

SOLAIR RETAIL FOR SALE

MEDIA BILLBOARD
AVAILABLE
SEPARATLEY

SOLAIR FOR SALE
MARK HONG (213)700-6780

Western Ave

Wilshire Blvd

3785 WILSHIRE BLVD
LOS ANGELES, CA 90010

MARK HONG
CAL DRE #01067529
213.251.9000
markhong@korusre.com

AERIAL MAP

SOLAIR RETAIL 3785 WILSHIRE BLVD

- STARBUCKS PICK-UP
- PARIS BAGUETTE
- LOUIS CASTEL
- 야식 나라
- edible arrangements
- SALON DE FREYA LOS ANGELES CA
- MARINES
- Wally Carter
- U.S. ARMY
- ups

- Bank of Hope
- CHASE
- PACIFIC CITY BANK

♥ CVS

MADANG PLAZA

- DAISO
- AKI SHABU
- MART
- PARIS BAGUETTE
- beard papa's
- CGV CINEMAS
- COSMETIC WORLD
- horizons
- SUL & BEA
- K-POP MUSIC TOWN

S Western Ave (+42,684 VPD)



PROPERTY HIGHLIGHTS

3785 Wilshire Blvd Los Angeles, CA 90010

OFFERING PRICE

\$23,000,000
(\$585 PSF)

APN'S

5503-030-211
(Fee Simple)
5503-030-908 & 909
(MTA Ground Lease)

BUILDING SIZE

41,000 Sq.Ft.
(Retail)
333,324 Sq.Ft.

LAND SIZE

73,181 Sq.Ft.

