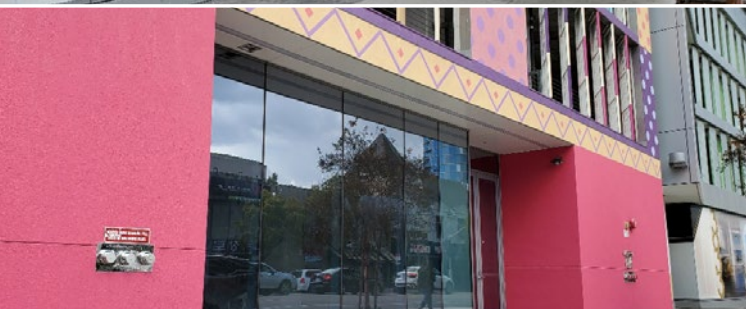
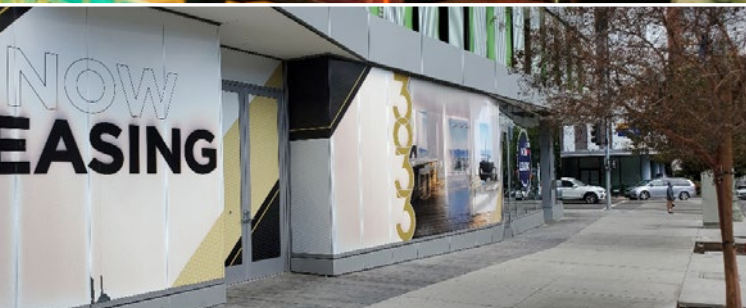


3033 WILSHIRE BLVD

LOS ANGELES, CALIFORNIA



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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

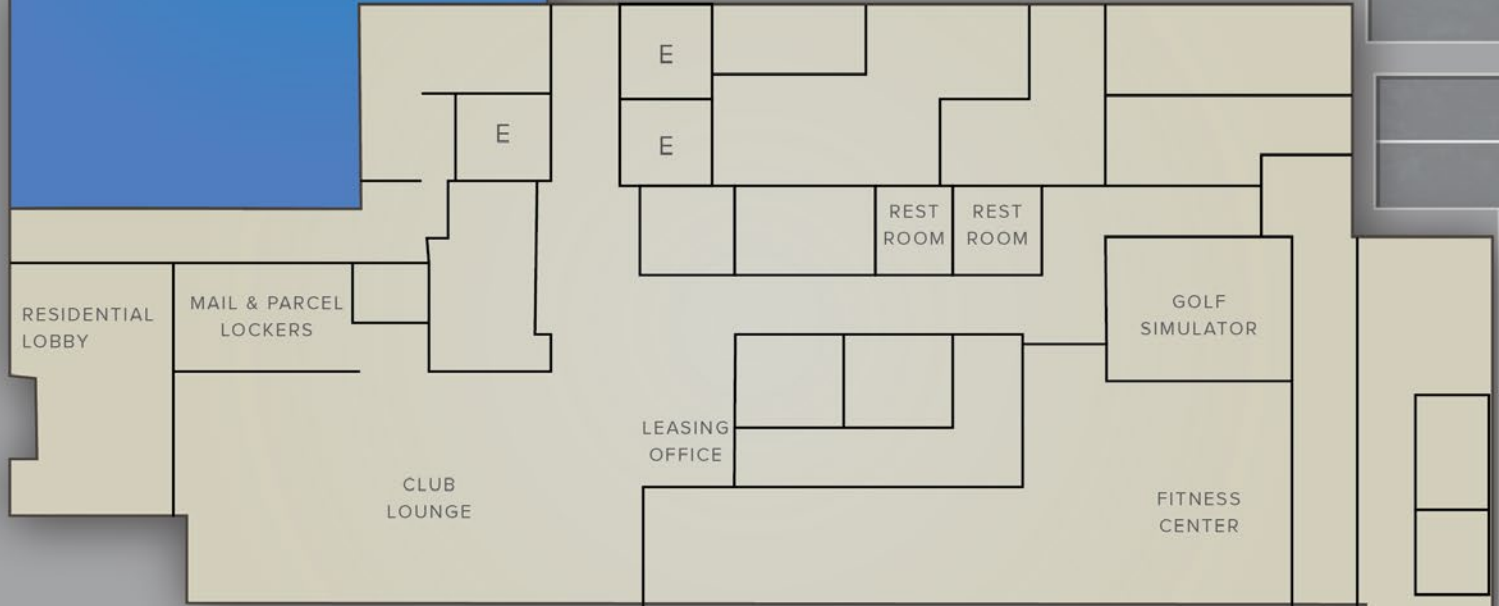


- ASKING RENT: \$3.50 PSF + NNNs
- *IF DEMISED ~ ASKING RENT: \$3.75 PSF + NNNs
- NNNs ~ \$1.17 PSF

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 1/4 EATERY ESCALIA

TOE BANG Sake House by HIKARI

Kanghodong baekjeong

SILVERLAKE RAMEN

ALEXANDRIA PLAZA

신농단 Sun Nong Dan

HANGARI KALGUKSU

PARIS BAGUETTE BOULANGERIE

bleu RESTAURANT

Coco ELEVEN

CITY CENTER ON 6TH

ZionMarket 시/온/마/켓

EMC

NORMANDIE

Cassell's HAMBURGERS

PHO 24 HOLY ROLY

bobatime

TARGET

W. 6TH ST ± 30,500 VPD

ARENA

caffebene

WILSHIRE/NORMANDIE STATION

WILSHIRE/VERMONT STATION

WILSHIRE BLVD ± 25,500 VPD

WI SPA

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

85°C The Boiling Crab

HONEYMEE

BUFFALO WILD WINGS

SUBJECT PROPERTY

3033 WILSHIRE BLVD

W. 7TH ST ± 22,400 VPD

ROBERT F. KENNEDY COMMUNITY SCHOOLS

ALCHEMIST COFFEE PROJECT

ONE'S HOT CHICKEN

ALFRED BREAK ROOM 86

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



	2022 ESTIMATE	2027 PROJECTION	2022 ESTIMATE	2027 PROJECTION	2022 AVG. HH INCOME
1-MILE	139,164	141,451 (0.30%↑)	53,744	54,485 (0.30%↑)	\$49,795
3-MILE	669,454	675,963 (0.20%↑)	247,751	250,165 (0.20%↑)	\$70,155
5-MILE	1,269,396	1,278,219 (0.10%↑)	476,166	479,215 (0.10%↑)	\$79,527

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