



# FOR LEASE

## Fully Improved Restaurant, Dental/Medical & Quick Serve/Convenience Space

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA



**RESTAURANT, DENTAL/MEDICAL & QUICKSERVE/ CONVENIENCE SPACE**



**2 SUITES AVAILABLE**



**FULLY IMPROVED SUITE**



**AVAILABLE NOW**

**FULLY BUILT OUT** and turnkey 2<sup>nd</sup> generation dental/medical & quickserve/convenience suites

**HIGH QUALITY** build out and finishes

**PLUMBING**, wiring, and electrical throughout

**MULTIPLE** receptions, exam rooms, offices, storage, etc.

**ABUNDANT** on-site parking with direct access to the floor

**MULTIPLE** exterior signs on Wilshire & Western

**ON-SITE** retail including quick serve food options

**238 ON-SITE** high-end condos

**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK, CCIM**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**Kidder Mathews**

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**FOR LEASE**

# Restaurant, Dental/Medical & Quick Serve/Convenience

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA



## Units Available

Unit	RSF	Asking Rate	Description
110-B	202	\$2.50 NNN	Former sandwich/coffee/convenience window space
E	3,503	\$2.50 NNN	Fully built out dental/medical space with reception area, exam rooms, storage, sinks, kitchen, etc. (suites are contiguous and were the same operator)
110-F	3,003	\$4.25 NNN	Former restaurant space

**JOHN ANTHONY, SIOR**

213.225.7218

[john.anthony@kidder.com](mailto:john.anthony@kidder.com)

LIC N° 01226464

**CHRISTOPHER STECK, CCIM**

213.225.7231

[christopher.steck@kidder.com](mailto:christopher.steck@kidder.com)

LIC N° 01841338

[TEAM-ASG.COM](http://TEAM-ASG.COM) | [KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





**FOR LEASE**

# Restaurant, Dental/Medical & Quick Serve/Convenience

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA



**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK, CCIM**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

[TEAM-ASG.COM](http://TEAM-ASG.COM) | [KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





**FOR LEASE**

# Restaurant, Dental/Medical & Quick Serve/Convenience

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA



**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK, CCIM**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

[TEAM-ASG.COM](http://TEAM-ASG.COM) | [KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder  
Mathews



