25,000 to \$49,999	23.7%	27.6%	28.7%
\$50,000 to \$74,999	11.9%	13.0%	13.5%
\$75,000 to \$124,999	9.7%	10.6%	11.1%
\$125,000 to \$199,999	4.4%	4.1%	4.3%
\$200,000 or more	2.5%	1.7%	2.1%
<b>HOUSING UNITS OVERVIEW</b>			
<b>2016 Home Value</b>			
Median Home Value	\$406,783.90	\$413,946.90	\$434,257.40
Average Home Value	\$476,558.30	\$479,639.40	\$525,948.40
<b>2016 Occupancy</b>			
Households	35,781	103,072	185,445
Owner Occupied	7.1%	8.5%	11.6%
Renter Occupied	92.9%	91.5%	88.4%
<b>Occupancy by Number of Units</b>			
1 Unit, Detached	3.1%	7.2%	12.3%
1 Unit, Attached	1.8%	3.0%	4.9%
2 to 9	9.1%	16.5%	19.7%
10 to 49	35.7%	36.2%	35.9%
50 or more Units	50.2%	36.9%	27.2%

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