

BROKER BONUS - \$2.00 PSF - ANY 5 + YEAR LEASES EXECUTED IN 2021

**FOR LEASE**

**5055 WILSHIRE BLVD**

LOS ANGELES, CALIFORNIA

**GROUND FLOOR RETAIL**  
**THE HEART OF MIRACLE MILE**

**NEAL GOLUB** Lic. 01023733  
Vice President +1 310 550 2667  
neal.golub@cbre.com

**RYAN GURMAN** Lic. 01972081  
Associate +1 310 650 7545  
ryan.gurman@cbre.com

**CBRE**

# GROUND FLOOR RETAIL

**5055 WILSHIRE BLVD**

**ASKING RATE:** \$3.50PSF/Mo.  
(NNN +/- \$1.00PSF/Mo.)

**SIZE:**

Suite 106: ±1,426 SF

Suite 100: ±4,390 SF (Divisible)

Suite 130: ±4,754 SF (Divisible)

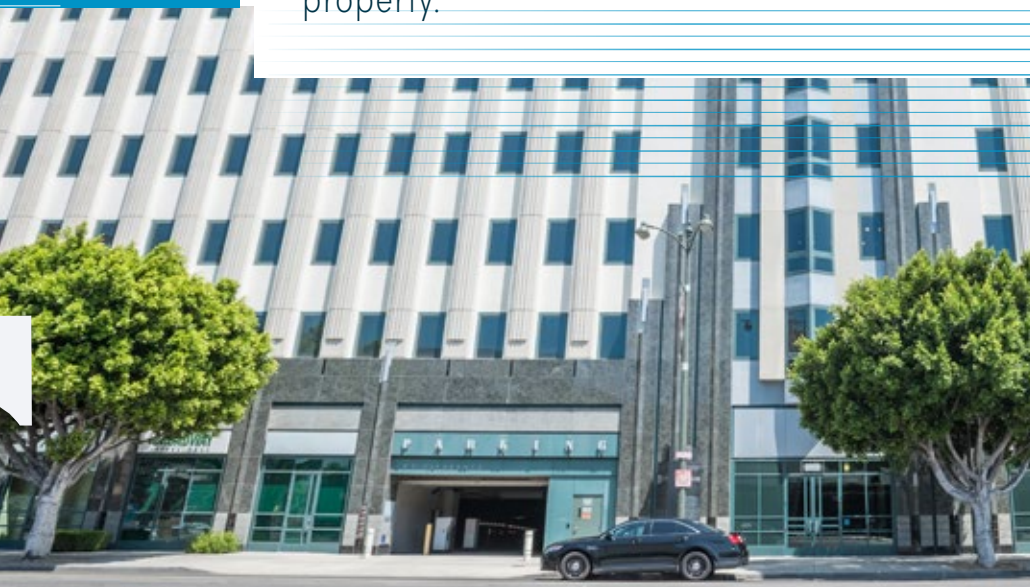
**18 FOOT CEILINGS!**





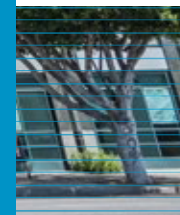
## MIRACLE MILE RETAIL / CREATIVE SPACE OPPORTUNITY

In the heart of Miracle Mile, 5055 Wilshire Blvd boasts tremendous frontage along Wilshire Blvd. On the ground floor of a mixed use office building, on-site parking, and a beautiful green-space park in the rear of property.



## DIRECTLY ACROSS FROM BEVERLY HILLS BMW AND FOOTSTEPS FROM AFFLUENT HANCOCK PARK, NEIGHBORS INCLUDE:

Lassens Market  
BEVMO  
GENWA  
Walgreen's  
Staples  
Smart & Final  
El Rey Theatre  
Eleven City Diner  
USPS  
LACMA  
...and more!



# HIGHLIGHTS



Rate & NNN: \$3.50PSF/Mo.  
& \$1.00PSF/Mo. NNN

Size:

Suite 106: ±1,426 SF

Suite 100: ±4,390 SF (Divisible)

Suite 130: ±4,754 SF (Divisible)



