

# RESTAURANT, FITNESS & RETAIL SPACES FOR LEASE

Wilshire La Brea • 5200 Wilshire Blvd., Los Angeles, CA 90036

SEC of Wilshire Blvd. & La Brea Ave. • Across from the future Purple Line Metro Station

Lee Shapiro | 310-887-6226  
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KENNEDY WILSON

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## JOIN THESE TENANTS



THE  
HUNGRY  
TRADER  
RESTAURANT

BevMo!



## PROPERTY DESCRIPTION

- Location:** 5200 Wilshire Blvd., Los Angeles, CA 90036  
SEC Wilshire Blvd. and La Brea Ave.
- Retail/Medical:** ±1,596 - 3,986 SF
- Restaurant:** ±1,163 SF
- Rent:** \$4.25 - \$5.75 PSF/Month, NNN
- Parking:** 225 on-site visitor spaces

*Prospective tenants are hereby advised that all uses are subject to City approval.*

## HIGHLIGHTS

- Prime Mid-Wilshire location on Main and Main corner
- Below 480 new luxury apartment units
- Across from the future Purple Line Extension
- Anchored by Lassen's Natural Foods & Vitamins supermarket
- ±85,000 cars per day at Wilshire and La Brea
- Major thoroughfare from Hollywood to the I-10 Freeway

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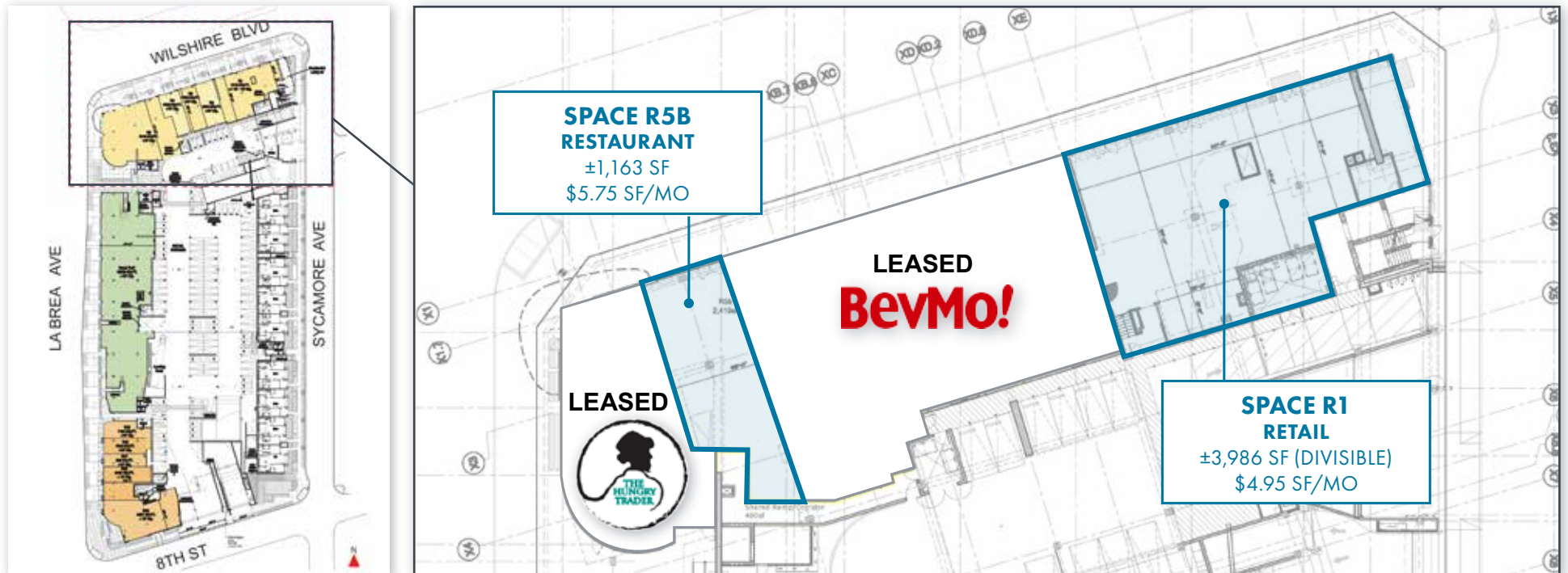
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## RETAIL A - WILSHIRE BLVD. FRONTAGE



