

Wilshire Borgata

12222 Wilshire Blvd., Suites 101-106, Los Angeles, CA 90025

Retail Investment
Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Retail Investment Opportunity
12222 Wilshire Blvd Los Angeles, CA 90025



Executive Summary

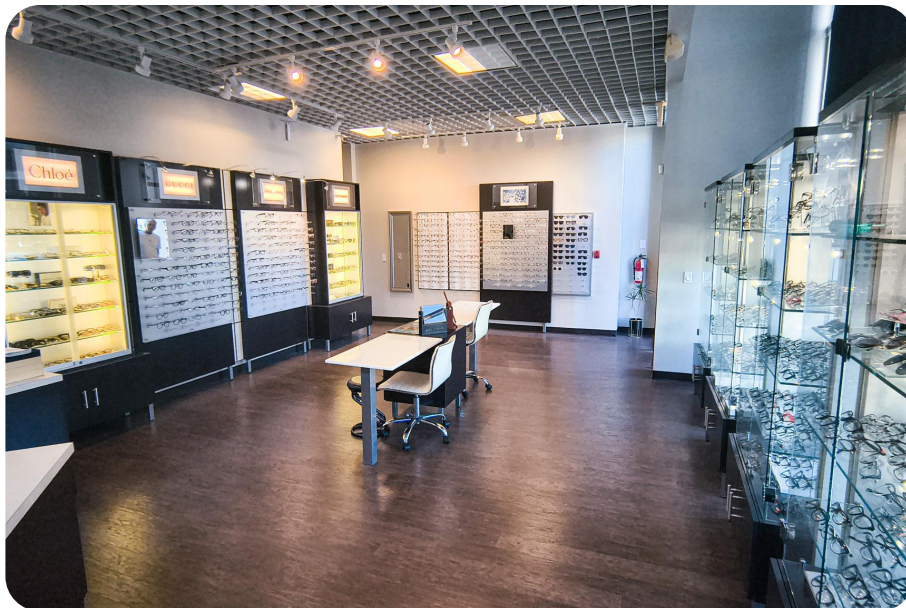
The Opportunity

Matthews is pleased to present 12222 Wilshire Blvd, Suites 101-106, Los Angeles, CA 90025, a highly visible retail condominium opportunity located within a Class A mixed-use property along one of West Los Angeles' most prominent commercial corridors. Built in 1996 and renovated in 2008, the offering consists of six retail condominium suites totaling approximately 9,785 square feet with frontage and exposure along Wilshire Boulevard to more than 45,000 vehicles per day.

Positioned within an affluent and densely populated Westside location, the property benefits from approximately 53,649 residents within one mile, 26,979 households within one mile, and average household incomes exceeding \$178,000 within the same radius.

The retail component also benefits from the built-in customer base, daily activity, and neighborhood synergy created by the residential condominiums above, further supporting tenant demand and long-term occupancy appeal.