Direct Deal  
Through Landlord



18' High Ceilings and  
Bright Space



Tremendous Frontage Along  
Wilshire Blvd



Prominent Signage  
Available



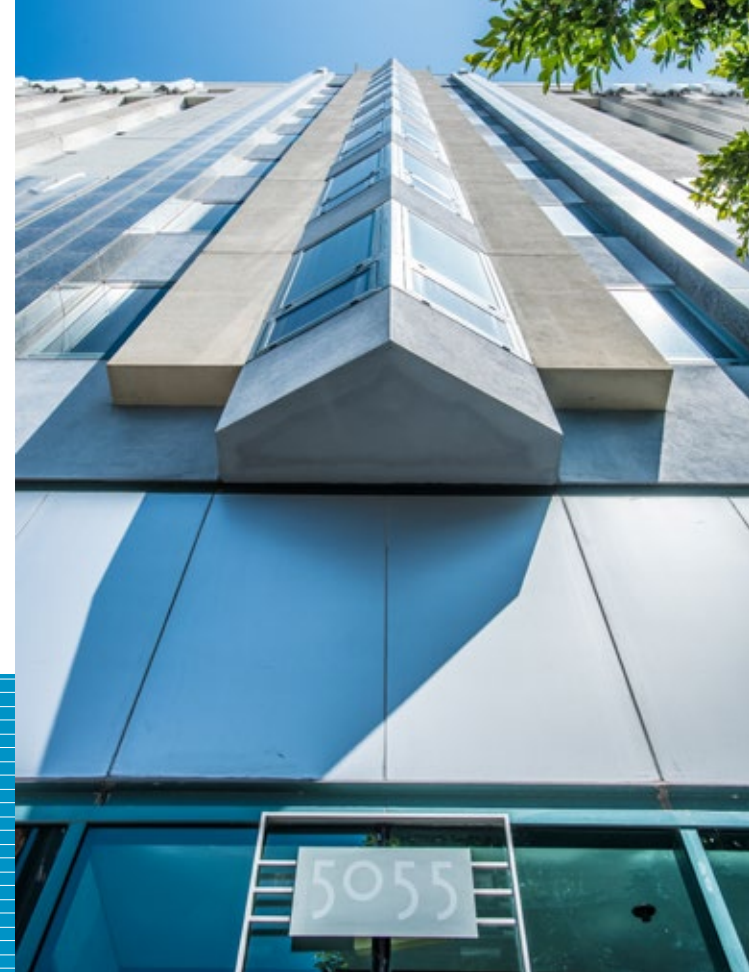
Class A Office Building



On-Site Property Management

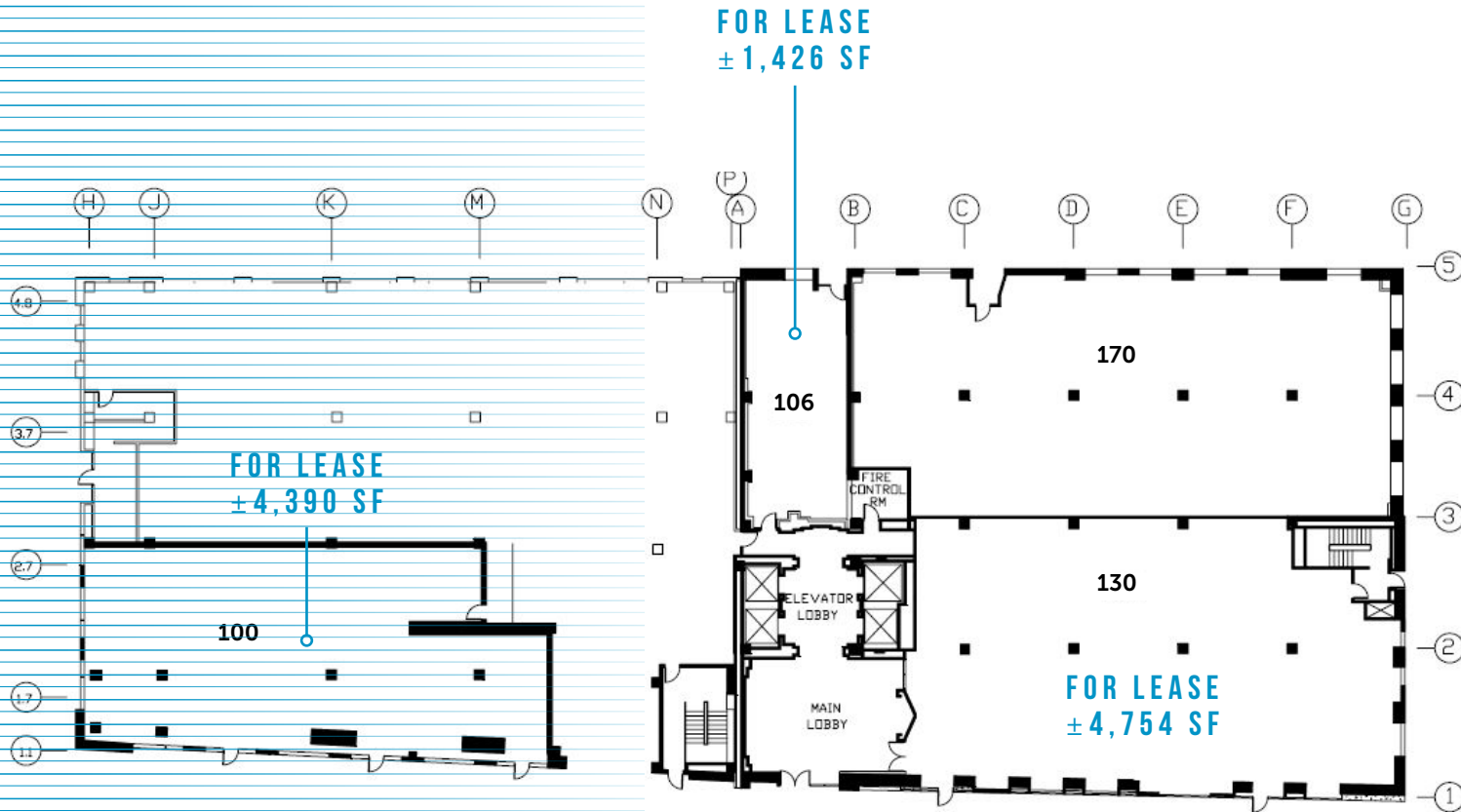


6-Story On-Site Parking Lot & Many Street-Metered Parking Spaces

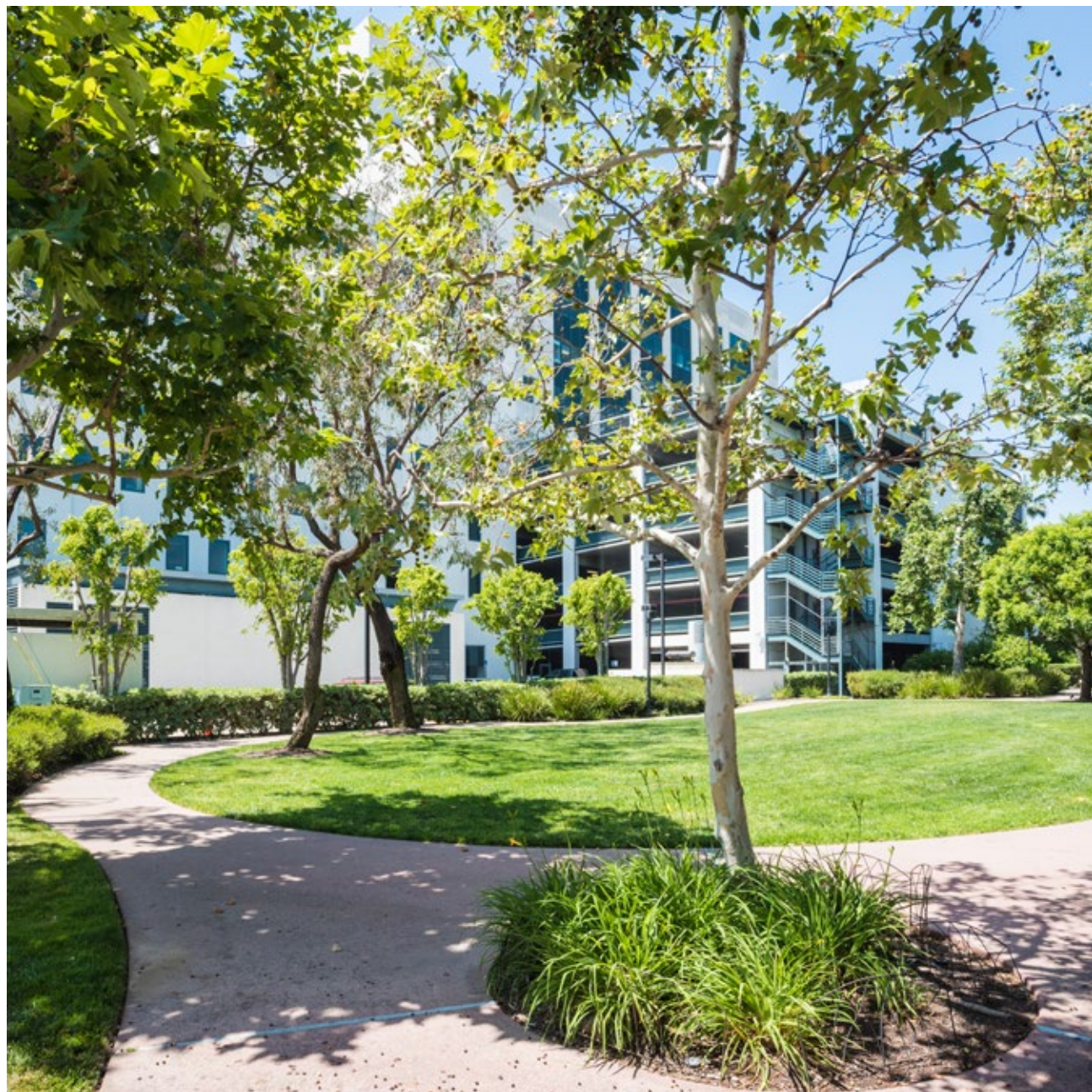


# FLOOR PLAN

5055 WILSHIRE BLVD



# REAR PARKING & BEAUTIFUL PARK



# MAIN LOBBY



BEVERLY HILLS

**BEVERLY CENTER**

**PDC**  
PACIFIC DESIGN CENTER

SUNSET STRIP

M  
WILSHIRE/RODEO

WILSHIRE/LA CIENEGA

FAIRFAX DISTRICT

**LACMA**

**THE GROVE**

**PETERSEN**  
AUTOMOTIVE MUSEUM

**LA BREA TAR PITS & MUSEUM**

**EL REY**  
THEATRE

WILSHIRE/FAIRFAX

M

**RITE AID**

**Walgreens**

**PARK LA BREA**  
4,255 units

**EQUINOX**

**Smart & Final**

**Staples**

**Ralphs**

**The UPS Store**

**Starbucks**

**Jack**  
in the Box

**B.M.W.**  
Service Center

**GENWA**  
KOREAN BBQ

MIRACLE MILE

**BUSBY'S**

**Wilshire La Brea**  
480-unit mixed-use

WILSHIRE/LA BREA

M

5055 WILSHIRE BLVD

**LASSENS**  
NATURAL FOODS & VITAMINS

