



FOR LEASE

RARE FREESTANDING WEST LA SINGLE TENANT BUILDING
12423 WILSHIRE BOULEVARD | LOS ANGELES, CA 90025

JASON EHRENPREIS

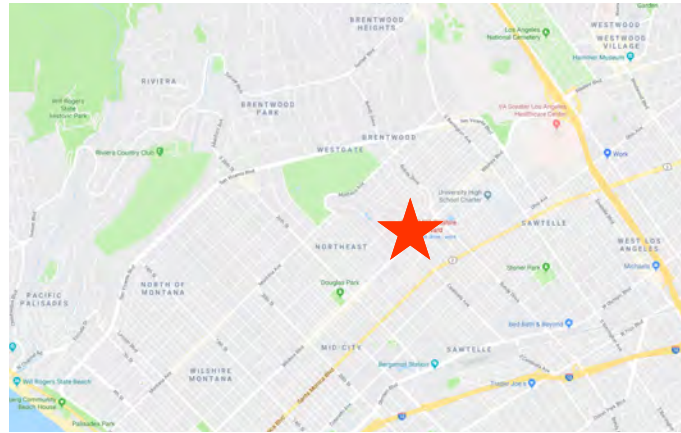
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RARE FREESTANDING WEST LA SINGLE TENANT BUILDING

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FEATURES + AMENITIES

- APPROX. 6,000 SQFT SINGLE TENANT BUILDING AVAILABLE WITH DEDICATED POLE SIGN
- PRIME WILSHIRE BOULEVARD LOCATION WITH GREAT VISIBILITY
- PROMINENT WEST LA INDENTITY
- BUILDING INCLUDES DEDICATED PARKING LOT WITH 23 STALLS
- 16 FT CEILINGS
- BOTH AFFLUENT RESIDENTIAL AND HIGH DAYTIME POPULATION IN IMMEDIATE AREA
- MAJOR WEST LA INTERSECTION
- COUNTLESS NATIONAL TENANTS IN THE IMMEDIATE VICINITY
- LOCATION PROVIDES ACCESS TO DRAW CUSTOMERS FROM BRENTWOOD, SANTA MONICA AND WEST LA

DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	45,123	264,518	506,064
AVG HH INCOME	\$127,476	\$140,525	\$140,973

