

the **DESMOND**
5500 Wilshire Boulevard, Los Angeles, CA



GROUND-FLOOR RETAIL AVAILABLE

CIM

AT THE CENTER OF MIRACLE MILE & MUSEUM ROW



ORIGINALLY CONSTRUCTED IN 1928



The Desmond, an iconic symbol of 1920's architecture this 11-story, 78,600 SF Art Deco building offers a full city block of Wilshire Boulevard frontage in the Miracle Mile district. The building is situated within minutes of Beverly Hills and Hollywood, and surrounded by Los Angeles' trendiest restaurants, retail and upscale residential.

- The Desmond's striking architecture, terrazzo floors, ornate stone lobby, handcrafted gold-painted leaf ceilings, and operable windows offer an Art Deco experience that cannot be duplicated.



PROPERTY HIGHLIGHTS



29,000 SF RETAIL
on the ground floor



CEILING HEIGHTS
Ground Floor: 20'-0" +/-
2nd Floor: 14'-3" to 20'-0" +/-



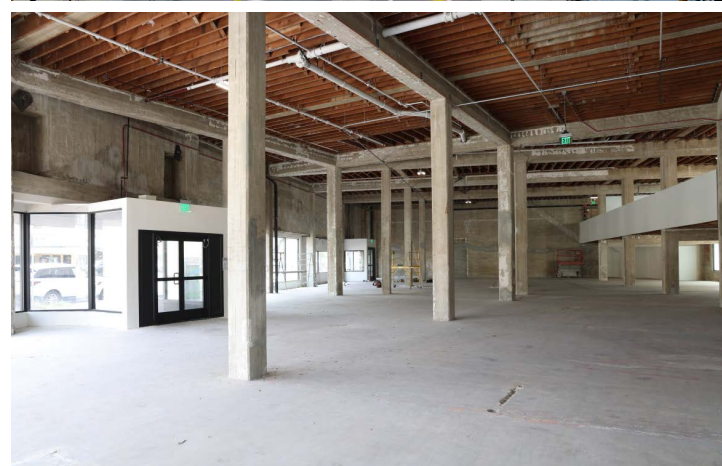
ON-SITE PARKING
AVAILABLE



1928 ART DECO ARCHITECTURE
Original lobby with terrazzo floors
and brass details designed by
architect Gilbert Stanley Underwood



CONVENIENT ACCESS
New Purple Line coming 2024
6-minute walk, 3 nearby stations




MIRACLE MILE MARKET: MEDIA MILE

The Desmond is prominently located in the highly-coveted Miracle Mile submarket of Los Angeles' Westside.

This affluent community boasts an impressive corridor of retailers, famed restaurants, high-profile companies, multimillion-dollar residences and an exceptionally wealthy population. The Miracle Mile has flourished as one of the nation's premier commercial centers, featuring a dynamic and diverse industry base that benefits from its central location in the Los Angeles basin.

Its communities are home to a creative and talented workforce that has attracted numerous Fortune 500 corporations from some of the the highest paying industries: entertainment, finance, technology and healthcare.

Demographics 2022 Estimations	1	3	5
	mile	miles	miles
Population	45,121	480,686	1,115,962
Households	21,918	207,701	451,659
Average Households Income	\$118,893	\$96,424	\$92,730
Median Household Income	\$89,899	\$66,854	\$62,832

Walker's Paradise

One of the most recognizable addresses in California.



Numbers At-A-Glance

\$22.7B
Annual out-of-town visitor spending

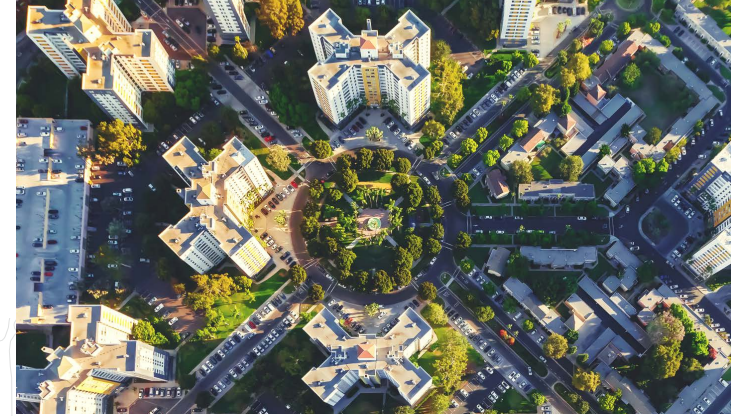
48.5M
Annual out-of-town visitors

33%
Residents aged 25-44

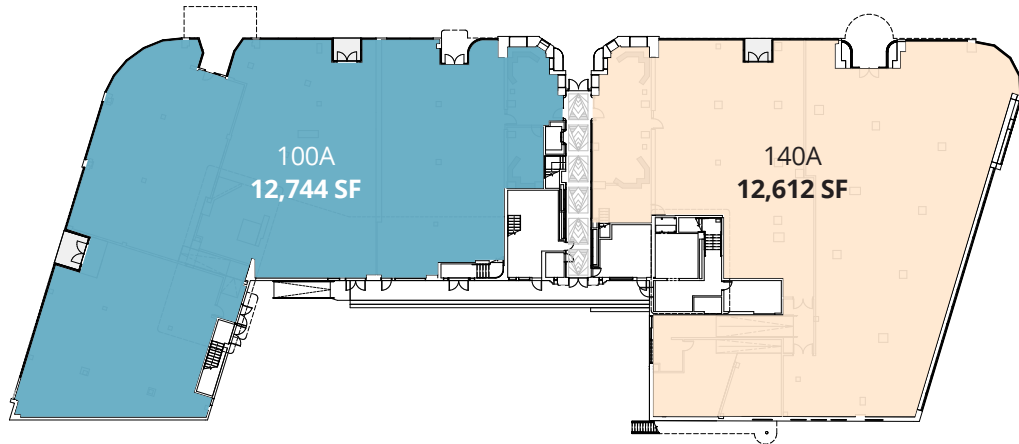
2,127
Residential units
In development: 288
Proposed: 160
Existing: 1,679

