

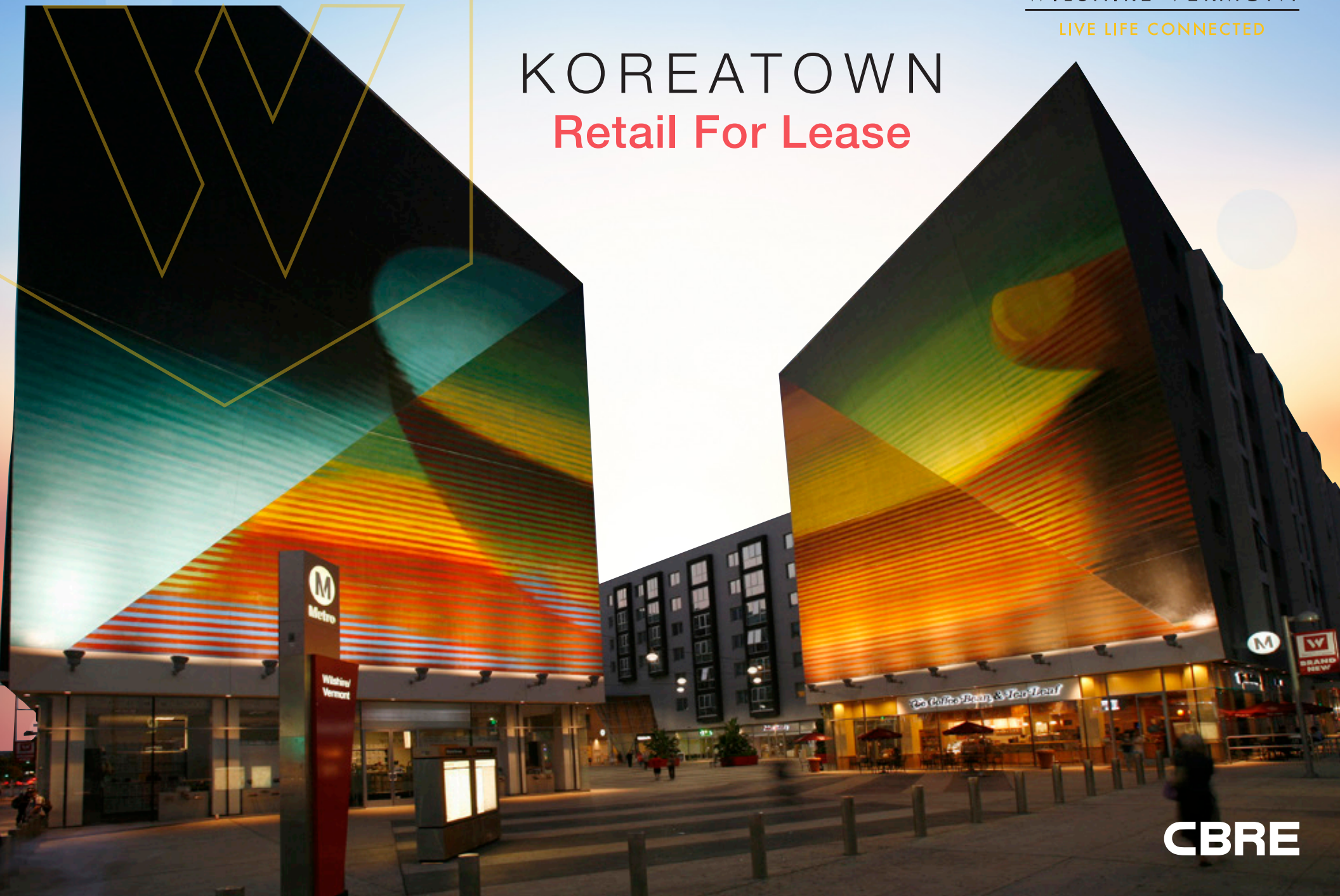


WILSHIRE VERMONT

LIVE LIFE CONNECTED

KOREATOWN

Retail For Lease









CBRE

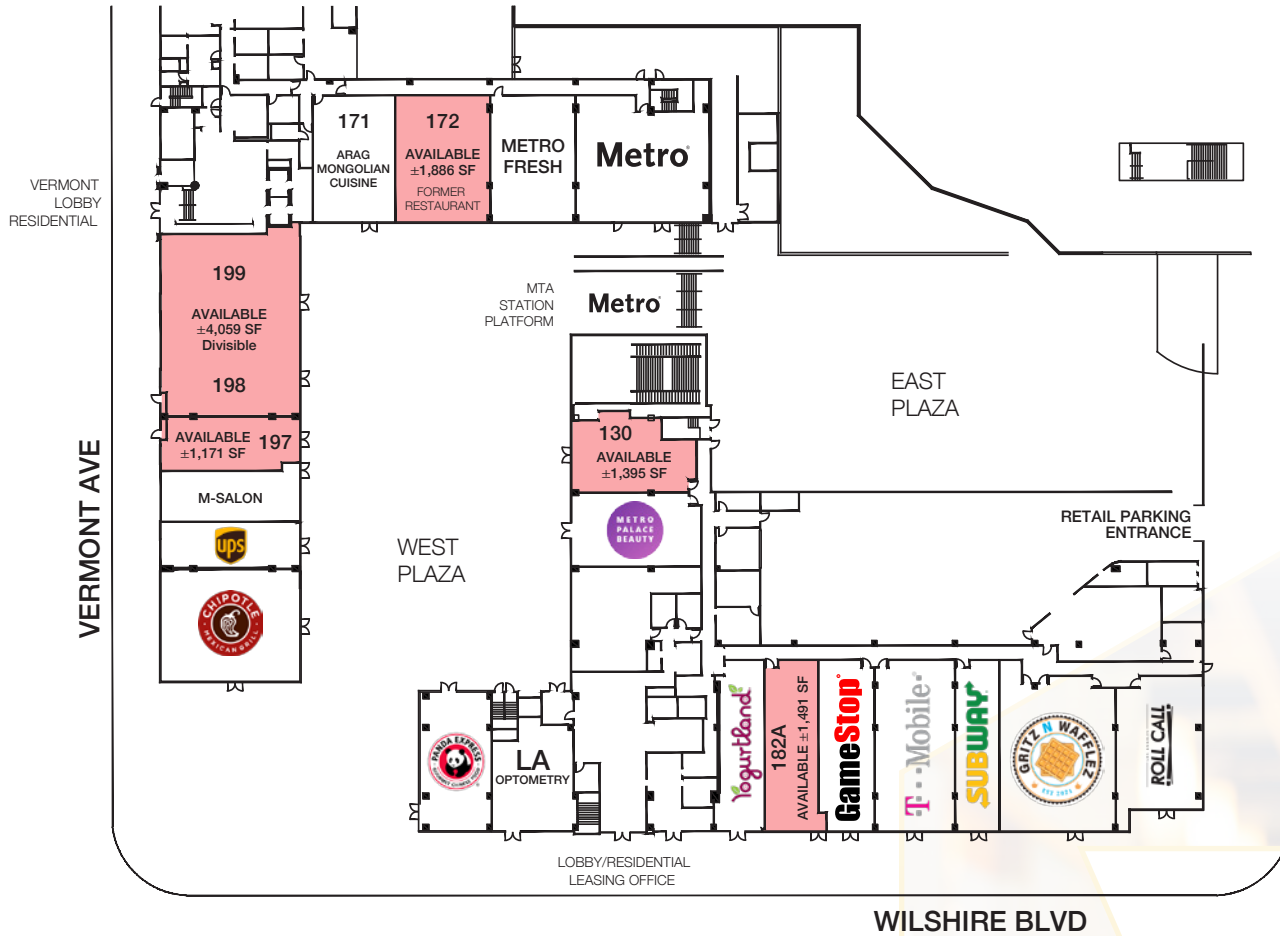


Wilshire Vermont is a transit-oriented development that features 449 apartments above a collection of ground floor retail spaces. There is an entrance onsite to the Metro Wilshire/Vermont station, serving both the Red and Purple subway lines to Hollywood and Mid-city, respectively. Existing tenants include UPS, Chipotle, Panda Express, Yogurt Land, GameStop, T-Mobile, Subway, Metro, M-Salon, Palace Beauty Metro Gritz and Wafflez, Roll Call, and LA Optometry.

HIGHLIGHTS:

-  2nd Generation restaurant spaces available
-  Onsite parking available
-  Strong neighborhood demographics
-  Strong pedestrian traffic
-  Prominent signage opportunities
-  Walk Score – 96 (“Walker’s Paradise”)