PARKING

150 Spaces
(3.7 per 1,000)

ZONING

C4-2

BUILT

2009

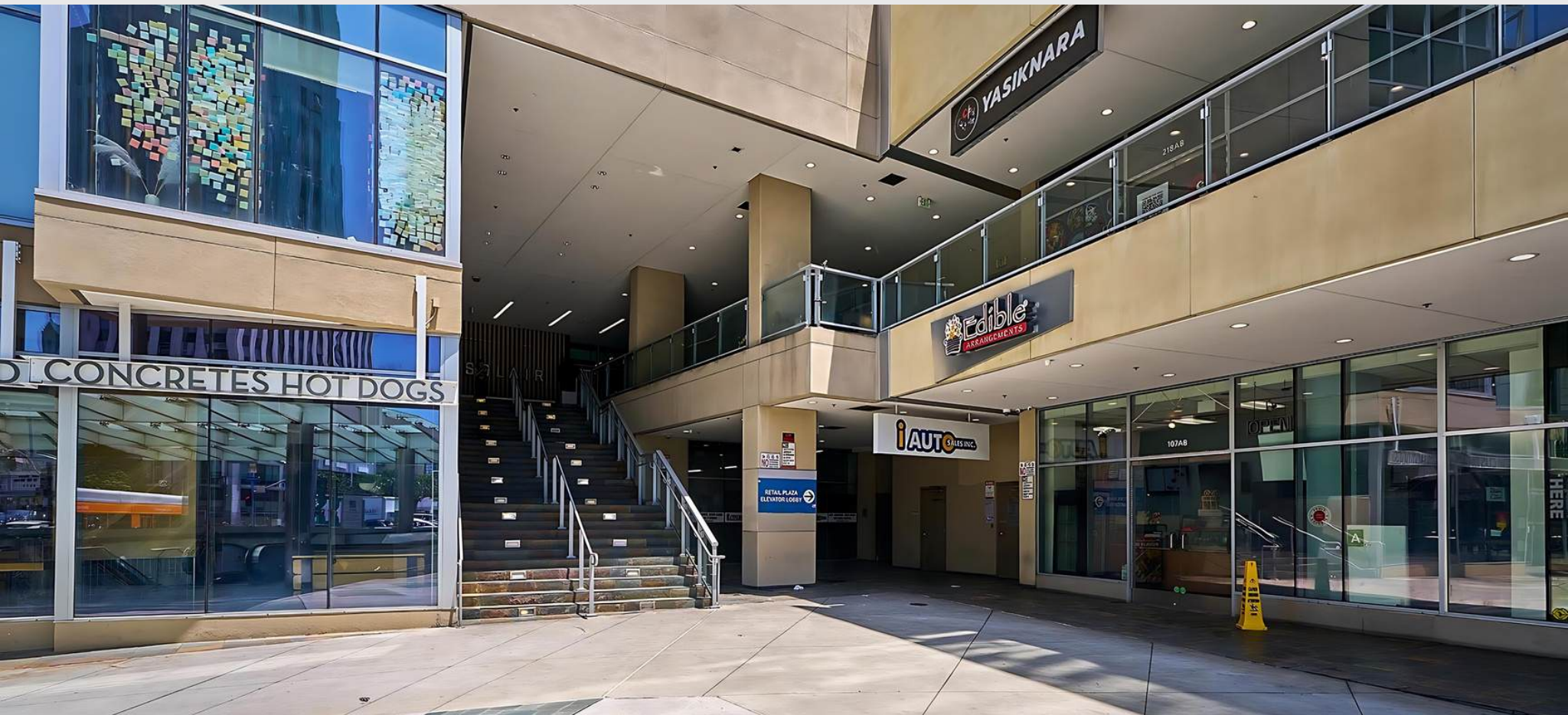
CAP RATE

6.3%

ANNUAL NET INCOME

\$1,735,596





SOLAIR RETAIL

3785 WILSHIRE BLVD
LOS ANGELES, CA

PROPERTY HIGHLIGHTS

- Premier mixed-use center (186 Residential Condominiums) in the Koreatown area.
- Expansive underground retail parking garage (150 spaces) with separate ingress/egress.
- Metro Rail - Purple line station (Western Ave) on site.
- Digital Media Billboard, available separately.
- Type I construction - Built 2009.
- Dense population demographics $\pm 661,694$ residents residing three mile radius.

FINANCIAL ANALYSIS

SOLAIR RETAIL

3785 WILSHIRE BLVD

Annual Revenue	Current
Base Rental Revenue	\$1,735,596
Expense Reimbursement	NNN
Annual + NNN	\$1,735,596

Operating Expense	
Property Taxes (Current)	NNN
Insurance	NNN
Utilities (Electricity, Water, Trash)	NNN
General Maintenance	NNN
Ground Lease	(\$297,563)
Annual Net Operating Income	\$1,438,033
CAP Rate	6.3%



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

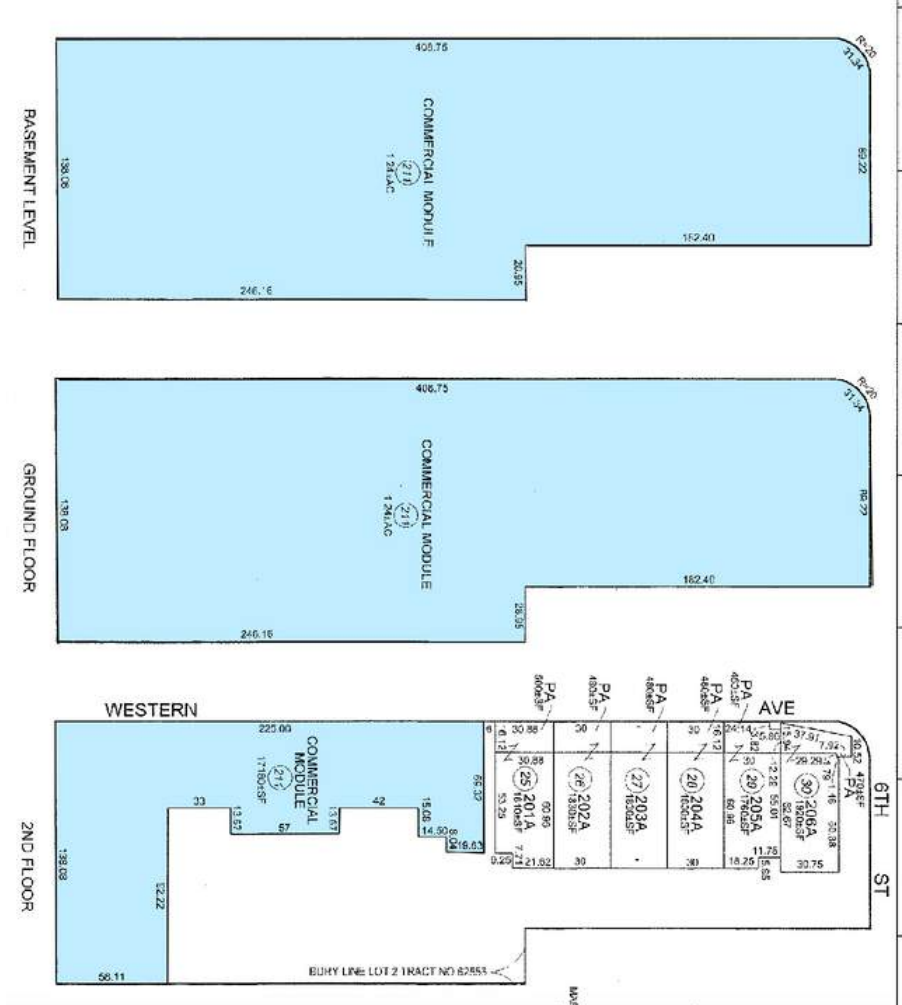
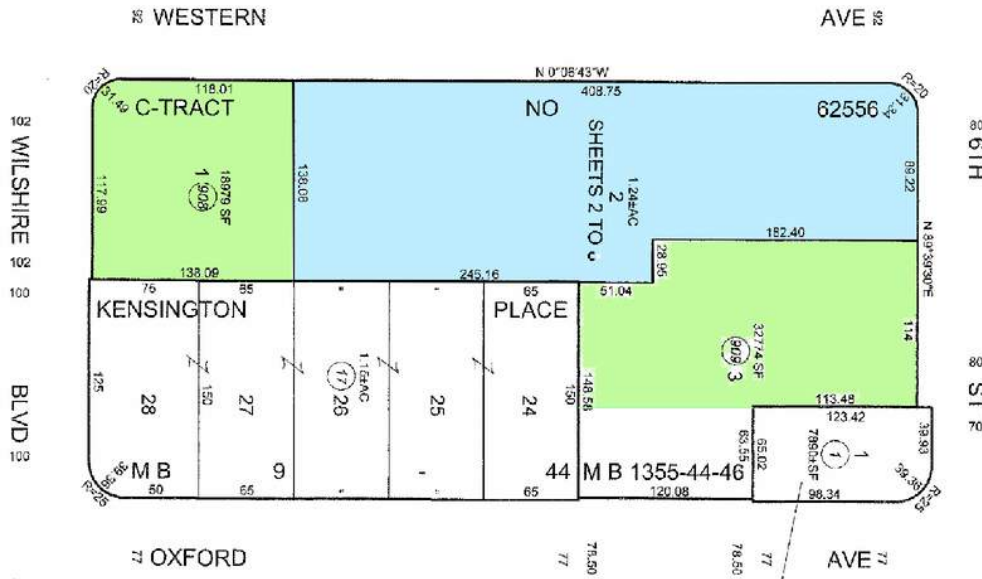
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PARCEL MAP

