



COMMERCIAL
ASSET GROUP

5410 WILSHIRE BLVD
LOS ANGELES, CA 90036

LEASED

MID-WILSHIRE RESTAURANT/
RETAIL SPACES FOR LEASE IN
ARCHITECTURALLY
SIGNIFICANT BUILDING

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SPACE SIZES

5404: ±1,726 SQFT

5406: ±1,855 SQFT + ±668 SQFT MEZZANINE

LEASE RATES

5404: \$3.50 PSF/MO (GRN) + NNN

5406: \$3.50 PSF/MO + NNN + \$1.25/MO (MEZZ) + NNN

SPACE NOTES

5404: 20 FOOT CEILINGS, GENERAL RETAIL

5406: FORMER RESTAURANT, 20 FOOT CEILINGS

AVAILABLE

IMMEDIATELY

- RETAIL SPACES/RESTAURANT SPACE IN THE HEART OF MIRACLE MILE
- 20 FOOT CEILINGS, EXCELLENT VISIBILITY, AND SUFFICIENT REAR PARKING
- CO-TENANTS INCLUDE LOCAL FAVORITE ANDRE'S ITALIAN BISTRO AND BANK OF AMERICA
- SITUATED BELOW 60,000 SQ FT OF OFFICE SPACE AND SURROUNDED BY LUXURY MULTI-FAMILY APARTMENT BUILDINGS IN ALL DIRECTIONS
- WALKING DISTANCE TO THE METRO LINE
- RESTAURANT SPACE NEEDS COMPLETE REMODEL-LANDLORD WILL CONTRIBUTE TI TOWARDS REOPENING
- LOCATED DIRECTLY NEXT DOOR TO LA LEGEND ANDRE'S ITALIAN
- LARGE REAR PARKING LOT

