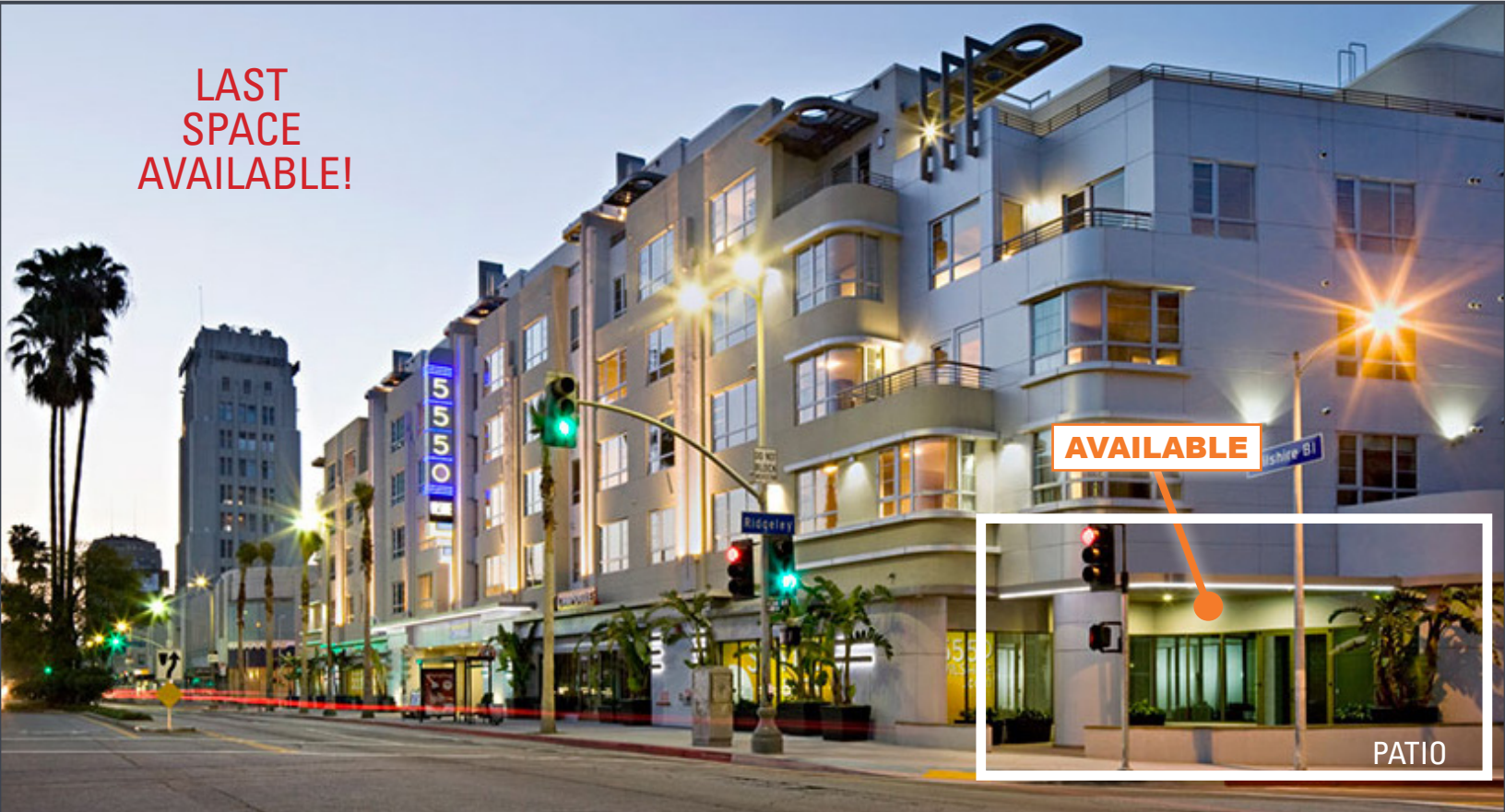


5550 Wilshire Blvd.
LOS ANGELES, CA 90036

Retail / Restaurant Space for Lease
LARGE **ENDCAP** IN MIRACLE MILE DISTRICT

**LAST
SPACE
AVAILABLE!**



join neighboring tenants

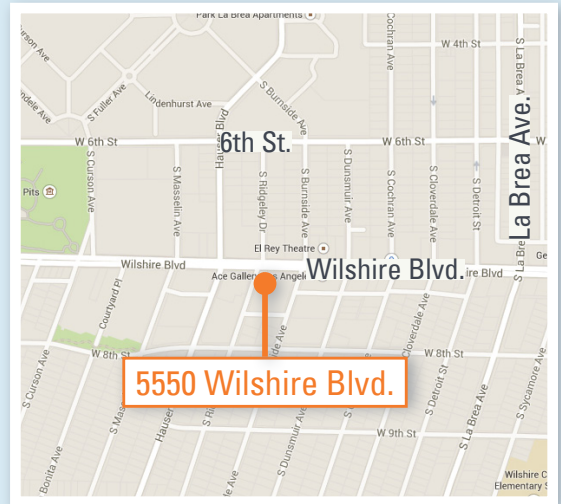


Property Description

- Location: 5550 Wilshire Blvd., Los Angeles, CA 90036
SWC Wilshire and Ridgeley
- Available: **±2,800 SF endcap restaurant or retail w/ patio**
±2,000 SF in line retail space (IN LEASES)
- Rent: \$6.00 PSF/Month, NNN (±\$1.00 PSF/Month)
- Parking: Ample on-site parking for customers; 1 hour free with validation

Property Highlights

- Beneath 163 residential units
- Signalized intersection on Wilshire between Fairfax and La Brea
- Over 60,000 cars per day traffic count
- Strong residential demographics and daytime population
- Near several museums and large office buildings
- Co-tenants include Chipotle, Five Guys, Einstein Bros Bagels, and Ono Hawaiian BBQ