NEIGHBORING RETAILERS



EXCLUSIVELY REPRESENTED BY

JASON EHRENPREIS

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INTERIOR PHOTOS

12423 WILSHIRE BOULEVARD | LOS ANGELES, CA 90025



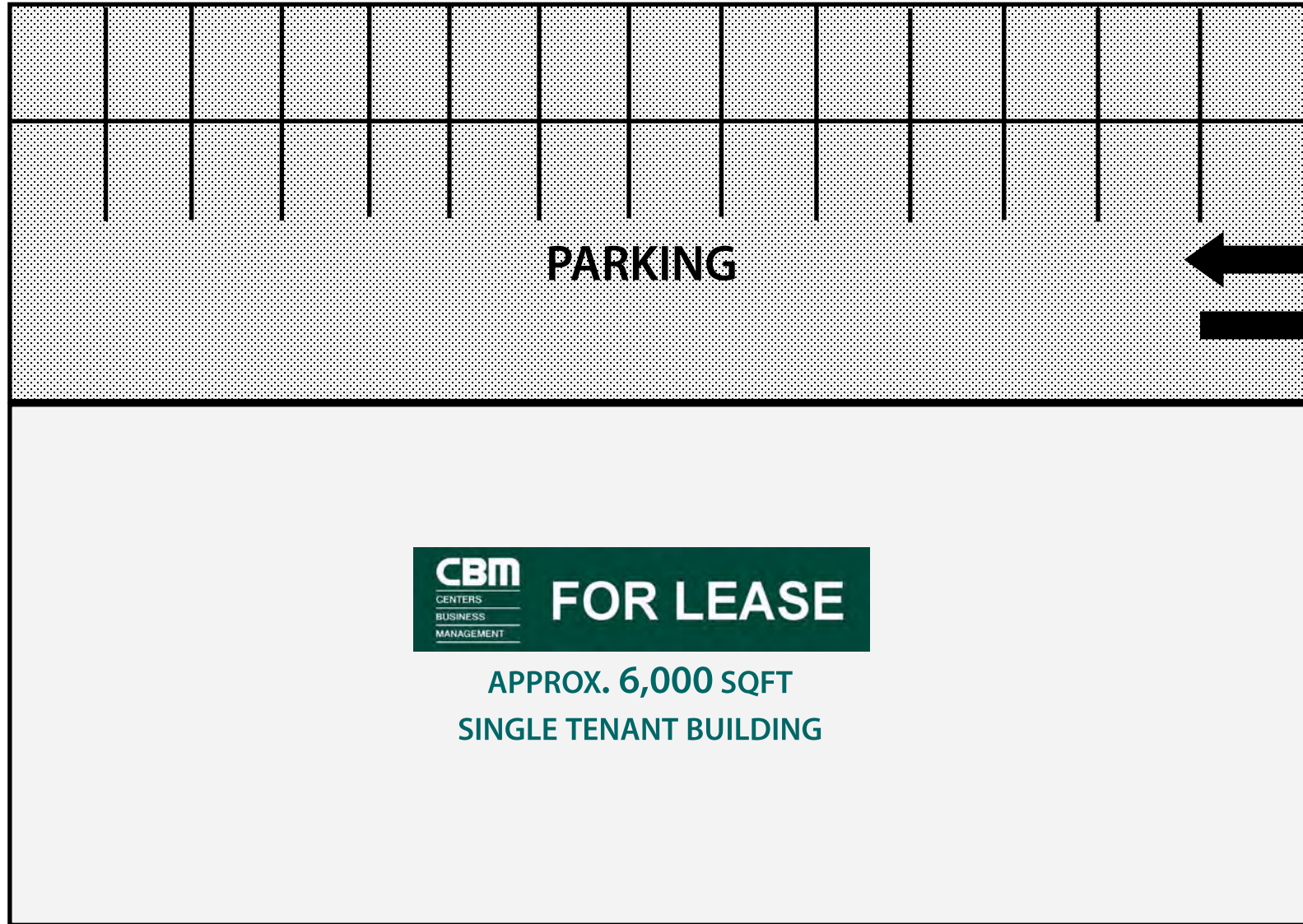
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SITE PLAN

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AERIAL PHOTO

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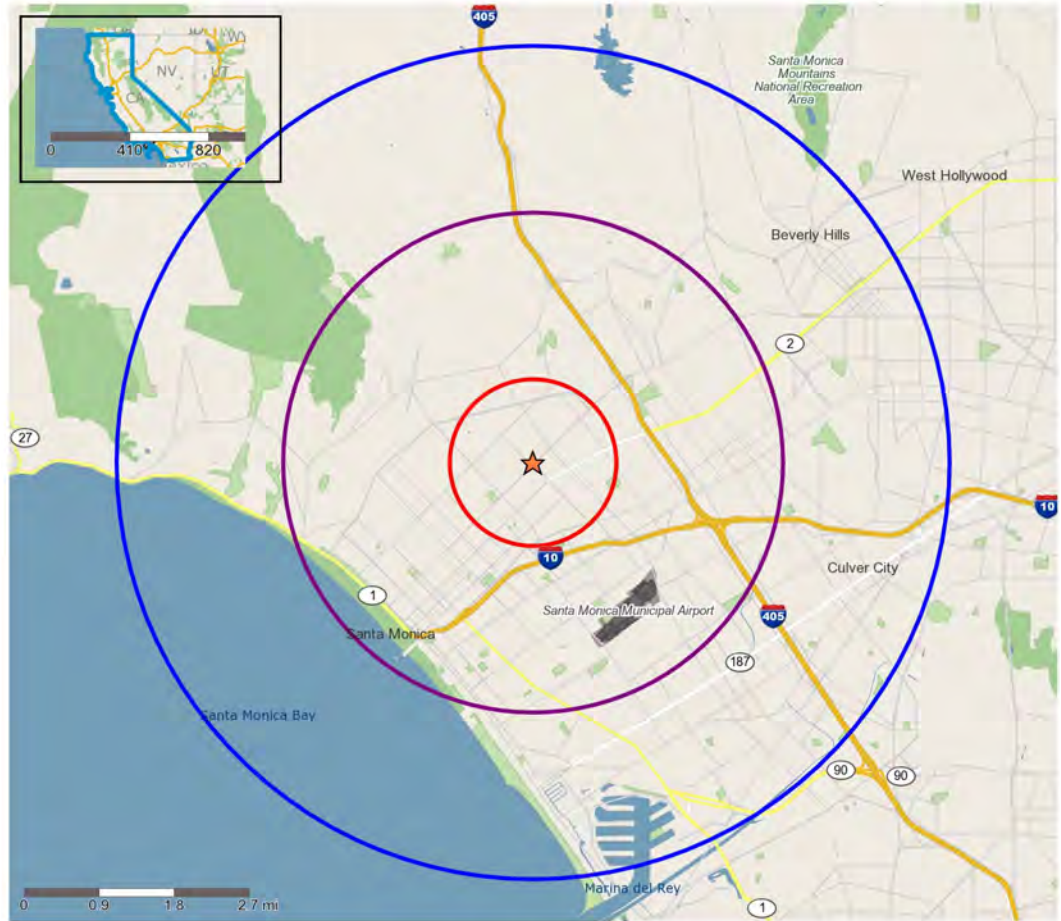
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DEMOGRAPHICS