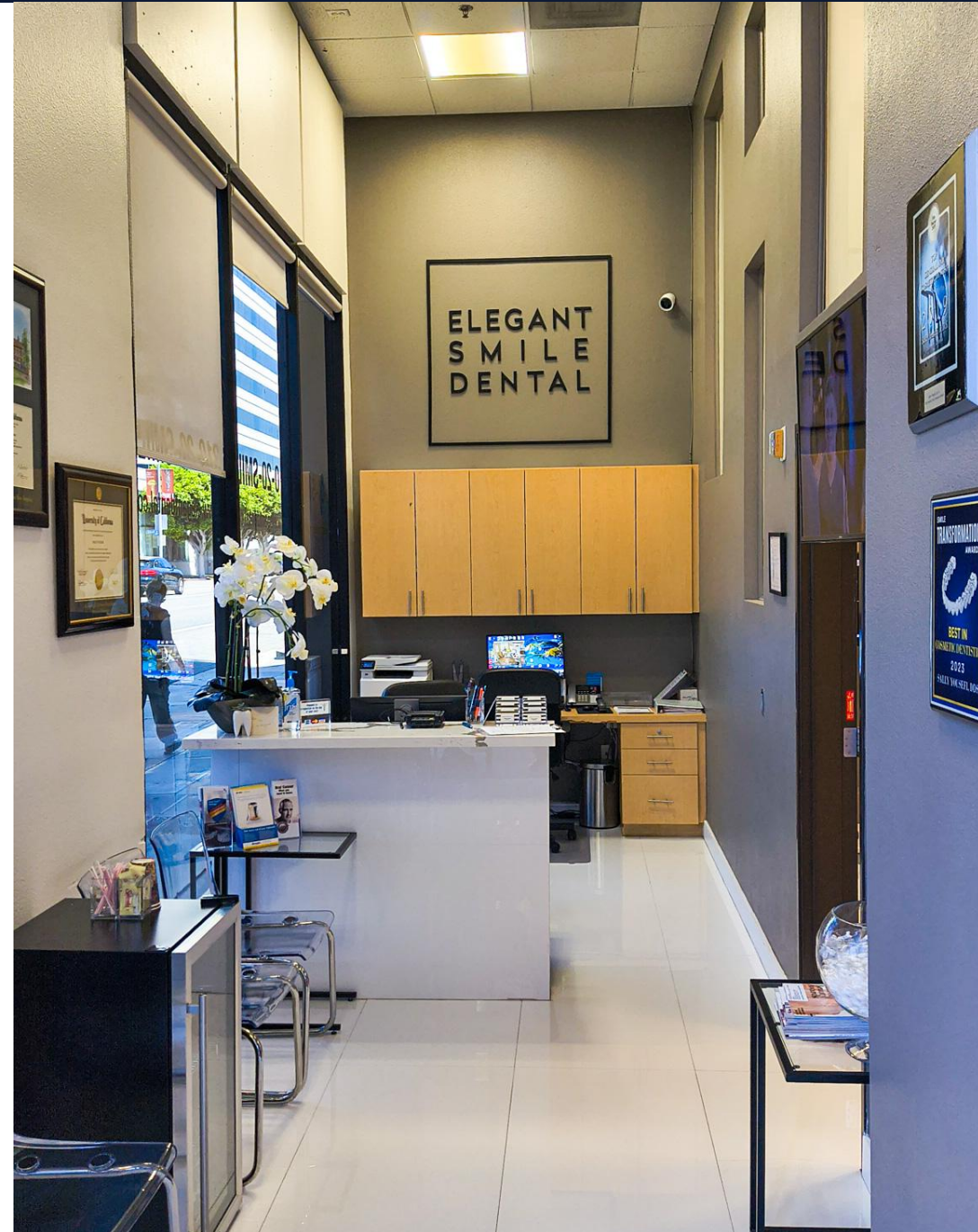
The offering provides investors with in-place income and meaningful upside through lease-up of the vacant suite, the opportunity to bring select below-market rents closer to market over time, and potential owner-user flexibility in a highly sought-after infill Los Angeles location. Supported by strong surrounding demographics, excellent accessibility to the 405 and 10 Freeways, and proximity to major public transit corridors, 12222 Wilshire Blvd represents a compelling West Los Angeles retail investment opportunity with both current income and value-add potential.



Investment Highlights

Property Highlights

- **Prime Wilshire Boulevard Frontage** - Strategically positioned along Wilshire Boulevard—one of Los Angeles' most prestigious and heavily trafficked commercial corridors—the property benefits from exceptional visibility, prominent frontage, and exposure to over 45,000 vehicles per day. Its location provides direct access to affluent Westside neighborhoods, including Brentwood, Santa Monica, and Westwood.
- **Institutional-Quality Asset** - Part of a Class A mixed-use development, the retail premises benefit from modern design, high construction standards, and enduring asset quality, contributing to long-term tenant appeal and operational stability.
- **Affluent Surrounding Demographics** - The property is surrounded by some of Los Angeles' most affluent residential neighborhoods, characterized by high household incomes and strong consumer spending. The dense mix of residential and daytime office populations supports sustained retail demand throughout all hours.
- **Excellent Accessibility & Walkability** - Located near the 405 and 10 Freeways with immediate access to major public transit lines along Wilshire Boulevard, the site offers excellent regional connectivity. Its walkable environment is bolstered by surrounding residential density and complimentary amenities including restaurants, fitness studios, and boutique retailers.
- **Attractive Value-Add Opportunity** - The property offers in-place income with meaningful upside through lease-up of the vacant suite and the opportunity to increase revenue over time by bringing select below-market rents closer to market upon rollover. The vacancy also creates a potential owner-user opportunity in a highly sought-after West Los Angeles corridor.
- **Strong Westside Retail Market Dynamics** - Located within the supply-constrained West Los Angeles retail submarket, the asset benefits from low vacancy rates and robust tenant demand. Limited new retail development further supports rent growth and long-term tenant retention.