**FOR LEASE**

# Restaurant, Dental/Medical & Quick Serve/Convenience

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA



**JOHN ANTHONY, SIOR**

213.225.7218

john.anthony@kidder.com

LIC N° 01226464

**CHRISTOPHER STECK, CCIM**

213.225.7231

christopher.steck@kidder.com

LIC N° 01841338

**TEAM-ASG.COM | KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

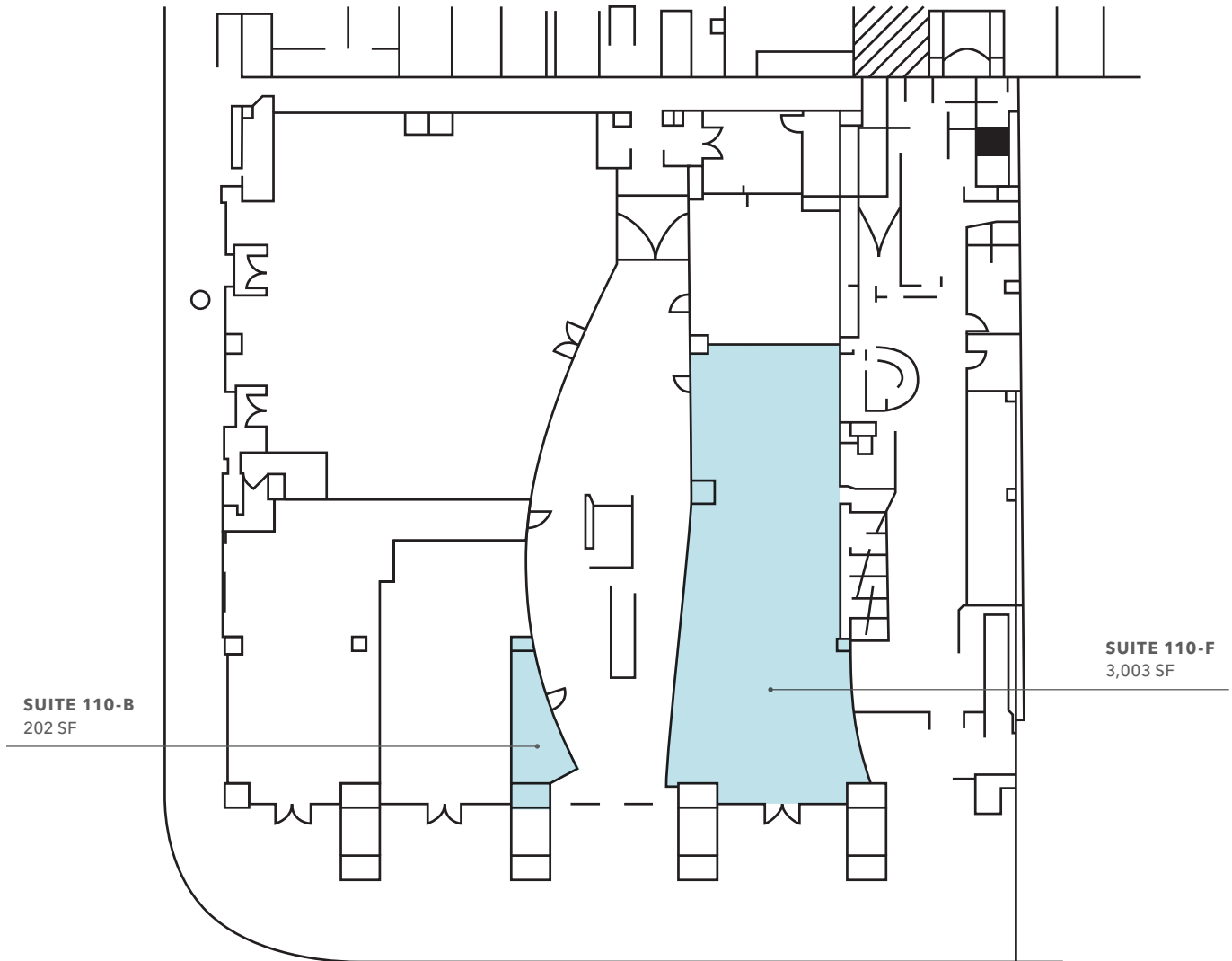
**km** Kidder  
Mathews

**FOR LEASE**

# Restaurant, Dental/Medical & Quick Serve/Convenience

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA

## Ground Floor



**JOHN ANTHONY, SIOR**

213.225.7218

[john.anthony@kidder.com](mailto:john.anthony@kidder.com)

LIC N° 01226464

**CHRISTOPHER STECK, CCIM**

213.225.7231

[christopher.steck@kidder.com](mailto:christopher.steck@kidder.com)

LIC N° 01841338

[TEAM-ASG.COM](http://TEAM-ASG.COM) | [KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