SOLAIR RETAIL

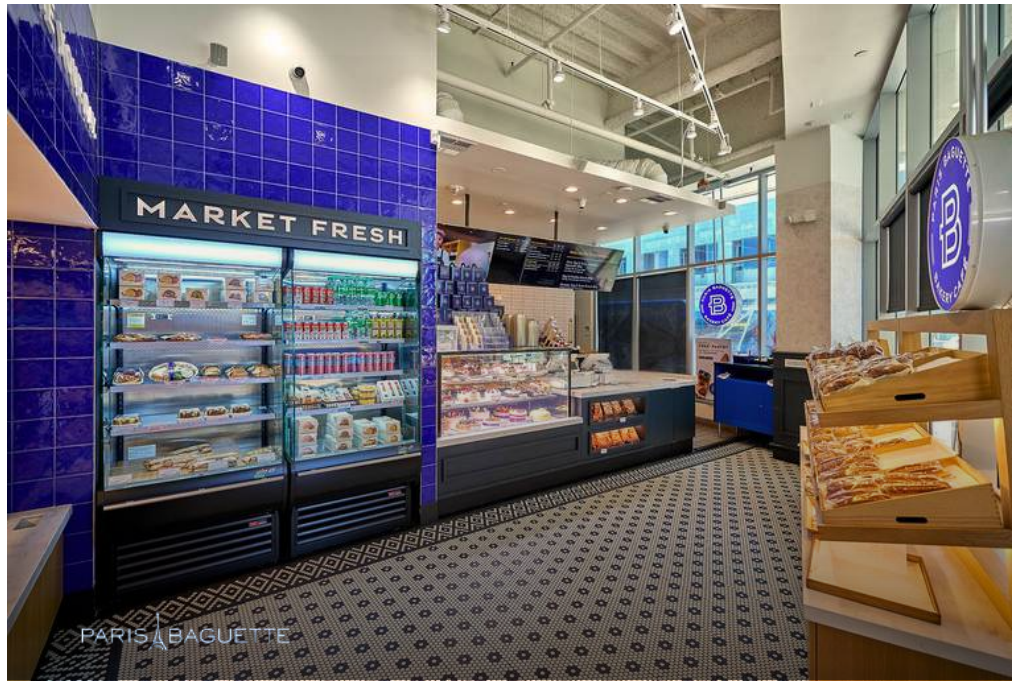
3785 WILSHIRE BLVD

- SOLAIR RETAIL (FEE SIMPLE)
- MTA GROUND LEASE



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated Population	110,059	661,694	1,228,692
2028 Projected Population	109,448	654,703	1,213,887
2010 Census Population	101,707	628,702	1,177,191
Households			
2023 Estimated Households	43,213	248,172	473,906
2028 Projected Households	42,824	245,439	467,868
2010 Census Households	40,481	235,118	453,229
Income			
2023 Estimated Average Household Income	\$68,189	\$76,267	\$87,545
2023 Median Household Income	\$49,092	\$52,357	\$59,626



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