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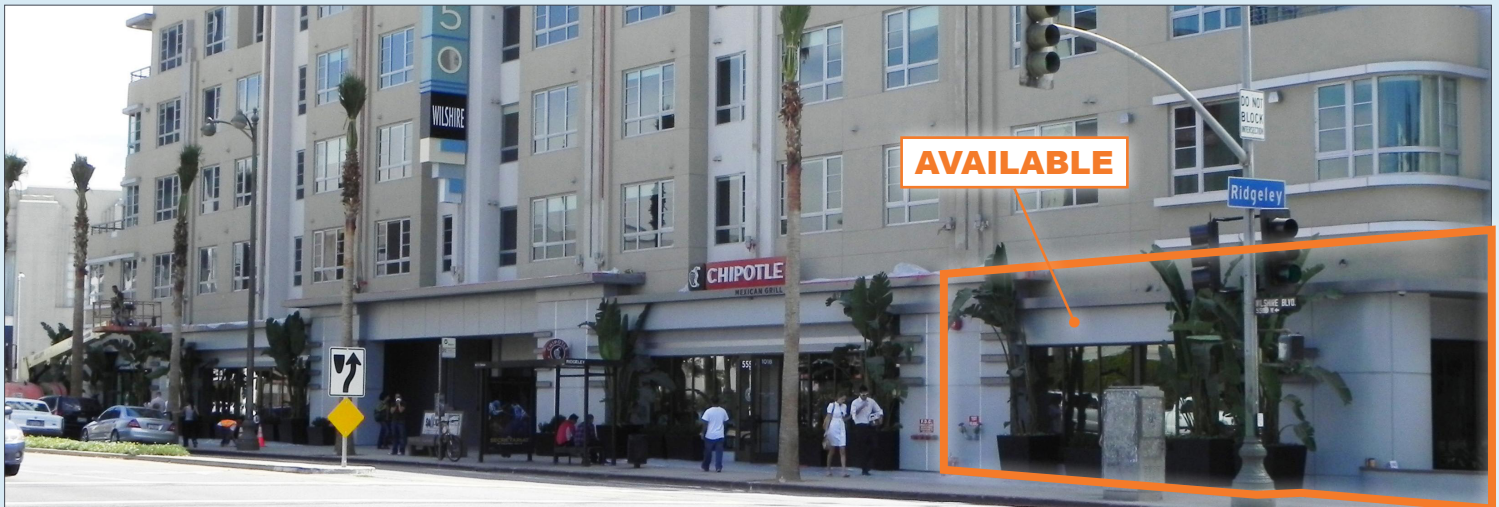
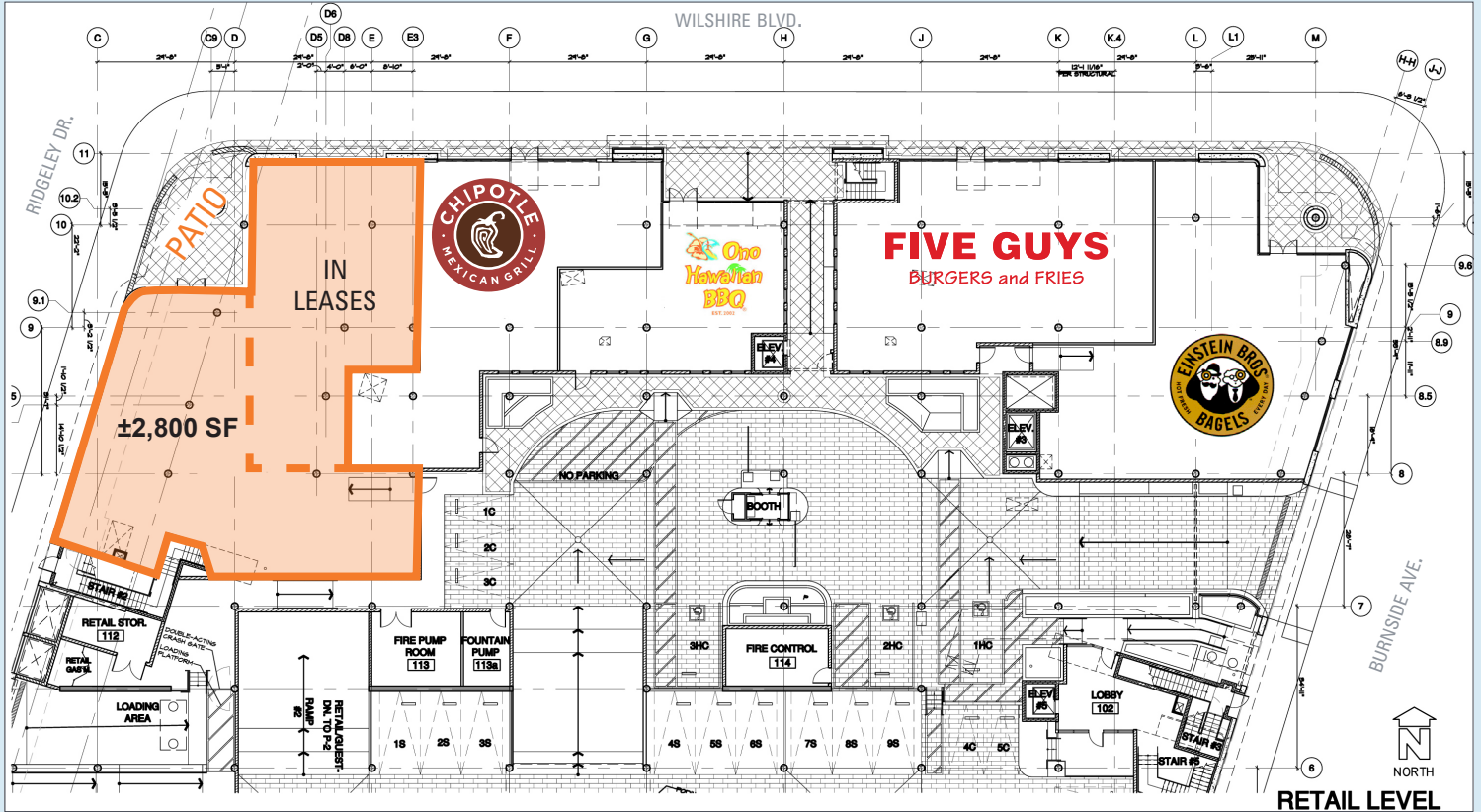
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Retail / Restaurant Space for Lease
LARGE **ENDCAP** IN MIRACLE MILE DISTRICT

