

SOLAIR RETAIL FOR SALE

MEDIA BILLBOARD
AVAILABLE
SEPARATLEY

KORUS
SOLAIR **FOR SALE**
MARK HONG (213)700-6780

Western Ave

Wilshire Blvd

**3785 WILSHIRE BLVD
LOS ANGELES, CA 90010**

MARK HONG
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AERIAL MAP

SOLAIR RETAIL

3785 WILSHIRE BLVD



MADANG PLAZA



S Western Ave (+42,684 VPD)



PROPERTY HIGHLIGHTS

3785 Wilshire Blvd Los Angeles, CA 90010

OFFERING PRICE

\$26,000,000
(\$634 PSF)

APN'S

5503-030-211
(Fee Simple)
5503-030-908 & 909
(MTA Ground Lease)

BUILDING SIZE

41,000 Sq.Ft.
(Retail)
333,324 Sq.Ft.

LAND SIZE

73,181 Sq.Ft.

PARKING

150 Spaces
(3.7 per 1,000)

ZONING

C4-2

BUILT

2009

CAP RATE

6.4%

ANNUAL NET INCOME

\$1,294,261





SOLAIR RETAIL

3785 WILSHIRE BLVD
LOS ANGELES, CA

PROPERTY HIGHLIGHTS

- Premier mixed-use center (186 Residential Condominiums) in the Koreatown area.
- Expansive underground retail parking garage (150 spaces) with separate ingress/egress.
- Metro Rail - Purple line station (Western Ave) on site.
- Digital Media Billboard, available separately.
- Type I construction - Built 2009.
- Dense population demographics $\pm 661,694$ residents residing three mile radius.

FINANCIAL ANALYSIS

SOLAIR RETAIL
3785 WILSHIRE BLVD

| Annual Revenue | Current | Projected |
|--|--------------------|--------------------|
| Base Rental Revenue | 1,591,824 | \$2,014,980 |
| Expense Reimbursement | NNN | NNN |
| Annual + NNN | 1,591,824 | \$2,014,980 |
| Operating Expense | | |
| Property Taxes (Current) | NNN | NNN |
| Insurance | NNN | NNN |
| Utilities (Electricity, Water, Trash) | NNN | NNN |
| General Maintenance | NNN | NNN |
| Ground Lease | (\$297,563) | (\$297,563) |
| Annual Net Operating Income | \$1,294,261 | \$1,717,417 |
| CAP Rate | 5% | 6.6% |



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.

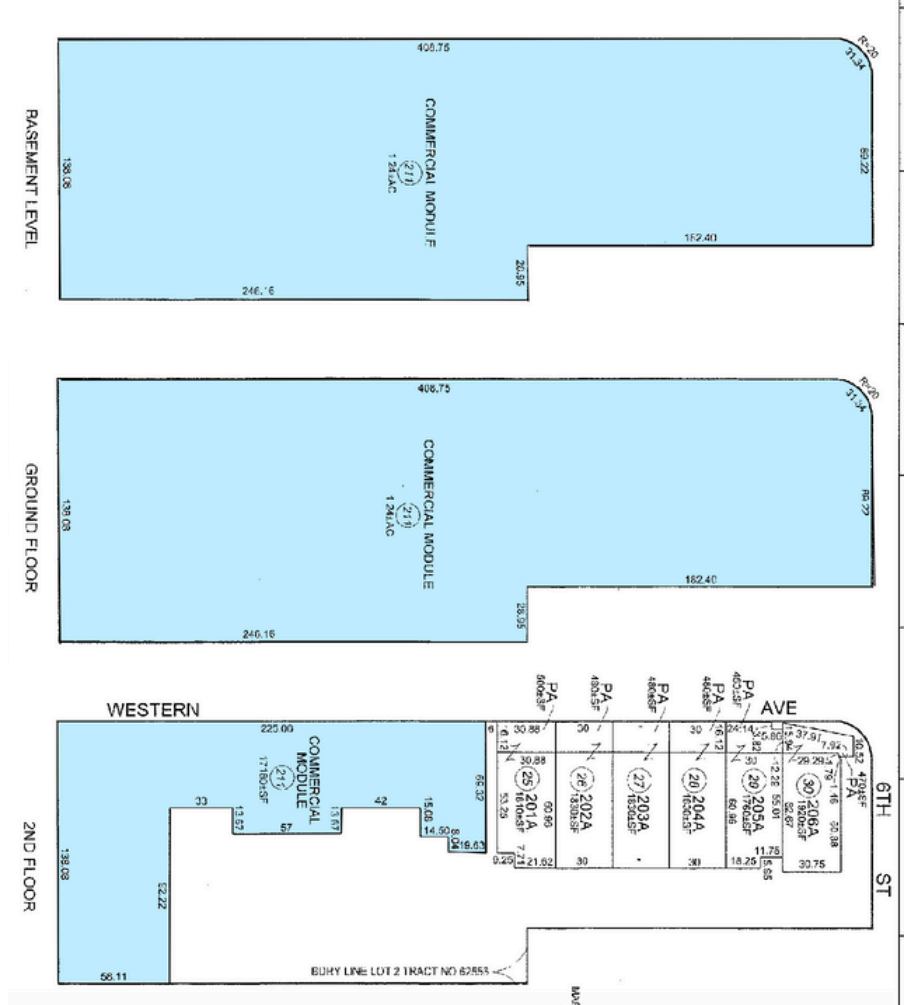
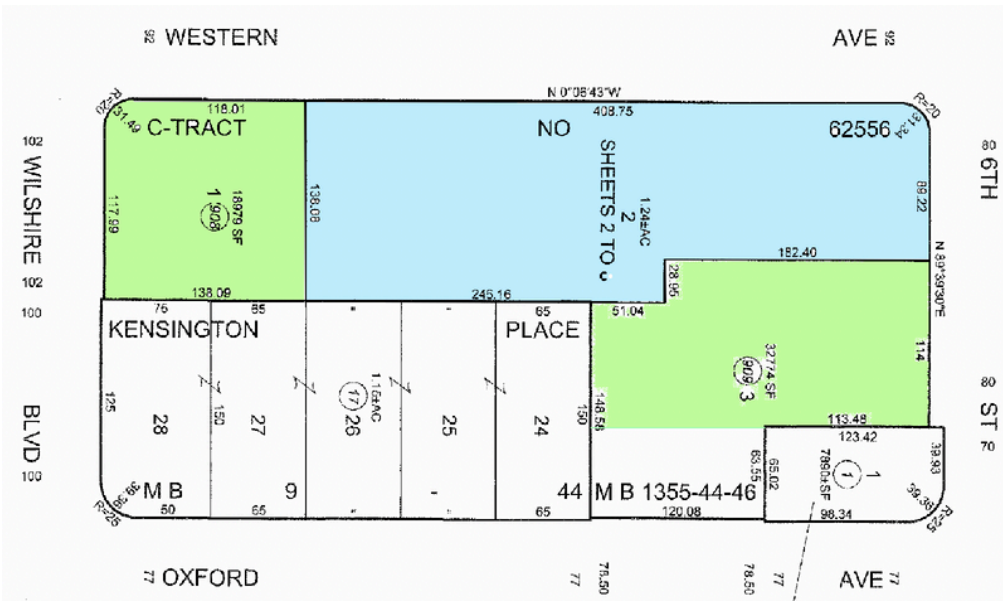
3785 Wilshire Blvd, Los Angeles, CA 90010