**BevMo!**

**B.M.W.**  
Sales Center

**Starbucks**

**AT BURGER**

**Pollo Loco**

HANCOCK PARK

**JOHN BURROUGHS**  
MIDDLE SCHOOL

METRO PURPLE LINE EXTENSION

HIGHLAND AVE

LA BREA AVE



# LOS ANGELES

**4TH**

AMONG INTERNATIONAL CITIES  
IN TOTAL BILLIONAIRES

**TOP 10**

INTERNATIONAL CITY  
FOR LUXURY HOME SALES

**\$4.6MM**

MEDIAN LUXURY HOME VALUE

**\$734BN**

IN ECONOMIC  
OUTPUT

**\$257BN**

IN SALARY + WAGES

**\$318MM**

IN CONSUMER  
EXPENDITURES

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population - Current Year Estimate	40,778	534,595	1,142,985
2025 Population - Five Year Projection	41,668	556,511	1,184,128
2020-2025 Annual Population Growth Rate	0.43%	0.81%	0.71%



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020 Households - Current Year Estimate	18,991	224,759	463,210
2025 Households - Five Year Projection	19,369	233,727	480,066
2020-2025 Annual Household Growth Rate	0.39%	0.79%	0.72%
2020 Average Household Size	2.14	2.35	2.41



## HOUSING INCOME

	1 MILE	3 MILES	5 MILES
2020 Average Household Income	\$127,789	\$87,868	\$91,468
2025 Average Household Income	\$146,638	\$100,497	\$103,824