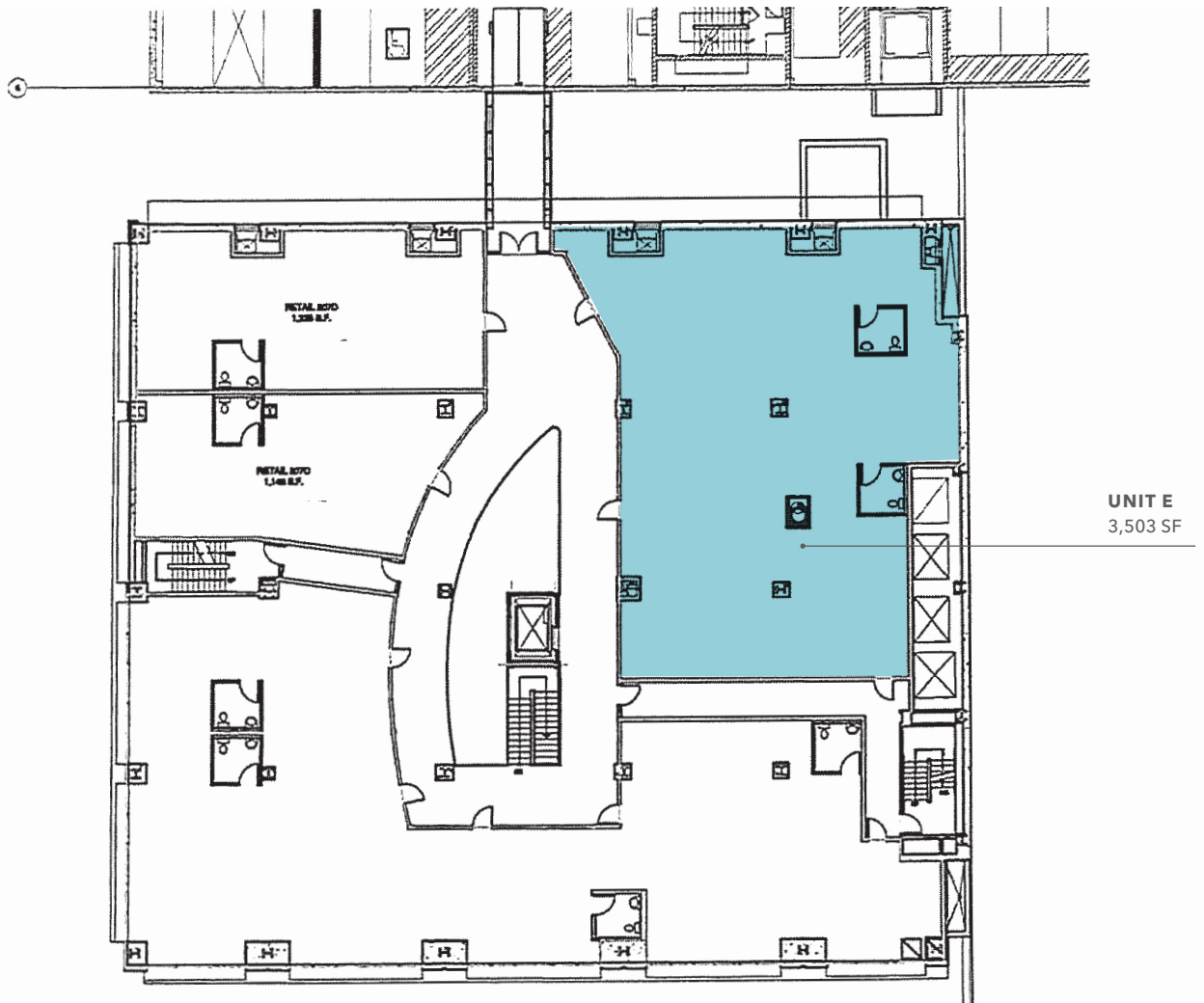
**km** Kidder  
Mathews

**FOR LEASE**

# Restaurant, Dental/Medical & Quick Serve/Convenience

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA

## 2<sup>nd</sup> Floor



**JOHN ANTHONY, SIOR**

213.225.7218

[john.anthony@kidder.com](mailto:john.anthony@kidder.com)

LIC N° 01226464

**CHRISTOPHER STECK, CCIM**

213.225.7231

[christopher.steck@kidder.com](mailto:christopher.steck@kidder.com)

LIC N° 01841338

[TEAM-ASG.COM](http://TEAM-ASG.COM) | [KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

