

FOR LEASE

3530 W OLYMPIC BLVD

LOS ANGELES, CA 90019

RETAIL / AUTOMOTIVE

KOREATOWN



CBRE

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# THE AREA







3530 W OLYMPIC BLVD

BUILDING SIZE:  $\pm 1,700$  SF

LAND SIZE:  $\pm 10,274$  SF

RATE: Upon Request





DOWNTOWN LOS ANGELES





# HIGHLIGHTS



Only a few minutes drive to DTLA and just blocks from the Wilshire Theatre, the Galleria, and more!



On the Corner of Olympic Blvd and Arlington Ave



Excellent Frontage along Olympic Blvd



Easy Access to the 10 Freeway



Secure On-Site Parking





# INTERIOR





# THE AREA

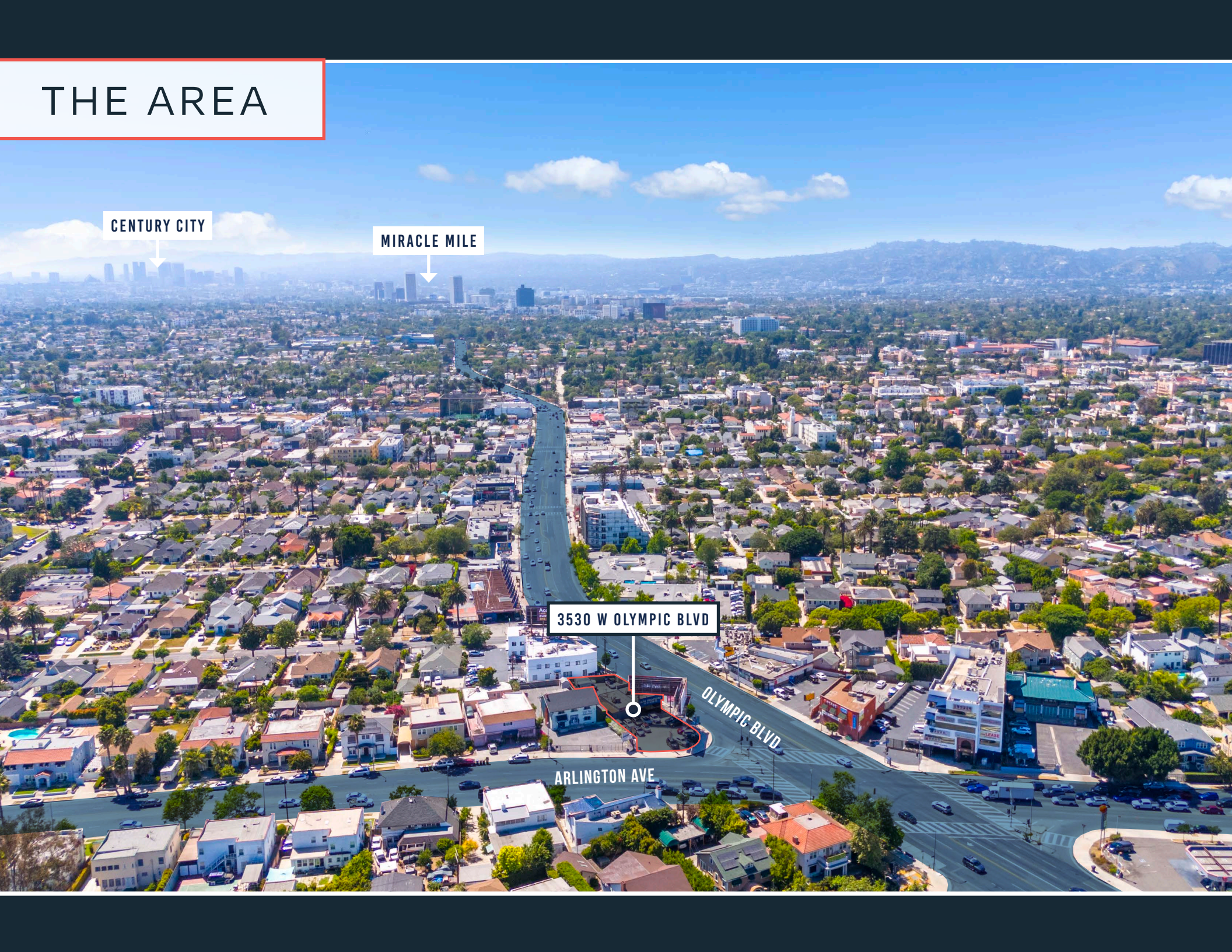
CENTURY CITY

MIRACLE MILE

3530 W OLYMPIC BLVD

OLYMPIC BLVD

ARLINGTON AVE





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	72,633	585,258	1,245,795
2029 Population - Five Year Projection	74,898	593,427	1,260,440
2020 Population - Census	73,051	591,068	1,254,617
2010 Population - Census	75,364	598,910	1,232,477
2020-2024 Annual Population Growth Rate	-0.11%	-0.19%	-0.13%
2024-2029 Annual Population Growth Rate	0.62%	0.28%	0.23%



## HOUSEHOLDS

2024 Households - Current Year Estimate	30,381	238,576	528,439
2029 Households - Five Year Projection	32,475	249,416	549,839
