

A large, stylized graphic of a tree or plant in shades of blue and grey, positioned on the left side of the page.

NARI

Koreatown

3150 Wilshire Blvd, Los Angeles, CA 90010

Prime Retail Space Available in Koreatown

A decorative border at the bottom of the page featuring a repeating geometric pattern of triangles and lines in a light grey color.

CBRE



NARI

± 1,500 - 2,200 RSF Retail Space Available

NARI is a luxurious new high-rise apartment and retail complex in Koreatown at the intersection of Wilshire Blvd and Vermont Ave. The two towers, with 464 apartments, stand atop a seven-story complex containing stores, restaurants and ample parking. NARI also has a \$1.6-million chandelier out front in the shape of a lotus blossom and 24-hour doormen, giving it the air of a high-end hotel.

- 464 luxury apartments
- Join Hot 8 Yoga, Starbucks, Buffalo Wild Wings, Sugar Nails, Wells Fargo, Kura Sushi, and M Hair & Beauty
- Parking - 4:1,000
- Directly across from the Wilshire/Vermont Metro Station
- Total Est. Ridership on Red Line: 3,401,148
- Signage at prominent intersection (Wilshire and Vermont)
Estimated 116,966 CPD
- Nestled in the most densely populated neighborhood in LA

Highlights



Suite H

Ground Floor:

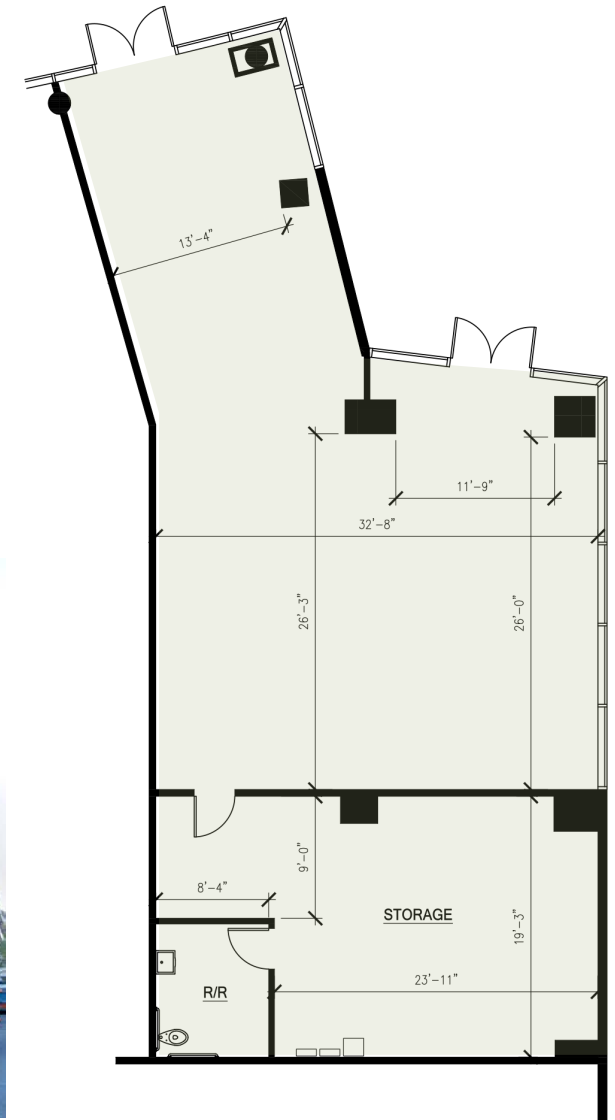
Suite 120

± 2,145 SF

Asking Rent: \$4.00/SF/Mo.

NNN: \$1.35/SF/Mo.

- » Suitable for Restaurant Use, with Potential Patio/Outdoor Seating
- » Electric Size: 400 amp/480V
- » HVAC: (2) 6 ton units - field verify
- » Gas: None



** Tenant to verify with city of Los Angeles permitting restrictions for patio. This site plan is for illustration only and the owner reserves the right to change, add to or omit the structures, common areas and/or land areas shown. This plan is not intended to make any representation or warranty as to the size and nature of improvements to be constructed, or as to the identity or location of any tenant in the project.*

Available

Suite G

Ground Floor:

