

at

5100 WILSHIRE BLVD. | LOS ANGELES

SOUTHWEST CORNER OF WILSHIRE BOULEVARD AND MANSFIELD

CBRE

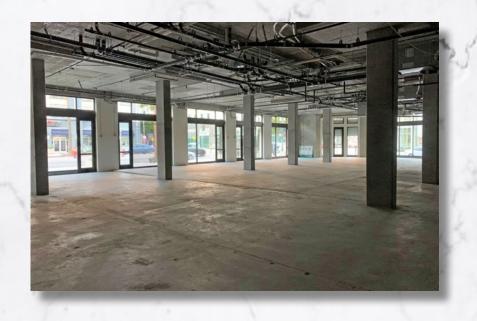


HIGHLIGHTS

- Approximately 6,350 SF of street front retail/restaurant (divisible)
- Asking \$4.50 PSF/Mo NNN
- Exceptional Parking: 125 Spaces (10:1,000 SF) with 77 spaces on grade
- Restaurant infrastructure in place including grease interceptors and exhaust shaft
- Patio space available
- Excellent Signage
- 138 Upscale residential units above
- Two Blocks from new Metro Rail subway Portal (under construction)
- Nearby tenants include: Southern California Automobile Club, Genwa Korean BBQ, Republique, La Brea Bakery, Lassen's Natural Foods, Beverly Hills BMW, Sycamore Kitchen, Coffee Bean & Tea Leaf



INTERIOR PHOTOS

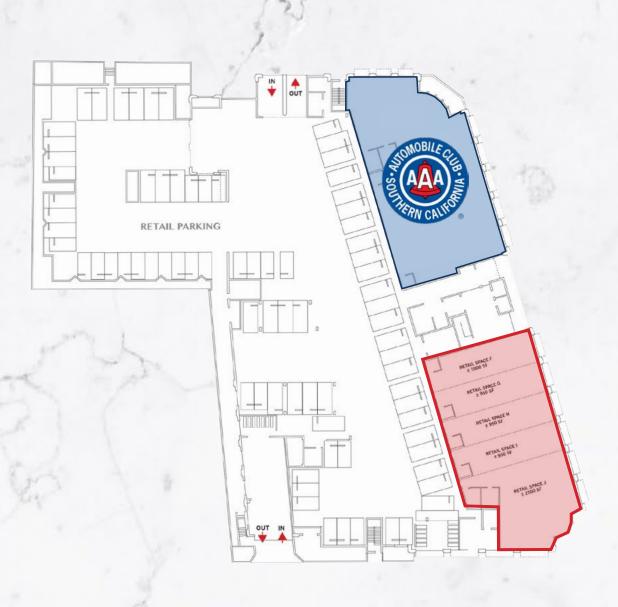








FLOOR PLAN





DEMOGRAPHICS

ESTIMATED DEMOGRAPHICS WITHIN 1, 2, AND 3 MILE RADIUS

	1 mile	3 mile	5 mile
2019 Average Household Income	\$121,300	\$83,664	\$87,246
2019 Population	42,348	538,949	1,150,157
2019 Daytime Population			
(Total Employees)	42,632	554,311	1,237,105

WILSHIRE BLVD AT CIRTUS AVE (2004)

 $36,843 \pm CPD$

