

SOLAIR RETAIL

3785 WILSHIRE BLVD
LOS ANGELES, CA 90010

MARK HONG

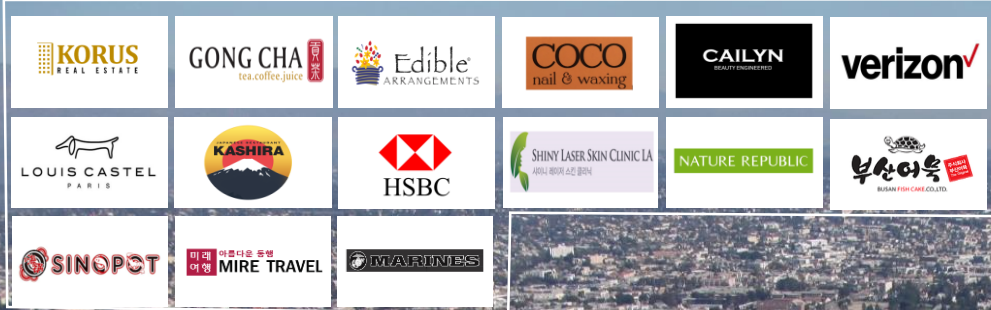
BRE #: 01067529

Office: (213) 251-9000

Mobile (213) 700-6780

markhong@korusre.com





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: \$ 3.00 + NNN
Second Floor: \$2.50/ \$3.00 + NNN
Suite 228 D-F: \$4.00 + NNN
- Project Size:** 333,324 SF
41,000 SF (Retail)
- Parking:** 150 Parking spaces
(3.7 per 1,000)

Co-Anchors:

Property Information

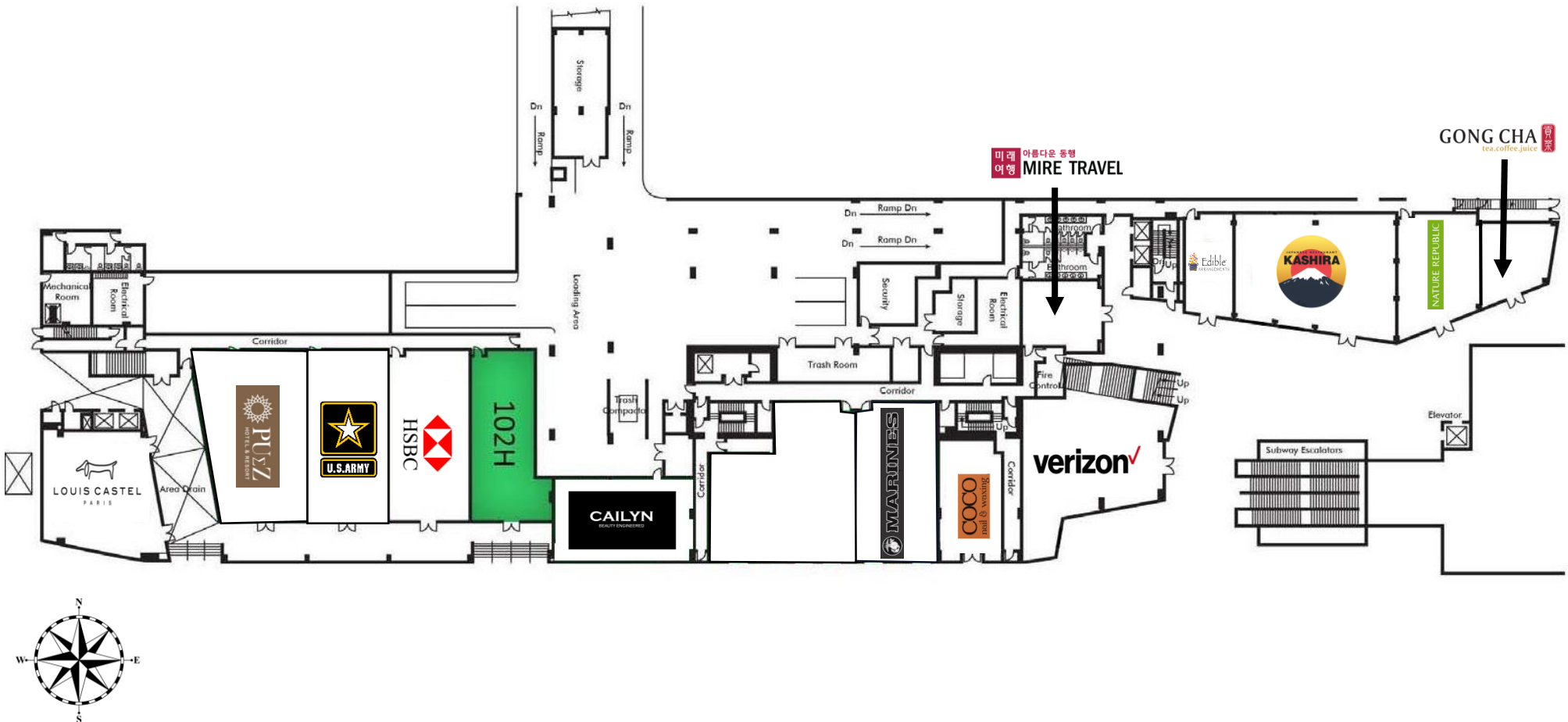
- ✓ Fully improved Beauty Salon – Suite 228 D-F
- ✓ NEC of Wilshire Boulevard and Western Ave.
- ✓ Retail fronts entire block of Western Ave.
- ✓ 150 parking spaces for retail in underground garage.
- ✓ Adjacent to MTA Metro Station (Purple Line.)
- ✓ One of the highest density neighborhoods in the U.S.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

