

# 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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**MATTHEWS™**





## Table of Contents

- 04** Property Overview
- 12** Financial Overview
- 14** Market Overview

# 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 situated within a Class A mixed-use property offering both retail frontage and upscale condominium residences. Built in 1996 and remodeled in 2004, the asset features spacious, European-styled condos above ground-level retail—with designer finishes, in-unit amenities, and secure parking—anchored by stellar exposure of approximately 45,000 vehicles per day. Situated amid affluent Westside neighborhoods (Brentwood, Santa Monica, Westwood), the property draws from strong demographics: nearly 50,000 residents and over \$108,700 median household incomes within one mile. Excellent access to I-405, I-10, Metro bus routes, and a new D Line subway extension arriving by 2027 only heighten the location's appeal.

This offering presents investors with stable, inflation-hedged cash flow potential through long-term retail leases, while the residential component offers lifestyle-driven appreciation and rental upside. Supported by strong tenant demand, limited supply, and ongoing transit infrastructure improvements, 12222 Wilshire Blvd stands as a compelling addition to investment portfolios seeking both income durability and sustained growth.



# 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.





pressed juicery  
**KATSUYA**  
WHOLE FOODS MARKET

sweetgreen  
**TAIKO**  
brentwood  
bottlefish

BALTAIRE RESTAURANT  
TOSCANA  
1989 30 2019  
**ALLISON+ PARTNERS**  
Organic Bites • American Kitchen  
Coral Tree Cafe



**MENDOCINO FARMS**  
sandwich market

lululemon athletica  
**BOX N BURN**  
ACADEMY

**San Vicente** ± 7,000 VPD

CHIPOTLE  
PALMER'S RESTAURANTS  
THE COFFEE BEAN & TEA LEAF

PECORINO RESTAURANT

tavern earthbar  
healthy supply co.  
*Caffe & Luxxe.*  
AN ARTISANAL EXPRESSION  
**TOWN&COUNTRY**



