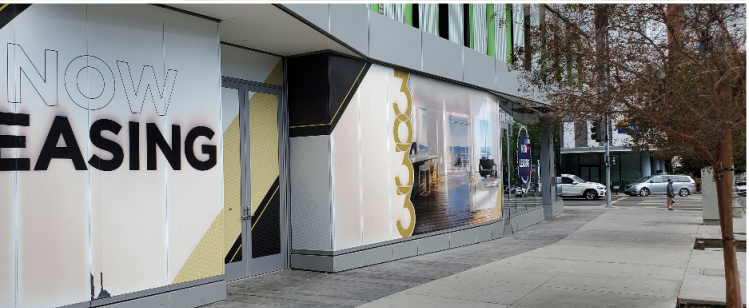


# 3033 WILSHIRE BLVD

LOS ANGELES, CALIFORNIA



**MATTHEWS™**  
MARKETING PACKAGE

**FOR LEASE**

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This Leasing Package contains select information pertaining to the business and affairs of 3033 Wilshire Blvd, Los Angeles, CA 90010 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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## space HIGHLIGHTS



-  5,368 SF (divisible) available along Wilshire Blvd (25,500 VPD) in the heart of Koreatown
-  Located below 190 residential units (fully leased)
-  19 on-site parking spaces available
-  Property is located in LA's densest neighborhood, with over 645,000 people within a 3-mile radius
-  Koreatown is a bustling neighborhood of fantastic restaurants, café's, coffee shops, markets, spas and many more hidden gems
-  Centrally located and just minutes from Downtown LA, Hollywood, and Beverly Hills