PARCEL MAP

SOLAIR RETAIL

3785 WILSHIRE BLVD

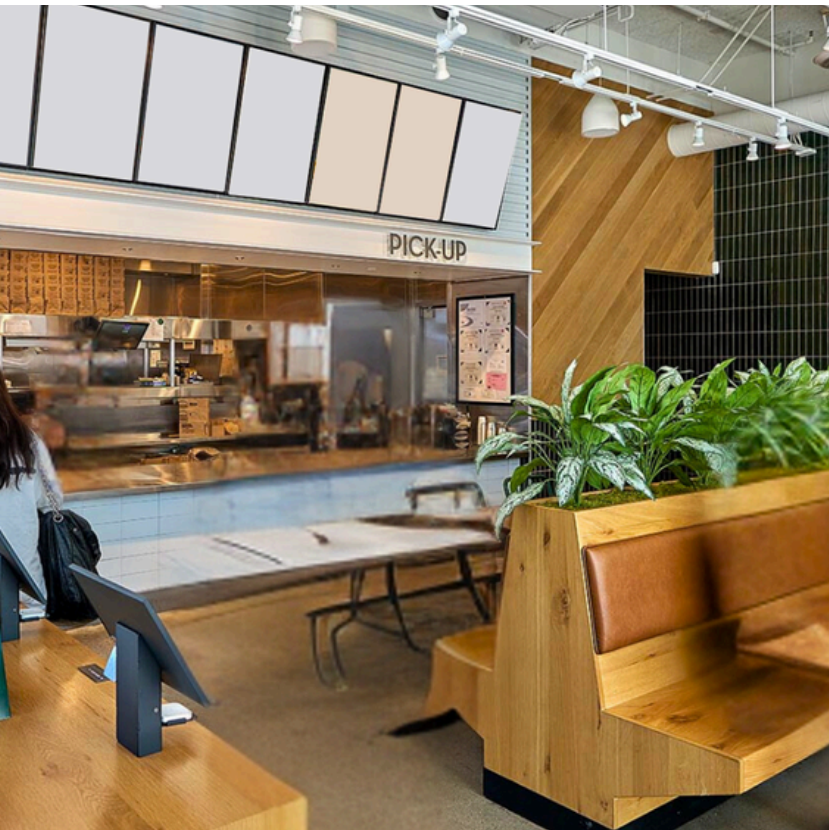
- SOLAIR RETAIL (FEE SIMPLE)
- MTA GROUND LEASE



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SOLAIR RETAIL



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|-----------|
| Population | | | |
| 2023 Estimated Population | 110,059 | 661,694 | 1,228,692 |
| 2028 Projected Population | 109,448 | 654,703 | 1,213,887 |
| 2010 Census Population | 101,707 | 628,702 | 1,177,191 |
| Households | | | |
| 2023 Estimated Households | 43,213 | 248,172 | 473,906 |
| 2028 Projected Households | 42,824 | 245,439 | 467,868 |
| 2010 Census Households | 40,481 | 235,118 | 453,229 |
| Income | | | |
| 2023 Estimated Average Household Income | \$68,189 | \$76,267 | \$87,545 |
| 2023 Median Household Income | \$49,092 | \$52,357 | \$59,626 |



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