Suite 118

± 1,586 SF

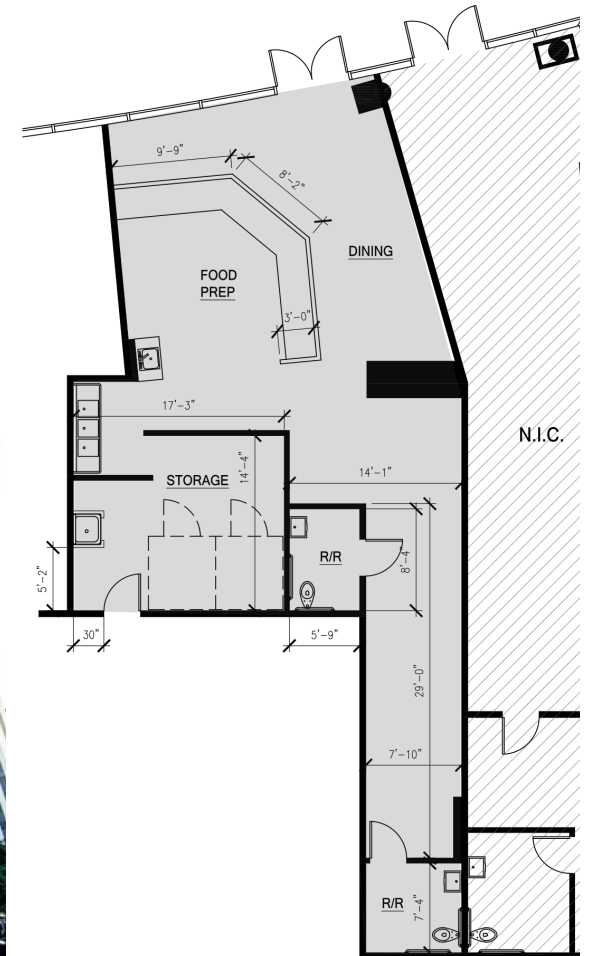
Asking Rent: \$4.00/SF/Mo.

NNN: \$1.35/SF/Mo.

- » Suitable for Restaurant Use, with Potential Patio/Outdoor Seating
- » Electric Size: 225 amp/480V
- » HVAC: (2) 6 ton units - field verify



*FORMER JIMMY JOHN'S



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Available

Suite F

Ground Floor:

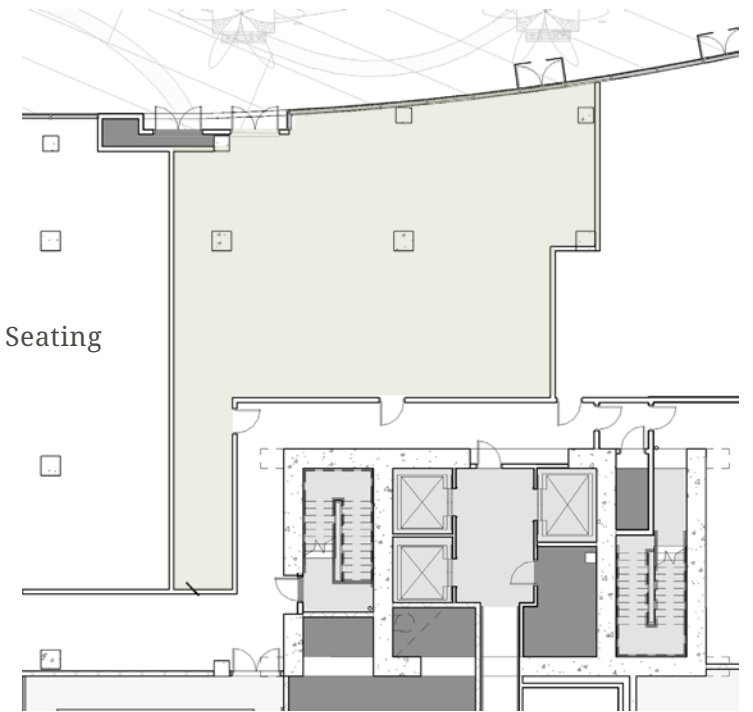
Suite 116

± 2,183 SF

Asking Rent: \$4.00/SF/Mo.

NNN: \$1.35/SF/Mo.

- » Grease Interceptor In Place
- » Suitable for Restaurant Use, with Potential Patio/Outdoor Seating
- » Electric Size: 225 amp/480V
- » Gas: 2" Gas Meter
- » HVAC: (3) 6 ton Units
- » Interceptor Size: 2,000 Gallon
- » Ventilation In Place



* FORMER FATBURGER

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Site Plan



(Suite 120 & 118 & 116 can be combined to be ± 5,914 SF)



Development Map



Proposed Under Construction Completed Approved

Mobile Insights (Feb 2023 - Feb 2024)



TRADE AREA DEMOGRAPHICS

2.3M

POPULATION
(ESRI DATA)

0.09%

GROWTH RATE
(ESRI DATA)

35

MEDIAN AGE
(ESRI DATA)

\$62K

MEDIAN HH INCOME
(ESRI DATA)

Trade area demographics use 2023 ESRI provided data by enriching the predefined trade area provided by Near.