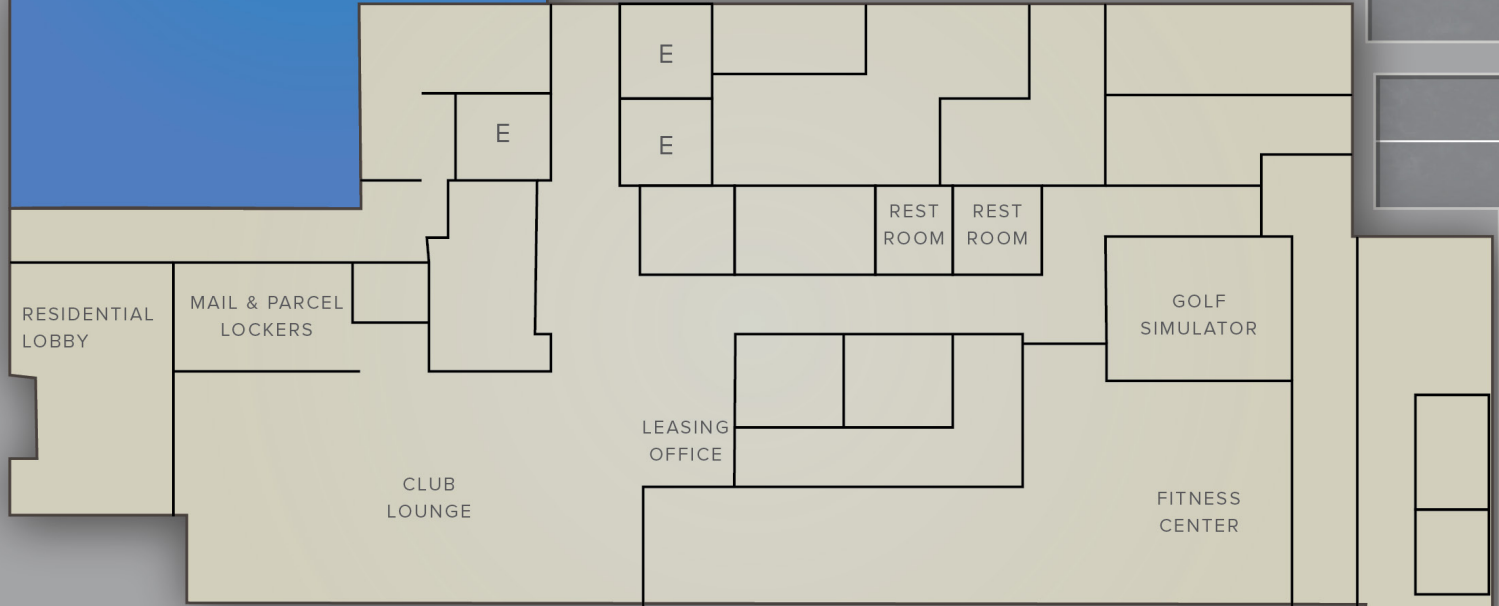


- ASKING RENT: \$3.50 PSF + NNNs
- \*IF DEMISED ~ ASKING RENT: \$3.75 PSF + NNNs
- NNNs ~ \$1.17 PSF

**AVAILABLE**  
**5,368 SF**  
 (DIVISIBLE \*TO MINIMUM OF 2,100 SF)

LOADING ZONE

19 ON SITE PARKING SPOTS



WILSHIRE BLVD

VIRGIL ST



Located just west of Downtown L.A., Koreatown (or K-town) is the densest neighborhood in LA with nearly 139,000 residents over 3 square miles. K-town is known for its innovative restaurants, karaoke joints, trendy speakeasies, flashy night clubs, and 24-hour dining businesses, all contributing to its vibrant late-night scene.

**\$53,104** HH INCOME  
1-MILE AVG 

**±56,574** AVG HH  
WITHIN 1-MILE OF SUBJECT PROPERTY

**±148,136**

POPULATION WITHIN  
1-MILE OF SUBJECT PROPERTY



**89%** RENTER OCCUPIED  
IN A 2-MILE RADIUS 



# K-TOWN

sweetgreen®

**CHAPMAN PLAZA**

QUARTERS KITCHEN, ESCALIA, TOE BANG, Sake House by HIKARI, Kanghodong, baekjeong, SILVERLAKE RAMEN

**ALEXANDRIA PLAZA**

신농단 Sun Nong Dan, HANGARI KALGUKSU, bleu, CoCo, ELEVEN

**CITY CENTER ON 6TH**

ZionMarket, 시/온/마/켓, EMC SEAFOOD & RAW BAR

NORMANDIE

Cassell's HAMBURGERS

PHO 24, HOLY ROLY, bobatime®, WE JUST LOVE ICE CREAM

TARGET

W. 6TH ST ± 30,500 VPD

ARENA, b caffè bene

WILSHIRE/NORMANDIE STATION

WILSHIRE/VERMONT STATION

WILSHIRE BLVD ± 25,500 VPD

WI SPA

H.M.S. BOUNTY Food & Grog for the Weary Sailor

JOE'S HOT CHICKEN

85°C Daily Coffee, The Boiling Crab, HONEYMEE

BUFFALO WILD WINGS

**SUBJECT PROPERTY**  
3033 WILSHIRE BLVD

W. 7TH ST ± 22,400 VPD

ROBERT F. KENNEDY COMMUNITY SCHOOLS

LINE, ALFRED BREAK ROOM 86

ALCHEMIST COFFEE PROJECT

S. CATALINA ST ± 24,000 VPD

VERMONT AVE ± 45,500 VPD

Moodape

Los Molcajetes MEXICAN RESTAURANT

77 KENTUCKY



# DEMOGRAPHICS

K-town's dense mix of historic buildings also features traditional spas, cafes, specialty markets, and boutique hotels like the Line and Normandie. Over the last 10 years, the neighborhood has experienced a major boom and its liveliness continues to attract new tenants and residents.



## POPULATION



## HOUSEHOLDS



## HOUSEHOLDS



	2025 ESTIMATE	2027 PROJECTION	2025 ESTIMATE	2027 PROJECTION	2025 AVG. HH INCOME
<b>1-MILE</b>	111,842	141,451 (0.30%↑)	48,196	54,485 (0.30%↑)	\$52,912
<b>3-MILE</b>	522,895	675,963 (0.20%↑)	232,414	250,165 (0.20%↑)	\$61,045
<b>5-MILE</b>	1,241,718	1,278,219 (0.10%↑)	526,619	479,215 (0.10%↑)	\$67,836

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