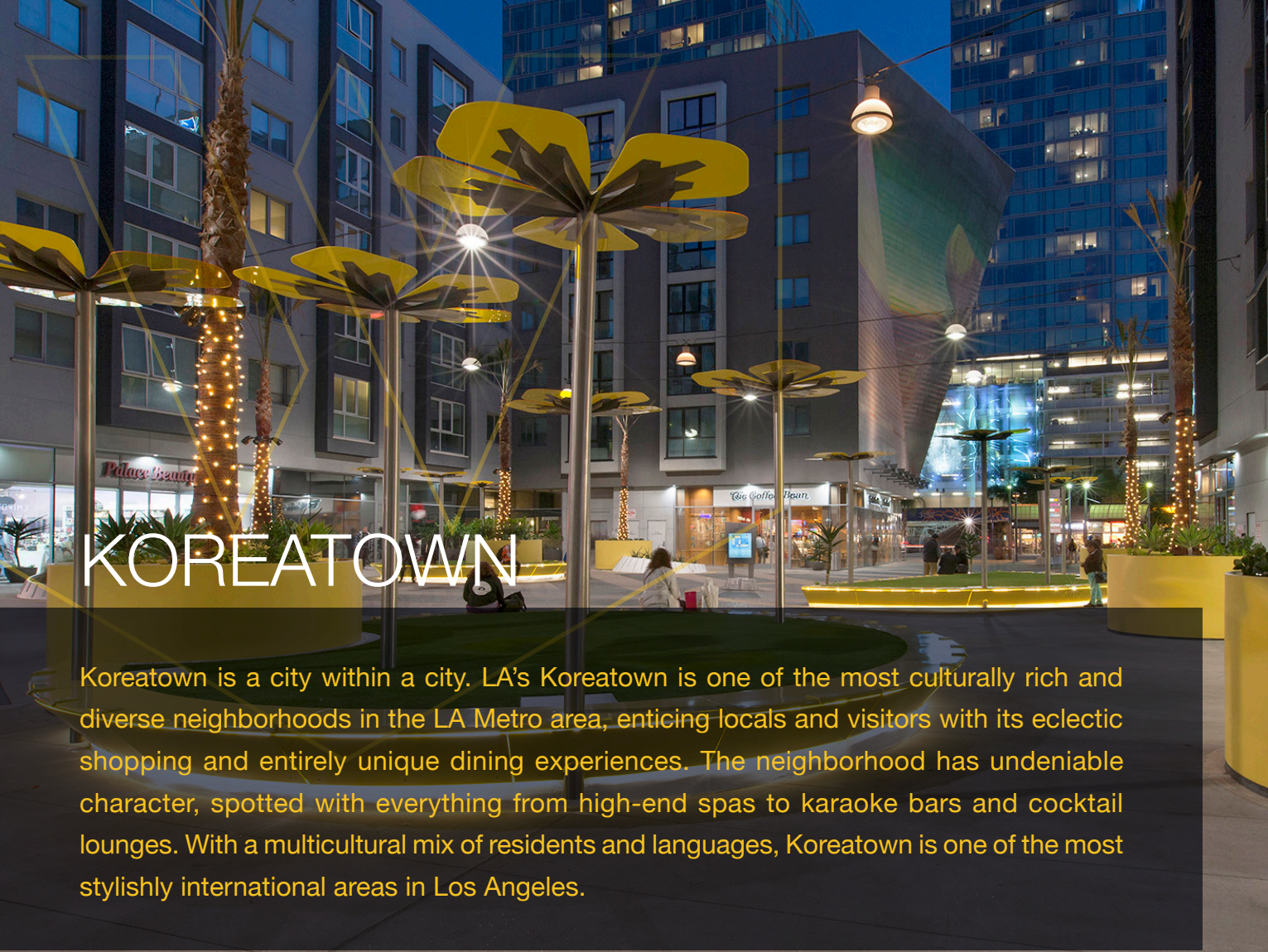
SITE PLAN



AVAILABILITIES

SUITE	SQUARE FEET	ASKING RENT
130	±1,395	\$4.25 PSF NNN
172	±1,886	\$4.25 PSF NNN
182A	±1,491	\$4.25 PSF NNN
197	±1,171	\$4.25 PSF NNN
198 & 199	±4,059 (divisible)	\$4.25 PSF NNN





KOREATOWN

Koreatown is a city within a city. LA's Koreatown is one of the most culturally rich and diverse neighborhoods in the LA Metro area, enticing locals and visitors with its eclectic shopping and entirely unique dining experiences. The neighborhood has undeniable character, spotted with everything from high-end spas to karaoke bars and cocktail lounges. With a multicultural mix of residents and languages, Koreatown is one of the most stylishly international areas in Los Angeles.