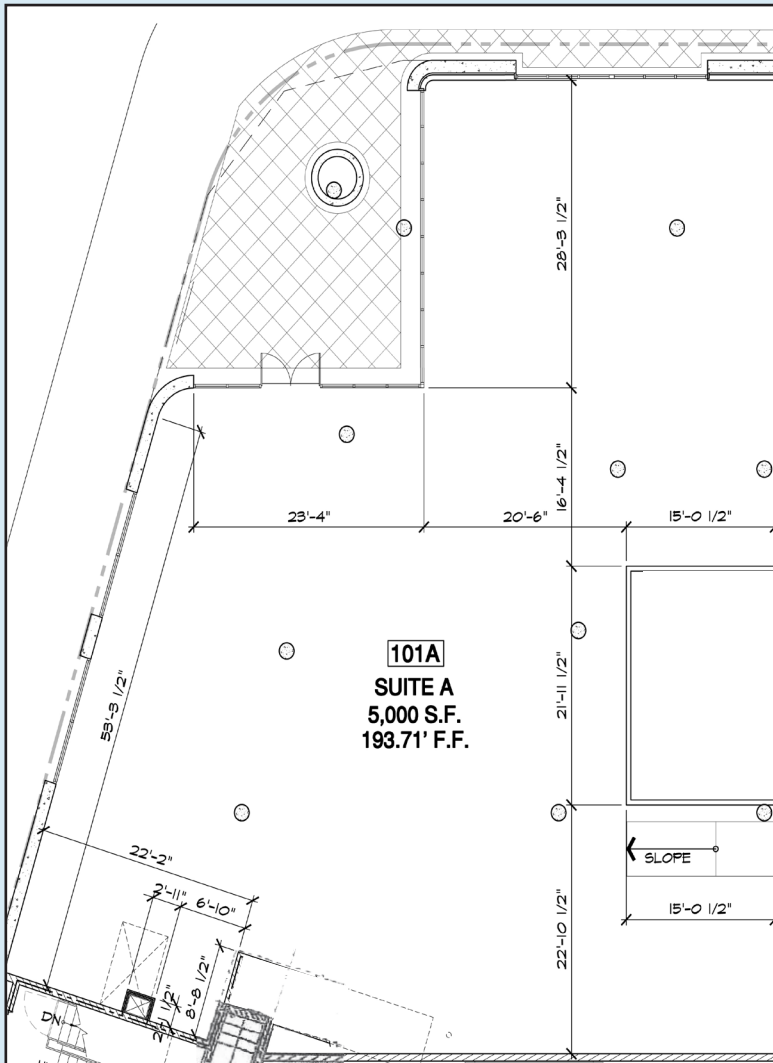
Site Plan



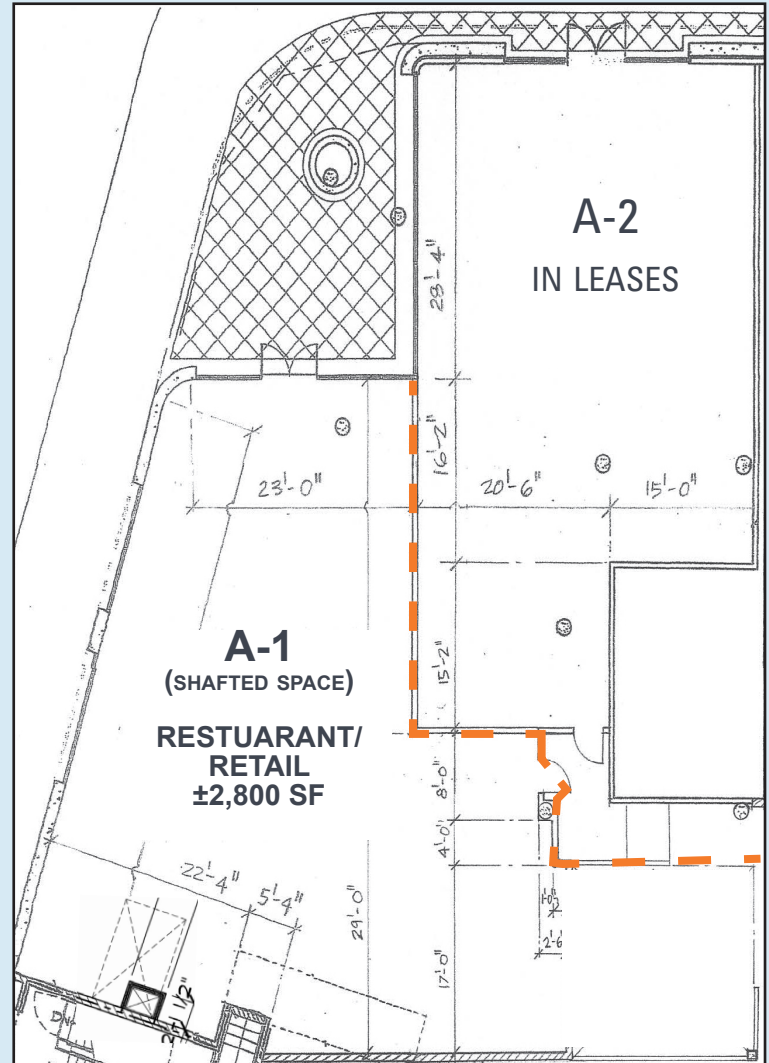
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EXISTING PLAN