TAPESTRY SEGMENTATION

13A
DIVERSE
CONVERGENCE

20.8%

Found in densely populated urban and suburban areas, almost 40% of residents are foreign-born. Young families renting apartments in older buildings dominate this market. Purchases tend to reflect their youth and children.

13C
NEWEST
RESIDENTS

14.9%

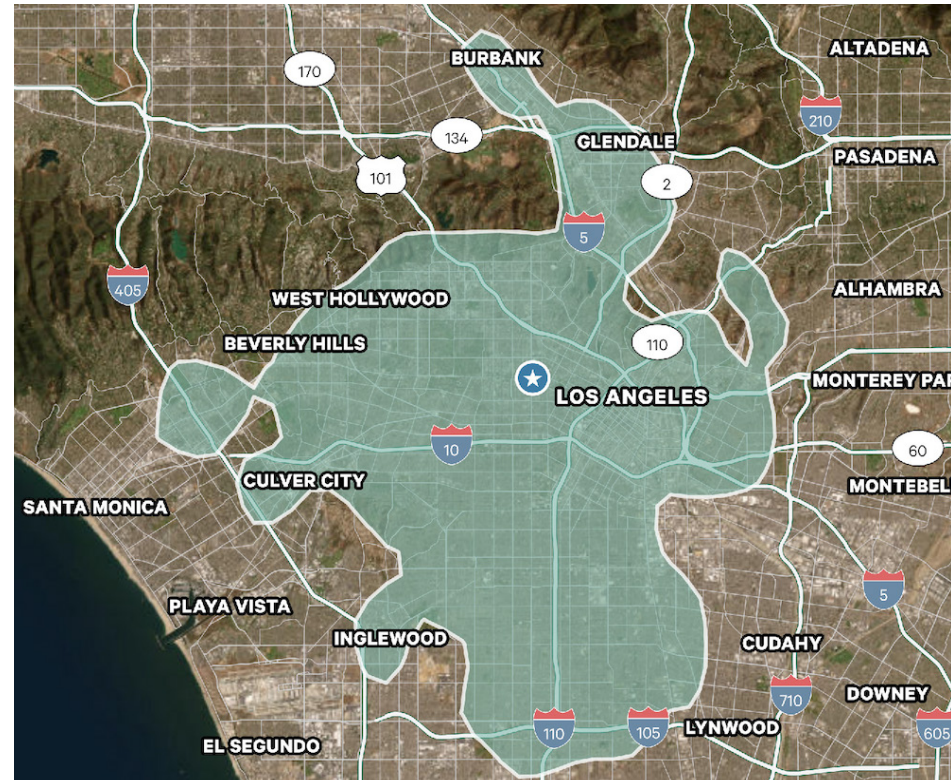
Households are new to America and their careers, often with new, young families. Many are new to the English language; nearly one-third of households are linguistically isolated. As residents adopt the American way of life, many pursue risky employment opportunities.

13B
FAMILY
EXTENSIONS

13.0%

A family-oriented market distinguished by multi-generational households. Consumer choices focus in the latest trends and fashions.