**PIZZICOTTO**  
PIZZERIA & CUCINA

**PIZZANA**



THE GYM GOODPEOPLE  
California Roll FACTORY  
emili's  
Napa Hot

**FUELCYCLE**

Sashimi Lazy Daisy  
TASTAS eat, drink, be lazy

**Brentwood**  
Country Club



**BELLE VIE**  
FOOD & WINE

Literati Cafe

**Subject Property**

**AMANDINE**  
Patisserie Cafe

Jag ed  
VERTICAL DANCE FITNESS



**EQUINOX**

**BevMo!**

CATCAFE LOUNGE



**BLU JAM**  
CAFE

**BOARD HOUSE**  
COFFEE



NIJYA MARKET  
**DAISO**  
JAPAN

*Bristol Farms*

**Ono Hawaiian BBQ**

**TARGET**  
healthspot  
CVS pharmacy AKT

**BED BATH & BEYOND**

**Wilshire Blvd** ± 45,000 VPD

m|o|v|e



**IHOP**  
Smart & Final

**Staples**



TSUJITARA  
**MARUGAME UDON**  
UDON & TEMPURA

*Michaels*

*Malbec*  
Argentinian cuisine

**LA FITNESS**

**Tatsu**  
ramen with a soul  
**Butcher's Dog**  
PUB & RESTAURANT  
Coco Seoul



**Santa Monica Blvd** ± 40,700 VPD

**12222 Wilshire Blvd**  
Los Angeles, CA 90025

**±9,785 SF**  
GLA

**2008**  
Year Renovated

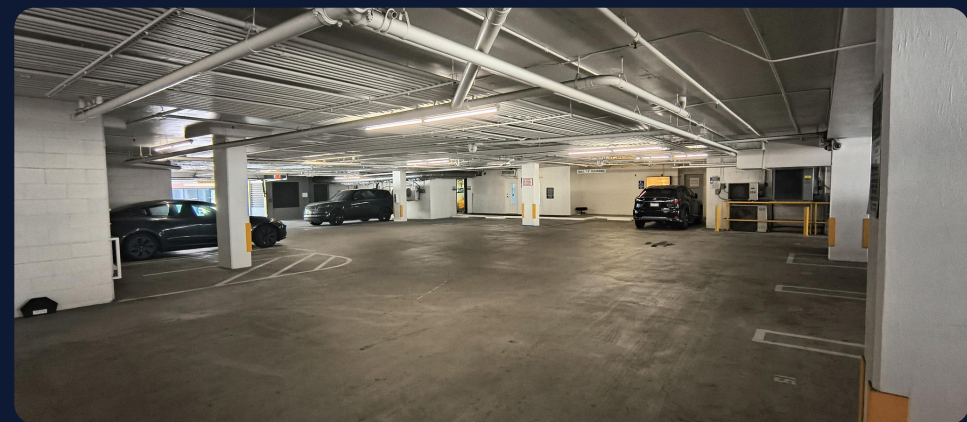
**±45,000**  
Vehicles Per Day

**6 Suites**  
# Of Suites

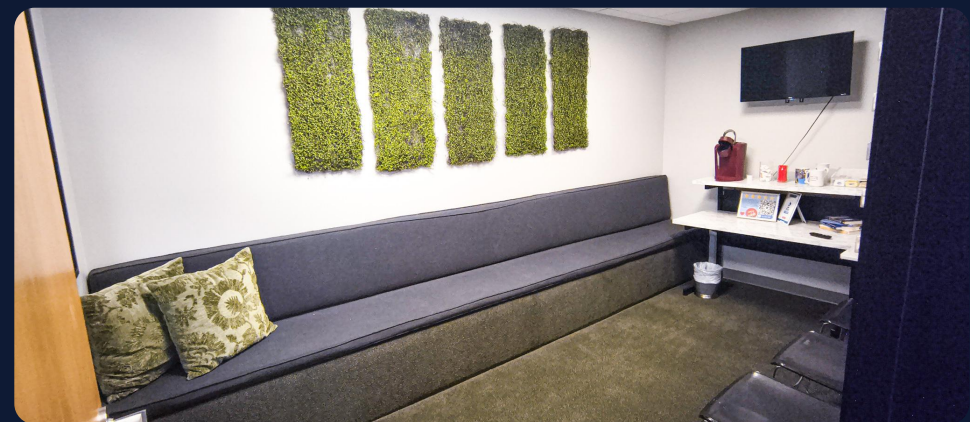
**\$500.77**  
Price Per SF



# Property Photos



# Property Photos



# Financial Overview

**Retail Investment Opportunity**  
12222 Wilshire Blvd Los Angeles, CA 90025



# Financial Summary

**\$4,900,000**

List Price

**5.63%**

Cap Rate (Pro-Forma)

**\$500.77**

Price Per SF

**\$275,989**

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	\$315,455	\$32.24	\$353,480	\$36.12
Reimbursement Revenue	\$36,865	\$3.77	\$58,154	\$5.94
Effective Gross Revenue	\$352,320	\$36.01	\$411,634	\$42.07
Expenses				
Real Estate Taxes*	\$61,250	\$6.26	\$61,250	\$6.26
HOA	\$71,395	\$7.30	\$71,395	\$7.30
Tax Office Parking	\$3,000	\$0.31	\$3,000	\$0.31
Total Operating Expense	\$135,645	\$13.86	\$135,645	\$13.86
Net Operating Income	\$216,675	\$22.14	\$275,989	\$28.21
Operating Expense Ratio	38.50%		32.95%	
Recovery Ratio (All Operating Expenses)	27.18%		42.87%	
Cash Flow	\$216,675	\$22.14	\$275,989	\$28.21

