

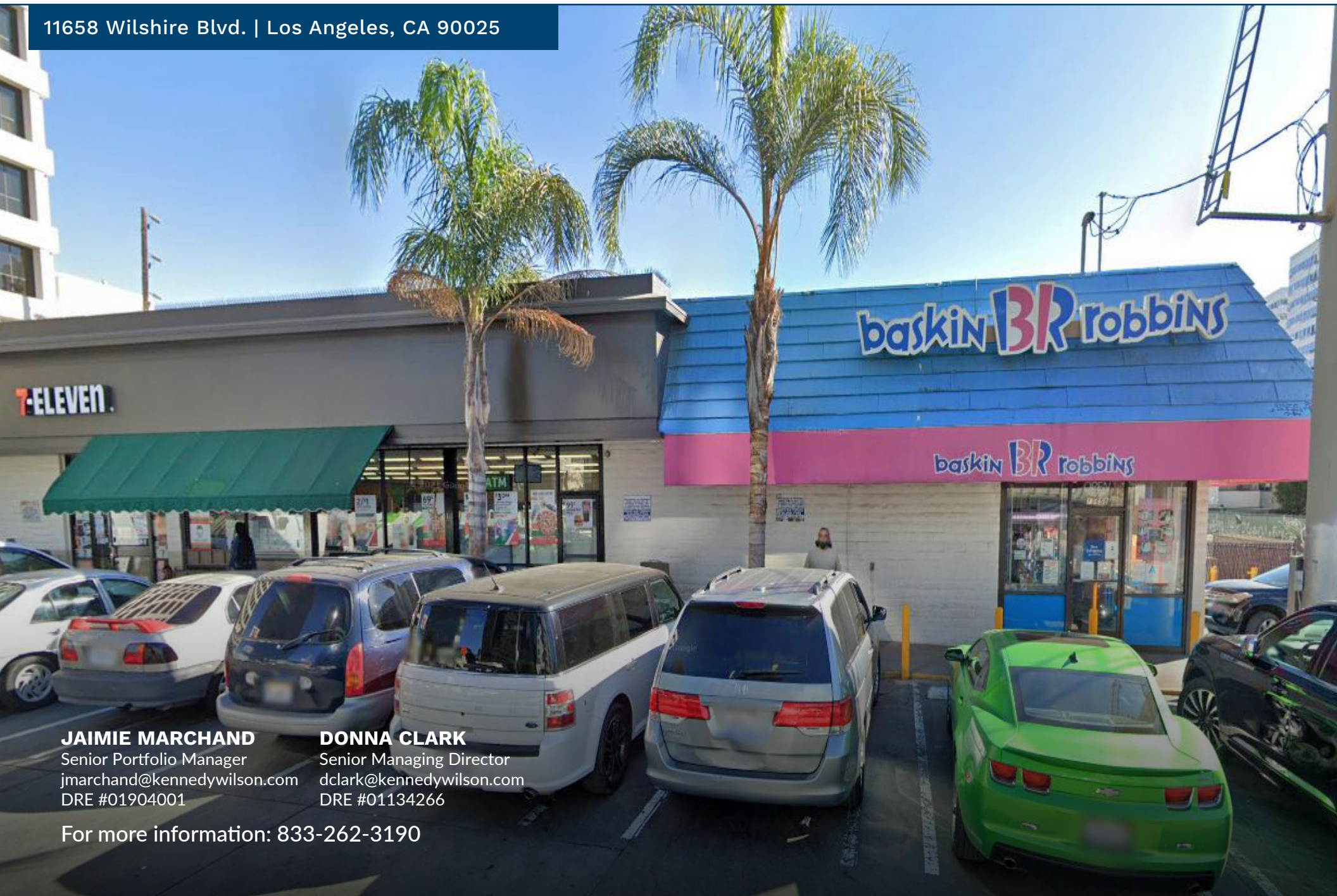
# FORMER BASKIN ROBBINS LOCATION NEXT TO BUSY 7-ELEVEN

## Retail Space for Sublease

KENNEDY WILSON

BROKERAGE

11658 Wilshire Blvd. | Los Angeles, CA 90025



**JAIMIE MARCHAND**  
Senior Portfolio Manager  
jmarchand@kennedywilson.com  
DRE #01904001

**DONNA CLARK**  
Senior Managing Director  
dclark@kennedywilson.com  
DRE #01134266

For more information: 833-262-3190



# FORMER BASKIN ROBBINS LOCATION NEXT TO BUSY 7-ELEVEN

## Retail Space for Sublease

11658 Wilshire Blvd. | Los Angeles, CA 90025

### AVAILABLE

Size: ±1,000 SF  
Rent: \$6.00 PSF/Mo., NNN  
Initial Lease  
Term Through: November 30, 2028

