

# 2nd Gen. Restaurant/Fitness Spaces Available

5200 Wilshire Boulevard, Los Angeles, CA 90036

SEC of Wilshire Blvd. & La Brea Ave.

Across from the Future Purple Line Metro Station

**KENNEDY WILSON**  
BROKERAGE

**Lee Shapiro**

EVP, Director of Retail Brokerage

LShapiro@kennedywilson.com

310-887-6226

DRE: 00961769

**Jaysen Chiamonte**

Senior Associate

JChiamonte@kennedywilson.com

310-887-3492

DRE: 02145586



# SEC OF WILSHIRE AND LA BREA 2nd Gen. Restaurant/Fitness Spaces Available

KENNEDY WILSON  
BROKERAGE

5200 Wilshire Boulevard, Los Angeles, CA 90036

## Property Description

	Size (SF)	Rent (PSF/Mo., NNN)
R4:	±1,163 SF	\$5.25
R5:	±2,493 SF*	\$5.35
R18:	±4,738 SF**	\$4.50

\* 2nd gen. restaurant space

\*\* 2nd gen fitness space

NNN: ±\$1.25 PSF/Mo.

Parking: ±225 on-site visitor spaces

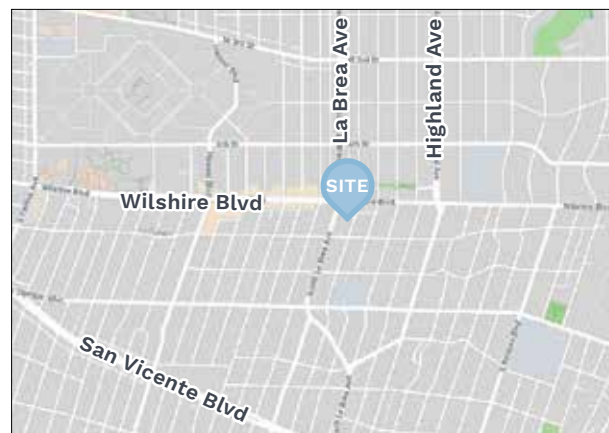
## Property Highlights

- Suite R4 is 2nd gen. restaurant space on signalized corner of Wilshire & La Brea with exclusive outdoor patio area
- Suit R18 is a 2nd gen. fitness space with showers
- Prime Mid-Wilshire location on Main and Main corner
- Below 480 new luxury apartment units
- Across from the future Purple Line Extension
- Anchored by Lassen's Natural Foods & Vitamins supermarket and BevMo! with Curo Pet Care, Club Pilates, Mathnasium, European Wax Center and Commerson restaurant
- ±85,000 cars per day at Wilshire and La Brea
- Major thoroughfare from Hollywood to the I-10 Freeway

*\*Prospective tenants are hereby advised that all uses are subject to City approval*



## Location



## Join These Project Co-Tenants:

BevMo!

LASSENS  
NATURAL FOODS & VITAMINS



CLUB PILATES®

EUROPEAN  
WAX  
CENTER®

CURO  
PET CARE

MA<sup>+</sup>THNASIUM  
The Math Learning Center

**Lee Shapiro**  
EVP, Director of Retail Brokerage  
310-887-6226  
LS Shapiro@kennedywilson.com  
DRE #00961769

**Jaysen Chiaramonte**  
Associate  
310-887-3492  
JChiaramonte@kennedywilson.com  
DRE #02145586

**Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400**

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.



# 2nd Gen. Restaurant/Fitness Spaces Available

5200 Wilshire Boulevard, Los Angeles, CA 90036

## SITE PLAN



\*All rates are NNN

### Lee Shapiro

EVP, Director of Retail Brokerage  
310-887-6226  
LShapiro@kennedywilson.com  
DRE #00961769

### Jaysen Chiaramonte

Associate  
310-887-3492  
JChiaramonte@kennedywilson.com  
DRE #02145586

Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

# SEC OF WILSHIRE AND LA BREA 2nd Gen. Restaurant/Fitness Spaces Available

KENNEDY WILSON  
BROKERAGE

5200 Wilshire Boulevard, Los Angeles, CA 90036

## METRO D LINE EXTENSION



The long-awaited Metro D Line Subway Extension is now under construction. From the current terminus at Wilshire/Western, the Purple Line Extension will extend westward for about nine miles with seven new stations.

It will provide a high-capacity, high-speed, dependable alternative for those traveling to and from LA's "second downtown," including destinations such as Miracle Mile, Beverly Hills, Century City and Westwood.