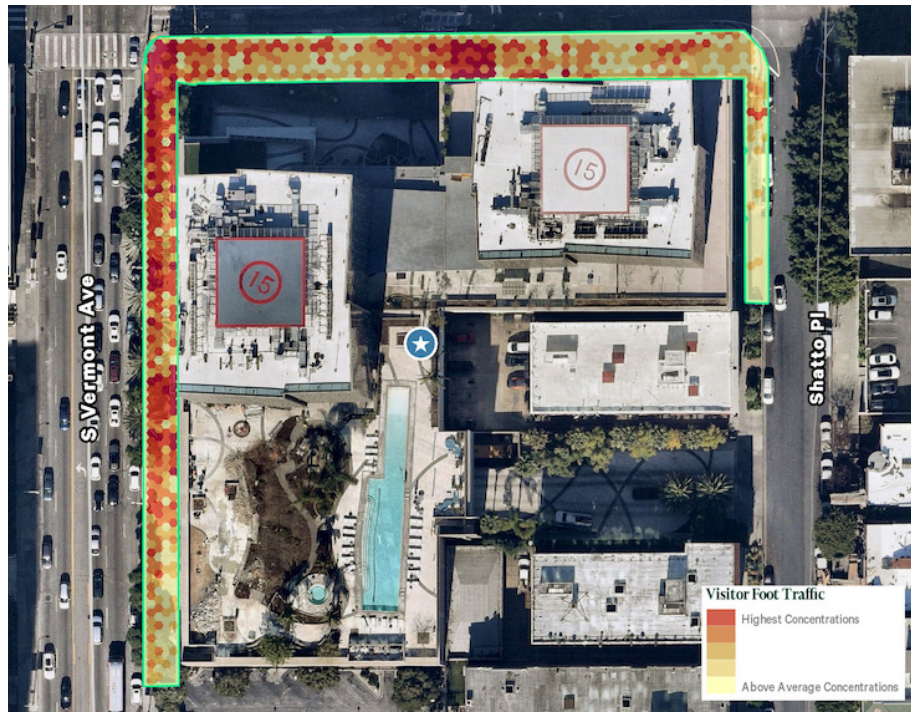
The Trade Area Map shows the location of NARI within its trade area. The trade area was found by using the common evening locations (CELs) for individuals that visited the geofenced location within a year. Using 60% to 70% of the CELs, the trade area is drawn to encompass said individuals with a preference for clusters of people. Tapestry Segmentation is a national demographic classification system which summarizes consumer's lifestyle choices, purchasing habits and recreational activities based upon the demographics, socio-economics, consumption trends and built environments of a particular area. These 67 unique segments are classified by 14 LifeMode Groups, based on shared characteristics.



Mobile Insights (Feb 2023 - Feb 2024)



LOCATION FOOT TRAFFIC



VISITOR ORIGIN

ORIGIN BREAKDOWN

85.4%

LOCAL VISITORS

14.2%

REGIONAL/U.S. TOURISTS

0.4%

INTERNATIONAL TOURISTS

Local Visitors includes visitors living within 75 miles of the analyzed location. Regional/U.S. tourists includes visitor originating within the U.S., 75 miles or more from the analyzed location. International tourists includes visitors origination outside U.S. borders.

COMMON LOCATION

EVENING

Koreatown 17.9%

Pico Union 6.3%

South Los Angeles 5.9%

Hancock Park 4.8%

Westlake 4.6%

DAYTIME

Koreatown 16.7%

Pico Union 6.0%

South Los Angeles 5.2%

Downtown Los Angeles 5.1%

Hancock Park 4.1%

SPENDING TOTALS WITHIN TRADE AREA

\$72B

2023 ANNUAL BUDGET EXPENDITURE

\$21B

2023 RETAIL GOODS

\$87B

2028 ANNUAL BUDGET EXPENDITURE

\$25B

2028 RETAIL GOODS

Trade area demographics use 2023 ESRI provided data by enriching the predefined trade area provided by Near.

Tracking customers to home and day locations allows us to identify the top originating neighborhoods/cities for visitors to this site.

Koreatown

Recently labeled “America’s hippest neighborhood,” NARI is situated within dozens of the city’s trendiest restaurants, clubs, shops, and entertainment venues. The metro station across the street offers direct access to the nightlife of Downtown LA, West Hollywood, and beyond.

Koreatown is one of the fastest-growing, transit-oriented neighborhoods in Los Angeles and proximate to all things L.A. — downtown, Hollywood and the Miracle Mile.

Koreatown is the most densely populated neighborhood in Los Angeles, with a high percentage of Latino and Asian residents who were born outside of the United States. It is attractive to a wide range of millennials who want to live there or just visit on nights out.

“Koreatown is emblematic of the new urbanism,” said Capri’s Primo. “Its multiculturalism is increasingly attractive to young people who enjoy things new and different.”



*“Koreatown:
America’s Hippest
Neighborhood”*

-LA Weekly



Los Angeles

L.A. Live (9 min drive)



Metro Station (2 min walk)



Dodger Stadium (15 min drive)



Crypto.com Arena (9 min drive)



USC Campus (15 min drive)



The Wilern Venue (5 min drive)