2020 Households - Census	29,061	228,855	508,970
2010 Households - Census	27,192	214,277	470,668
2020-2024 Compound Annual Household Growth Rate	0.85%	0.80%	0.72%
2024-2029 Annual Household Growth Rate	1.34%	0.89%	0.80%
2024 Average Household Size	2.36	2.38	2.26



## HOUSEHOLD INCOME

2024 Average Household Income	\$98,348	\$96,473	\$112,464
2029 Average Household Income	\$110,307	\$107,500	\$124,340
2024 Median Household Income	\$61,817	\$63,007	\$72,139
2029 Median Household Income	\$69,968	\$71,178	\$80,986
2024 Per Capita Income	\$41,227	\$39,455	\$47,887
2029 Per Capita Income	\$47,922	\$45,332	\$54,418



## EDUCATION

	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	54,972	425,014	928,271
HS and Associates Degrees	21,795	165,110	345,388
Bachelor's Degree or Higher	22,071	164,757	402,104



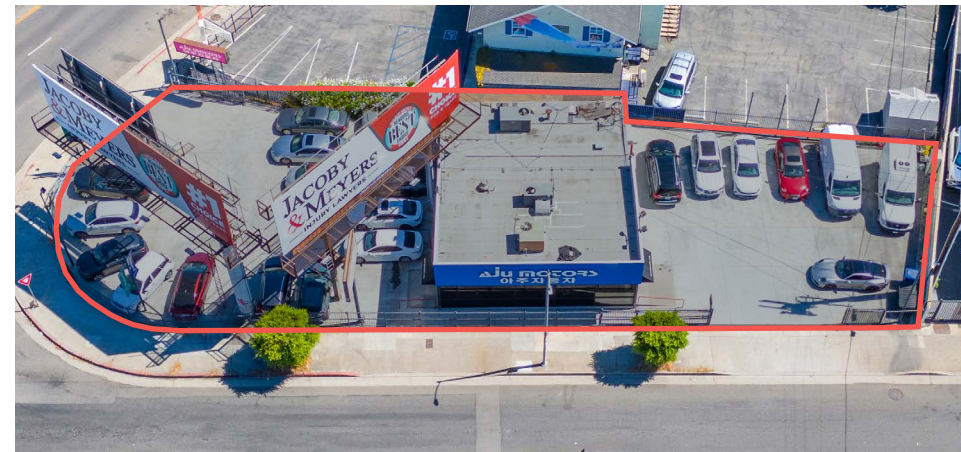
## HOUSING UNITS

2024 Housing Units	33,037	260,575	578,132
2024 Vacant Housing Units	2,656	21,999	49,693
2024 Occupied Housing Units	30,381	238,576	528,439
2024 Owner Occupied Housing Units	4,758	36,695	105,094
2024 Renter Occupied Housing Units	25,623	201,881	423,345



## PLACE OF WORK

2024 Businesses	4,601	26,072	77,638
2024 Employees	26,178	216,093	668,825





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