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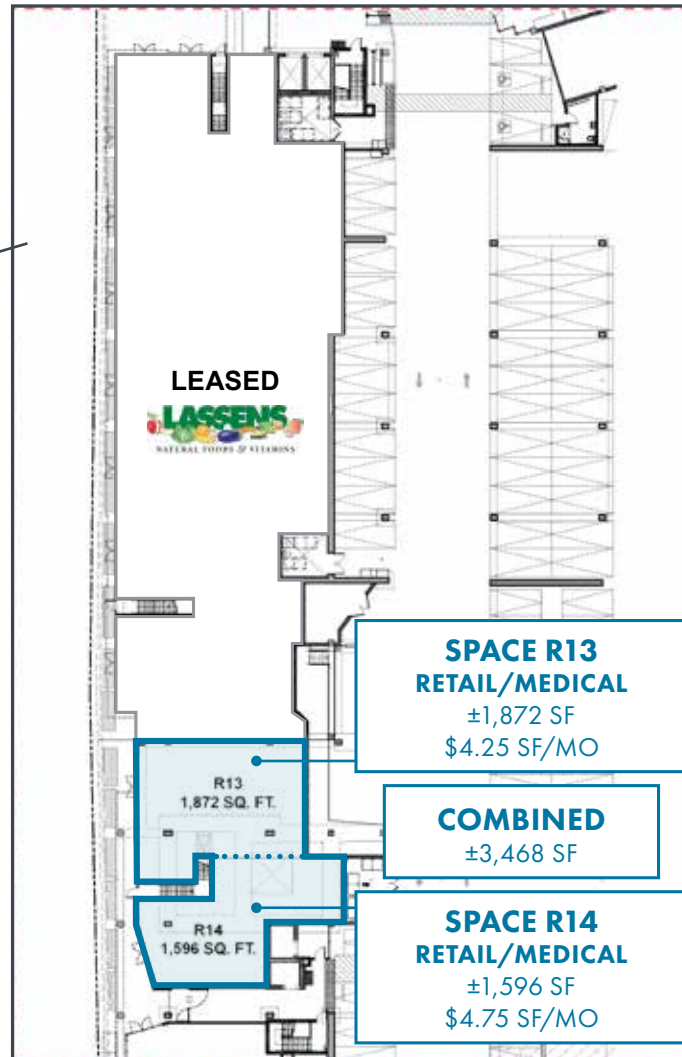
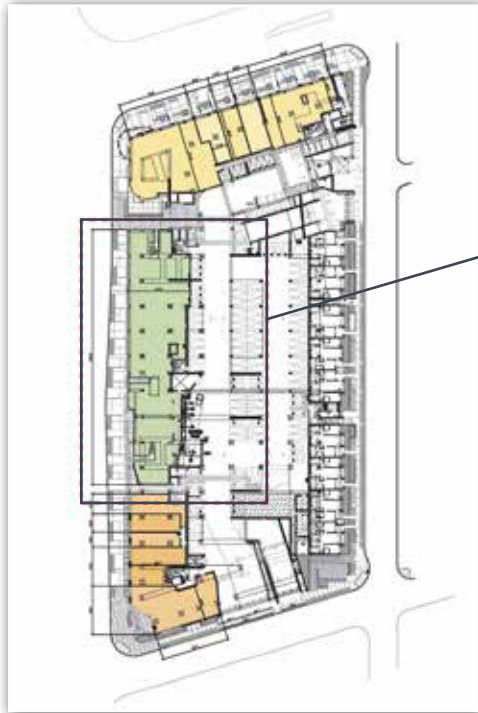
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## RETAIL B - LA BREA AVE. FRONTAGE