PROSPECTIVE DEMISING PLAN



* OTHER DEMISING PLANS POSSIBLE

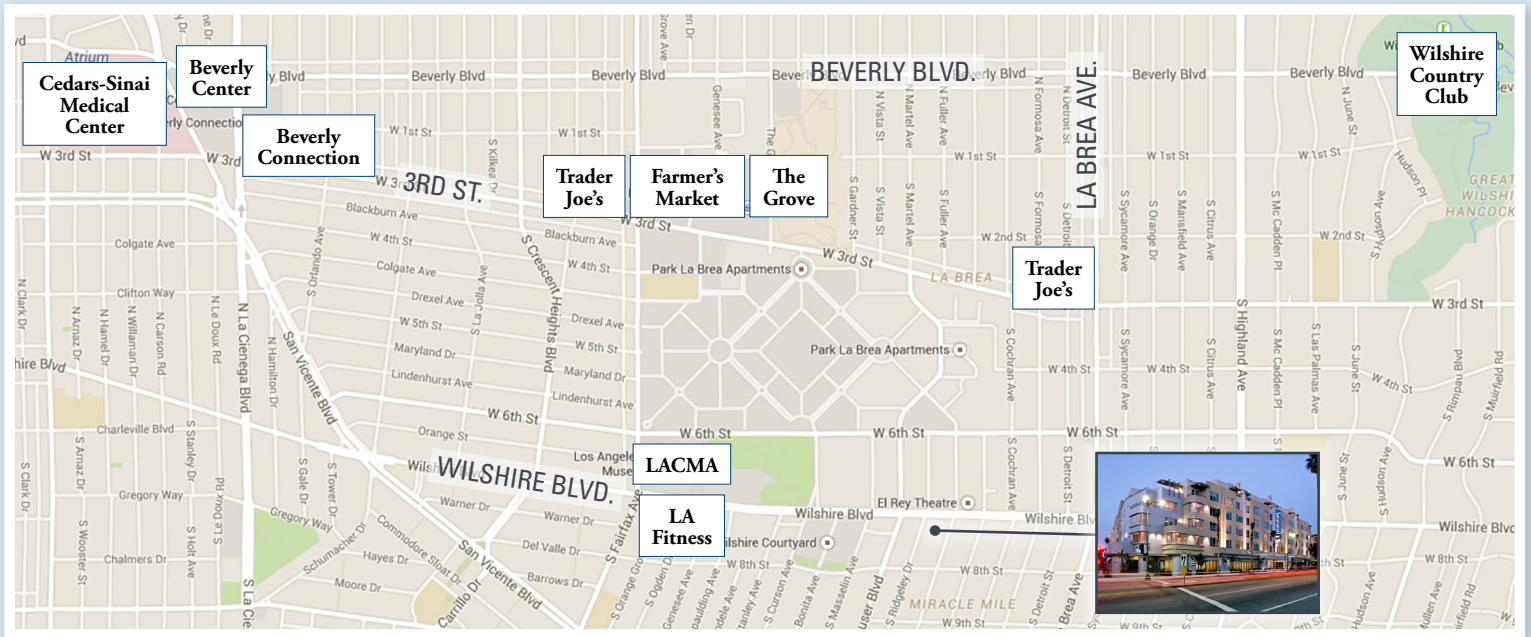
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