SPACE PLAN

REAR PARKING

CLOVERDALE AVE

ANDRE'S
ITALIAN

AVAILABLE

±1,726 SF +

AVAILABLE

±1,855 SF

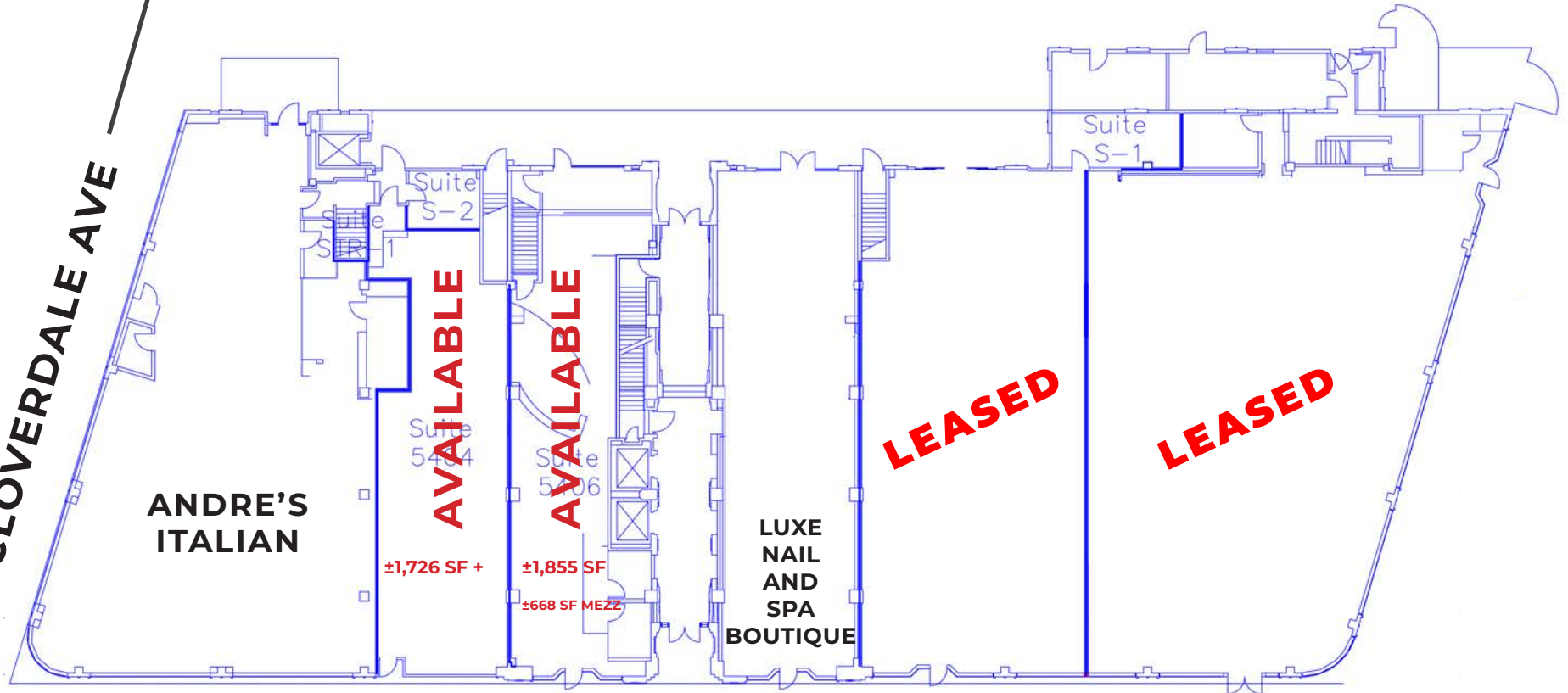
±668 SF MEZZ

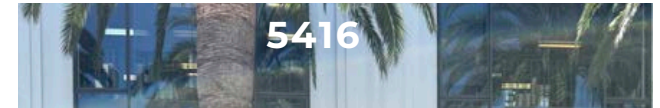
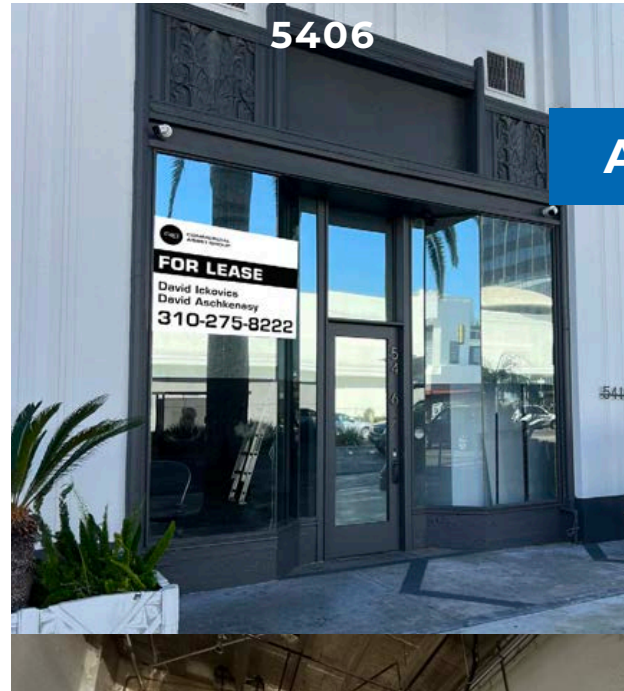
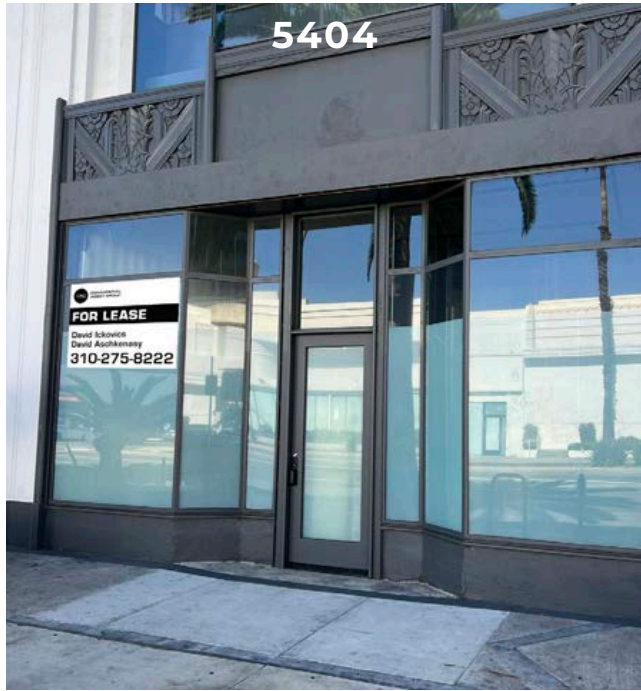
LUXE
NAIL
AND
SPA
BOUTIQUE

LEASED

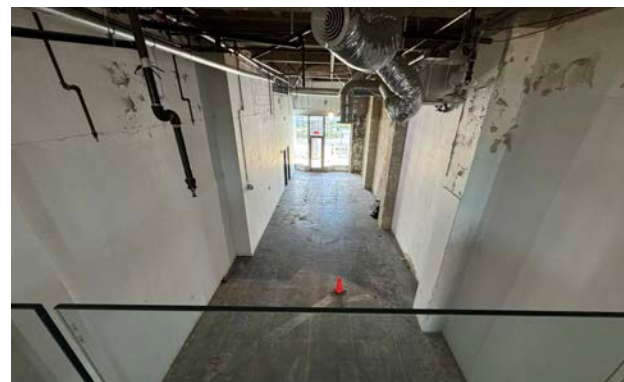
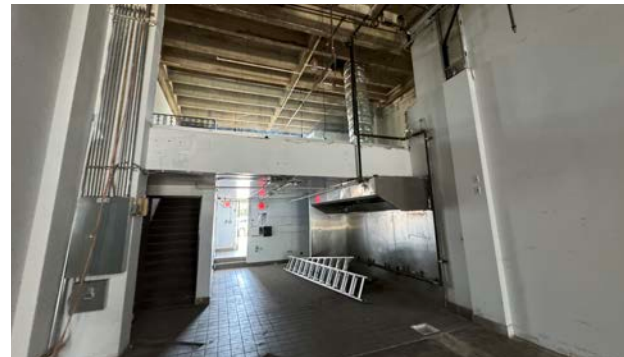
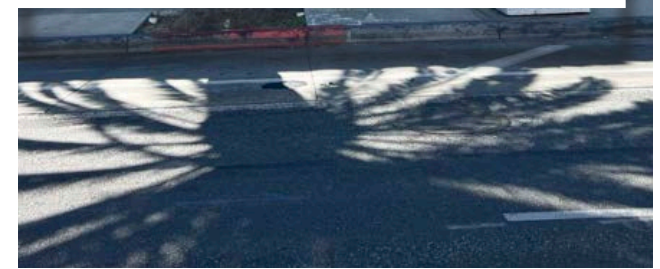
LEASED

WILSHIRE BLVD





ADDITIONAL PICTURES



AERIAL





DEMOGRAPHICS

TOTAL POPULATION:

1 MILE: 44,645

2 MILE: 170,955

3 MILE: 502,731

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$118,496

2 MILE: \$111,442

3 MILE: \$94,321

MEDIAN AGE:

1 MILE: 40

2 MILE: 41

3 MILE: 40

WALK SCORE:

84



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