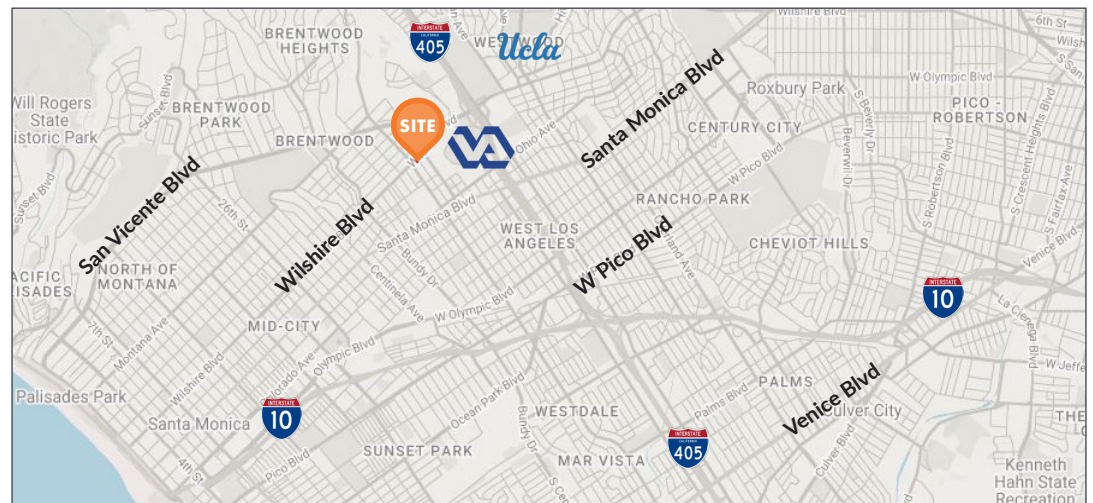
### PROPERTY HIGHLIGHTS

- Prime West L.A. location adjacent to busy 7-Eleven with prominent Wilshire Blvd. frontage and signage opportunity
- 1.4 million SF of office space within walking distance
- Exceptional visibility with average traffic counts of ±24,472 CPD fronting the property
- Affluent demographics with an average household income of \$130,340 within two miles
- ±232,910 daytime employees within two miles
- Highly walkable location with superior regional accessibility
- 1.25 miles from UCLA with over 80,000 students, faculty and staff



Street View with Signage

### LOCATION



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

# FORMER BASKIN ROBBINS LOCATION NEXT TO BUSY 7-ELEVEN

## Retail Space for Sublease

11658 Wilshire Blvd. | Los Angeles, CA 90025



### AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>8,499</b>	<b>237,501</b>	<b>631,333</b>
2028 Projected Population	8,709	244,545	648,610
2010 Census Population	7,697	208,125	557,362
Projected Annual Growth 2010 to 2023	10.42%	14.11%	13.27%
Historical Annual Growth 2023 to 2028	2.47%	2.97%	2.74%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	2,950	74,084	213,590
2028 Projected Households	3,025	76,397	219,572
2010 Census Households	2,656	64,280	187,866
Projected Annual Growth 2010 to 2023	11.07%	15.25%	13.69%
Historical Annual Growth 2023 to 2028	2.54%	1.31%	1.79%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	3,677	95,898	307,989
2023 Estimated Black or African American	1,056	40,623	86,799
2023 Estimated Asian or Pacific Islander	2,857	73,337	167,939
2023 Estimated American Indian or Native Alaskan	79	3,050	10,451
2023 Estimated Other Races	738	18,550	46,633
2023 Estimated Hispanic	1,728	63,745	176,117
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$119,259</b>	<b>\$102,247</b>	<b>\$98,851</b>
2023 Estimated Median Household Income	\$105,878	\$82,178	\$76,388



**KENNEDY WILSON**

**BROKERAGE**

**JAIMIE MARCHAND**

[jmarchand@kennedywilson.com](mailto:jmarchand@kennedywilson.com)

DRE #01904001

**DONNA CLARK**

[dclark@kennedywilson.com](mailto:dclark@kennedywilson.com)

DRE #01134266

**833-262-3190**

Kennedy Wilson Brokerage | 1860 Howe Avenue, Suite 240, Sacramento, CA 95825 | 833-262-3190

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.