

# FOR LEASE

5162-5180 WILSHIRE BLVD  
LOS ANGELES, CA 90036



**DAVID GUARDADO**  
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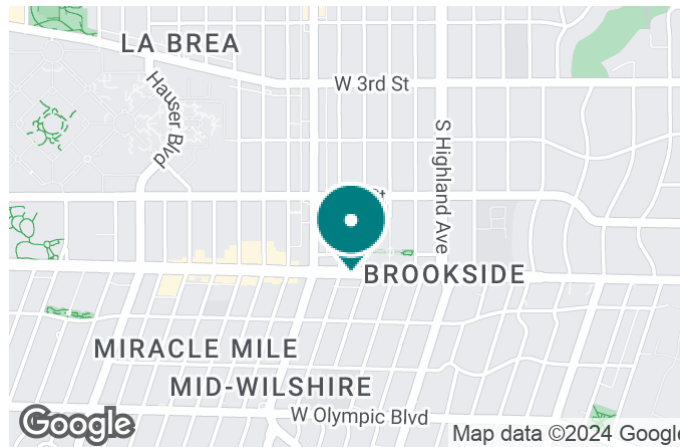
**CBM1**

LEASING  
BROKERAGE  
INVESTMENTS



## FEATURES & AMENITIES

5162-5180 WILSHIRE BLVD | LOS ANGELES, CA 90036



### FEATURES & AMENITIES

- End-Cap Space +/- 1175 SF Available
- Adjacent to Future Metro Station
- Pole Signage Available
- Major Retail Corridor
- Neighbored by Luxury Apartments
- Perfect for pet related use
- Excellent Demographics
- 1 mile - pop. 42,132, avg. income \$98,527
- 3 mile - pop. 526,975, avg. income \$67,327
- 1 block east of La Brea
- 1 mile east of LA County Museum of Art (LACMA)

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	19,006	201,315	447,189
Total Population	40,922	466,352	1,096,335
Average HH Income	\$99,459	\$68,703	\$69,862

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY HIGHLIGHTS

- End-Cap Space +/- 1175 SF Available
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- Excellent Demographics
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### OFFERING SUMMARY

Lease Rate:	\$3.40 SF/month (NNN)
Available SF:	1,174 SF
Lot Size:	19,856 SF
Building Size:	10,036 SF

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## ADDITIONAL PHOTOS

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## LOCATION MAP

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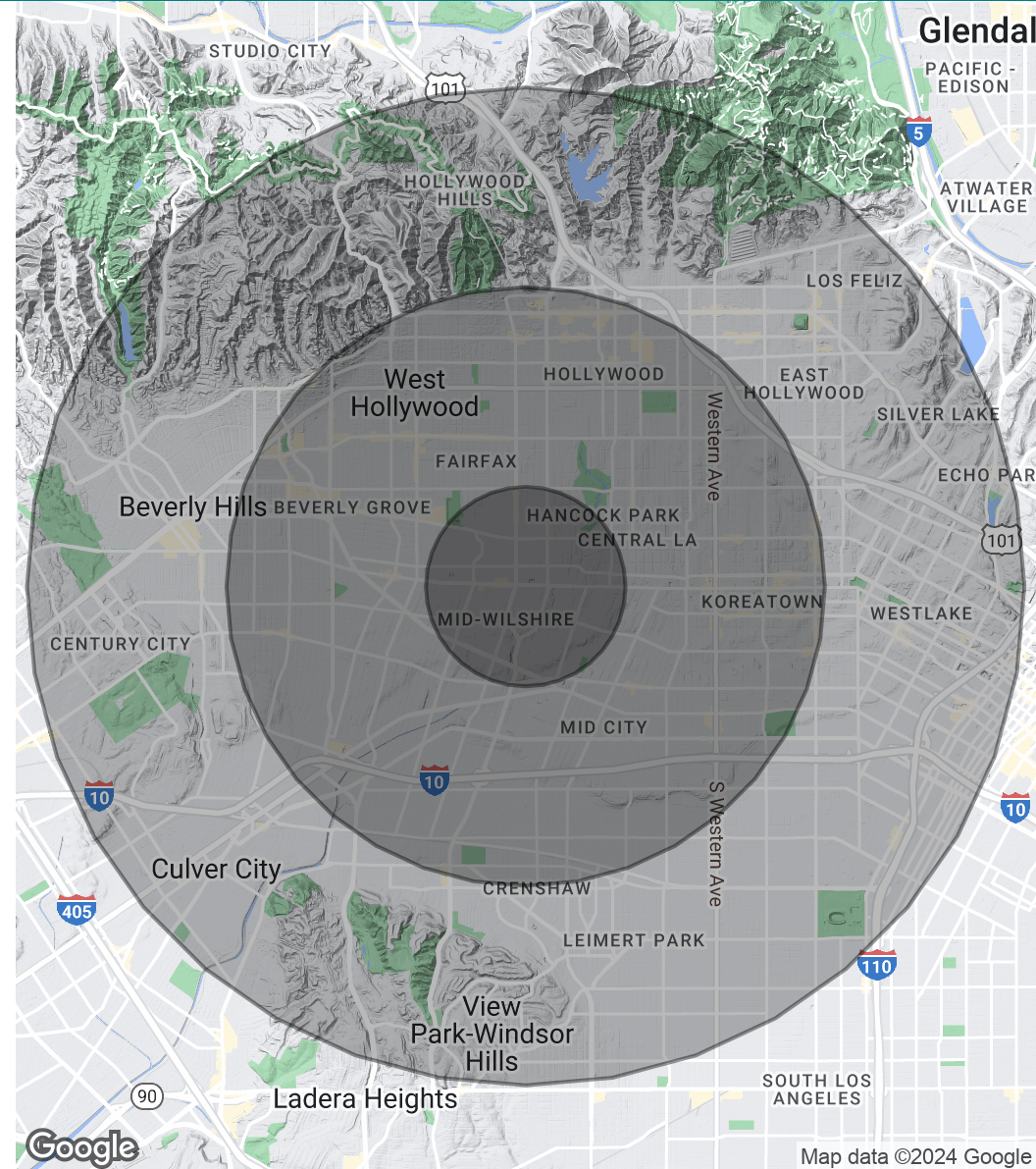
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	40,922	466,352	1,096,335
Average Age	35.5	35.1	35.2
Average Age (Male)	34.8	34.1	34.1
Average Age (Female)	36.5	36.5	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	19,006	201,315	447,189
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$99,459	\$68,703	\$69,862
Average House Value	\$929,597	\$729,979	\$755,929

\* Demographic data derived from 2020 ACS - US Census



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