

OFFERING MEMORANDUM

3100 WILSHIRE BLVD

*±39,098 SF retail storefront building and
development site for sale in Los Angeles*



LOS ANGELES, CA 90010

km Kidder
Mathews



Exclusively Listed by

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EXECUTIVE SUMMARY

RETAIL BUILDING FOR SALE WITH DEVELOPMENT POTENTIAL

Kidder Mathews takes great pleasure in presenting 3100 Wilshire Boulevard, a well located Koreatown retail building with future development potential.

The location is at a premium address in highly desirable Koreatown submarket. 3100 Wilshire includes a large secured surface parking lot with direct access to the building. The property is adjacent to Hollywood and Downtown submarkets of Los Angeles, with convenient access to the 10, 101, and 110 freeways.

3100 Wilshire is nearly fully vacant with only two small month-to-month tenants. This provides the buyer with both flexibility and opportunity. The flexibility is the possibility of a user purchase by either an office user, medical office user or retail repositioning buyer. The opportunity is the future development potential of the property.



INVESTMENT HIGHLIGHTS

3100 WILSHIRE BOULEVARD BOASTS A LITANY OF HIGHLIGHTS AND QUALITIES.

Preferred Wilshire Boulevard Location

3100 Wilshire Boulevard is in a central location with convenient access to the 10, 101 and 110 freeways. The property is in close proximity to the Downtown LA, Hollywood, Silverlake and Mid-Wilshire submarkets.

An Area of Redevelopment

The location has a proven track record of demand and success that speaks to the viability of the development.

High Bow-Truss Ceilings

The building was built with high bow-truss ceilings throughout the 2nd floor.

Secured Surface Parking Lot

There is a large secured dedicated surface parking lot with direct access to the building.

Flexibility

Although currently retail, the flexibility of the zoning leaves open the possibility of an office user, medical office user or retail repositioning buyer.

Future Development

The property is entitled for a mixed use development with 297 residential units including 33 affordable units and 7,110 SF of retail space.



INVESTMENT HIGHLIGHTS

KOREATOWN HIGHLIGHTS

Located west of Downtown LA and south of Hollywood, Koreatown (aka "K-town") is one of the most diverse neighborhoods in Los Angeles. Encompassing roughly 3 square miles, the area was once the epicenter of Golden Age Hollywood, home to the Ambassador Hotel, the Coconut Grove and the Brown Derby. Today, Korean and Latino populations contribute to Koreatown's rich cultural diversity. K-town is also known for having one of the largest concentration of nightclubs and 24-hour businesses and restaurants in the country. Even frequent visitors have only scratched the surface of this vibrant district.

Dining

The sizzle and smoke of the tabletop Korean barbecue is one of the definitive features of the LA dining scene. The availability of premium ingredients and a rabid following of diners has created a critical mass of restaurants specializing in grilled meats, nearly overshadowing the love of barbecue in the motherland itself.

Over the years, KBBQ restaurants have segmented into various categories - premium, all-you-can-eat, mid-range a la carte - with each place trumpeting a particular specialty or stand-out side dish. Some emphasize their grilling devices and methods - stalwarts like Soot Bull Jeep still employ charcoal for a smoky char, while others rely on special grates for more direct heat. Wherever you go, KBBQ is even better with a pitcher of ice-cold Hite, or a chilled bottle of soju, Korea's national spirit.

From casual AYCE spots to Michelin-level culinary experiences, gather your friends and family and explore LA's world-class Korean BBQ scene with our guide.

Shopping

Koreatown has more large malls than any similar sized area in America with an emphasis on markets, skin care, home goods and the best k-pop stores in LA. Peppered among the shops, whether in a mall or side street, are entertainment venues, trendy dessert shops, coffeehouses, and restaurants. Read on for the best shopping destinations in Koreatown.

Coffee & Dessert

Coffee houses and dessert are synonymous in Koreatown as an any-time-of-day kind of thing—whether for a snack, after dinner, a night of karaoke, or while studying. Many are Wi-Fi connected haunts and can be found on virtually every corner serving specialty cakes, patbingsoo (shaved ice), ice cream, and other sweet confections. Here are 12 spots to check out.

Hidden Gems

The streets of Koreatown comprise an eclectic urban landscape where Korean neon signs mix with various architectural styles, providing clues to a multi-faceted history. Multi-level shopping malls are markers in between small shops and restaurants, and not everything is as it seems. There are so many unique things to do in Koreatown, like experiencing a k-pop restaurant among other fascinating gems—some truly hidden and others that contain intrigue and wonder.