\*RE Taxes Estimated based on Asking Price

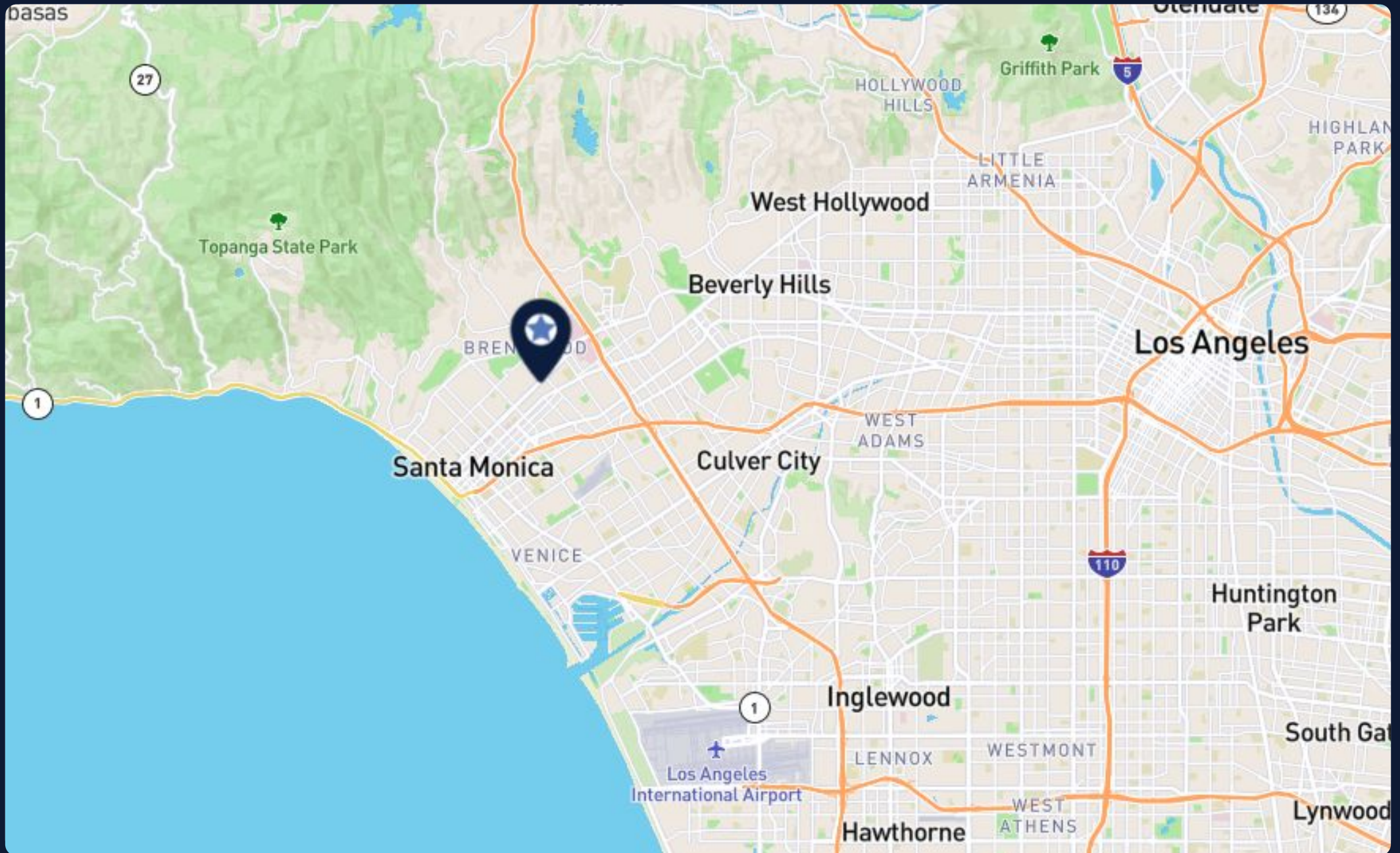
# Rent Roll

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
	<b>Occupied: 5 Suites</b>	<b>±8,160</b>	<b>83.39%</b>	-	-	-	-	<b>\$315,455</b>	<b>\$26,288</b>	<b>\$38.65</b>	<b>\$36,865</b>	-	-	-
	<i>Vacant: 1 Suites</i>	<i>±1,625</i>	<i>16.61%</i>	-	-	-	-	<i>\$43,875</i>	<i>\$3,656</i>	<i>\$27.00</i>	<i>\$22,028</i>	-	-	-
	<b>Total: 6 Suites</b>	<b>±9,785</b>	<b>100.00%</b>	-	-	-	-	<b>\$359,330</b>	<b>\$29,944</b>	<b>\$36.72</b>	<b>\$58,154</b>	-	-	-

# 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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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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