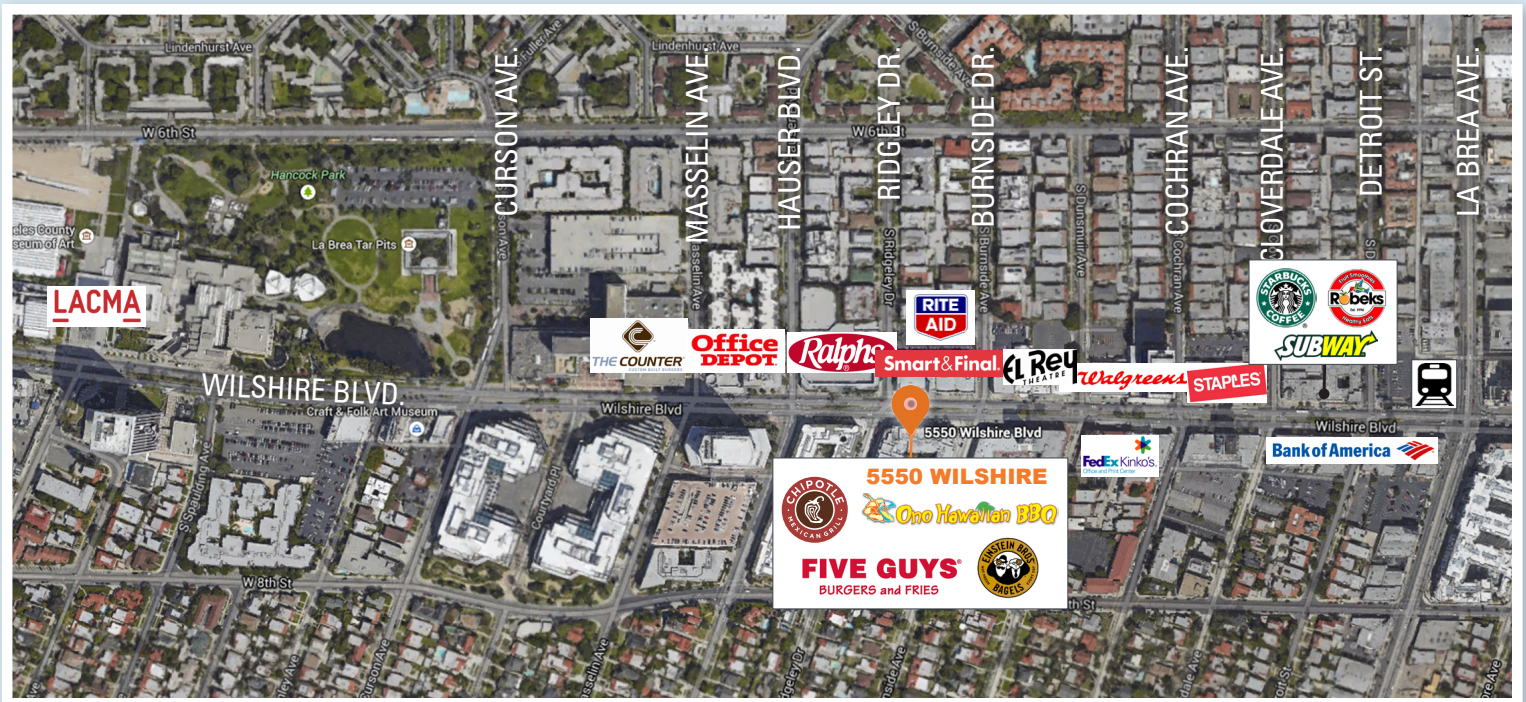
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Area Amenities