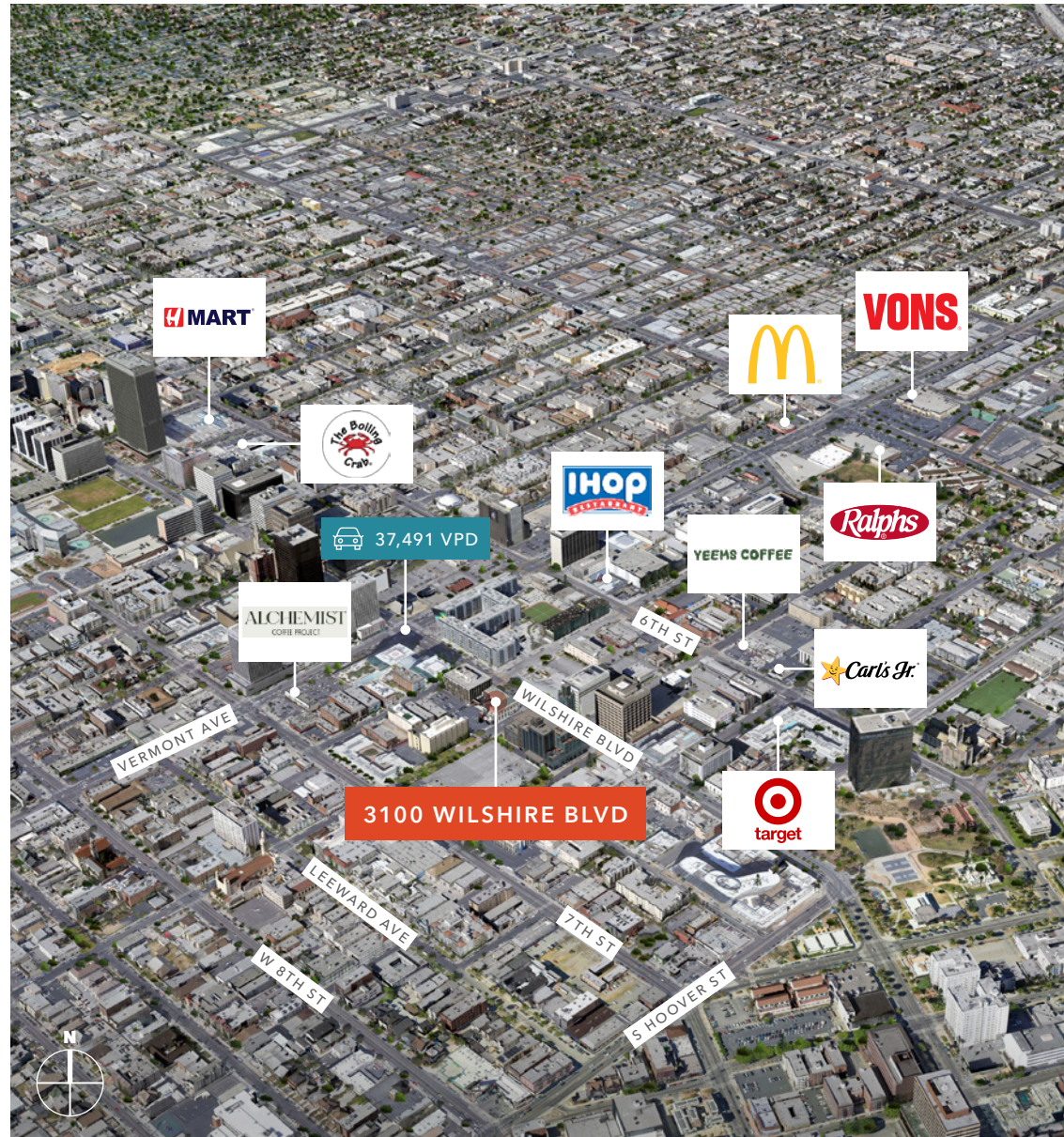
PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	3100 Wilshire Blvd, Los Angeles, CA 90010
NET RENTABLE AREA	±39,098 SF
GROSS LAND SIZE	±32,857 SF
STORIES	2
YEAR BUILT	1939
PARCEL NO.	5077-011-001, 003, and 005
ZONING	C4-4-C
TRAFFIC COUNTS	37,491 (Wilshire Blvd & Vermont Ave)