Wilshire Blvd #45,000 VPD

Santa Monica Blvd #40,700 VPD

#32,500 VPD



12222 Wilshire Blvd
Los Angeles, CA 90025

±9,785 SF
GLA

2008
Year Remodeled

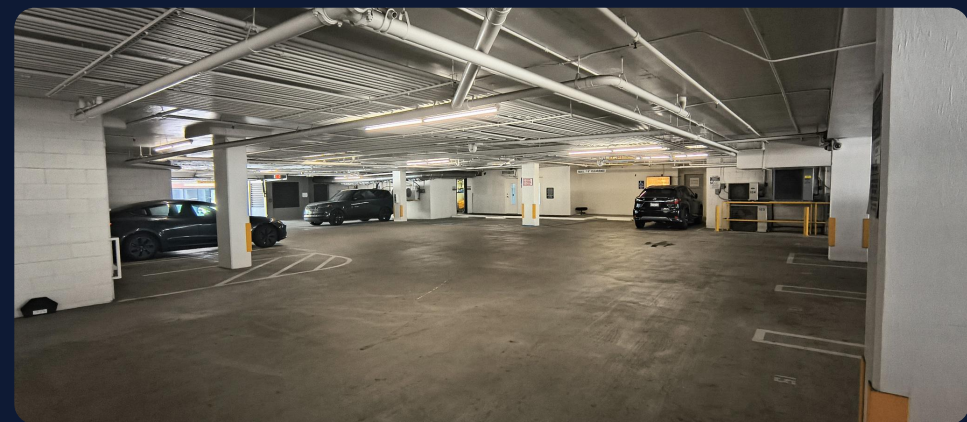
±45,000
Vehicles Per Day

6 Suites
Of Suites

\$470.12
Price Per SF



Property Photos



Property Photos



Financial Overview

Retail Investment Opportunity
12222 Wilshire Blvd Los Angeles, CA 90025



Financial Summary

\$4,600,000

List Price

6.00%

Cap Rate (Pro-Forma)

\$470.12

Price Per SF

\$275,956

NOI (Pro-forma)

Property Description

Property Name	Wilshire Borgata
Address	12222 Wilshire Blvd
City, State, Zip Code	Los Angeles, CA 90025
County	Los Angeles
Property Type	Retail Condominiums
GLA	±9,785 SF
Year Built / Year Renovated:	1996/2008
# of Suites	6 Suites
Occupancy	83%
Parking	Yes
Zoning	LAC2
Parcel #	4263-001-130 & 131

Income and Expenses

Income	Annual (Current)	\$/SF	Pro Forma (Full Occupancy)	\$/PSF
Rental Income	\$315,456	\$32.24	\$349,581	\$35.73
Reimbursement Revenue	\$36,865	\$3.77	\$58,271	\$5.96
Effective Gross Revenue	\$352,321	\$36.01	\$407,852	\$41.68
Expenses				
Real Estate Taxes*	\$57,500	\$5.88	\$57,500	\$5.88
HOA	\$71,395	\$7.30	\$71,395	\$7.30
Tax Office Parking	\$3,000	\$0.31	\$3,000	\$0.31
Total Operating Expense	\$131,895	\$13.48	\$131,895	\$13.48
Net Operating Income	\$220,426	\$22.53	\$275,957	\$28.20
Operating Expense Ratio	37.44%		32.34%	
Recovery Ratio (All Operating Expenses)	27.95%		44.18%	
Cash Flow	\$220,426	\$22.53	\$275,957	\$28.20