Mid-Wilshire Walking Map



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2015 Estimated Population	46,274	472,223	1,119,237
2020 Projected Population	48,283	492,397	1,168,584
2010 Census Population	43,563	447,273	1,061,711
2000 Census Population	40,151	457,924	1,081,449
Projected Annual Growth 2015 to 2020	0.9%	0.9%	0.9%
Historical Annual Growth 2000 to 2015	1.0%	0.2%	0.2%
2015 Median Age	35.7	36.1	35.6
2015 Estimated Households	23,278	209,273	460,758
2020 Projected Households	24,286	218,406	481,233
2010 Census Households	21,640	196,254	432,989
2000 Census Households	20,369	195,872	430,338
Projected Annual Growth 2015 to 2020	0.9%	0.9%	0.9%
Historical Annual Growth 2000 to 2015	1.0%	0.5%	0.5%
2015 Estimated White	54.5%	48.9%	45.4%
2015 Estimated Black or African American	14.4%	12.8%	13.1%
2015 Estimated Asian or Pacific Islander	21.2%	17.0%	15.8%
2015 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.7%
2015 Estimated Other Races	9.5%	20.7%	25.0%
2015 Estimated Hispanic	14.8%	33.6%	40.2%
2015 Estimated Average Household Income	\$100,119	\$80,706	\$78,873
2015 Estimated Median Household Income	\$70,080	\$55,425	\$54,865
2015 Estimated Per Capita Income	\$50,436	\$35,866	\$32,643
2015 Estimated Elementary (Grade Level 0 to 8)	4.0%	10.4%	13.7%
2015 Estimated Some High School (Grade Level 9 to 11)	2.6%	6.8%	8.1%
2015 Estimated High School Graduate	10.9%	17.5%	17.9%
2015 Estimated Some College	17.1%	18.0%	17.5%
2015 Estimated Associates Degree Only	5.0%	5.7%	5.6%
2015 Estimated Bachelors Degree Only	38.4%	28.5%	24.8%
2015 Estimated Graduate Degree	21.9%	13.3%	12.4%
2015 Estimated Total Businesses	3,426	33,188	57,881
2015 Estimated Total Employees	34,913	289,552	533,336
2015 Estimated Employee Population per Business	10.2	8.7	9.2
2015 Estimated Residential Population per Business	13.5	14.2	19.3

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