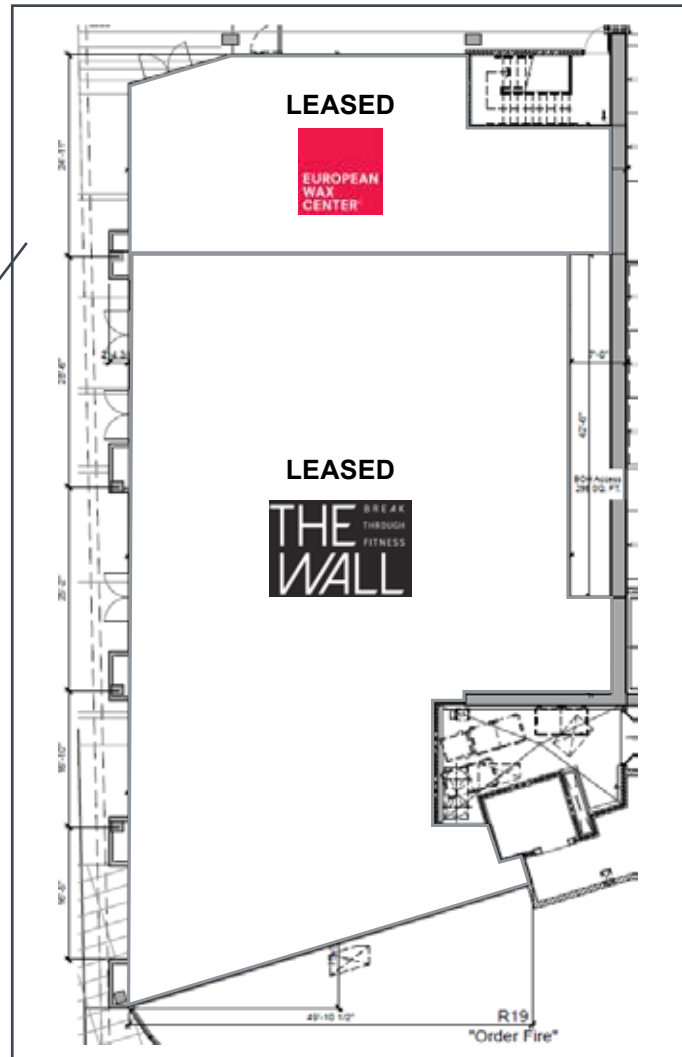
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## RETAIL C - LA BREA AVE. FRONTAGE



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## PARKING PLAN - 228 COMMERCIAL PARKING SPACES



Commercial Parking  
Ground Level: 107 Spaces  
Subterranean: 121 Spaces



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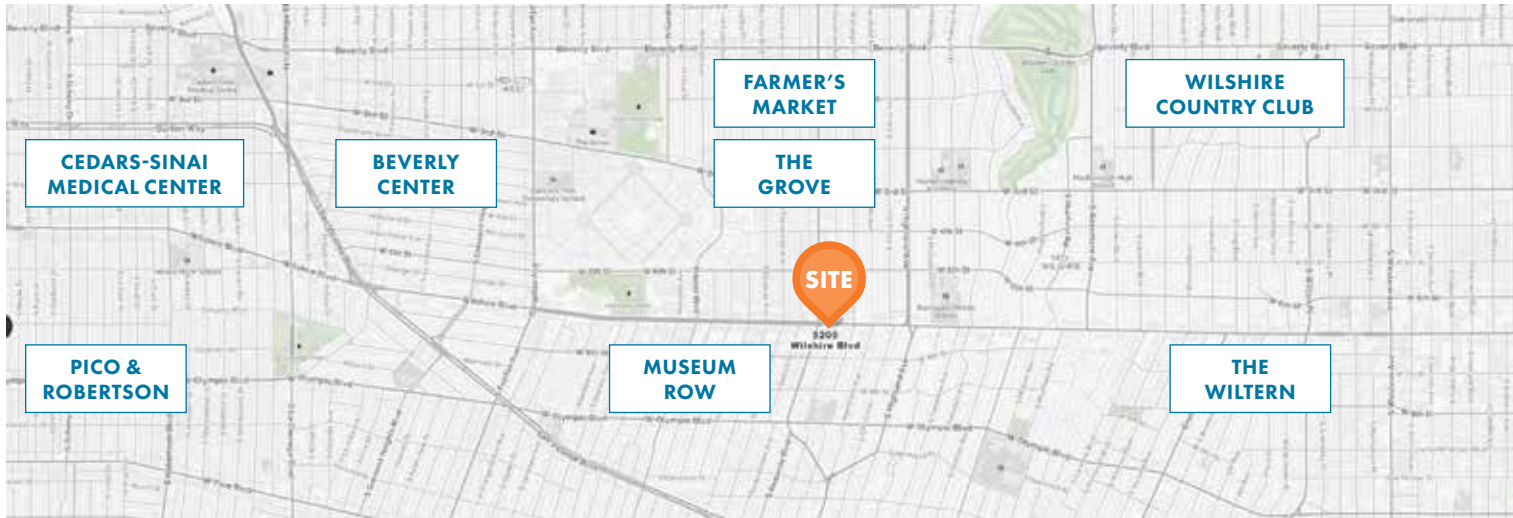
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## AREA AMENITIES & MID-WILSHIRE WALKING MAP