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First Floor Site Plan

AVAILABILITY

Unit 102H: 851 sq. ft.

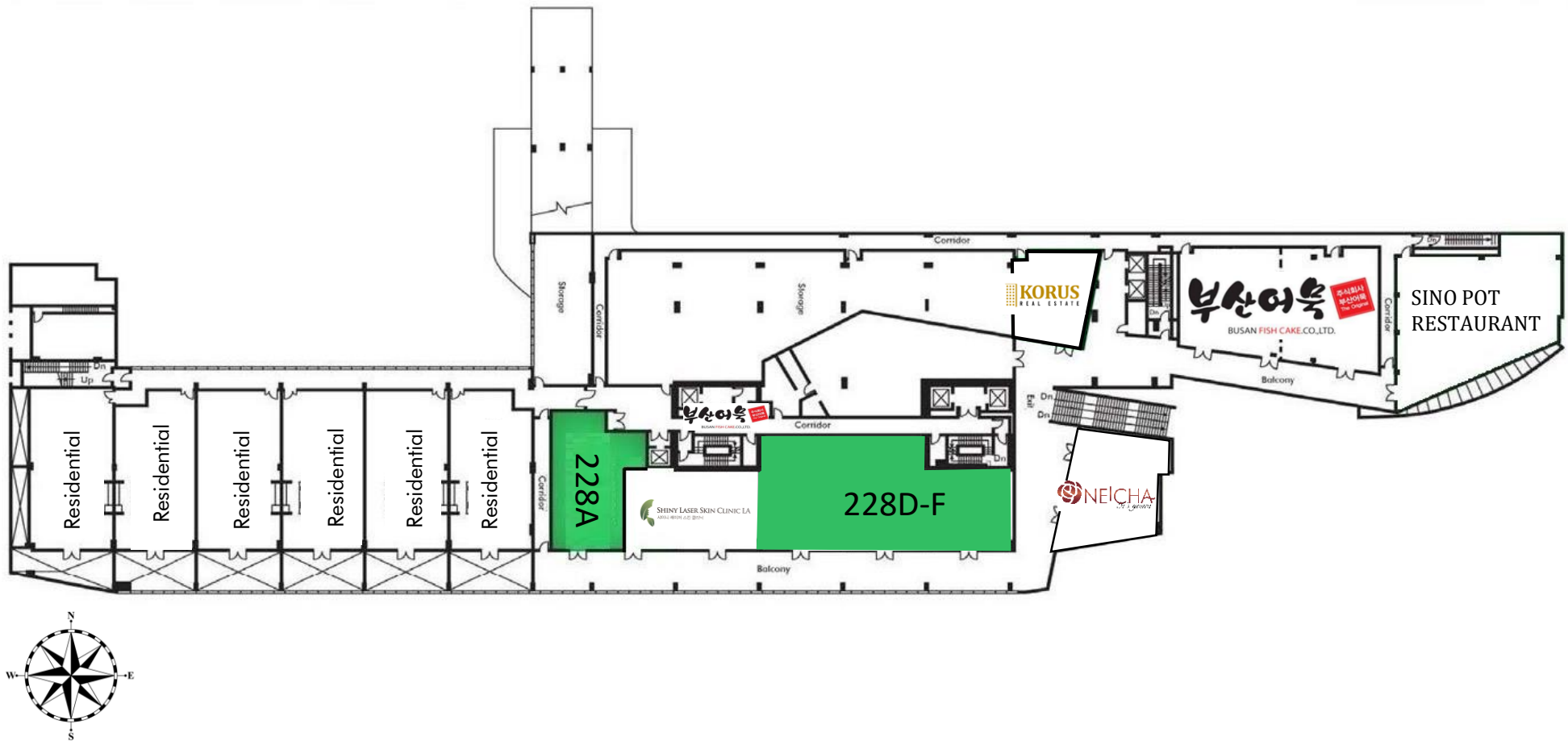


Second Floor Site Plan

AVAILABILITY

Unit 228A: 1,626 sq. ft.

Unit 228D-F: 3,667 sq. ft. (Improved Beauty Salon)





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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