5.8M
Total office square feet
Existing: 113

NEIGHBORHOOD AMENITIES

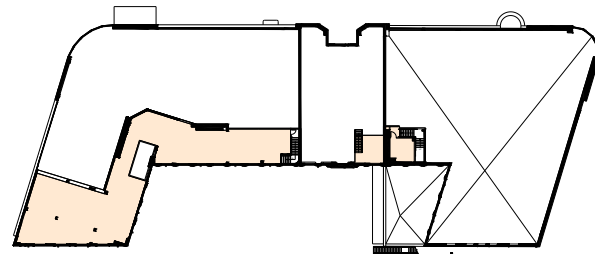


GROUND FLOOR & MEZZANINE



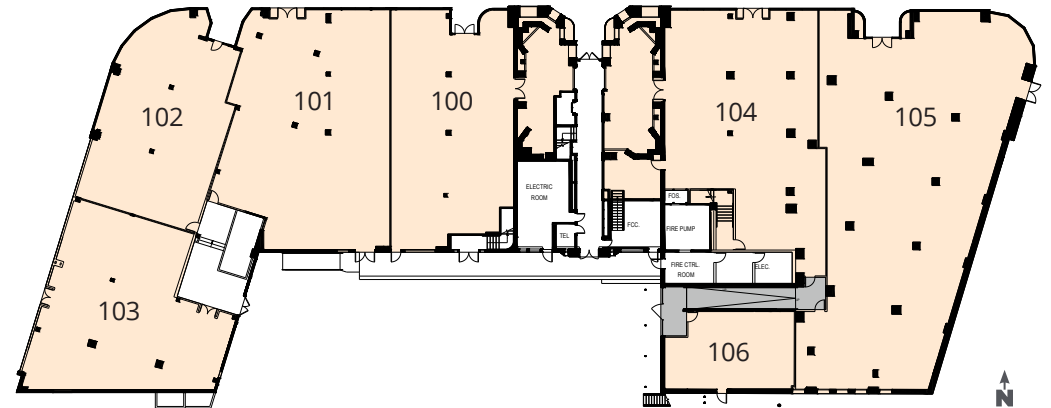
GF TOTAL: 25,356 SF

MZ TOTAL: 3,943 SF



Mezzanine

Potential Demising Plan



100 3,443 SF

101 3,644 SF

102 2,382 SF

103 2,833 SF

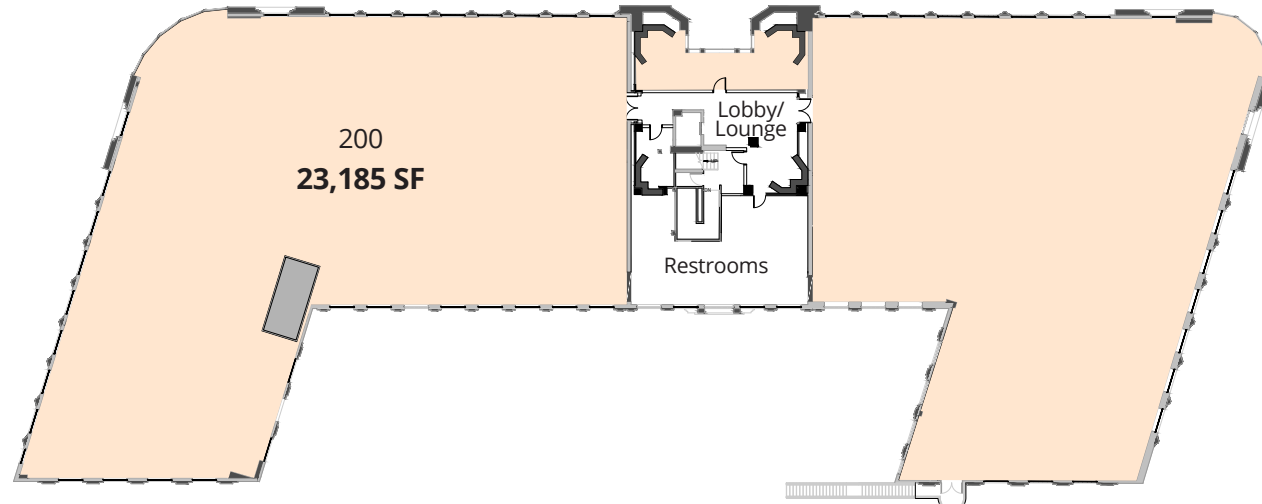
104 4,628 SF

105 6,234 SF

106 1,003 SF

TOTAL: 24,167 SF

SECOND FLOOR



TOTAL: 23,185 SF

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5500 Wilshire Boulevard., Los Angeles, CA 90036

Retail Leasing Inquiries

DAVID ATTAR

Vice President, Leasing, Real Estate Services

323.860.4939

dattar@cimgroup.com

Lic #01836260

CIM Creating Value.
Enhancing Communities.

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