2020 Median Household Income	\$87,190	\$54,962	\$55,536
2025 Median Household Income	\$101,089	\$61,956	\$62,698
2020 Per Capita Income	\$59,300	\$36,962	\$37,185
2025 Per Capita Income	\$67,942	\$42,219	\$42,205



## EDUCATION

	1 MILE	3 MILES	5 MILES
2020 Population 25 and Over	30,569	388,974	814,389
HS and Associates Degrees	8,807	151,242	314,610
Bachelor's Degree or Higher	20,221	170,762	346,231



## HOUSING UNITS

	1 MILE	3 MILES	5 MILES
2020 Housing Units	20,569	246,263	507,077
2020 Vacant Housing Units	1,578	21,504	43,867
2020 Occupied Housing Units	18,991	224,759	463,210
2020 Owner Occupied Housing Units	3,977	39,153	98,632
2020 Renter Occupied Housing Units	15,014	185,606	364,578



## PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2020 Businesses	3,102	36,951	73,727
2020 Employees	20,221	267,911	584,671

# FOR LEASE

## 5055 WILSHIRE BLVD

LOS ANGELES, CALIFORNIA

### GROUND FLOOR RETAIL THE HEART OF MIRACLE MILE

**NEAL GOLUB**  
Vice President

Lic. 01023733  
+1 310 550 2667  
neal.golub@cbre.com

**RYAN GURMAN**  
Associate

Lic. 01972081  
+1 310 650 7545  
ryan.gurman@cbre.com

**CBRE**

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.