\$9.9M
PRICE

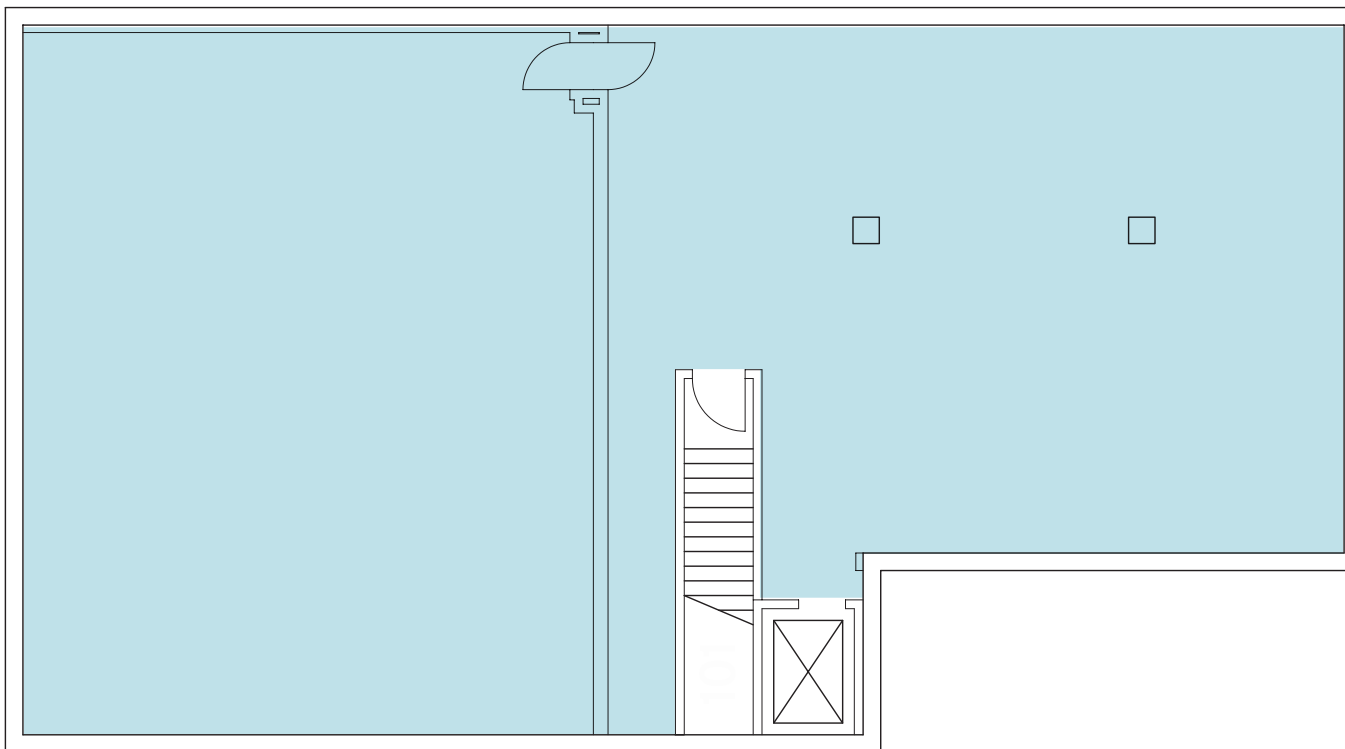
±39,098 SF
BUILDING SIZE



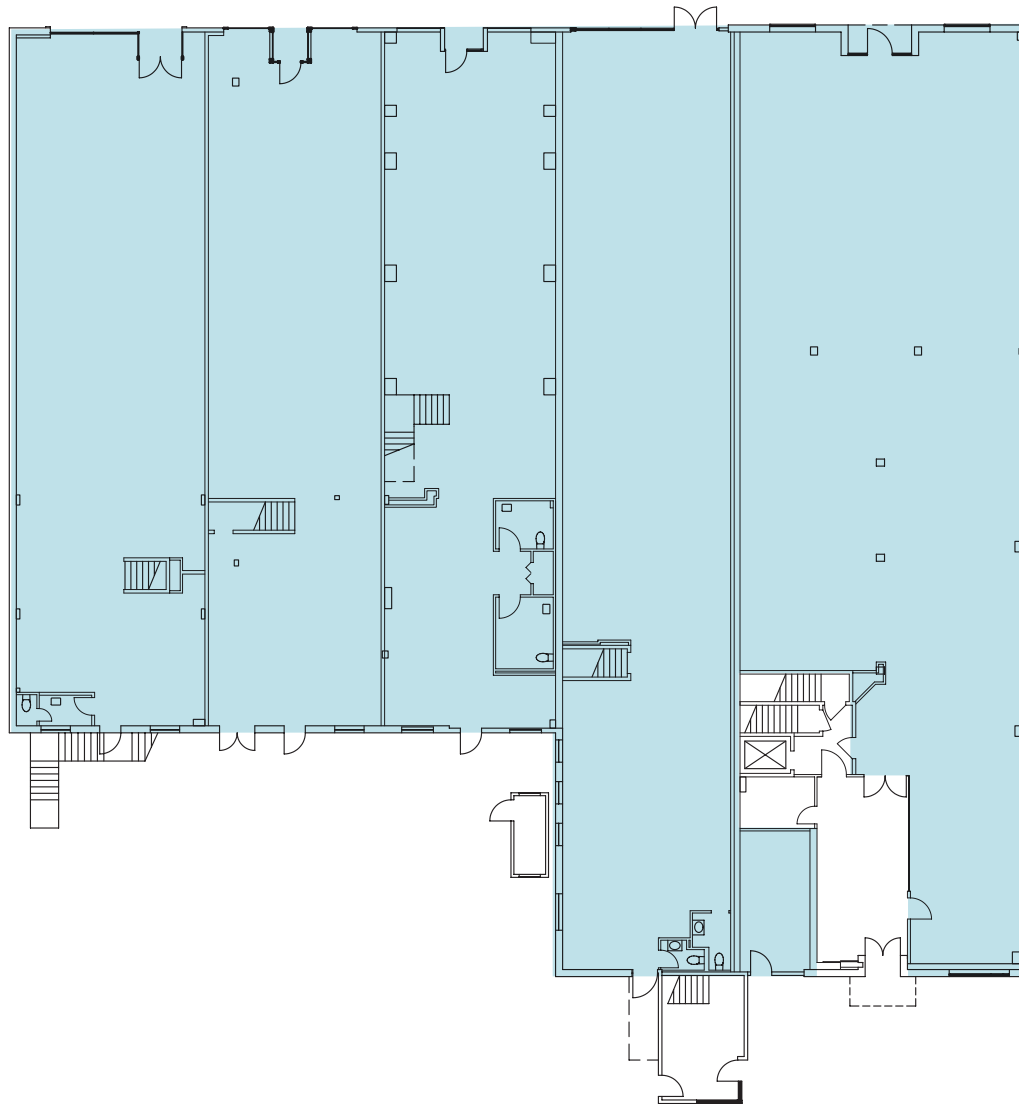
BASEMENT

2,601 SF

SIZE

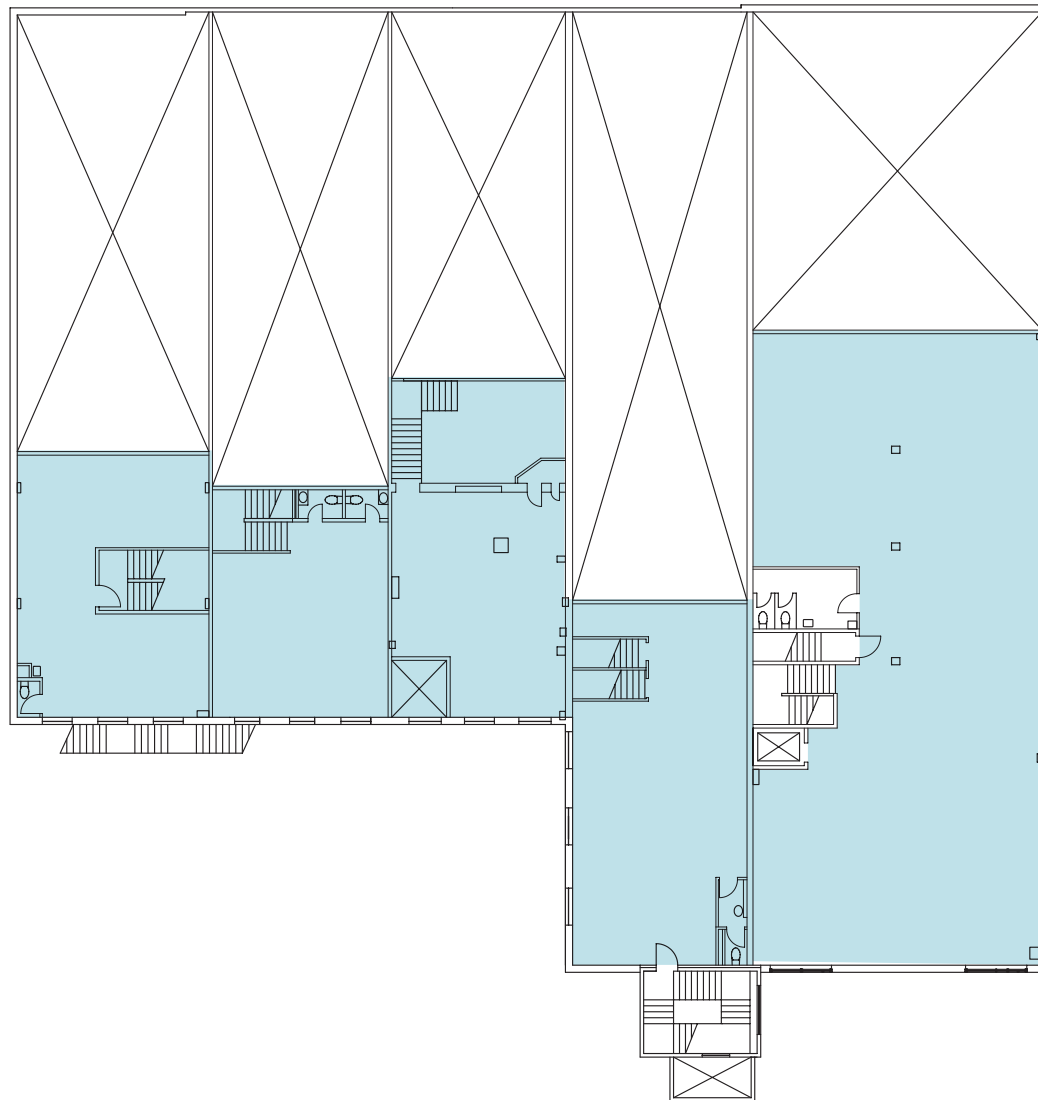


1ST FLOOR



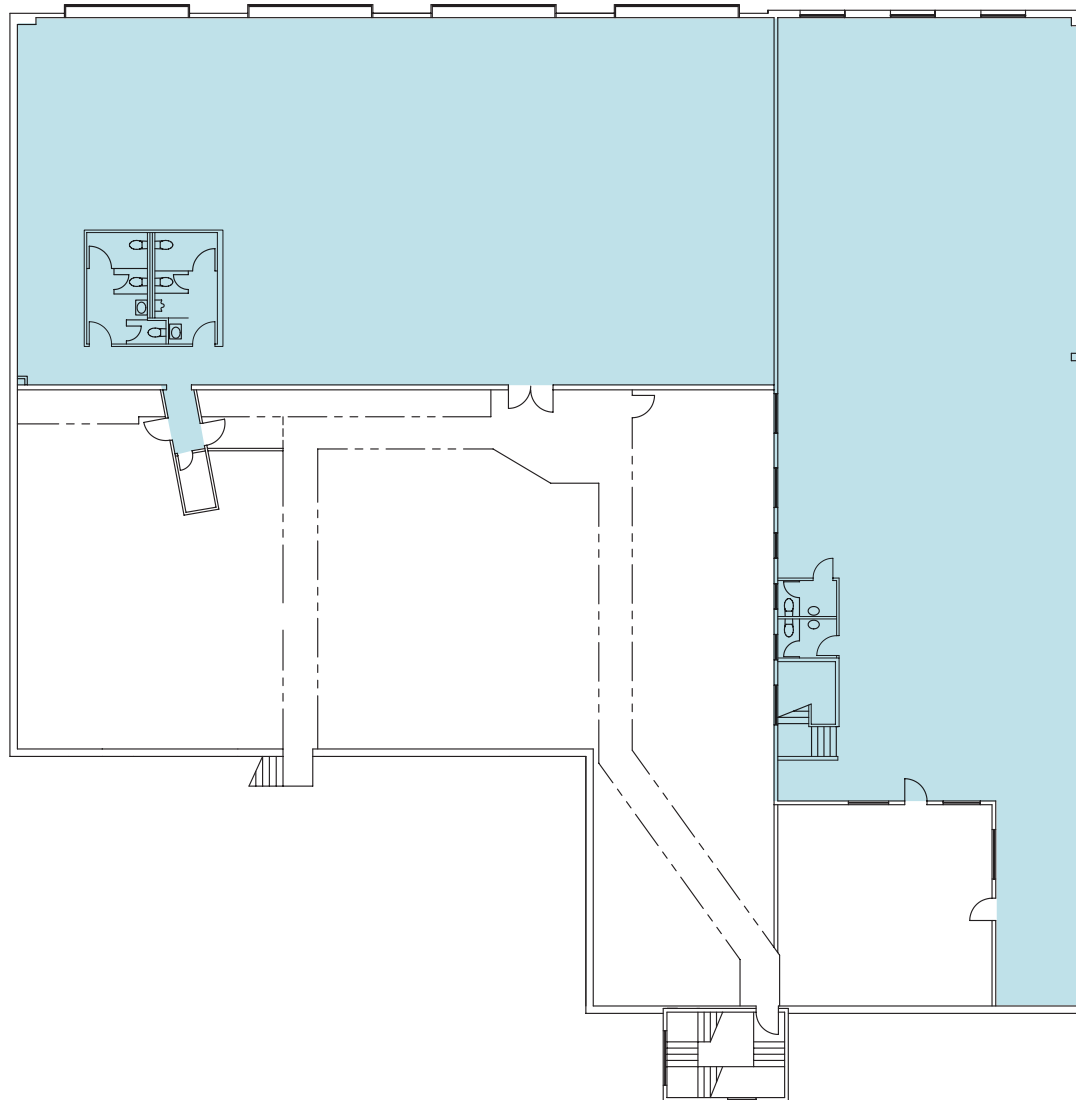
16,105 SF
SIZE

1ST FLOOR MEZZANINE



7,606 SF
SIZE

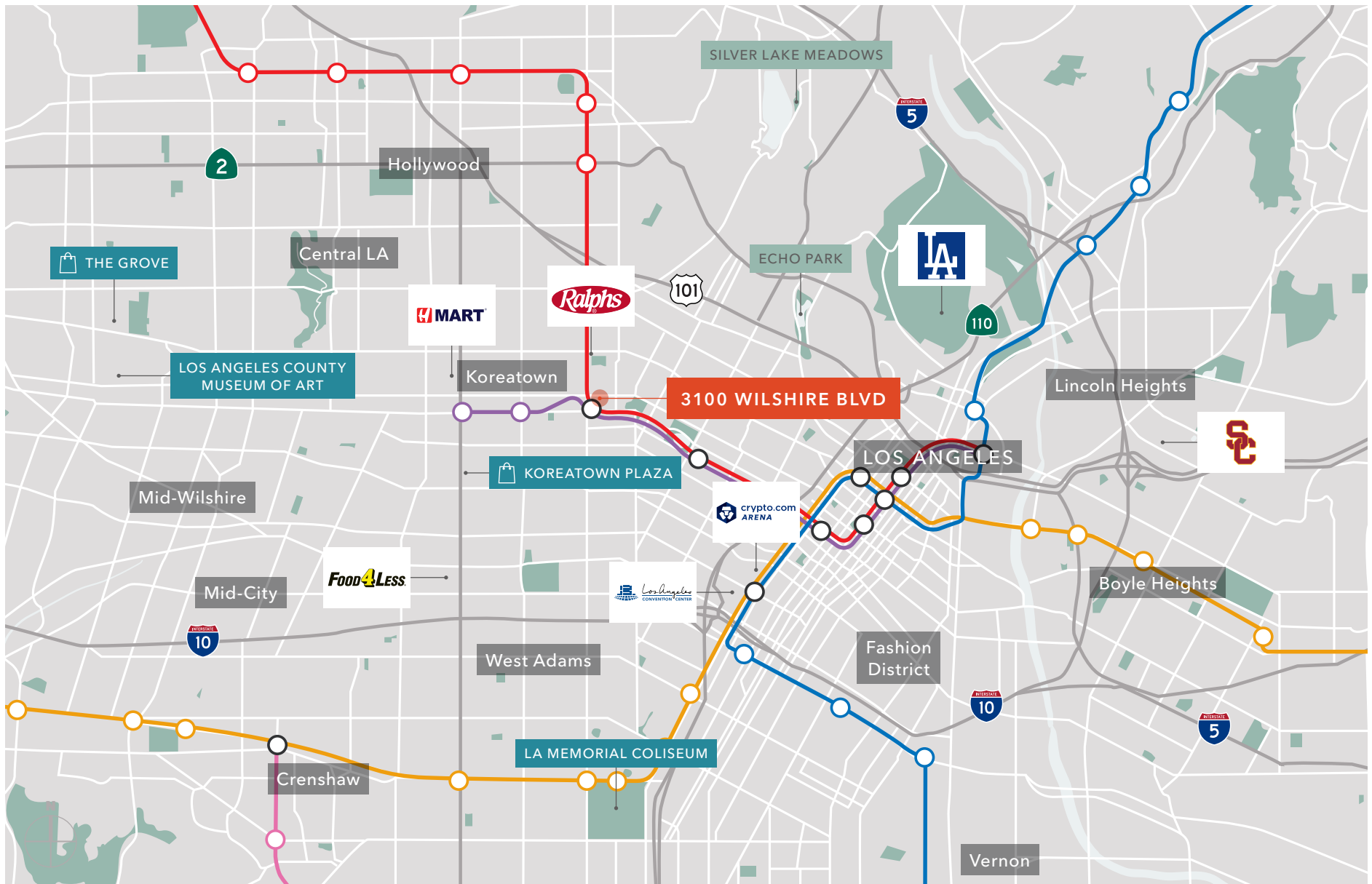
2ND FLOOR



12,098 SF

SIZE





LOCATION OVERVIEW

THE CONTEMPORARY 3100 WILSHIRE BLVD

The principal characteristics of this region underscore the prosperity and commercial viability of the Mid-Wilshire Region.

Mid-Wilshire, CA - is a picturesque business district in Los Angeles County with a distinctive mix of institutions and entertainment. The Mid-Wilshire area is home to a diverse population of people from various ethnic backgrounds, demonstrating a vibrant mix of cultures, traditions, and perspectives. Its blend of contemporary appeal and historic grandeur makes it an intriguing destination. Southern California's advantageous location near major commercial and cultural hubs contributes to its excellent service. This variety has led to the growth of a vibrant and embracing neighborhood. Mid-Wilshire provides a singularly captivating experience that embodies both its vibrant past and rich present, even if you just meander around its charming streets.

The presence of prominent companies in Mid-Wilshire not only creates more job opportunities but also significantly contributes to the region's economic expansion. The city is home to several companies offering

a variety of employment opportunities. These large corporations stimulate the local economy, create occupations, and draw in creative people. The workforce's knowledge draws in enterprises, fosters innovation, and raises the general level of economic power in the area.