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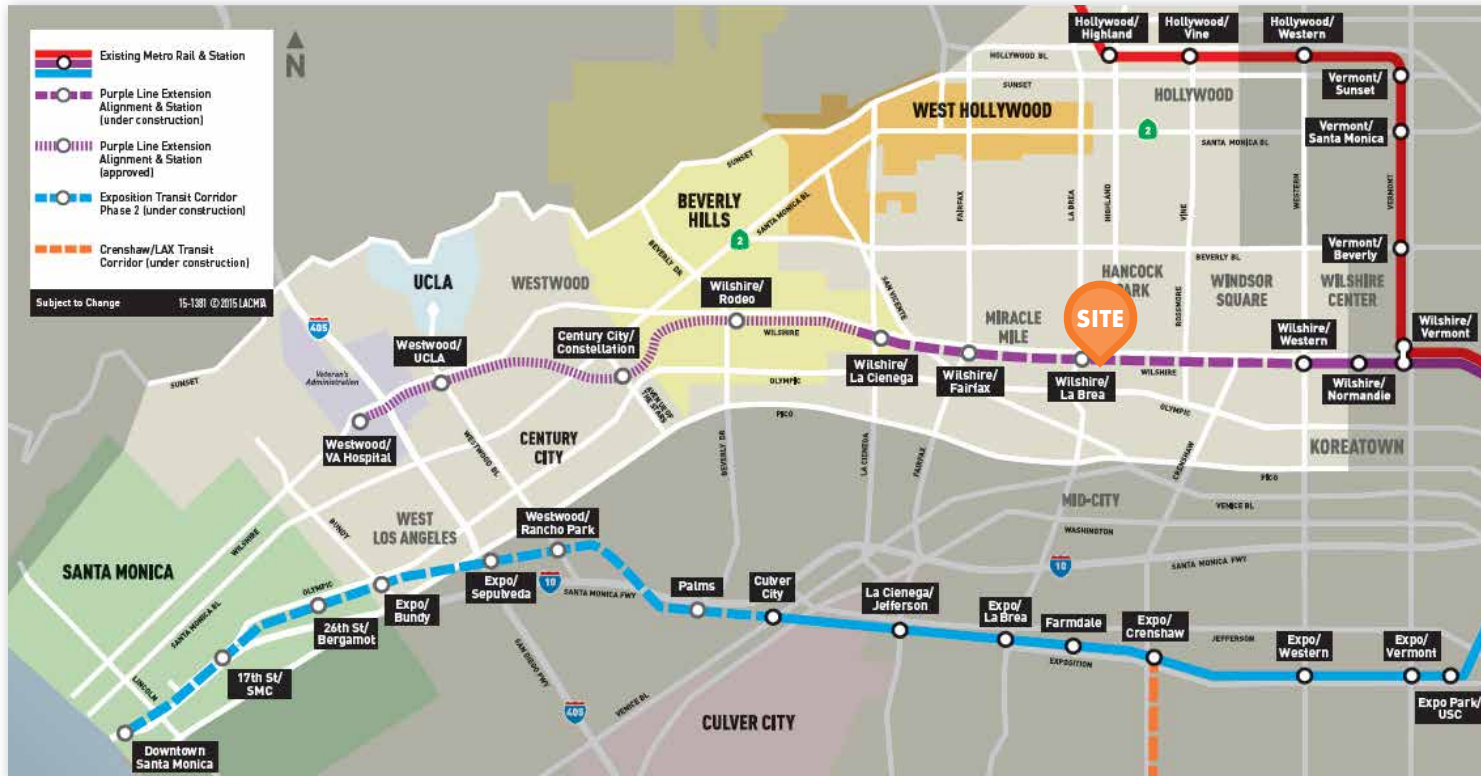
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## METRO PURPLE LINE EXTENSION



The long-awaited **Metro Purple Line Subway Extension** is now under construction. From the current terminus at Wilshire/Western, the Purple Line Extension will extend westward for about nine miles with seven new stations.

It will provide a **high-capacity, high-speed, dependable alternative** for those traveling to and from LA's "second downtown," including destinations such as Miracle Mile, Beverly Hills, Century City and Westwood.

Los Angeles is closer than ever to making this long-anticipated project a reality, **connecting West Los Angeles to the region's growing rail network**, and improving mobility for everyone who lives, works and plays throughout Los Angeles County.