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	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	45,123	264,518	506,064
Female Population	52.15%	52.06%	51.57%
Male Population	47.85%	47.94%	48.43%
Population Density	14,361	9,354	6,442
Population Median Age	36.8	37.4	38.6
Employed Civilian Population 16+	27,694	147,161	283,129
% White Collar	84.8%	84.0%	82.0%
% Blue Collar	15.2%	16.0%	18.0%
Total Q1 2019 Employees	61,737	275,428	454,425
Total Q1 2019 Establishments*	6,251	25,904	48,125
Population Growth 2000-2010	3.02%	5.15%	3.64%
Population Growth 2018A-2023	1.54%	2.15%	1.88%
Income: 2018A			
Average Household Income	\$127,476	\$140,525	\$140,973
Median Household Income	\$85,409	\$87,973	\$86,429
Per Capita Income	\$66,157	\$67,574	\$66,609
Avg Income Growth 2000-2010	43.49%	31.53%	30.05%
Avg Income Growth 2018A-2023	15.35%	14.68%	14.91%
Households: 2018A			
Households	23,363	125,244	236,817
Average Household Size	1.92	1.99	2.06
Hhld Growth 2000-2010	-0.83%	2.89%	2.53%
Hhld Growth 2018A-2023	1.55%	2.62%	2.50%
Housing Units: 2018A			
Occupied Units	23,363	125,244	236,817
% Occupied Units	96.04%	95.51%	95.74%
% Vacant Housing Units	3.96%	4.49%	4.26%
Owner Occ Housing Growth 2000-2010	8.87%	2.76%	2.92%
Owner Occ Housing Growth 2000-2023	10.96%	6.93%	8.03%
Owner Occ Housing Growth 2018A-2023	1.22%	1.42%	1.95%
Occ Housing Growth 2000-2010	-0.83%	2.89%	2.53%
Occ Housing Growth 2010-2023	7.85%	9.87%	9.55%
Occ Housing Growth 2018A-2023	1.55%	2.62%	2.50%
Race and Ethnicity: 2018A			
% American Indian or Alaska Native Population	0.33%	0.32%	0.41%
% Asian Population	14.98%	16.86%	14.87%
% Black Population	2.37%	2.91%	3.75%
% Hawaiian or Pacific Islander Population	0.09%	0.11%	0.15%
% Multirace Population	5.92%	5.75%	5.60%
% Other Race Population	5.89%	4.51%	6.61%
% White Population	70.41%	69.54%	68.61%
% Hispanic Population	14.05%	12.71%	16.81%
% Non Hispanic Population	85.95%	87.29%	83.19%



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- N Trade Areas (in miles) - 1
- N Trade Areas (in miles) - 3
- N Trade Areas (in miles) - 5