The retail culture in Los Angeles's Mid-Wilshire district is unparalleled, successfully fusing luxury and a distinctive atmosphere. This district is the site of several luxury shops that provide the newest styles in designer apparel, lavish accessories, and exquisite jewelry. Consumers may peruse a wide range of specialized shops offering anything from handcrafted goods and antique antiques to one-of-a-kind home décor pieces that capture the spirit of both traditional elegance and modern trends. Gourmet food enthusiasts will discover an abundance of specialty stores featuring premium wines, artisanal cheeses, and gourmet groceries. Those who appreciate art can enrich their shopping

experience by exploring diverse art galleries that display a mix of modern pieces and artworks by artists from the local community. In addition, thrift and vintage stores offer a nostalgic haven with carefully chosen assortments of old clothing and unique items. This diverse retail environment, surrounded by charming stores and well-preserved buildings, creates a shopping experience that truly captures the unique character of Mid-Wilshire.

LA AREA OVERVIEW

The city of Los Angeles, commonly abbreviated as LA, is the largest in California and serves as the center of the second-largest metropolitan area in the United States. It is located on the state's southern coast, with a land area of 503 square miles, and is home to more than 4.0 million diverse people. Los Angeles draws millions of tourists annually and has a significant economic impact on the world because of its thriving entertainment sector, prominent buildings, and vibrant culture.

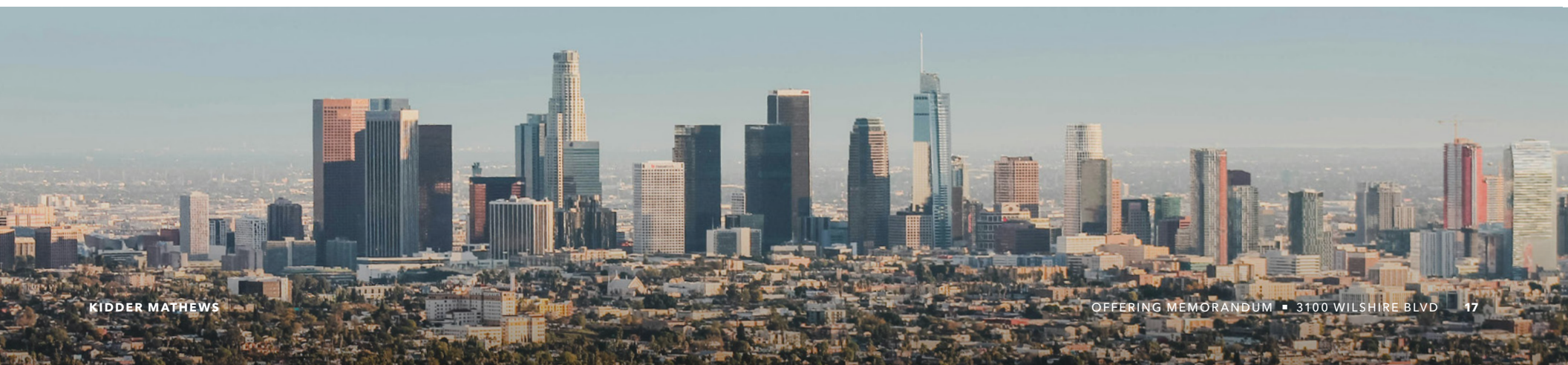
Los Angeles is a trend-setting global metropolis with a rich cultural heritage and an intriguing past. LA's top-notch cultural attractions are the Space

Shuttle Endeavor, Walt Disney Concert Hall, Getty Center, art galleries, and urban art. The epicenter of entertainment worldwide is unquestionably Los Angeles, home to attractions like Transformers: The Ride-3D, legendary studios, a thriving nightlife, and world-class theater productions. The cuisine of Los Angeles is renowned for its Michelin-starred restaurants and eclectic neighborhoods. Sports enthusiasts know that Los Angeles is a city of athletes, and those who enjoy being active can explore the city's seventy-five miles of coastline and the numerous miles of bike and hiking trails.