*RE Taxes Estimated based on Asking Price

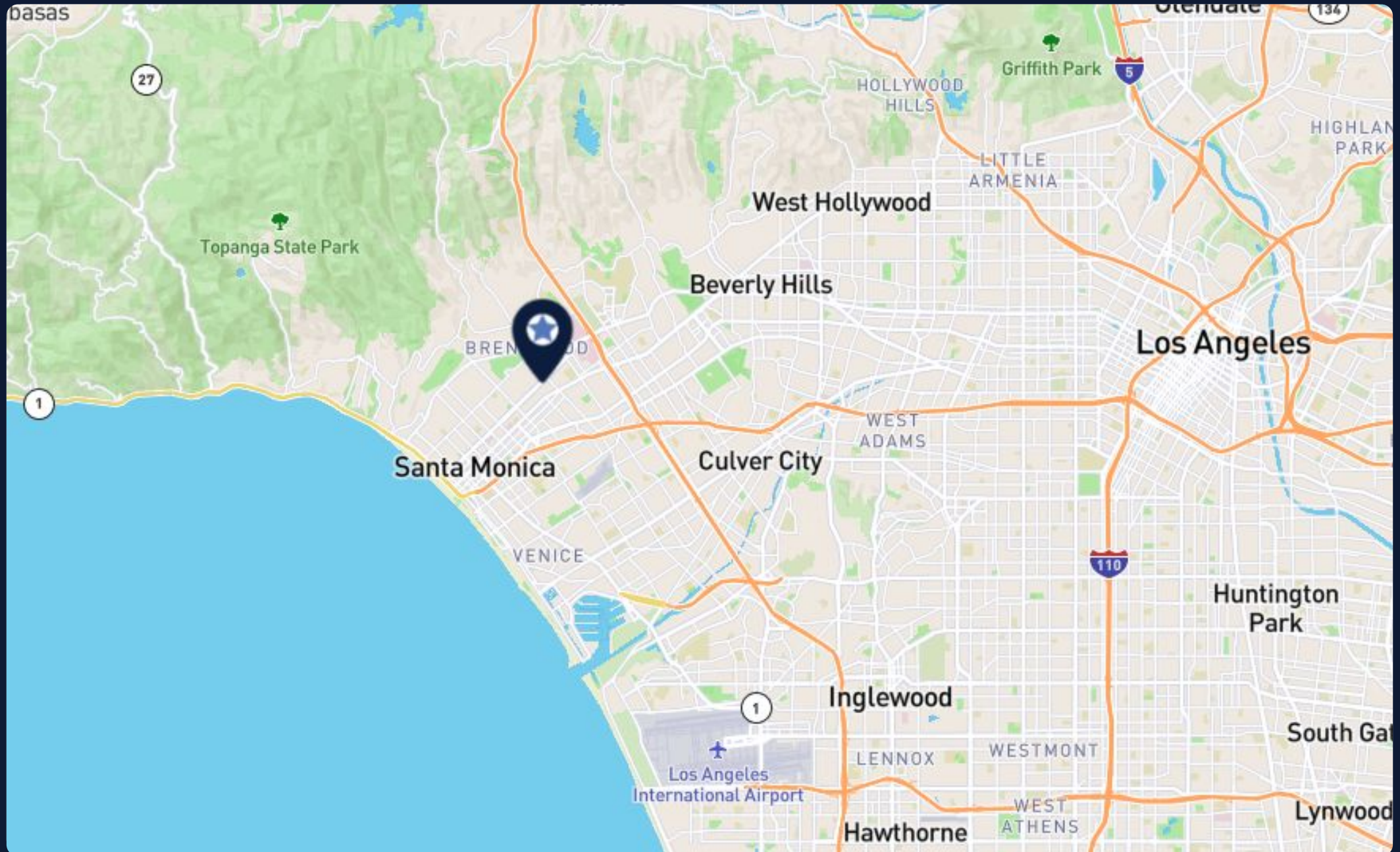
Rent Roll

Suite	Tenant	GLA (SF)	% of GLA	Lease Start	Lease End	Term Remaining	Type	Annual Rent	Monthly Rent	Rent PSF	Annual Expense Reimbursements	Options	Lease Type	Reimbursable Notes
101-102	Hara Sushi (Drunken Fish)	±3,185	32.55%	9/1/2022	12/1/2027	±2	Restaurant	\$168,000	\$14,000	\$52.75	-	1 x 5 at FMV	Gross	Tenant Pays its own insurance & utilities
103	Vacant	±1,625	16.61%	-	-	-	Vacant	-	-	-	-	-	NNN	-
104	Dentist	±1,147	11.72%	5/1/2022	3/31/2029	±3.5	Medical	\$55,152	\$4,596	\$48.08	\$15,768	1 x 5 at \$4,917 NNN 3% Annual	MG	Tenant Pays its own insurance & utilities
105	Optometrist	±1,610	16.45%	6/15/2021	MTM	-	Retail	\$53,904	\$4,492	\$33.48	\$18,097	MTM	MG	Tenant Pays its own insurance & utilities
106	Tax Office	±2,218	22.67%	10/31/2017	MTM	-	Office	\$38,400	\$3,200	\$17.31	\$3,000	MTM	Gross	Tenant Pays its own insurance & utilities
Occupied: 5 Suites		±8,160	83.39%	-	-	-	-	\$315,455	\$26,288	\$32.24	\$36,865	-	-	-
Vacant: 1 Suites		±1,625	16.61%	-	-	-	-	\$34,125	\$2,843.75	\$21.00	\$21,406	-	-	-
Total: 6 Suites		±9,785	100.00%	-	-	-	-	\$349,580	\$29,132	\$35.73	\$58,271	-	-	-

Market Overview

Retail Investment Opportunity

12222 Wilshire Blvd Los Angeles, CA 90025



Los Angeles, CA

Market Demographics



527,936
Total Population

\$211,580
Median HH Income

236,572
of Households

36.3%
Homeownership Rate

66.5%
Employed Population

35.4%
% Bachelor's Degree

36.9
Median Age

\$973,000
Median Property Value

Local Market Overview

Los Angeles stands as one of the most dynamic urban markets in the country, driven by a diverse economy, a global cultural presence, and sustained residential demand. The city continues to draw new residents thanks to its robust job market, world-class universities, and unmatched lifestyle offerings. Within the surrounding area, established neighborhoods blend seamlessly with vibrant commercial corridors, creating a strong foundation for long-term multifamily demand. Exceptional connectivity via major freeways and public transit ensures convenient access to employment hubs, entertainment districts, and coastal amenities. As housing supply remains limited in core areas, demand for well-located multifamily assets remains resilient, offering a compelling environment for both renters and investors. Continued infrastructure investments and urban infill developments are further enhancing the livability and accessibility of key neighborhoods. These factors contribute to a stable rental market with long-term growth potential across Los Angeles submarkets.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	53,649	282,387	527,936