Los Angeles is closer than ever to making this long-anticipated project a reality, connecting West Los Angeles to the region's growing rail network, and improving mobility for everyone who lives, works and plays throughout Los Angeles County.



**Lee Shapiro**  
EVP, Director of Retail Brokerage  
310-887-6226  
LShapiro@kennedywilson.com  
DRE #00961769

**Jaysen Chiaramonte**  
Associate  
310-887-3492  
JChiaramonte@kennedywilson.com  
DRE #02145586

**Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400**

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.



# SEC OF WILSHIRE AND LA BREA 2nd Gen. Restaurant/Fitness Spaces Available

KENNEDY WILSON  
BROKERAGE

5200 Wilshire Boulevard, Los Angeles, CA 90036

## AREA AMENITIES & MID-WILSHIRE WALKING MAP



**Lee Shapiro**  
EVP, Director of Retail Brokerage  
310-887-6226  
LShapiro@kennedywilson.com  
DRE #00961769

**Jaysen Chiamonte**  
Associate  
310-887-3492  
JChiamonte@kennedywilson.com  
DRE #02145586

**Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400**

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.



# SEC OF WILSHIRE AND LA BREA

## 2nd Gen. Restaurant/Fitness Spaces Available

KENNEDY WILSON  
BROKERAGE

5200 Wilshire Boulevard, Los Angeles, CA 90036

### AREA DEMOGRAPHICS



#### POPULATION

	.5 Mile	1 Miles	2 Miles
<b>2023 Estimated Population</b>	<b>13,330</b>	<b>43,522</b>	<b>172,882</b>
2028 Projected Population	12,871	42,480	169,386
2020 Census Population	13,448	43,150	172,294
2010 Census Population	11,881	41,412	170,907
Projected Annual Growth 2023 to 2028	-0.7%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	0.9%	0.4%	-
20237 Median Age	36.3	36.8	37.6

#### HOUSEHOLDS

	.5 Mile	1 Miles	2 Miles
<b>2023 Estimated Households</b>	<b>7,237</b>	<b>21,465</b>	<b>76,715</b>
2028 Projected Households	7,123	21,298	76,420
2020 Census Households	7,440	21,487	76,549
2010 Census Households	6,451	19,851	72,816
Projected Annual Growth 2023 to 2028	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2023	0.9%	0.6%	0.4%

#### RACE & ETHNICITY (2023 Estimates)

	.5 Mile	1 Miles	2 Miles
White	48.2%	45.8%	39.6%
Black or African American	12.4%	13.0%	13.4%
Asian or Pacific Islander	22.8%	22.5%	19.5%
American Indian or Native Alaskan	0.5%	0.6%	1.1%
Other Races	16.1%	18.2%	26.5%
Hispanic	19.1%	21.5%	31.4%

#### INCOME (2023 Estimates)

	.5 Mile	1 Miles	2 Miles
<b>Average Household Income</b>	<b>\$149,367</b>	<b>\$152,906</b>	<b>\$146,918</b>
Median Household Income	\$101,689	\$100,983	\$98,593
Per Capita Income	\$81,182	\$75,475	\$65,346

#### EDUCATION (2023 Estimates)

	.5 Mile	1 Miles	2 Miles
High School Graduate	9.2%	11.7%	15.8%
Some College	14.6%	13.8%	14.9%
Associates Degree Only	6.3%	5.1%	5.1%
Bachelors Degree Only	40.4%	38.5%	33.2%
Graduate Degree	25.1%	24.8%	18.6%

#### BUSINESS (2023 Estimates)

	.5 Mile	1 Miles	2 Miles
<b>Total Businesses</b>	<b>1,462</b>	<b>3,561</b>	<b>14,693</b>
<b>Total Employees</b>	<b>8,758</b>	<b>27,501</b>	<b>91,122</b>
Employee Population per Business	6.0	7.7	6.2
Residential Population per Business	9.1	12.2	11.8

**Lee Shapiro**  
EVP, Director of Retail Brokerage  
310-887-6226  
LShapiro@kennedywilson.com  
DRE #00961769

**Jaysen Chiaramonte**  
Associate  
310-887-3492  
JChiaramonte@kennedywilson.com  
DRE #02145586

**Kennedy Wilson Brokerage | 151 S. El Camino Drive, Beverly Hills, CA 90212 | 310-887-6400**

Kennedy-Wilson Properties, Ltd. (Responsible Broker Identity, DRE #00659610) makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.