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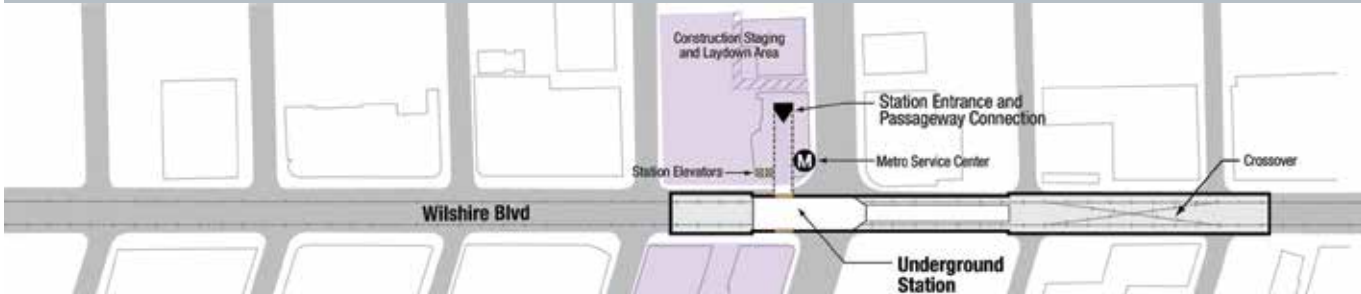
## METRO PURPLE LINE EXTENSION - WILSHIRE & LA BREA STATION



The Wilshire/La Brea station box will be located under Wilshire Blvd. from just east of Orange Dr. west to Detroit St.

The station entrance is planned for the Metro-owned property on the northwest corner of Wilshire Blvd. and La Brea Ave. Construction staging will occur at this property as well as the Bank of America site on the southwest corner.

This station will serve as an eastern gateway to the Miracle Mile area and provide easy north-south connections to La Brea Ave.



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## AREA DEMOGRAPHICS

### POPULATION

	1 Mile	2 Miles	3 Miles
<b>2017 Estimated Population</b>	<b>42,941</b>	<b>183,067</b>	<b>531,075</b>
2022 Projected Population	44,645	190,599	553,457
2010 Census Population	39,927	173,019	499,703
2000 Census Population	37,316	174,274	515,727
Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%
Historical Annual Growth 2000 to 2017	0.9%	0.3%	0.2%
2017 Median Age	36.2	36.8	35.9

### HOUSEHOLDS

2017 Estimated Households	20,799	79,592	229,315
2022 Projected Households	21,820	83,599	241,162
2010 Census Households	19,097	74,233	212,800
2000 Census Households	18,031	73,174	212,462
Projected Annual Growth 2017 to 2022	1.0%	1.0%	1.0%
Historical Annual Growth 2000 to 2017	0.9%	0.5%	0.5%

### RACE & ETHNICITY

2017 Estimated White	52.5%	45.9%	45.4%
2017 Estimated Black or African American	13.1%	14.7%	12.3%
2017 Estimated Asian or Pacific Islander	23.3%	20.5%	18.0%
2017 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2017 Estimated Other Races	10.7%	18.4%	23.6%
2017 Estimated Hispanic	16.6%	29.2%	38.4%

### INCOME

<b>2017 Estimated Average Household Income</b>	<b>\$117,480</b>	<b>\$100,797</b>	<b>\$80,201</b>
2017 Estimated Median Household Income	\$79,679	\$71,322	\$59,047
2017 Estimated Per Capita Income	\$56,951	\$43,912	\$34,730

### EDUCATION

2017 Estimated Elementary (Grade Level 0 to 8)	3.5%	8.3%	11.3%
2017 Estimated Some High School (Grade Level 9 to 11)	2.5%	5.4%	7.5%
2017 Estimated High School Graduate	11.0%	16.1%	18.0%
2017 Estimated Some College	16.3%	17.3%	17.5%
2017 Estimated Associates Degree Only	5.0%	5.8%	5.7%
2017 Estimated Bachelors Degree Only	40.5%	31.4%	27.7%
2017 Estimated Graduate Degree	21.2%	15.7%	12.5%

### BUSINESS

<b>2017 Estimated Total Businesses</b>	<b>2,547</b>	<b>11,832</b>	<b>32,092</b>
2017 Estimated Total Employees	23,935	89,703	271,478
2017 Estimated Employee Population per Business	9.4	7.6	8.5
2017 Estimated Residential Population per Business	16.9	15.5	16.5

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