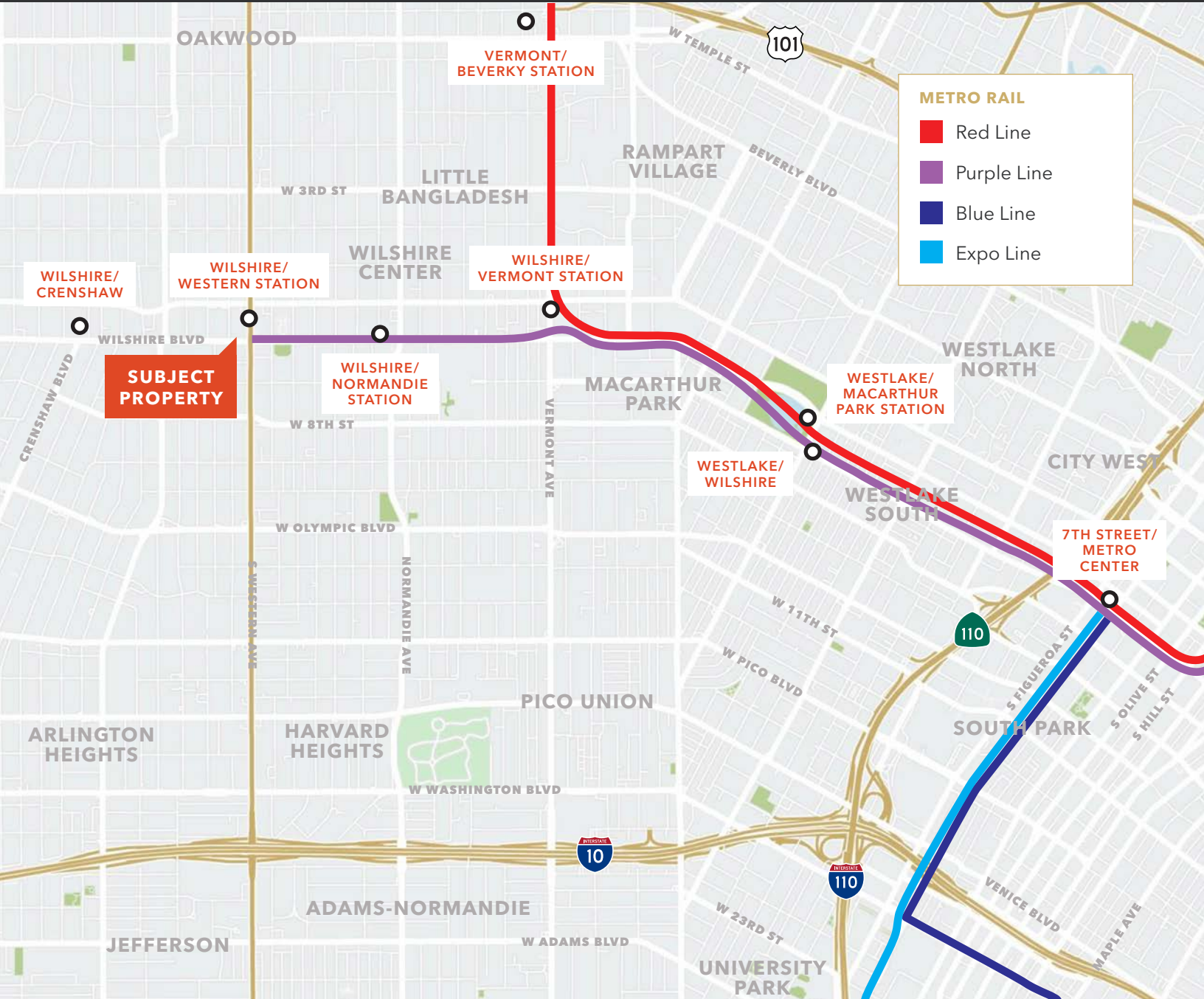
**km** Kidder  
Mathews



**FOR LEASE**

# Restaurant, Dental/Medical & Quick Serve/Convenience

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA



**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK, CCIM**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

[TEAM-ASG.COM](http://TEAM-ASG.COM) | [KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





FOR LEASE

# Restaurant, Dental/Medical & Quick Serve/Convenience

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA



JOHN ANTHONY, SIOR  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

CHRISTOPHER STECK, CCIM  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

TEAM-ASG.COM | KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





**FOR LEASE**

# Restaurant, Dental/Medical & Quick Serve/Convenience

3810 WILSHIRE BOULEVARD, LOS ANGELES, CA

## Koreatown Market Stats

**228 UNITS** average annual delivery

**1,064 UNITS** delivered in the past four quarters

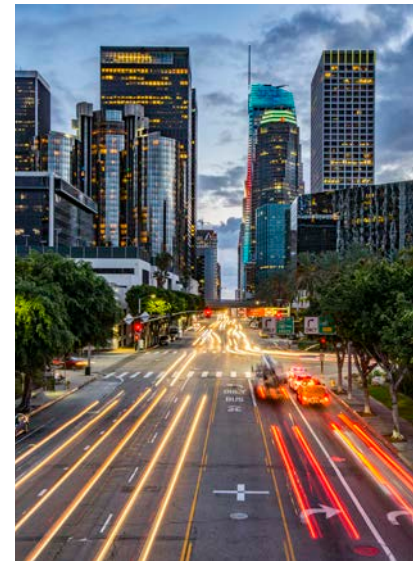
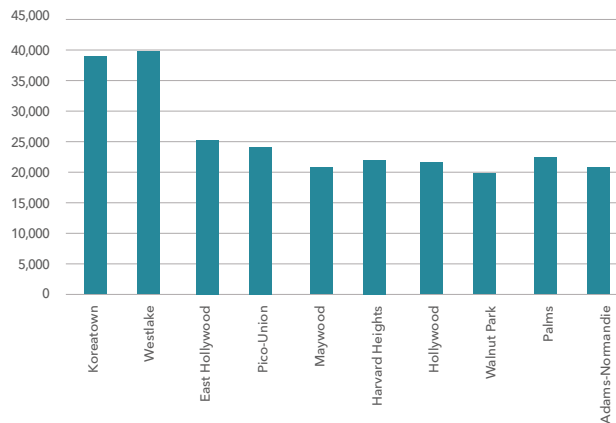
**1,953 UNITS** to be delivered in the next four quarters

**\$19.3M PER YEAR** retail total sales (including F&B) along Wilshire Blvd in Koreatown

**\$11.8M PER YEAR** of additional retail sales potential



## NEIGHBORHOOD DENSITY CHART (POPULATION/SQUARE MILE)



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Est. Population	97,210	628,094	1,220,195
2023 Est. Households	43,182	257,949	503,777
2023 Total Daytime Population	89,112	604,494	1,330,049

**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK, CCIM**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

[TEAM-ASG.COM](http://TEAM-ASG.COM) | [KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