LA Metro

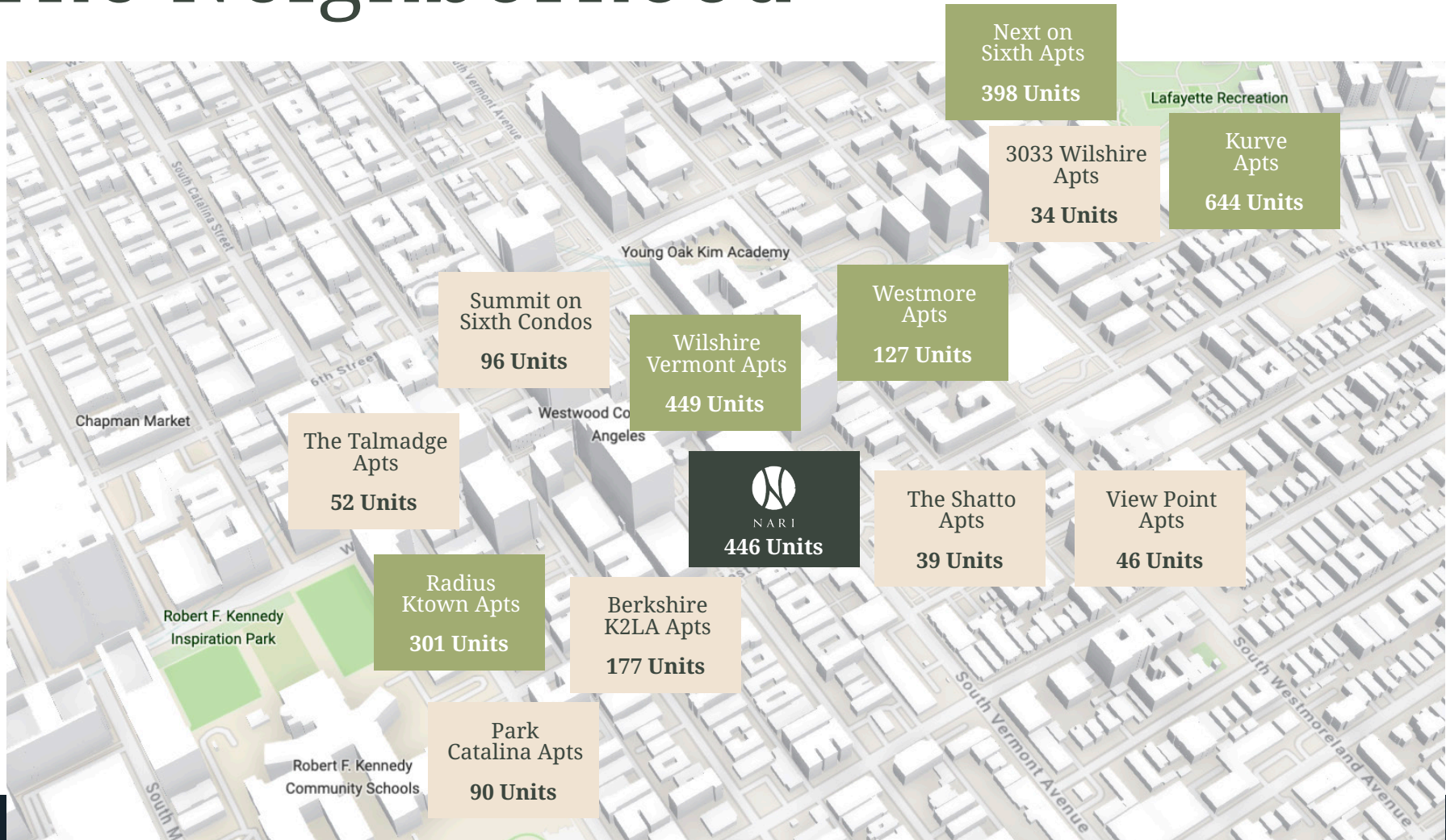


Metro Station (2 min walk)



Directly across from the Wilshire/Vermont Station, which is served by both the Purple and Red Metro lines, NARI offers residents an alternative route to navigate the city. Commute to work on the metro, or take the train to the exciting entertainment and dining opportunities in Koreatown, Downtown LA, Hollywood and beyond.

The Neighborhood



APPROXIMATELY **141,440 RESIDENTS** IN A 1-MILE RADIUS

50,000 EMPLOYEES WITHIN 9M SF OF HIGH-RISE OFFICE IN WILSHIRE CENTER BUSINESS DISTRICT

LA Demographics

EMPLOYEES



Median Income
\$112,000



Rent
49%



Own
45%



Median Age
41



College Educated
78%



Own Pets
51%

RESIDENTS



Median Income
\$123,000



Rent
75%



Own
27%



Median Age
38



College Educated
81%



Own Pets
42%



NARI

horeatown

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