

# FOR LEASE: WILSHIRE & HIGHLAND RETAIL SPACES

5001 WILSHIRE BOULEVARD, LOS ANGELES, CA 90036



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## FOR LEASE: WILSHIRE & HIGHLAND RETAIL/OFFICE/MEDICAL CENTER

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### Highlights

- Signalized Corner Neighborhood Center
- Adjacent to High End Residential Area - Hancock Park
- Located at Highland & Wilshire- +/- 80,000 CPD
- Co-Tenants Include: Subway, GNC, Fatburger and El Pollo Loco
- Neighboring Businesses Include: Starbucks, 7/11, BMW and Coffee Bean & Tea Leaf
- Centralized Location Between Koreatown & Miracle Mile
- One Major Block from New Subway Station (Wilshire & La Brea)
- Over 1,000 New Apartment Units Within 1/2 Mile Radius

### Summary

- Suite 111A:** +/-1,473 SF (Retail or Creative Office)
- Suite 111B:** +/-2,044 SF (Retail or Creative Office)  
\$2.75-\$2.85 PSF (Modified Gross)
- Suite 115:** +/-1,975 SF (Endcap Retail or Restaurant)  
Retail Pricing = \$4.25 PSF/Mo + NNN (\$0.65 PSF/Mo)  
Restaurant Pricing = \$5.50 PSF/Mo + NNN (\$0.65 PSF/Mo)

### Parking:

Large Surface Parking Lot with Additional Parking in Rear

### Demographics:

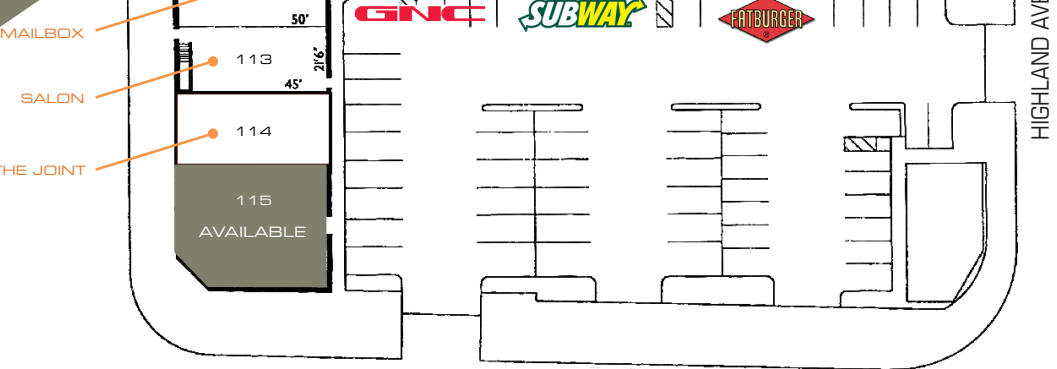
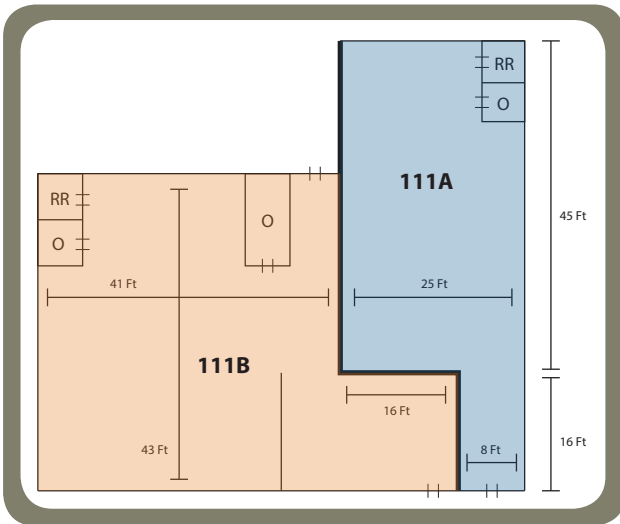
|                     | 1-Mile        | 3-Mile         | 5-Mile           |
|---------------------|---------------|----------------|------------------|
| Population          | 31,299        | 429,149        | 894,247          |
| Daytime Population  | <u>34,185</u> | <u>533,659</u> | <u>1,198,955</u> |
| Avg. Household Inc. | \$89,026      | \$61,374       | \$64,941         |

# SITE PLAN & FLOOR PLAN

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## 2nd Floor Shops



## Ground Level Shops/ Site Plan

\*Not to scale

## MAP

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For more information, please call.



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