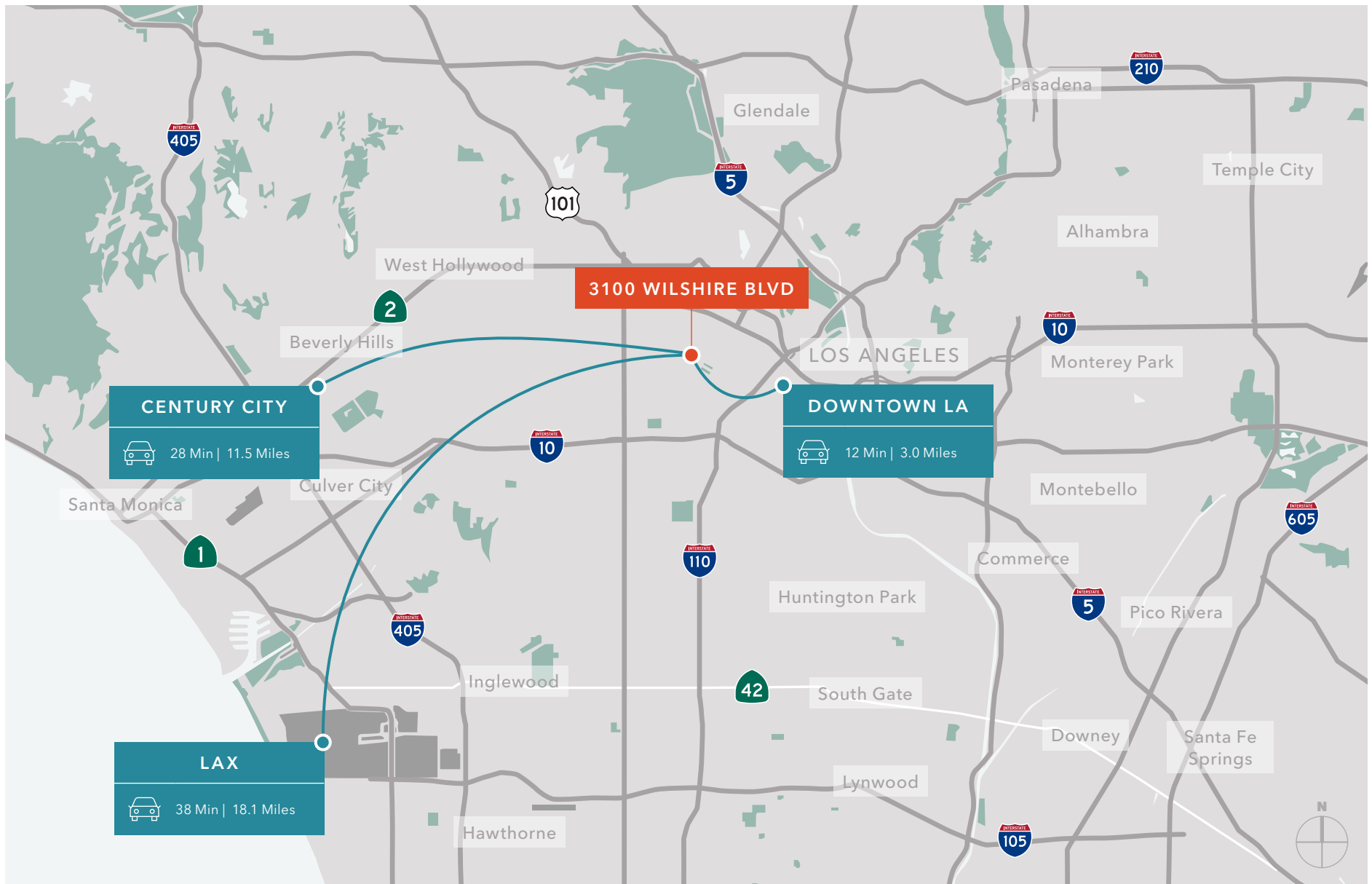
The economy of Los Angeles is among the largest and most important in the world. Los Angeles is a hub for commerce fueled by a wide range of industries, including entertainment, aerospace, fashion, foreign trade, technology, and other related fields. Hollywood's entertainment sector is based there, making it one of the world's major hubs for the film and television industries. Major film studios, production firms, and gifted artists call Los Angeles home, making Hollywood, located in the city, the center of the world's entertainment industry. The city is also home to a flourishing tech sector known as "Silicon Beach," which is well-known for its startups,

tech incubators, and innovation centers. San Pedro Bay, the busiest container port in the country, handles the majority of its international traffic.

Los Angeles is renowned for both its relaxed lifestyle and thriving cultural scene. Los Angeles' diverse population reflects the city's rich international heritage. Everyone can find something to enjoy in Los Angeles courtesy of its diverse neighborhoods, distinguished dining establishments, and groundbreaking fashion and art sectors. The most well-liked methods to experience LA are taking in its great diversity, conducting a scenic drive, or traveling to the city's important cultural institutions. Shopping in Los Angeles is one of the most enjoyable leisure activities, whether you enjoy browsing antique stores or making expensive purchases. Among the top shopping centers are The Grove, Beverly Center, Hollywood & Highland, Glendale Galleria, Westfield Century City, Downtown LA's Fashion District, and those in Hollywood & Highland. In LA, there are many places to shop for unique products, and many museums offer gift shops where you can buy unique cultural items. Despite many areas to get deals, Rodeo Drive is a must-see for the affluent.



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