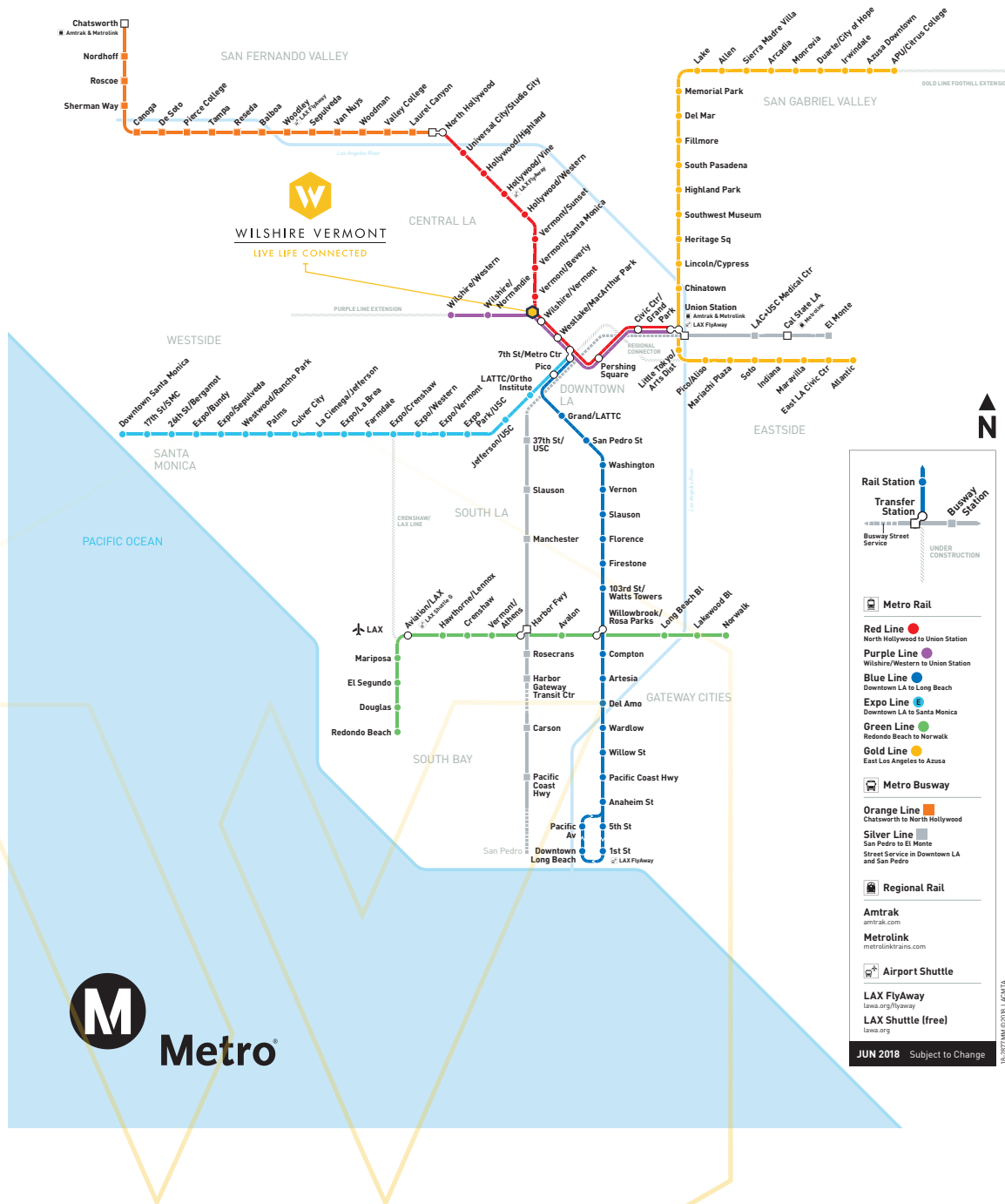
RETAIL AMENITIES MAP



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METRO OVERVIEW



- 3 Metro subway stations in Koreatown
- 7 minutes to Downtown LA
- Wilshire Vermont Station Ridership Stats (Source: Metro):
 - Weekday – 25,405
 - Weekend – 17,461
- Purple Line extension to the Westside
 - Projected 78,000+ daily trips once complete



AREA DEVELOPMENT

Koreatown is one of Los Angeles' fastest changing neighborhoods, with thousands of new residential units and hotel rooms under construction or planned. Over 2,000 residential units are expected to deliver within the next year.



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2019 Employees	54,282	348,913	592,763
POPULATION			
2019 Population	143,167	647,891	1,288,498
POPULATION GROWTH			
2019-2024 Annual Population Growth Rate	0.87%	0.95%	0.76%
GENDER			
Males	51.5%	51.4%	51.1%
Females	48.5%	48.6%	48.9%
AGE			
2019 Median Age	34.9	34.9	34.8
AVERAGE INCOME			
2019 Average Household Income	\$48,990	\$63,245	\$71,437





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