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	26,979	124,589	236,572
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$178,915	\$208,569	\$211,580

Economic Drivers

Los Angeles, a global economic powerhouse with unmatched diversification across entertainment, trade, tech, and manufacturing.

Strategically located on the Pacific Rim with world-class port facilities, intermodal access, and international connectivity.

Economic Drivers

Fueled by a robust mix of industries — from entertainment and aerospace to international trade and digital media — Greater Los Angeles remains a key engine of national economic activity. The region's economic fabric is supported by the Port of Los Angeles and Port of Long Beach, bolstering global commerce, while high-tech, creative media, manufacturing, and professional services further strengthen its backbone. Workforce development programs and public-private collaborations continue to enhance skills, drive innovation, and align education with market needs.

Primary Industries

- Entertainment & Digital Media (film studios, streaming services, music production)
- International Trade & Logistics (Ports of LA and Long Beach)
- Aerospace & Defense
- High-Tech & Manufacturing

Top Employers

- Disney, Warner Bros., Universal, Paramount, Sony Pictures
- Snap Inc., Hulu, Riot Games, Live Nation, CBRE

Recent Developments

- Ongoing investments in port modernization and intermodal facilities (Port of LA/Long Beach)
- Workforce training and educational initiatives led by LAEDC to align with evolving industry demands
- Regional recovery and business support fund established by LA Chamber of Commerce in response to wildfires, supporting local small businesses

\$1.6T+

Regional Gross Domestic Product

±14 Miles

Distance to Subject Property



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12222 Wilshire Blvd, Los Angeles, CA, 90025 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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